

Modification of Minister's Approval

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

As delegates of the Minister for Planning under delegation executed on 14 September 2011, we approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of the Commission

Sydney

2014

SCHEDULE 1

PART A: PARTICULARS

Application No.:	MP10_0113
Proponent:	Stamford Property Services Pty Ltd
Approval Authority:	Minister for Planning
Land:	110 -114 Herring Road, Macquarie Park (Lot 1 DP 780314)
Project:	Mixed use residential, retail and commercial development incorporating: <ul style="list-style-type: none">• demolition and excavation;• four residential buildings 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.
Modification	MP10_0113 MOD 3: <ul style="list-style-type: none">▪ amend car parking provision.

SCHEDULE 2

CONDITIONS

The Project Approval for MP10_0113 is modified as follows:

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

A2 Development in Accordance with Plans and Documentation

The Development shall be undertaken in accordance with the Environmental Assessment, except where amended by the Preferred Project Report (February 2012) and Response to PPR submissions (February 2012) including all associated documents and reports; the Section 75W Modification Applications prepared by Urbis Pty Ltd (August 2013) **and (June 2014)**, 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	E G	Level B1 Plan	17.06.13 12.09.14
DA2002	E G	Level B2 Plan	17.06.13 12.09.14
DA2003	E G	Level B3 Plan	17.06.13 12.09.14
DA2100	E F	Ground Level Plan	17.06.13 26.05.14
DA2101	E	Level 1 Plan	17.06.13
DA2102	E	Level 2 Plan	17.06.13
DA2103	F	Level 3 Plan	17.06.13
DA2105	F	Level 5 Plan	17.06.13
DA2106	C	Level 6 Plan	17.06.13
DA2107	C	Level 7 Plan	17.06.13
DA2108	C	Level 8 Plan	17.06.13
DA2109	C	Level 9 Plan	17.06.13
DA2110	F	Level 10 Plan	17.06.13
DA2111	D	Level 11 Plan	17.06.13
DA2112	C	Level 12 Plan	17.06.13
DA2113	D	Level 13 Plan	17.06.13
DA2115	D	Level 15 Plan	17.06.13
DA2116	D	Level 16 Plan	17.06.13
DA3100	F	South Elevation Epping Rd	17.06.13
DA3101	F	North Elevation	17.06.13
DA3102	F	East Elevation – Herring Rd West Elevation	17.06.13
DA3110	F	Section 1	17.06.13
DA3111	F	Section 2	17.06.13
DA3112	F	Section 3 + Section 4	17.06.13
DA3113	E	Section 5	17.06.13
DA4100	C	Detailed Elevation Sheet 1	17.06.13
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
DA3633	F	Views Sheet 4	17.06.13
DA3634	F	Views Sheet 5	17.06.13

Landscape Plans prepared for the Preferred Project Report by Oculus			
Drawing No.	Revision	Name of Plan	Date
		Landscape Master Plan	June 2013
		Illustrative Landscape Sections Section A & B	June 2013
		Illustrative Landscape Sections Section C & D	June 2013
		Illustrative Landscape Sections Section E, F & G	June 2013
		Illustrative Landscape Sections Section H	June 2013
		MPV Central Open Space	4.12.13

except for:

- (1) any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and,
 - (2) otherwise provided by the conditions of this approval.
- (b) Condition B1 is modified by the insertion of **bold** and underlined words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

B1 Design Modifications

In order to improve amenity for adjoining properties and future residents, the design of the proposed development should be amended as follows:

Car Parking

335 **374** car parking spaces shall be provided within the basement of the development including:

- 233 **340** standard residential spaces (at a rate of 0.6 **1.0** spaces per 1 bedroom apartment and 0.9 **1.0** spaces per 2 bedroom apartment) **including 34 accessible spaces (at a rate of 1 space per adaptable apartment); and**
- ~~34 accessible spaces (at a rate of 1 space per adaptable apartment); and~~
- 68 **34** visitor parking spaces (at a rate of 1 space per 5 **10** apartments).

Car parking for commercial on-site car parking must be provided in addition to the above at 1 space per 100m² of commercial GFA.

In addition **to the above**, 7 on-street car parking spaces shall be provided as part of the development.

Relevant Construction Certificate for car parking: prior to the issue of construction certificate for detailed architectural design of the below ground car park.