

# Notice of Modification

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

As delegate of the Minister for Planning the Planning Assessment Commission modifies the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

### Member of the Commission

Sydney

2016

### SCHEDULE 1

- Development Approval:** MP 09\_0167 granted by the Planning Assessment Commission under delegation on 28 October 2011
- For the following:** 26 Storey Mixed Use Development including:
- 367 residential apartments (115 x 1, 204 x 2 and 48 x 3 bedroom units)
  - 2,952m<sup>2</sup> of commercial floor space
  - 1,240m<sup>2</sup> of retail and restaurant floor space
  - 316m<sup>2</sup> Archaeological interpretation Centre
  - 6 levels of basement parking
- Applicant:** Crown International Holdings
- Approval Authority:** Minister for Planning
- The Land:** 45-47 Macquarie Street and 134-140 Marsden Street, Parramatta (Lot 1 DP 61073, Lots A, B and C DP 82967, Lots 1 and 2 DP 213184, Lot 1 DP 539968 and lots 101, 102 and 103 DP 785428)
- Modification:** MP 09\_0167 MOD 6: the modification includes the conversion of 72 residential apartments at Levels 2 to 9 in Section D to serviced apartments.

### SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Term of Approval A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words/numbers as follows:
- ~~586~~**514** residential apartments, comprised of:
  - ~~77~~ **61** x studio apartments;
  - ~~312~~ **265** x 1-bedroom apartments;
  - ~~180~~ **171** x 2-bedroom apartments; and

- 17 x 3-bedroom apartments.
- **72 serviced apartments;**
- A 448 m<sup>2</sup> archaeological interpretation centre;
- A 665 m<sup>2</sup> conference centre
- Construction and use of a new mixed use development with a maximum GFA of 47,145.4m<sup>2</sup>.
- Operation and use of six levels of basement car park accommodating 574 car parking spaces (inclusive of 11 stacked spaces), 14 motorbike spaces and 70 bicycle parking spaces.

(b) Schedule 2 Part A – Term of Approval A2 is amended by the insertion of the **bold and underlined** words / numbers as follows:

The development shall be undertaken generally in accordance with:

- MP No. 09\_0167 and the Environmental Assessment except where amended by the Preferred Project Report dated February 2011, prepared by JBA Planning;
- Section 75W Modification to MP 09\_0167 (MOD2), prepared by JBA Planning, dated November 2012 as amended by Preferred Project Report dated December 2013;
- Section 75W Modification to MP 09\_0167 (MOD4), prepared by JBA Planning, dated October 2014 as amended by Response to Submissions dated 1 April 2015 and Design Amendments dated 7 July 2015 (updated 4 August 2015);
- Section 75W Modification to MP09\_0167 (MOD 5) prepared by JBA Planning and dated December 2015;
- **Section 75W Modification to MP09\_0167 (MOD6) prepared by JBA Planning and dated May 2016; and**
- The following drawings: *(Note: No changes to drawing schedule proposed)*

**End of Modification**