



**MODIFICATION REQUEST:**

**Concept Approval and Stage 1 Project  
Approval at 110 – 114 Herring Road,  
Macquarie Park**

**MP10\_0112 MOD 4 and MP 10\_0113 MOD 4**



Secretary's Environmental Assessment Report  
Section 75W of the  
*Environmental Planning and Assessment Act 1979*

February 2015

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## EXECUTIVE SUMMARY

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The purpose of this report is to assess an application to modify the Concept Approval MP 10\_0112 and Stage 1 Project Approval MP 10\_0113 for a mixed use residential development at 110-114 Herring Road, Macquarie Park under Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposed modification to the Concept Plan seeks:

- amendments to the approved public domain plan including introduction of two new communal open spaces, changes to the internal road layout and other minor changes;
- relocation of the residents' community room from the Sydney building to the Perth building and conversion of the former community room space and ground floor of 5 SOHO apartments for retail/commercial floor tenancies including minor changes to the ground floor plate;
- deletion of the vehicular basement access at the Sydney Building; and
- amendment of the Water Sensitive Urban Design commitments.

In addition, the proposed modification to the Stage 1 Project Application seeks:

- amendments to the internal layouts of the Adelaide, Darwin and Brisbane building resulting in revised apartment mix and three additional apartments for Stage 1 (340 to 343 apartments);
- modifications to the façade and minor amendments to the overall floor plates of all buildings within Stage 1;
- removal of the loading dock at the Perth building and provision of a residents' community room;
- amendments to the approved public domain including the addition of a plaza between the Perth and Brisbane buildings;
- extension of the internal road layout to reintroduce a new road at the northern boundary; and
- amendment to the Water Sensitive Urban Design commitments.

The Department made the application publically available and referred the proposal to City of Ryde Council. Council advised it did not have any comments and would not be making a formal submission on the proposal. No public submissions were received.

The key assessment issues considered by the Department relate to dwelling yield and apartment mix, additional commercial floor area, relocation of residents' community room, external design changes, residential amenity, public domain, traffic and car parking, and water sensitive urban design.

The Department is satisfied that the dwelling yield and apartment mix, commercial floor area, and external design meets the requirements and intent of the Concept Approval and results in a satisfactory outcome in terms of residential amenity and building appearance. The minor increase in dwelling yield, and change in apartment mix are considered appropriate. The Department also considers that the proposal will still provide a good level of amenity for future residents.

The relocation of the residents' community room will provide for a similar facility at an earlier stage of the development. The changes to the public domain will include two additional public spaces and overall are minor and generally consistent with the intent of the original approval. The changes to the water sensitive urban design commitments will continue to ensure ecological sustainable development principles are maintained.

The additional traffic (associated with the increase in dwelling yield) will have minimal additional traffic impacts on the local road network during peak periods.

On balance, it is considered that the modification will have minor impacts, and it is recommended that the Planning Assessment Commission approve the applications, subject to conditions.

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## 1. BACKGROUND

### 1.1 Site and Locality

The site is 110-114 Herring Road, Macquarie Park and legally described as Lot 1 DP 780314. The site is located on the southern edge of Macquarie Park within the Ryde Local Government Area. The site is approximately 13 km north-west of the Sydney CBD and 6 km north-west of Chatswood.

The site has an area of 22,433m<sup>2</sup> and is generally rectangular in shape, with a splayed southern corner, at the intersection of Epping and Herring Roads. The north eastern and south western boundaries are 230.8 metres and 100.5 metres in length, respectively. The site falls approximately 8 metres from its southern to its western corner and 2 metres from its southern to its eastern corner (**Figure 1**).

The site is well serviced by public transport infrastructure including key bus and rail services. In particular, Macquarie University railway station is located within 800m walking distance (approximately 500m north of the site), and key bus services to major centres including Chatswood and Parramatta are within a distance of 400 metres.



**Figure 1: Project Location**

### 1.2 Herring Road Urban Activation Precinct

The Herring Road Urban Activation Precinct (UAP) was announced by the NSW Government in 2013 and the draft UAP was exhibited from 26 June 2014 to 10 August 2014. The UAP seeks to rezone the precinct to provide increased housing density, building heights, new road and bicycle network, and open space network, and car parking requirements (**Figure 2**).



The site sits within the Herring Road Urban Activation Precinct and seeks to provide an FSR of 2.5:1 and heights of 23 storeys and 14 storeys at the site. The Concept Approval is consistent with the proposed UAP controls.

The Department has exhibited the proposed UAP and is reviewing submissions.

