



Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

16 February 2015

Dear Ms McNally

**Subject: Former Stamford Hotel site at Herring Road, concept plan Mod 4 and Stage 1 Mod 4**

I refer to the Department's letter dated 12 February 2015 referring the abovementioned modification applications to the Planning Assessment Commission for determination. I constituted the Commission to consider and determine the applications.

The two modification applications seek approval to make a number of changes to the approved concept plan and Stage 1 including:

1. Concept plan
  - Amendments to the public domain plan
  - Relocation of residents' community room to Stage 1 and conversion of the floorspace and 5 SOHO apartments to commercial/retail uses;
  - Deletion of the vehicular basement access at the Sydney Building; and
  - Amendment of the Water Sensitive Urban Design commitments;
2. Stage 1 amendments
  - Amendments to the internal layouts and increase the number of dwellings from 340 to 343;
  - Minor changes to the floor plates and façade;
  - Removal of the loading dock and provision of a residents' community room;
  - Amendments to the public domain plan
  - Extension of the internal layout to reintroduce a new road at the northern boundary; and
  - Amendment to the Water Sensitive Urban Design commitments.

I note Ryde City Council made no comments or objection to the proposed modifications.

I sought clarification from the Department and the proponent in relation to the arrangement of the new car park access and changes in the basement that are required to accommodate the additional three car parking spaces. I have been advised that due to the refusal of Modification 3 which sought to increase residential parking rates, a separate Modification application (Mod 5) has been submitted to reduce and rationalise the car parking provision including the 3

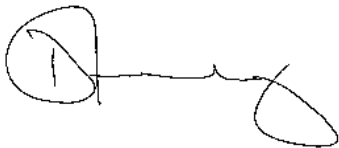
additional car spaces. The revised basement drawing is available with the Mod 5 application. I have reviewed the basement plans as proposed and read the traffic report.

It is worth noting that the proposed amendments include additional open space on the site, which will enhance the potential amenity for future residents. The increased on site commercial / retail space will also offer additional on site services / facilities which will be a benefit.

I have carefully considered the Department's assessment report and its findings that the proposed modifications are generally consistent with the approved development as modified and will not result in any additional environmental impact. The recommendation for approval subject to conditions is reasonable.

The signed instrument of modifications and file (14/14208 Part 2) are returned herewith.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Furlong', with a stylized circular flourish at the end.

David Furlong  
Planning Assessment Commission

cc.                   The Hon. Pru Goward, MP  
                        Minister for Planning, and Minister for Women  
                        GPO Box 5341  
                        SYDNEY NSW 2001