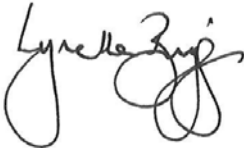


# Modification of Minister's Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission approves the modification of the Concept Approval referred to in Schedule 1, subject to the Terms of Approval in Schedule 2.



**Lynelle Briggs AO**  
**Chair of the Planning Assessment Commission**

Sydney

13 May 2015

### **SCHEDULE 1**

<b>Application No.:</b>	MP10_0112
<b>Proponent:</b>	Stamford Property Services Pty Ltd
<b>Approval Authority:</b>	Minister for Planning
<b>Land:</b>	110 -114 Herring Road, Macquarie Park (Lot 1 DP 780314).
<b>Concept Approval:</b>	Mixed use residential, retail and commercial development incorporating: <ul style="list-style-type: none"><li>• residential apartments, retail and commercial floor space;</li><li>• basement car parking;</li><li>• publicly accessible open space and through site links;</li><li>• road works; and</li><li>• pedestrian pathways</li></ul>
<b>Modification:</b>	MP10_0112 MOD 5 - Modifications include: <ul style="list-style-type: none"><li>• reduction and amendment to basement footprints;;</li><li>• changes to car parking provision consistent with approved car parking rates; and</li><li>• revised basement layout including provision of additional basement storage and changes to waste management arrangements.</li></ul>

## SCHEDULE 2

The Concept Approval for MP10\_0112 is modified as follows:

- (a) Term of Approval A2 is modified by the insertion of the **bold and underlined** words/numbers and deletion of struck out words/numbers as follows:

### ***Development in Accordance with the Plans and Documentation***

A2 The development shall be undertaken generally in accordance with:

- the Environmental Assessment prepared by JBA Planning (dated June 2011), except where amended by:
  - the Preferred Project Report (incorporating Response to Submissions) prepared by Urbis Pty Ltd (dated February 2012) including all associated documents and reports; and
  - the Section 75W Modification Application prepared by Urbis Pty Ltd dated January 2013, including all associated documents and reports; and
  - the Section 75W Modification Application prepared by Urbis Pty Ltd (dated August 2013), including all associated documents and reports; and
  - the Section 75W Modification Application prepared by Urbis Pty Ltd (dated August 2014); and
  - **the Section 75W Modification Application prepared by Urbis Pty Ltd (dated January 2015 and amended 19 March and 13 April 2015); and**
- the Final Statement of Commitments prepared by Urbis Pty Ltd contained at Schedule 3; and
- the following drawings:

Architectural Drawings			
Drawing No.	Revision	Name of Plan	Date
DA0000	G	Cover Sheet	17.06.13
DA0100	C	Staging Diagrams	17.06.13
DA2001	<del>E</del> <b>K</b>	Level B1 Plan	<del>17.06.13</del> <b>14.04.15</b>
DA2002	<del>E</del> <b>J</b>	Level B2 Plan	<del>17.06.13</del> <b>27.03.15</b>
DA2003	<del>E</del> <b>H</b>	Level B3 Plan	<del>17.06.13</del> <b>19.01.15</b>
DA2100	G	Level 00 Plan	31.07.14
DA2101	G	Level 01 Plan	31.07.14
DA2102	G	Level 02 Plan	31.07.14
DA2103	H	Level 03 Plan (Level 04 Omitted)	31.07.14
DA2105	H	Level 05 Plan (Level 04 Omitted)	31.07.14
DA2106	E	Level 06 Plan	31.07.14
DA2107	E	Level 07 Plan	31.07.14
DA2108	E	Level 08 Plan	31.07.14
DA2109	E	Level 09 Plan	31.07.14
DA2110	H	Level 10 Plan	31.07.14
DA2111	F	Level 11 Plan	31.07.14
DA2112	E	Level 12 Plan	31.07.14
DA2113	F	Level 13 Plan (Level 14 Omitted)	31.07.14
DA2115	E	Level 15 Plan (Level 14 Omitted)	31.07.14
DA2116	E	Level 16 Plan	31.07.14
DA2901	B	Resident's Outdoor Function Area Plan and Section	20.01.15
DA3100	G	South Elevation (Epping Rd)	31.07.14
DA3101	G	North Elevation	31.07.14
DA3102	G	East (Herring Road) and West Elevation	31.07.14
DA3110	G	Section 01	31.07.14

DA3111	G	Section 02	31.07.14
DA3112	G	Section 03 + Section 04	31.07.14
DA3113	F	Section 05	31.07.14
DA4100	C	Detailed Elevation Sheet 1	31.07.14
DA3610	F	Sunlight Access Diagrams Winter Solstice June 21	17.06.13
DA3611	F	Sunlight Access Diagrams Equinox March/September 21	17.06.13
DA3612	F	Sunlight Access Diagrams Summer Solstice December 21	17.06.13
DA3630	G	Views Sheet 01	04.08.14
DA3631	G	Views Sheet 02	04.08.14
DA3632	G	Views Sheet 03	04.08.14
DA3633	G	Views Sheet 04	04.08.14
DA3634	G	Views Sheet 05	04.08.14
<b>Landscape Plans</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
3		Landscape Concept Plan	31 July 2014
4		Illustrative Sections Section A & B	31 July 2014
5		Illustrative Sections Section C & D	31 July 2014
6		Illustrative Sections Section E, & F	31 July 2014
7		Illustrative Sections Section G & H	31 July 2014
8		Illustrative Sections Sections I, J & K	31 July 2014
9		Public Space Diagram	31 July 2014

except for as modified by the following pursuant to Section 75O (4) of the Act.

- (b) Future Assessment Requirement C15 is modified by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

***Design and layout of roads and carpark***

C15 Future development applications shall demonstrate that the layout of the proposed parking areas associated with the development including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions is in accordance with AS 2890.1-2004 and AS2890.2-2002.

**Future development applications shall demonstrate an appropriate basement level car park layout in terms of parking, storage provision and waste management arrangements. In this regard basement level plans (DA 2001 – DA2003) described above in condition A2 are indicative only, and subject to final approval through future applications.**