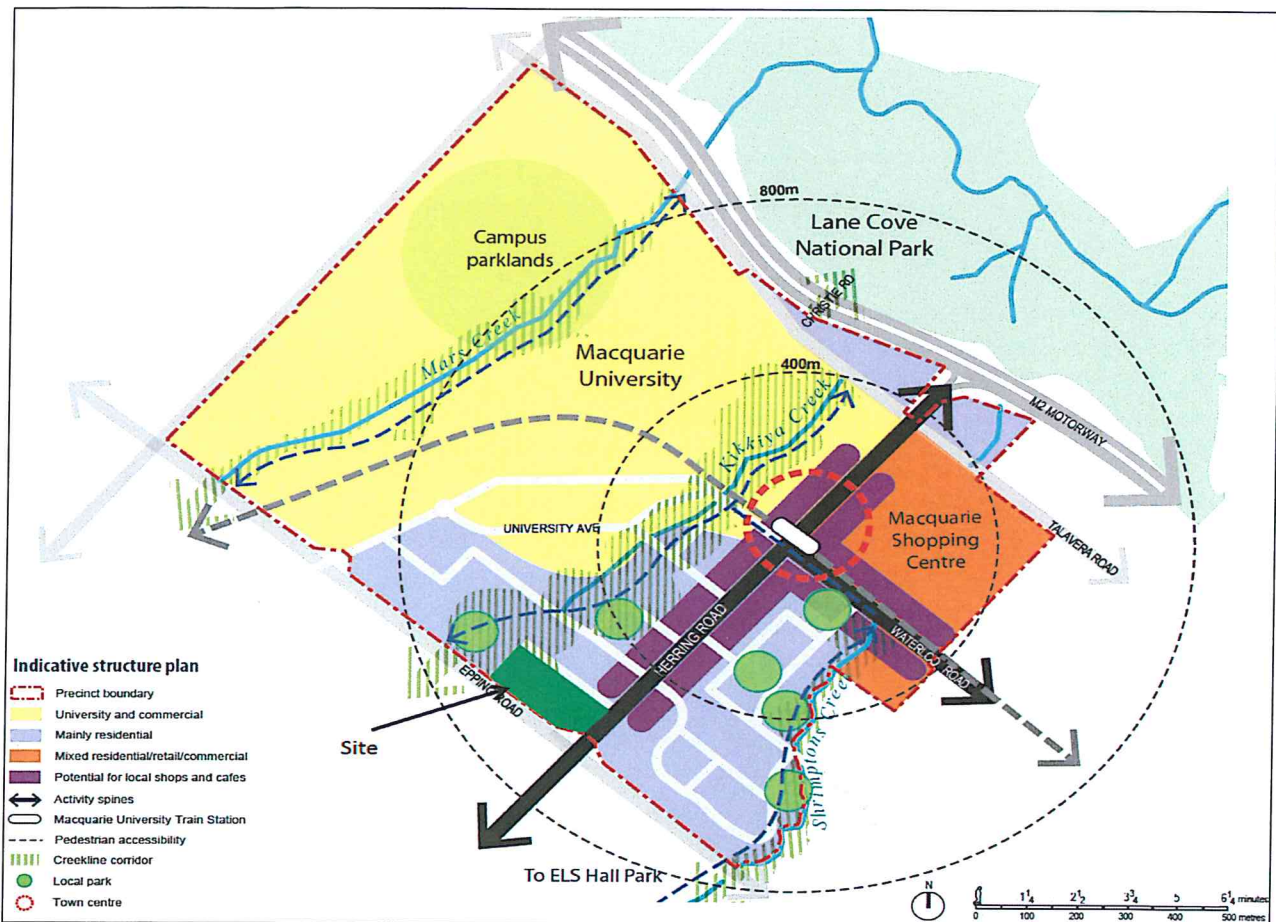


Figure 2: Herring Road UAP Structure Plan and site

### 1.3 Previous Approvals

#### Concept Plan

On 26 September 2012, the Planning Assessment Commission (PAC) approved a Concept Plan (MP 10\_0112) for mixed use residential and commercial development including:

- indicative building envelopes for seven buildings with a maximum height of RL 138.45;
- a maximum gross floor area of 47,650 m<sup>2</sup>;
- a minimum of 1,210 m<sup>2</sup> of non-residential gross floor area;
- residential apartments;
- basement level and at grade car parking;
- open space and landscaped areas; and
- internal and public roads.

The PAC has previously approved two Section 75W modification applications to the Concept Plan (MP10\_0012) as follows:

- MOD 1, approved on 3 June 2013 to increase maximum height and density, reorientate some building envelopes, and replace part of an internal road with pedestrian/cycleway and landscaping; and
- MOD 2, approved on 27 May 2014 to amend the internal layout, external elevations, rectify previous errors, and various other changes.



On 21 November 2014, the PAC refused MOD 3 seeking to amend the residential car parking rates.

MOD 5 seeks to amend the basement car park area and layout to reflect to the required number of car parking spaces as determined by MOD 3 and is currently under assessment.

### Stage 1 Project Application

On 26 September 2012, the PAC approved the Stage 1 Project Application (MP10\_0113) for four residential buildings including;

- demolition and excavation;
- retail and commercial floor space;
- basement car parking;
- landscaping and public works around the buildings, including lift and stairs to Epping Road;
- publicly accessible open space and through site links; and
- road works.

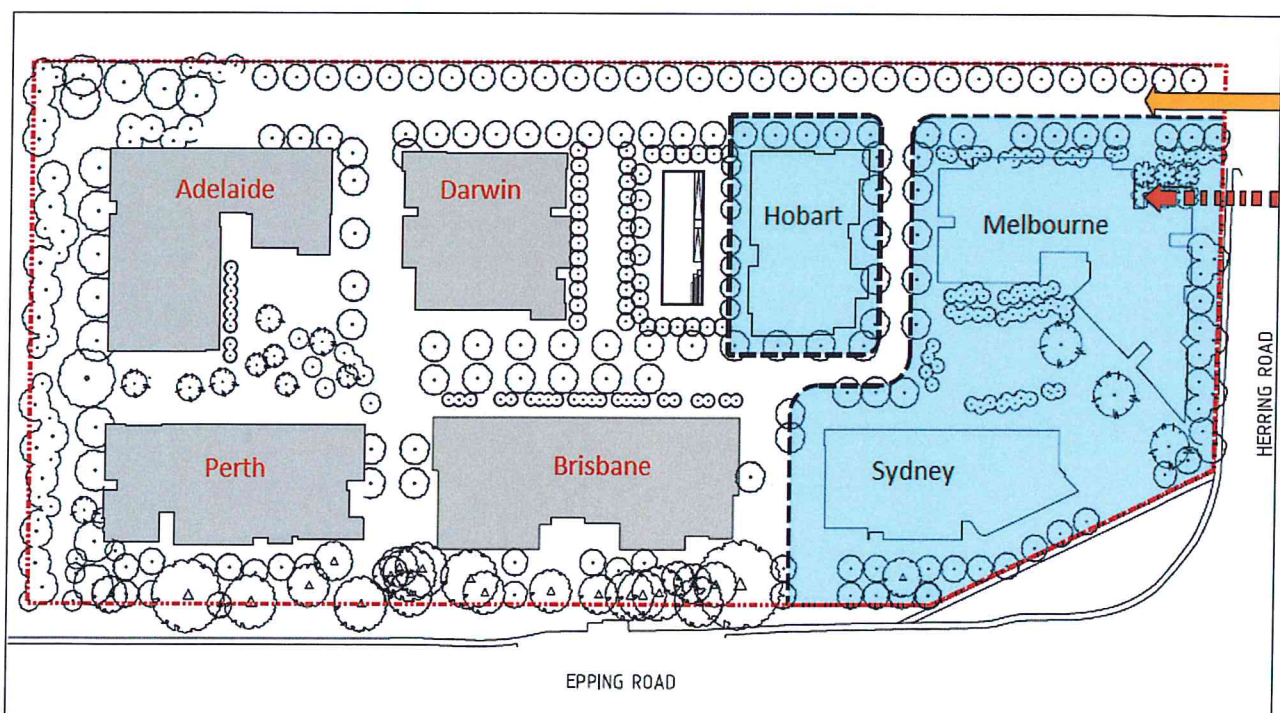
The PAC has previously approved 2 Section 75W modification applications to MP10\_0013:

- MOD 1, approved on 27 May 2014 which included various internal and external amendments to ensure consistency with the modified Concept Plan including an increase in apartments from 291 to 340; and
- MOD 2, approved on 18 September 2014 to extend hours of construction and other minor variations.

