

ASSESSMENT REPORT

110-114 HERRING ROAD, MACQUARIE PARK MP 10_0112 MOD 8 and MP 10_0113 MOD 8

1. INTRODUCTION

This report is an assessment of a request to modify the Concept Approval (MP 10_0112) and Project Approval (MP 10_0113) for the mixed use redevelopment of the Stamford Grand Hotel Site at 110-114 Herring Road, Macquarie Park.

The request has been lodged by Urbis, on behalf of HSH Hotels Australia Limited, pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The request seeks to:

- realign the vehicle access from Herring Road to retain Telstra's required access to the existing telecommunications pit within the footpath;
- widen the internal ring road to satisfy Fire Rescue NSW requirements; and
- make minor changes to the approved landscape plan.

2. SUBJECT SITE

The site is known as 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 has an area of 22,433 m² and is generally rectangular in shape, with a splayed southern corner, at the intersection of Epping Road and Herring Roads.

The site was previously occupied by the Stamford Hotel, North Ryde which has been demolished, and construction of the approved development has been substantially progressed (see **Figure 1**).



Figure 1: Site location (Source: NearMaps)

3. APPROVAL HISTORY

Concept Plan

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

- indicative building envelopes for seven buildings with a maximum height of RL 138.45 m;
- a maximum gross floor area (GFA) of 47,650 m²;
- a minimum of 1,210 m² of non-residential GFA;
- residential apartments;
- basement level and at grade car parking;
- open space and landscaped areas; and
- internal and public roads.

Stage 1 Project Application

On 26 September 2012, the Commission 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.

A summary of the modifications to the Concept Plan and Project Application are outlined in **Appendix C**.

The approved Concept Plan and Stage 1 layout is shown in **Figure 2**.

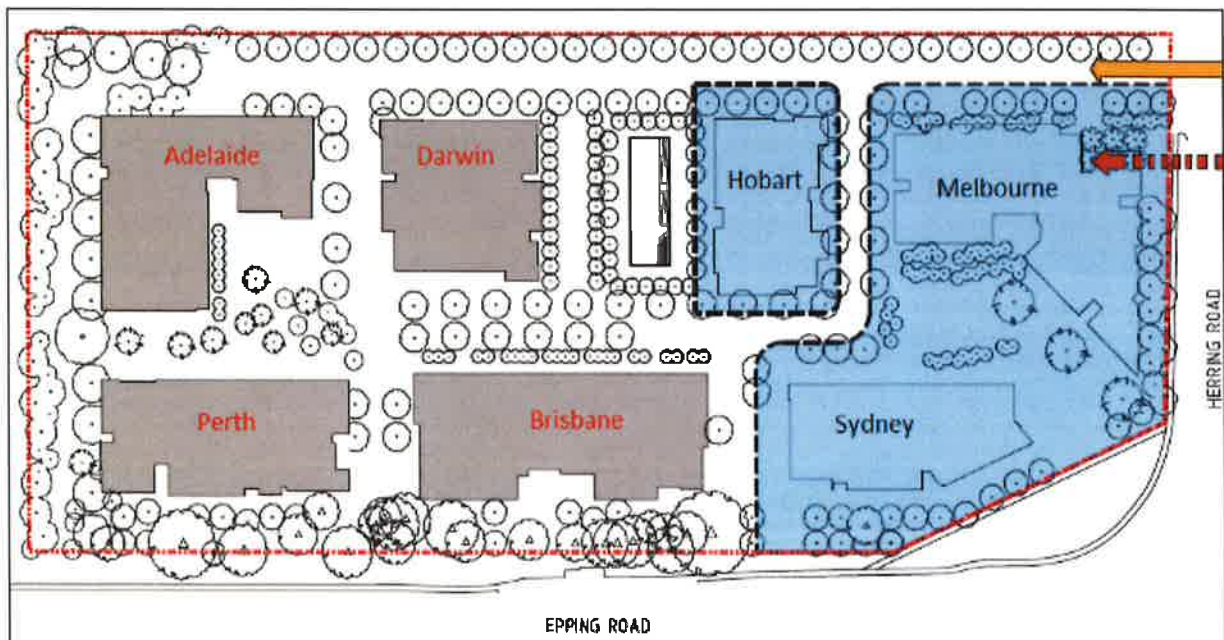


Figure 2: Approved Concept Plan layout and Stage 1 (Stage 2 outlined and shaded in blue)
(Source: Proponent)

Other Applications under Assessment

A request to modify the approved Concept Plan (MP 10_0112 MOD 7) has been lodged with the Department of Planning and Environment (the Department) and is currently under assessment. MOD 7 seeks to:

- increase the height of the Melbourne Building from 12 to 22 storeys;
- increase the total approved GFA of the development to 56,082.50 m²; and
- increase the number of apartments in the Melbourne Building by 60 (a total for the whole development of 700). The apartment mix will be amended as a result to include 30 additional one bedroom apartments and 30 two bedroom apartments.

