

Mr Ben Lusher
Acting Team Leader
Metropolitan & Regional Planning Projects South
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Holly Palmer

7 February 2012

Our Ref: MIN2010/1

Dear Mr Lusher

Section 75W Modification Application – MP09_0218 MOD 3 – Modification to the Dwelling Mix of Building A – 128 Herring Road, Macquarie Park

Thank you for your letter dated 12 January 2012 seeking Council's response to the above modification to MP09_0218. Council notes that the earlier modification approved by the Minister for Planning and Infrastructure on 11 July 2011 increased the number of dwelling units to 127. The current application reduces the number of 2-bedroom units from 45 to 41 and increases the number of 1-bedroom units from 67 to 73. Each 1-bedroom unit has a study which is shown in the submitted plans accommodating a fold-out bed. Four of six studies include built in cupboards. Overall, the number of rooms capable of being used as a bedroom has actually increased from eight to ten (or 12 if the remaining studies are included). The number of car parking spaces is also proposed to increase by two from 128 to 130 to take account of this change.

The proposed modification does nothing to alleviate Council's previously iterated concern that the large studies are capable of being used as bedrooms. In its previous determinations for this development, the Department has chosen not to require payment of a Section 94 contribution for these convertible rooms, against Council's recommendation. Council therefore makes no further submission on this matter.

Similarly, a Social Impact Assessment was not required by the Department for the original proposal. Although the character of the whole development (including Building A) is moving further towards more 1-bedroom units in response to perceived market demand, the impact of these changes cannot be satisfactorily considered in the absence of a SIA. Again, Council makes no further submission on this matter.

While the highest level of energy efficiency is preferred, Council will not object to the installation of clothes dryers with 2-star rating as the target requirements of the BASIX Certificate are met. It will be Council's expectation that for all other buildings in the proposed development (i.e. Buildings B, C, D and E) where Council is the consent authority, the required scores will be met in all cases.

Yours sincerely

Dominic Johnson
Group Manager Environment & Planning