On 21 November 2014, the PAC refused MOD 3 seeking to amend the residential car parking provision.

MOD 5 seeks to amend the basement car park area and layout to reflect to the required number of car parking spaces as determined by MOD 3 and is currently under assessment.

The approved Concept Plan and Stage 1 layout is shown in **Figure 3**. Construction has not commenced.



**Figure 3:** Approved Concept Plan layout and Stage 1 (Stage 2 outlined and shaded in blue)

## Stage 2 Development Application

A Stage 2 Development Application has been lodged with Council for assessment. Council are awaiting the outcome of this modification prior to commencing assessment of the application.

## 2. PROPOSED MODIFICATION

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### Concept Approval Modification

The proposal seeks approval to modify the Concept Approval as follows:

- amendments to the approved public domain plan including:
  - 155m<sup>2</sup> of additional publically accessible open space through introduction of two new communal open spaces between the Perth building and Brisbane building and Sydney building in place of the previous roadways;
  - extension of the internal road layout to reintroduce a road at the northern boundary to provide access to the basement waste collection area and allow emergency vehicle access from Epping Road;
  - changes to the layout and design of the Village Green and play areas; pathways, planting, pool and BBQ areas and the amenities block;
- relocation of the residents' community room from the Sydney building to the Perth building and conversion of the former community room space and ground floor of 5 SOHO apartments for retail/commercial floor tenancies including minor changes to the ground floor plate;
- deletion of the vehicular basement access at the Sydney Building (**Figure 4**).

### Stage 1 Project Approval Modification

The proposal also seeks approval to modify the Stage 1 Project Approval as follows:

- amendments to the internal layouts of the Adelaide, Darwin and Brisbane building resulting in revised apartment mix and three additional apartments for Stage 1 (340 to 343 apartments);
- modifications to the façade and minor amendments to the overall floor plates of all buildings within Stage 1;
- removal of the loading dock at the Perth building and provision of a residents' community room;
- amendments to the approved public domain including the addition of a plaza between the Perth and Brisbane buildings;
- extension of the internal road layout to reintroduce a new road at the northern boundary (**Figure 4**).

The proposal does not involve any changes to the approved overall floor area for the Concept Approval or Stage 1 Project Approval.





**Figure 4:** Photomontage of approved (above) and proposed (below) development looking south. Stage 1 is identified in red and Stage 2 identified in blue (No approval is sought to modify the Stage 2 envelopes as shown above).



### 3. STATUTORY CONTEXT

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#### 3.1 Modification of the Minister's Approval

Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as in force immediately before its repeal on 1 October 2011, and as modified by Schedule 6A of the EP&A Act, continues to apply to Section 75W modification applications for Part 3A projects.

The application has been lodged pursuant to Section 75W of the EP&A Act. Consequently, this report has been prepared in accordance with the requirements of Part 3A and the associated Regulation, and the Minister (or delegate) may approve or disapprove of the carrying out of the project under Section 75W of the EP&A Act.

#### 3.2 Environmental Assessment Requirements

In this instance, it was not necessary to notify the Proponent of environmental assessment requirements pursuant to Section 75W (3) of the EP&A Act as sufficient information was provided to assess the modification application.

#### 3.3 Delegated Authority

On 14 September 2011, the then Minister for Planning delegated functions under Section 75W of the EP&A Act to modify Part 3A approvals to the Planning Assessment Commission (PAC) in cases where:

- the local Council has made an objection to the modification; and/or
- a reportable political donation has been made; and/or
- there are more than 25 submissions by way of objection by members of the public.

No public submissions have been received and Council did not make a submission on this modification request. However, a reportable political donation has been made by the Proponent and the proposal is therefore referred to the PAC for determination.

### 4. CONSULTATION AND SUBMISSIONS

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#### 4.1 Exhibition

In accordance with Section 75X (2) (f) of the EP&A Act, the Department is required to make the modification publicly available. The modification request was made available on the Department's website and was referred to City of Ryde Council. Due to the nature of the proposal, the modification request was not exhibited by any other means.

#### 4.2 Submissions

No submissions were received. Council advised it did not have any comments and would not be making a formal submission on the proposal.



## 5. ASSESSMENT

The key assessment issues for the proposed modification are:

- dwelling yield and apartment mix;
- residential amenity;
- additional commercial floor area;
- relocation of residents' community room;
- external design changes;
- public domain;
- traffic and car parking; and
- water sensitive urban design.

### 5.1 Dwelling Yield and Apartment Mix

The Stage 1 Project Approval provides a total of 340 apartments. The proposal seeks to amend the internal layouts of the Adelaide, Darwin and Brisbane building resulting in revised apartment mix and three additional apartments for Stage 1 (a total of 343 apartments). The revised dwelling is summarised below:

**Table 1:** Summary of approved and proposed dwellings in Stage 1

	Approved	Proposed	Change
<b>1 bedroom apartments</b>	165 (49%)	163 (47.5%)	-2
<b>2 bedroom apartments</b>	175 (51%)	180 (52.5%)	+5
<b>3 bedroom apartments</b>	0	0	0
<b>Total apartments</b>	340	343	+3

The Proponent notes that the 3 additional dwellings are proposed in Levels 11,12, and 13 of the Brisbane building in place of service/plant areas which are no longer required. The change in dwelling mix is also a result of further design development of the internal layout of the Adelaide and Darwin buildings.

The change in apartment mix to Stage 1 is minor resulting in 1.5% increase (5 additional) in 2 bedroom apartments and 1.5% decrease (2 less) in 1 bedroom apartments. On this basis, the Department is satisfied the development will continue to provide an appropriate mix of apartments that are able to cater for the demand in the area and is acceptable.

### 5.2 Residential Amenity

The Department has considered the residential amenity impacts of the proposed modifications to apartment layouts and apartment configurations against the State Environmental Planning Policy No.65 (SEPP 65), the Residential Flat Design Code (the Code) and the draft Apartment Design Guide (ADG).

The proposal generally provides similar levels of residential amenity as the approved development. In particular, the proposal maintains approved building depths, apartment sizes, and building separation which generally satisfy the recommendations of the Code. The proposal also provides increased natural cross ventilation from (77% to 78%) of apartments and increased naturally ventilated kitchens from (37% to 40%) both exceeding the recommendations of the Code and the ADG.

