



Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
320 Pitt Street  
SYDNEY NSW 2001

1 June 2017

Dear Ms McNally

**Determination of Modification Request  
Stamford Grand Redevelopment, Macquarie Park (MP 10\_0112 MOD9)**

Thank you for your Department's letter received on 19 May 2017 referring the above modification request to the Planning Assessment Commission (the Commission) for determination under Ministerial delegation of 14 September 2011. The Commission understands that the Department has referred the matter as the application seeks changes to an aspect of the proposal (parking rates) which the Commission previously did not support. Ms Lynelle Briggs AO, Chair of the Commission, nominated me to constitute the Commission to determine the modification.

HSH Hotels Australia Limited (the proponent) seeks to modify the Concept Plan for the Stamford Grand Redevelopment through the removal of the current floor space cap on residential parking and changing the visitor parking rate from one space per five apartments to one space per ten apartments.

I have considered carefully the Department's environmental assessment report, all the information provided by the proponent and section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). I am of the view that these modifications are within the scope of section 75W of the EP&A Act, as they do not make the modified development substantially different to what is currently approved.

I note that the Commission did not support two previous requests to modify the residential car parking rates including to increase the overall car parking number by 67 spaces (MOD 3) and to remove the cap on residential parking (imposed in MOD 1). At that time the Commission was concerned that the proposal was inconsistent with the objectives of the Ryde Development Control Plan to reduce congestion and promote alternative means of transport, that the draft Herring Road Urban Activation Precinct did not have statutory force and that Council had objected to the proposed increase in car parking.

Since then the City of Ryde has amended the parking controls as they relate to residential development in the Macquarie Park Corridor. The revisions decrease the maximum visitor parking requirements from one visitor space per five dwellings to one space per ten dwellings. These changes result in the current proposal having a surplus of 45 visitor spaces which the proponent seeks to reallocate to residential parking spaces.

I note that this modification does not seek to make any physical changes to the development, or to increase the overall number of car parking spaces, or to change the approved parking numbers for the completed Stage 1 of the development. Rather this modification seeks to align car parking rates and allocation with the objectives and controls of the revised *City of Ryde Development Control Plan 2014*.

(the RDCP 2014). I note too that the modification is in accordance with the revised parking rates and that Council has no objection to the proposed car parking changes.

The proposed removal of the cap on floor space to which parking can be applied will allow the reallocation of car parking spaces in accordance with the RDCP 2014.

I am satisfied that the modifications are consistent with the strategic planning framework for the Macquarie Park Corridor. I am also satisfied that the modifications will not increase the total number of car parking spaces on the site and will not result in an unacceptable change in parking availability at or near the site or additional traffic impacts. I find that the proposal reflects the objectives and controls of the RDCP 2014.

For the reasons set out above, I have determined to grant approval to the modification request subject to the conditions set out in the instrument of approval.



Annabelle Pegrum AM  
**Member of the Commission (Chair)**

cc.           The Hon. Anthony Roberts, MP  
                Minister for Planning  
                GPO Box 5341  
                SYDNEY NSW 2001