There are no implications of MOD 7 for the assessment of MOD 8 and the two applications can be assessed and determined separately.

4. PROPOSED MODIFICATION

On 29 July 2016, the Proponent lodged a section 75W modification application seeking to approve the Concept Approval (MP 10_0112) and Project Approval (MP 10_0113) as follows:

- modify Term of Approval A2 of the Concept Approval and Condition A2 of the Project Approval to amend the approved plans in order to realign the vehicle access from Herring Road to retain Telstra's required access to the existing telecommunications pit within the footpath (**Figure 3**);
- modify Term of Approval A2 of the Concept Approval and Condition A2 of the Project Approval to amend the approved plans in order to widen the internal ring road to satisfy Fire Rescue NSW requirements; and
- modify the approved landscape concept and civil package to reflect the above changes.

The modification to the entry alignment off Herring Road is required to retain access to Telstra's existing telecommunications services. Telstra will not permit construction of the driveway in the approved location as it requires clear access for maintenance at all times. Further, the frequent vehicular movement in and out of the site would potentially impact on the safety of maintenance staff working on these assets. Accordingly, the Proponent seeks to move the vehicle entry point approximately five metres to the south.

The proposed design retains the gradients of the previous access arrangement but will increase in width from six metres to 7.5 metres to assist with vehicles negotiating the change on the internal road.

The widening of the internal ring road is required by Fire Rescue NSW to accommodate access for its fire truck emergency vehicles.

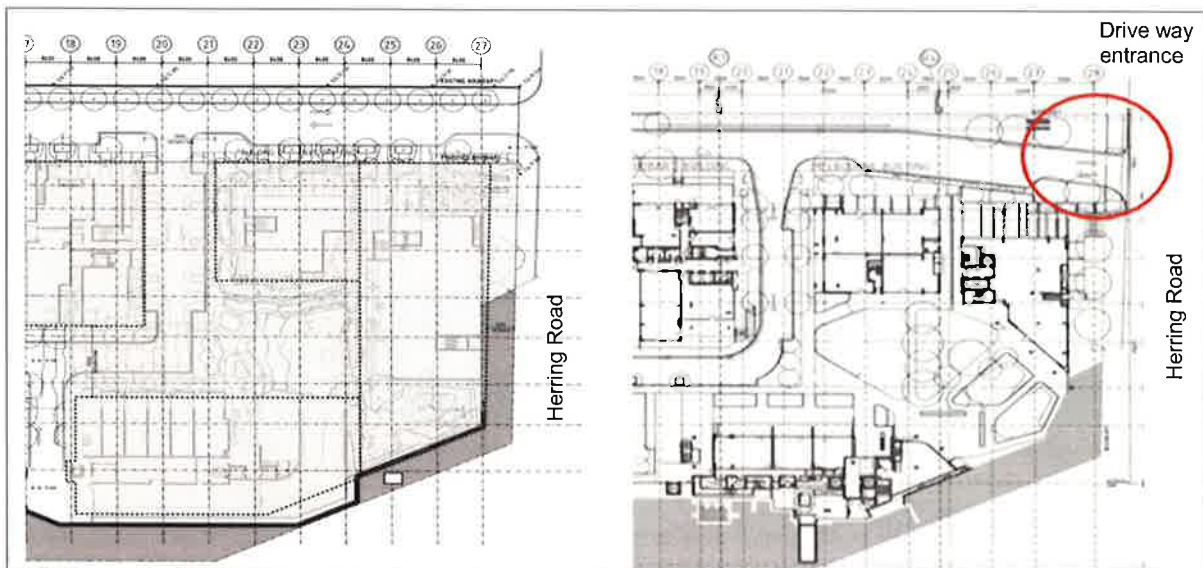


Figure 3: Approved access driveway (left) and proposed access driveway (right) (Source: Proponent)

5. STATUTORY CONSIDERATION

5.1 Section 75W

The project was originally approved under Part 3A of the EP&A Act. Although Part 3A was repealed on 1 October 2011, the project remains a 'transitional Part 3A project' under Schedule 6A of the EP&A Act, and hence any modification to this approval must be made under the former section 75W of the Act.

The Department is satisfied the proposed changes are within the scope of section 75W of the EP&A Act, and do not constitute a new application.

5.2 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Executive Director, Key Sites and Industry Assessments may determine the application under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has been made, but only in relation to a previous related application; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The Department made the modification application publicly available on its website and consulted with City of Ryde Council (Council) and Roads and Maritime Services (RMS).