However, the proposal includes a minor reduction (from 70% to 69%) of apartments receiving 2 hours or more of daylight during the winter solstice which is 1% less than the solar access requirements recommended by the Code. The Department is satisfied that the departure is minor being 1% (2-3 apartments) and the proposal has sought to maximise solar access to apartments by:

- minimising the number of single aspect south facing apartments;
- increasing the number of apartments with natural cross ventilation (by 3 apartments).

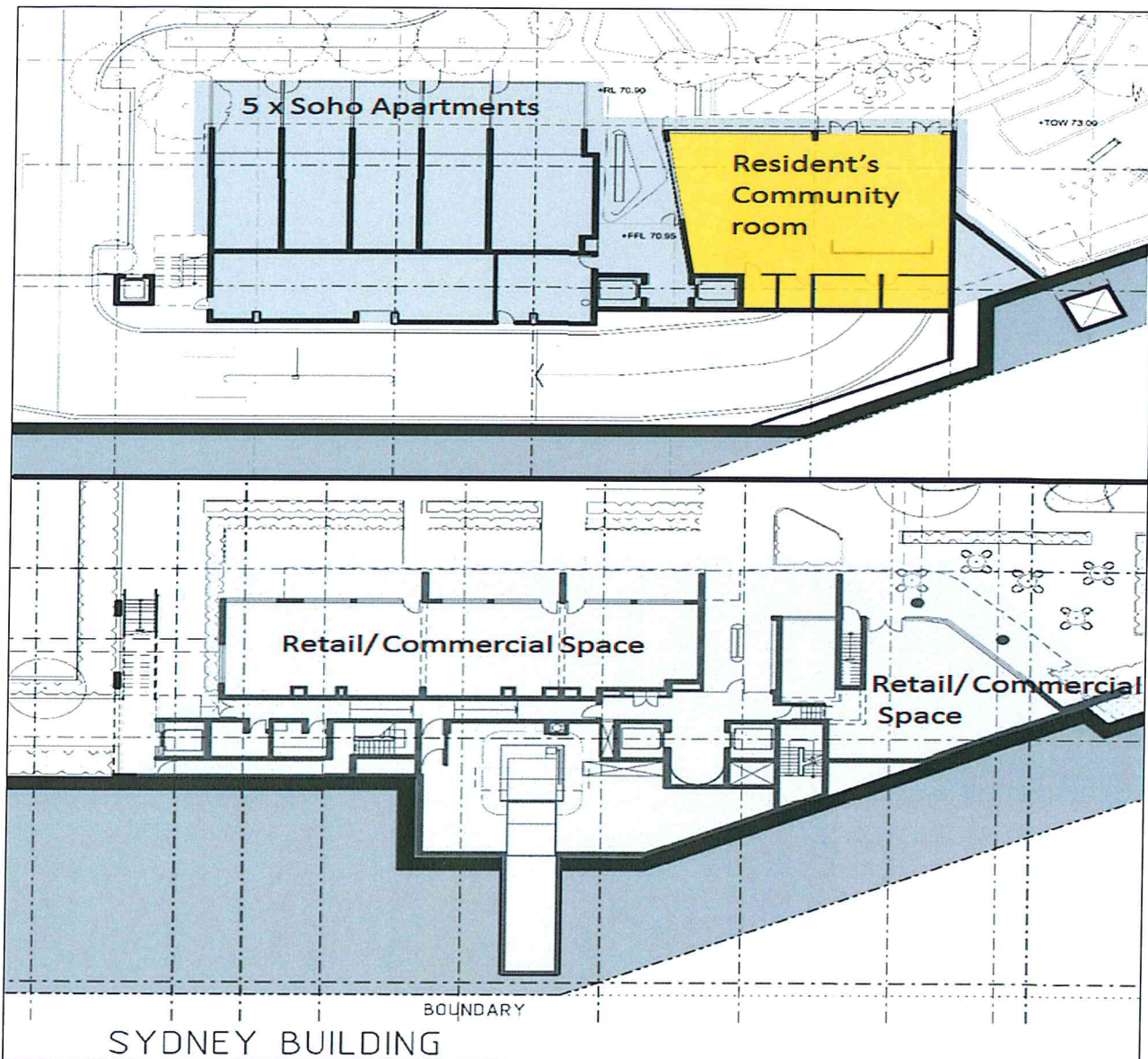


The Department is satisfied that these improvements offset the minor reduction in solar access, and on balance concludes that the proposal provides satisfactory levels of amenity in accordance with the aims and objectives of SEPP 65, the Code, and the ADG.

### 5.3 Additional Commercial Floor Area

The proposal seeks to amend the ground floor plate of the Sydney Building within Stage 2 to provide 121m<sup>2</sup> of additional retail/commercial floor area (**Figure 5**). This involves:

- amendment to the building envelope;
- removal of five Small Office Home Office (SOHO) apartments (as discussed in **Section 5.4**); and
- the relocation of the residential community room to the Perth Building (as discussed in **Section 5.5**).



**Figure 5:** Extract of Sydney Building approved ground floor layout (above) and proposed ground floor layout (below).

The Proponent contends that additional commercial/retail floor space will further activate this part of the site and provide for an improved mix of uses within the development.



The Department notes that the additional retail/commercial floor space fronts the Village Green communal open space. The active retail/commercial uses at the ground floor of the Sydney building will assist in activating this part of the site through regular patron activity and also provide convenient retail for residents. Further, the Department is satisfied that the additional retail/commercial floor space is a marginal increase and will not be detrimental to the mix of uses on site and will maintain the predominantly residential nature of the site. The minor change in the ground floor building envelope is generally consistent with the existing approval.

