



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

13 May 2015

Dear Ms McNally

Subject: Determination of modification 5 of the Concept Plan and Stage 1 application for mixed use redevelopment of 110-114 Herring Road Macquarie Park, Ryde LGA

I refer to your Department's letter of 11 May 2015 referring the above modifications to the Planning Assessment Commission for determination under Ministerial delegation of 14 September 2011. I constituted the Commission to determine the applications.

The modifications seek to reconfigure and move certain elements of the basement car parking and redesign the waste storage and collection areas. The proposal also includes provision of 62 additional storage cages in the basement.

I note that the City of Ryde Council was consulted on the application and that its submission of 14 April 2015 confirms its questions have been resolved. Council particularly noted the potential for the new basement storage spaces to be converted into additional parking and recommended including an encumbrance on title to prevent the storage cages from being converted into parking spaces in the future. The Department has agreed and recommended an additional condition to ensure the basement storage spaces are not used for parking, including with requirements for a restrictive covenant to be placed on any title covering the storage areas.

The note that the Council is satisfied with the proposed waste management arrangements and that the parking and manoeuvrability on site comply with the relevant requirements. The proposal also includes an additional 5 car parking spaces and I understand that this is consistent with the approved parking rates for the site.

I have accepted the Department's assessment and recommendations to approve the modification applications. The signed instruments of approval and file (15/02835-2) are returned herewith.

Yours sincerely

Ms Lynelle Briggs AO
Chair
Planning Assessment Commission

cc.

The Hon. Rob Stokes, MP
Minister for Planning
GPO Box 5341
SYDNEY NSW 2001