



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

5 June 2015

Dear Ms McNally

Subject: Determination of 110-114 Herring Road Macquarie Park, Concept Plan and Stage 1 modifications 6, Ryde LGA

I refer to your Department's letter of 3 June 2015 referring the above modifications to the Planning Assessment Commission for determination under Ministerial delegation of 14 September 2011.

Ms Lynelle Briggs AO, nominated me to constitute the Commission for the modifications.

I note that the applications seek to increase the podium and overall building heights by 600mm, but that they would remain within the building envelope heights approved in the Concept Plan, and are not opposed by Ryde City Council.

In regards to the alterations to the timing requirements in the conditions:

- the delay of provision of three of the affordable housing units to the second stage of the development is acceptable given that Council has agreed to this revised staged delivery of the housing;
- the Commission recognises that it would be difficult to operate a car share service until the site is occupied, consequently it agrees that the alterations to the car share provision requirements are logical;
- the staged completion of stormwater and easements would be consistent with the staged occupation of buildings within stage 1 of the site.

Consequently, I have determined to approve the modifications, subject to the Department's recommended conditions. The signed instruments of modification and file (15/05453-1) are returned herewith.

Yours sincerely

Ms Abigail Goldberg
Member
Planning Assessment Commission

cc.

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