#### 5.4 Deletion of SOHO Apartments

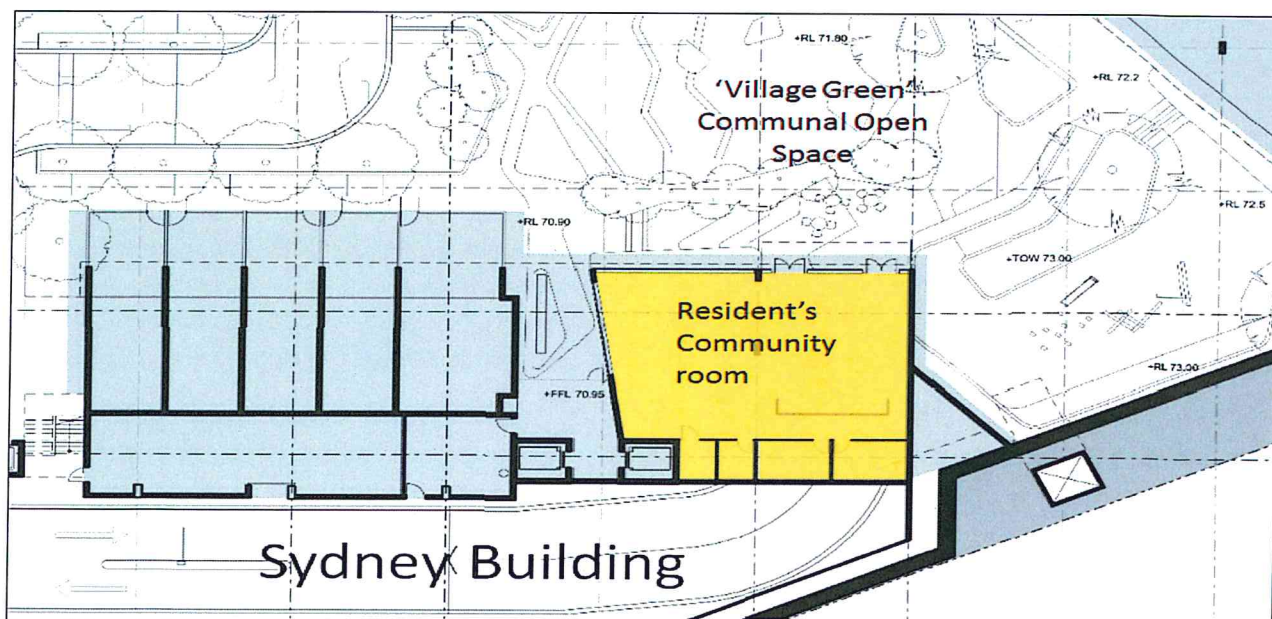
The Proponent's Statement of Commitments for Concept Approval includes the provision of 33 Small Office Home Office (SOHO) apartments. SOHO apartments are designed to be dual use apartments generally with ground floor office workspace and residential occupation above.

As discussed in **Section 5.2**, the proposal seeks to remove five SOHO apartments within the Sydney Building in Stage 2, reducing the total number of SOHO apartments across the Concept Plan site from 33 to 27. Retail/commercial floor space at the ground level and residential apartments at level 1 are proposed in place of the SOHO apartments.

The Department is satisfied that the replacement of the SOHO apartments will have no adverse impacts on the apartment mix. Further, the additional retail/commercial space will offer the same or better activation of the ground floor level and surrounding communal open space as the originally approved SOHO apartments. In this regard, the Department supports the amendment of the Statement of Commitments and the provision of a minimum of 27 SOHO apartments.

#### 5.5 Relocation of Residents' Community Room

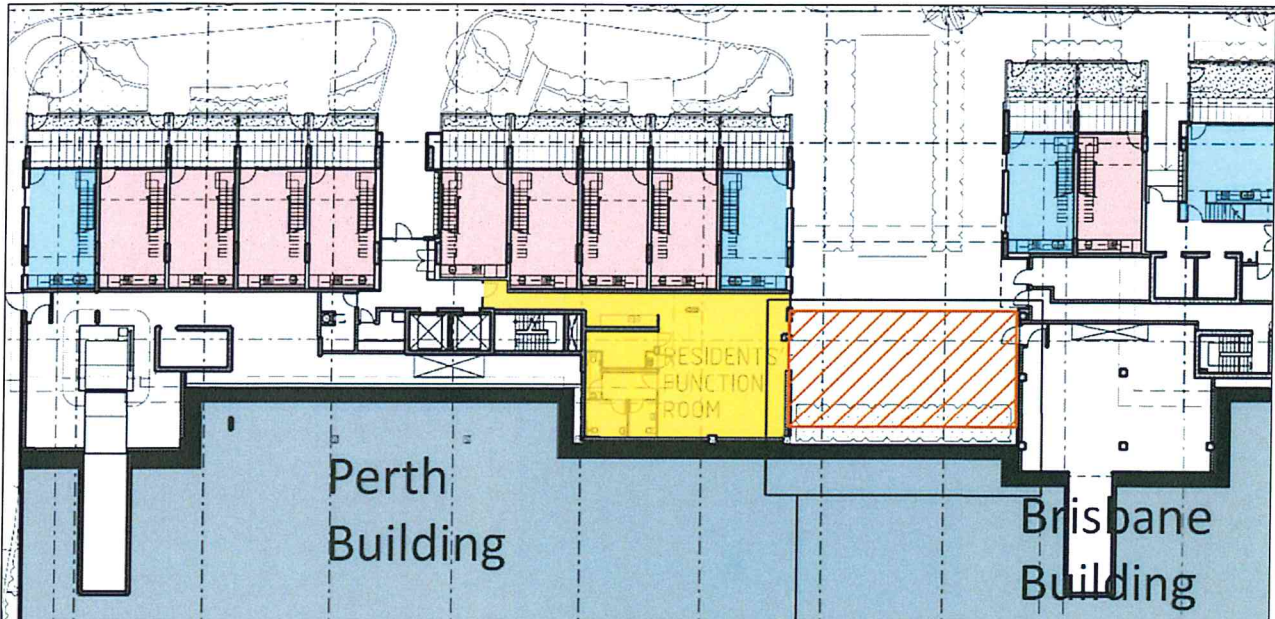
The Concept Approval provides a 200m<sup>2</sup> residents' community room within the ground floor of the Sydney Building within Stage 2 which was indicatively shown to include a kitchen, store area, toilet, and a minimum four metre floor to ceiling height. The room fronts the Village Green communal open space which can be used as an informal spill out area for the residents' community room (**Figure 6**).



**Figure 6:** Extract of Sydney Building ground floor showing residents' community room and 'Village Green' communal open space.



The proposal seeks to relocate the approved residents' community room from the Sydney Building (Stage 2) to the ground floor of the Perth Building (Stage 1) (**Figure 7**). The relocated residents' community room has a gross floor area of 125m<sup>2</sup> comprising kitchen, store area, toilets, minimum floor to ceiling height of 5.5m, and extends onto a dedicated 100m<sup>2</sup> outdoor area. This outdoor area provides a formal extension of the community room and is fully covered by an operable rain screen.

