

MEMORANDUM

To: Sydney North Planning Panel

From: Peggy Wong - Senior Town Planner, Major Development Assessment

Date: 27 November 2020

Subject: 45-61 Waterloo Road, Macquarie Park (2018SNH022) - LDA2018/0172

I refer to Development Application at 45-61 Waterloo Road, Macquarie Park (2018SNH022) scheduled for determination by the Sydney North Planning Panel at its meeting on 2 December 2020.

The purpose of this memo is to update the recommended conditions of consent at Attachment 1 of the assessment report submitted to the Sydney North Planning Panel.

It is noted that the draft conditions of consent provided to the Panel did not include the specialist reports that were considered and referenced in the assessment report. The relevant specialist reports include a wind tunnel testing report, a noise impact assessment and an ecologically sustainable development report.

Accordingly, Attachment 1 of the assessment report is recommended to be amended so that Condition 2 reads as follows:

2. Approved Plans/Documents – Concept DA Plan.

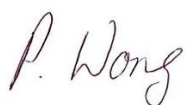
Pursuant to Clause 4.22 of the *Environmental Planning and Assessment Act 1979* this Notice of Determination approves the concept proposal for the development of the site in accordance with the following plans (stamped by Council):

Drawing Title	Drawing Number	Date	Issue
Building Envelope Plan	MPM-TUR-DRW-ARC-150-001	22.05.2020	G
Indicative Basement Footprint Plan	MPM-TUR-DRW-ARC-150-002	15.08.2019	E
Soft landscape & Deep Soil Zones	MPM-TUR-DRW-ARC-150-003	22.05.2020	G
Indicative Staging Diagrams	MPM-TUR-DRW-ARC-120-005	27.09.2019	F
Site Lots Existing and Proposed	MPM-TUR-DRW-ARC-120-006	15.08.2019	E

Summary of amendments – Sheet 01	MPM-TUR-DRW-ARC-120-007	15.08.2019	E
Summary of amendments – Sheet 02	MPM-TUR-DRW-ARC-120-008	15.08.2019	E
Summary of amendments – Sheet 03	MPM-TUR-DRW-ARC-120-009	15.08.2019	E
South Context Elevation	MPM-TUR-DRW-ARC-200-001	15.08.2019	E
North Context Elevation	MPM-TUR-DRW-ARC-200-002	15.08.2019	E
East Context Elevation	MPM-TUR-DRW-ARC-200-003	15.08.2019	E
West Context Elevation	MPM-TUR-DRW-ARC-200-004	15.08.2019	E
Deep Soil Landscape Plan	MPM-MGC-DRW-LAN-0002	4.07.2019	G
Pedestrian Level Wind – Wind Tunnel Test, prepared by ViPAC Engineers and Scientists	-	28.10.2019	2
Master Plan – Environmental Noise Impact Assessment, prepared by Acoustic Logic	-	3.07.2017	1
Masterplan DA ESD Report, prepared by LCI Consultants	-	14.08.2017	C

and as amended by the conditions of this consent.

A copy of an amended set of draft conditions to supersede the previously submitted Attachment 1 accompanies this memo.



Peggy Wong
Senior Town Planner