

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 project application referred to in Schedule 1 and subject to the conditions in Schedule 2.

MEMBER OF THE COMMISSION

Sydney

2014

SCHEDULE 1

Application No.:	MP 09_0167
Proponent:	Crown International Holdings
Approval Authority:	Planning Assessment Commission
Land:	45-47 Macquarie Street and 134-140 Marsden Street, Parramatta
Project:	26-storey mixed use development including: • 477 residential apartments, comprised of: • 48 x studio apartments; • 275 x 1 bedroom apartments; • 181 x 2 bedroom apartments; and • 15 x 3 bedroom apartments. • 42 serviced apartments; • a 423m² archaeological interpretation centre; • a 485m² conference centre; • construction and use of a new mixed use development with a maximum GFA of 43,424.67m²; and • operation and use of six levels of basement car park accommodating 566 car parking spaces (inclusive of 17 tandem spaces), 10 motorbike spaces and 50 bicycle parking spaces.
Modification:	MP 09_0167 MOD 3 includes a modification to Condition A16 relating to the archaeological display area.

SCHEDULE 2

CONDITIONS

- a) Amend Condition A16 by the insertion of the **bold underlined** words and the deletion of the ~~struck out words~~ as follows:

A16 DESIGN MODIFICATION

The architectural plans prepared by AJ&C Architects and the landscape plans prepared by TaylorBrammer shall be modified to the satisfaction of the Director-General for approval prior to the issue of a Construction Certificate for above ground works to:

- Remove the serviced apartments located on level 8 and conversion of these apartments to residential apartments;
- Limit the serviced apartments to 42 serviced apartments located within levels 2 to 7 of 'Block D';
- Amend drawings DA2102 (Revision 16), DA2102 (Revision 16), and DA2103 (Revision 18) to:
 - install an automatic fail-open security door adjacent to the 'Block D' lift core; and
 - delete the access door located within the southern corridor of 'Block D' as per plan provided at **Attachment A**.
- Convert apartment numbers 12.16 and 13.16 from 1-bedroom apartments to studio Apartments; **and**
- ~~• Identify the materials and finishes for, and the detailed design of, the walkways, balustrades and retaining walls within the archaeological display area. The detailed design of the abovementioned elements must be undertaken in consultation with the Heritage Branch, OEH;~~
- ~~• Identify the detailed design of the environmental management system including, moisture movements monitoring and reactive conservation processes for the archaeological display area. The design of the environmental management system must be undertaken in consultation with the Heritage Branch, OEH; and~~
- Revise the ground level landscaping to ensure compliance with the requirements of the *Parramatta Public Domain Guidelines* and Parramatta Council's *Street Tree Masterplan 2011*.

End of Modifications to MP 09_0167 MOD 3