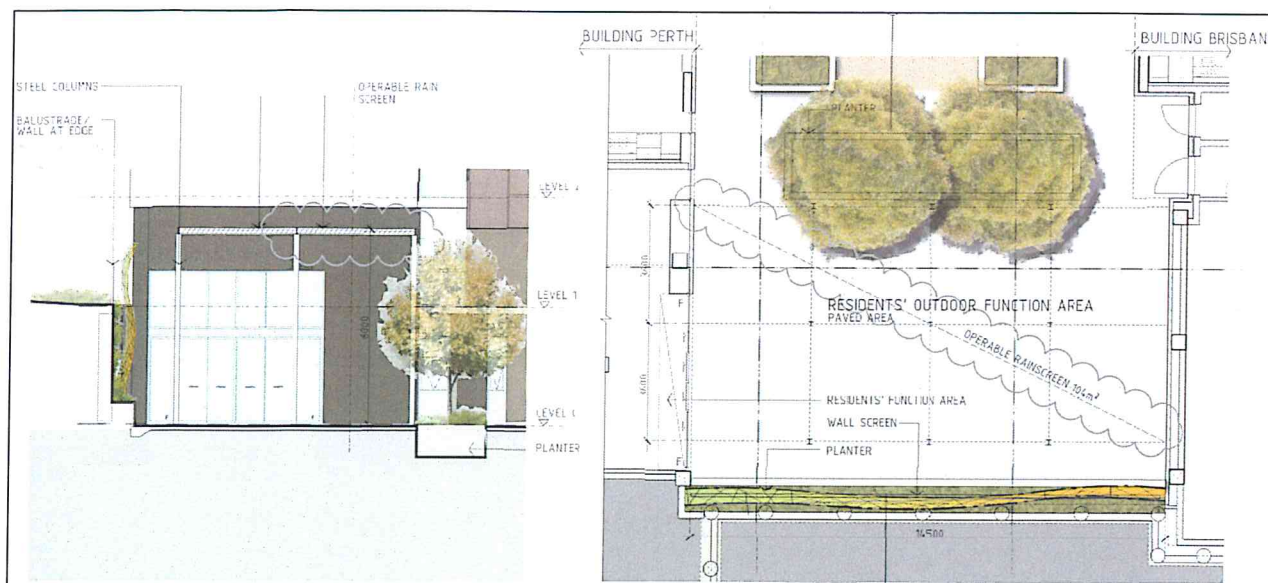


**Figure 7:** Extract of Perth Building and Brisbane Building ground floor showing proposed residents' community room in yellow and associated outdoor space (orange hatchet)

The total internal and external area of the relocated residents' community room exceeds the indicative area of the previously approved community room and is fully usable in all weather conditions. The Department is satisfied that the relocated residents' community room is acceptable and will provide a comparable space to that currently approved for the following reasons:

- despite the relocated residents' community room being smaller in internal size by 75m<sup>2</sup>, an additional 100m<sup>2</sup> of dedicated outdoor space is provided directly adjacent to this room, increasing the total area to 225m<sup>2</sup> (**Figure 8**);
- the residents' community room will be delivered as part of Stage 1, which is an earlier stage of the development than previously proposed;
- the proposed new communal open space between the Perth Building and Brisbane Building will provide a similar amenity for the residents' community room as per for the previous location;
- the new residents' community room will have a greater floor to ceiling height of minimum 5.5m (compared to the approved 4m), providing greater amenity for future users; and
- as discussed in **Section 5.2**, relocating the residents' community room to the Perth building will provide for a better outcome to the space at the Sydney building as a retail/commercial space will better activate the Village Green through regular patron activity a when compared to the intermittently used residents' community room.





**Figure 8:** Extract of northern elevation of the Perth building showing the residents' community room frontage (left) and extract layout of outdoor space to residents' community room (right)

## 5.6 External Design Changes

The proposal seeks to amend the building façade of all buildings in Stage 1 including:

- changes to colours and materials;
- changes to window sizes and dimensions;
- changes to the extent of shading, awnings and screening;
- reduced rooftop plant area and minor changes to the building floor plates footprint of the Brisbane building; and
- minor reduction in heights for the Darwin, Adelaide, and Brisbane buildings.

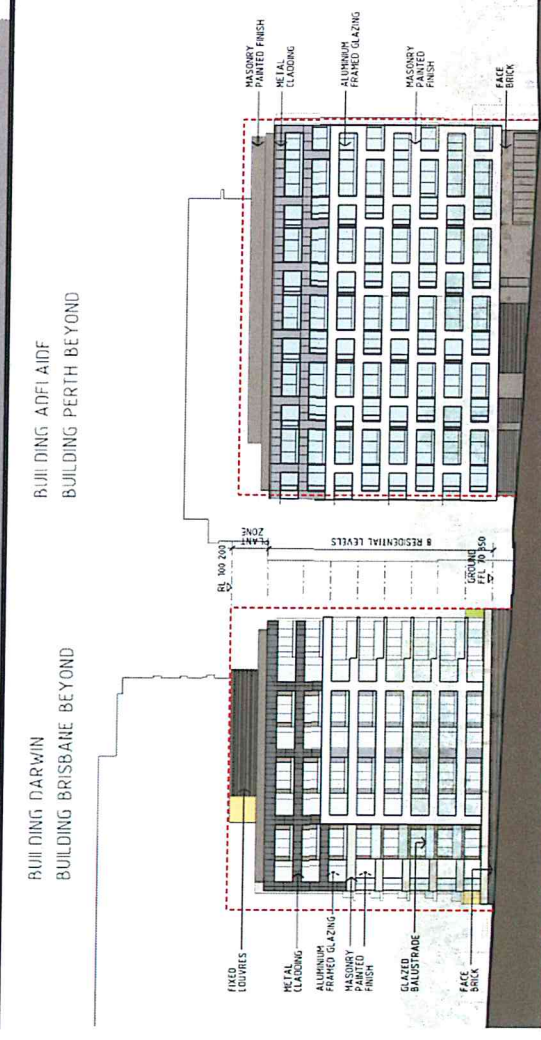
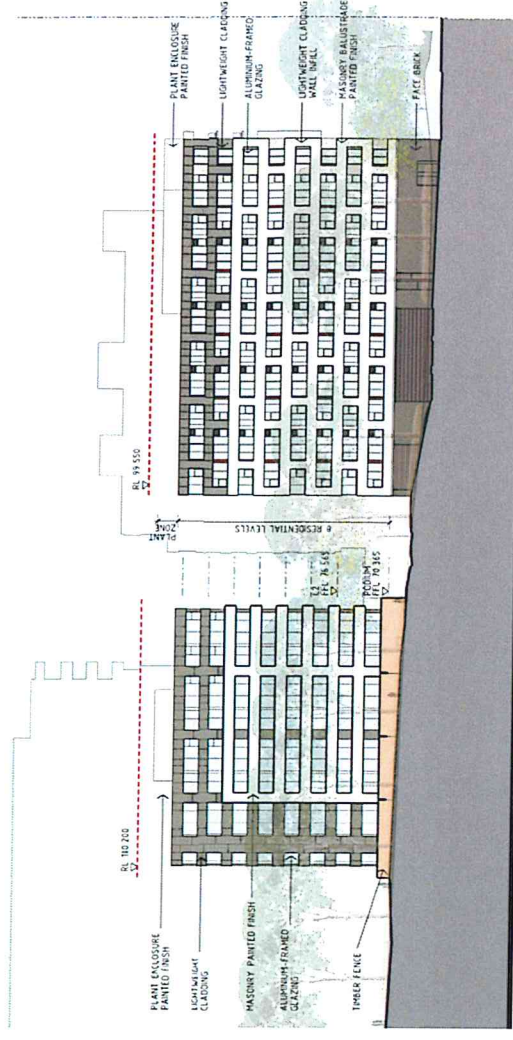
The Proponent contends that the proposed changes are a result of further design development of external colours and materials selection, and resultant changes to the internal layout of apartments.