Council raised no objection to the proposed modifications.

RMS raised no objection to the proposed modifications.

There were no **public** submissions received on the proposal.

7. ASSESSMENT

The Department considers the key issue associated with the proposed modifications to be the implications of the revised vehicle entry and internal road on traffic and parking.

All other issues are considered in **Table 1** below.

7.1 Traffic and Parking

The modification request is accompanied by a Design Review Statement (Statement) addresses the traffic engineering implications of the revised access driveway design and the parking implications of the revised kerb line for the circulation road.

In relation to the design of the revised driveway, the Statement includes a swept path analysis that confirms the ability of the new entry design to accommodate the largest design vehicle expected on site (a 12.5 metre heavy rigid vehicle) and the safe operation of the driveway.

In relation to the proposed widening of the internal road, the Statement confirms the revised internal kerb permits full site access for emergency vehicles required by Fire Rescue NSW.

The proposed changes would result in the loss of five podium level vehicle parking spaces, leaving 14 podium car spaces. However, as noted in the Statement, the proposed remaining 14 podium car spaces satisfy the minimum requirement of seven visitor spaces and six car share spaces required by the Project Approval and the Stage 2 development consent granted by Council.

Based on the findings of the Statement, the Department is satisfied the realignment of the

vehicle access on Herring Road and widening of the internal ring road would not adversely impact on traffic, access or parking. The Department recommends Condition A2 of the Concept and Project Approvals be updated accordingly.

7.2 Other Issues

Table 1: Assessment of Other Issues

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
<i>Landscaping</i>	<ul style="list-style-type: none">• The modification request states the proposal would still achieve a minimum of 1,655 m² of open space. However, this minimum requirement was deleted through MOD 2 and replaced with a requirement to comply with the Landscape Plan.• Minor amendments have been made to the Landscape Plan to reflect the realigned driveway and widened internal road. These changes are considered negligible as the overall landscape concept in terms of the quantum of open space, its typology and hierarchy, and access and circulation is generally consistent with that already approved.	Condition A2 to be modified to make reference to all plans and documents (including revised landscape plans) comprising the current modification application.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act.

The Department's assessment concludes the proposed modifications are appropriate on the basis that it relates to minor design changes which respond to the requirements of Telstra and Fire Rescue NSW to maintain and provide essential services. The proposed changes would not result in any adverse impacts on traffic, access, parking or landscaping.

Consequently, it is recommended the modifications be approved subject to the recommended conditions.

9. RECOMMENDATION

It is **RECOMMENDED** that the Executive Director, Key Sites and Industry Assessments as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 75W, subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

Prepared by:
Michael Woodland
(Consultant Planner)

Anthony Witherdin
Director
Modification Assessments


Anthea Sargeant 11/10/16
Executive Director
Key Sites and Industry Assessments

APPENDIX A: NOTICE OF MODIFICATION

A copy of each notice of modification can be found on the Department of Planning and Environment's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7870

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7870

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7870

APPENDIX C: SUMMARY OF PREVIOUS MODIFICATIONS

Concept Plan Modifications

The Commission has previously approved six section 75W modification applications to the Concept Plan (MP 10_0112) as follows:

- MOD 1: increase maximum height and density, change building envelopes, and replace part of an internal road with pedestrian/cycleway and landscaping;
- MOD 2: amend the internal layout, external elevations, rectify errors, and other changes;
- MOD 3: reduce commercial parking rates;
- MOD 4: amend the public domain plan with additional open space, changes to community room, conversion of five apartments to retail/commercial use, deletion of a vehicular basement access, and amendments to the Statement of Commitments;
- MOD 5: amend the basement level plans including changes to parking layout, storage and waste management arrangements; and
- MOD 6: amend building heights, timing of affordable housing provision and changes to the Statement of Commitments.

Project Application Modifications

The Commission has previously approved six section 75W modification applications to the Project Application (MP10_0113) as follows:

- MOD 1: various internal and external amendments to ensure consistency with the modified Concept Plan including an increase in apartments from 291 to 340;
- MOD 2: extend hours of construction and other minor variations, including deletion of requirement to provide a specific quantum of open space in the central park on the site;
- MOD 3: reduce commercial parking rates and clarify the number of accessible parking spaces;
- MOD 4: amend the internal layouts of three buildings, increase the number of units (from 340 to 343), modify facades and floor plates, remove a loading dock and provide a community room, amend the public domain, internal road layout and Statement of Commitments;
- MOD 5: amend the basement level plans including changes to parking layout, storage and waste management arrangements; and
- MOD 6: amend building heights, car share scheme, registration of easements and stormwater works, timing of affordable housing provision and changes to the Statement of Commitments.