A comparison of the approved and proposed building facades in Stage 1 is shown in **Figures 9 and 10**.

The Department has examined the proposed changes to the external facades and is satisfied the changes to materials and finishes, window placement, shading, awnings and screening remains of a high quality and provides the same level of variation, articulation and visual interest as the approved design.

The external changes do not adversely affect the visual bulk and appearance of the buildings and the minor reductions in height are consistent with the maximum approved building envelopes under the Concept Approval. Overall, the Department concludes that the proposed external design changes are acceptable and maintain a high standard of architectural design consistent with the approved development.





**Figure 10:** Northern elevation showing proposed (above) and approved (below) facades of Darwin and Darwin buildings



## 5.7 Public Domain

### Open space

The Concept Approval provides 12,825m<sup>2</sup> of publically accessible open space (excluding internal roads) The proposal seeks to amend the approved landscape masterplan to provide an additional 155m<sup>2</sup> (total of 12,980m<sup>2</sup>) of publically accessible open space (excluding internal roads) and includes the following modifications:

- introduction of two new communal open spaces between the Perth building and Brisbane building and Sydney building in place of the previous roadways;
- changes to the layout and design of the Village Green and play areas;
- changes to pathways and open space areas throughout the site;
- changes to the street trees along the central avenue, with low-medium level planting in raised planters;
- changes to the pathways and plantings around the swimming pool to provide increased privacy to the pool from adjacent dwellings;
- relocation of the amenities block for the swimming pool to within the ground floor of the Hobart building for shared use with gym users and retail/commercial tenancies; and
- relocation of the BBQ area from the Village Green to adjacent to the swimming pool

A comparison of the approved and proposed public domain concept plan is provided at **Figure 11**.

The Department has considered the revised landscape masterplan and considers that:

- the provision of an additional in two communal open spaces between the Perth, Sydney and Brisbane buildings results in an improved amenity outcome for future residents compared to the previous roadways;
- the design changes in terms of planting and pathways are generally minor and retain the general landscape character approved for the development
- the relocation of the amenities facilities servicing the swimming pool will continue to provide appropriate facilities for future users;
- the provision of a BBQ area adjacent the swimming pool is supported, however the Department also considers that BBQ facilities should retained in the Village Green as the principle open space for the development. The Department therefore recommends a condition requiring BBQ facilities in the Village Green.

Overall, the Department supports the proposed changes to the landscape masterplan.

### Internal Road Network

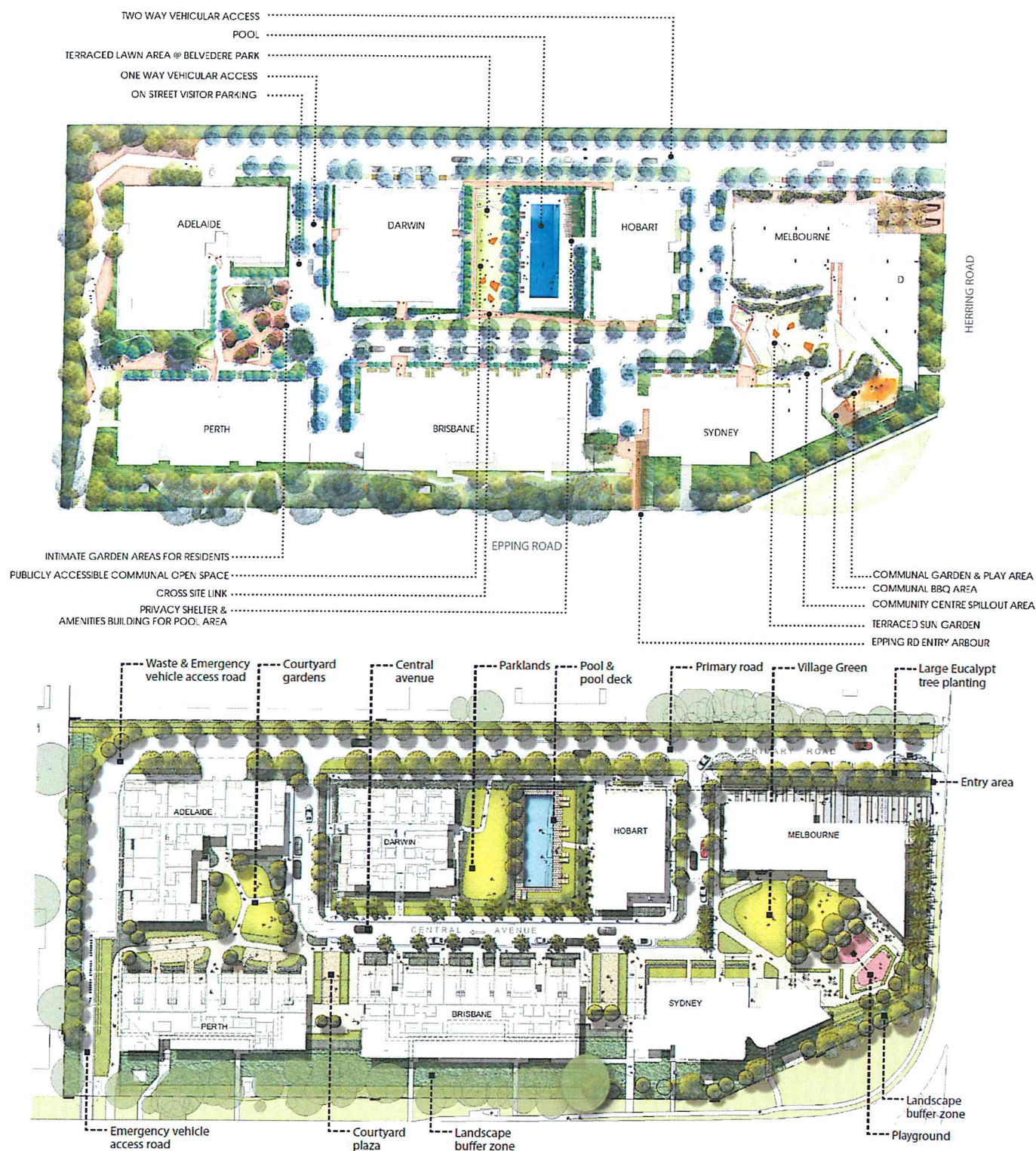
The proposal seeks the following changes to the internal road network:

- deletion of the internal access road between the Perth building and Brisbane building as it is no longer required with the relocation of the loading dock and waste storage/collection area to the basement;
- deletion of the basement entry at the Sydney building and the associated internal access road between the Brisbane building and Sydney building; and
- reintroduction of a road along the northern boundary to provide vehicular access to the basement waste storage/collection area and emergency vehicle access from Epping Road (**Figure 11**).

### Basement access

The Proponent contends that the deletion of the basement access at the Sydney building and access roads between the Perth and Brisbane buildings will reduce through traffic levels on the internal loop road by redirecting general traffic to the basement via the north-eastern boundary.





**Figure 11:** Approved (above) and proposed (below) Landscape Masterplan

The Department initially raised concerns that the deletion of the basement entry would leave only one remaining single entry and exit point into the basement car park. In response, the Proponent confirmed that two entry lanes and one exit lane will comfortably cater for the likely traffic movements of approximately 149 vehicles per hour during peak for the development.



After consideration of the additional information, the Department is satisfied that the consolidation of vehicle access to the basement via a single entry can operate satisfactorily without adverse impacts on the efficiency of the car park entry and exits. Further, the deletion of the second basement access will allow for an additional communal open space for residents between the Brisbane and Sydney buildings which will provide increased residential amenity.

#### *Access road along the northern boundary*

The original approval provided an access road along the northern boundary of the site. The conditions of approval required amendments to this road to prohibit vehicular access from Epping Road, with the exception of emergency vehicles, and provide an appropriate turning area. The road was replaced with a pedestrian pathway as part of MOD 1.

MOD 5, which is currently being assessed by the Department, proposes a revised basement layout and configuration which provides a separate waste storage/collection area in the north-west corner of the site under the Adelaide Building. The current proposal seeks approval for the above ground works to facilitate the proposed access to the proposed waste storage/collection area, including reinstating the northern access road for use by waste collection vehicles.

The revised design also provides a single lane emergency access road off Epping Road, with removable bollards installed at either end of the emergency access road with the standard fire brigade lock to allow for access by emergency vehicles when required.

The Department in principle supports the separation of waste collection vehicles from the residential building entries and public domain and the designation of the northern road for waste and emergency vehicles only. The Department recommends that a condition be imposed on the approval requiring appropriate signage to be installed at the entry to the residential car park and the waste/emergency vehicle access point to ensure traffic is directed accordingly.

### **5.8 Traffic and car parking**

The change in dwelling mix results in 3 additional apartments and approximately 3 additional car spaces. This would result in less than 1 additional car movement per hour during peak periods.

The increase in traffic is negligible and will not have any noticeable effect of the approved traffic generated by the development. The Department concludes this is acceptable.

Revised basement car parking plans have not been submitted to reflect the proposed changes. A separate modification application (MOD 5) seeking the proposed changes to the basement is currently under assessment.

## **6. CONCLUSION AND RECOMMENDATION**

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The proposal seeks to make a number of modifications to the approved Concept Plan and Stage 1 Project Application. In assessing the modification request, the Department has reviewed the proposed application in detail.

The key assessment issues considered by the Department relate to dwelling yield and apartment mix, additional commercial floor area, relocation of residents' community room, external design changes, residential amenity, public domain, traffic and car parking, and water sensitive urban design.

The Department is satisfied that the dwelling yield and apartment mix, commercial floor area, and external design meets the requirements and intent of the Concept Approval and results in a satisfactory outcome in terms of residential amenity and building appearance. The minor increase in dwelling yield, and change in apartment mix are considered appropriate. The Department also considers that the proposal will still provide a good level of amenity for future residents.

The relocation of the residents' community room will provide for a similar facility at an earlier stage of the development. The changes to the public domain will include 2 additional public spaces and overall are minor and generally consistent with the intent of the original approval.

The additional traffic (associated with the increase in dwelling yield) will have minimal additional traffic impacts on the local road network during peak periods.

On balance, the Department concludes that the modifications to the approval will result in minimal environmental impact beyond those assessed in the original Concept Plan and Stage 1 Project Application. The Department concludes that the proposed modifications are reasonable and recommends the conditions included in **Appendix C** be modified.

It is recommended that the PAC as delegate for the Minister for Planning:

- (a) consider the findings and recommendations of this report;
- (b) approve the modifications under delegated authority, under Section 75W of the *Environmental Planning and Assessment Act 1979*; and
- (c) sign the attached Instruments of Modification for MP 10\_0112 and MP 10\_0113.

Prepared by:  
Simon Truong –Senior Planner  
Metropolitan Projects

Endorsed by:



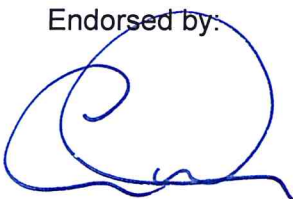
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**Key Sites**

Endorsed by:



12.2.15

Chris Wilson  
**Executive Director**  
**Infrastructure and Industry Assessments**



## APPENDIX A      MODIFICATION REQUEST

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See the Department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6660](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6660)

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6663](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6663)



## **APPENDIX B    SUBMISSIONS**

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See the Department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6660](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6660)

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6663](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6663)



## **APPENDIX C    RECOMMENDED MODIFYING INSTRUMENTS**