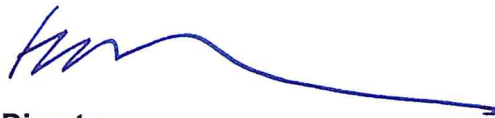


Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011 and effective 1 October 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Director
Industry, Social Projects and Key Sites

Sydney

14 August

2013

SCHEDULE 1

Project Approval:

MP 10_0168 granted by the Minister for Planning and Infrastructure on 31 July 2012

For the following:

Site 43/44 mixed commercial and retail development, including:

- excavation and construction of a two level basement car park for provision of 225 car spaces, 24 motorcycle spaces and 121 bicycle spaces (20 located at ground level) and associated amenities and facilities
- construction of an eight storey mixed commercial/retail development comprising 16,450 sqm of gross floor area
- part construction of new East West Street
- tree removal and landscape open space at ground level
- removal of existing at-grade parking areas and relocation of 30 existing office/warehouse building parking spaces into the basement car park
- provision of 85 new temporary at-grade parking for office/warehouse building staff and visitors.

Modification:

MP 10_0168 MOD 1: Modified basement car park, minor design changes and exclusion of part construction of new East West Street.

SCHEDULE 2

Condition A2 Development in Accordance with Plans and Documents

1. Delete (b) and replace with:

(b) Project Report titled *Proposed Mixed Commercial and Retail Development, 2 Australia Avenue, Sydney Olympic Park (Site 43/44), Major Project Application (MP10_0168) Preferred Project Report*, prepared by Architectus, dated June 2012 as amended by the *Planning Statement in support of Section 75W Modification* and attachments prepared Architectus, dated 2 July 2013; and

2. Delete the following plans references in (c):

Architectural (or Design) Drawings prepared by Architectus			
Drawing No.	Revision	Name of Plan	Date
DA0005	B	SITE PLAN – STAGE 1	08.06.12
DA1001	G	BASEMENT LEVEL 2 PLAN	08.06.12
DA1002	I	BASEMENT LEVEL 1 PLAN	08.06.12
DA1003	L	GROUND FLOOR PLAN	08.06.12
DA1004	C	LEVEL 1 PLAN	08.06.12
DA1005	C	LEVEL 2 PLAN	08.06.12
DA1006	C	LEVEL 3 – 7 PLAN	08.06.12
DA1007	C	PLANT LEVEL PLAN	08.06.12
DA1008	C	ROOF LEVEL PLAN	08.06.12
DA2000	D	NORTH EAST ELEVATION	08.06.12
DA2001	D	NORTH WEST ELEVATION	08.06.12
DA2002	C	SOUTH WEST ELEVATION	08.06.12
DA2003	C	SOUTH EAST ELEVATION	08.06.12
DA2005	C	SECTION 1	08.06.12
DA2006	C	SECTION 2	08.06.12
DA2010	B	DETAIL SECTIONS 1 – 2	08.06.12
DA2011	B	DETAIL SECTION 3 – 4	08.06.12
DA5000	B	MATERIAL FINISHES	08.06.12
Landscape Drawings prepared by SCOTT CARVER			
Drawing No.	Revision	Name of Plan	Date
DWG NO.03	B	DESIGN STATEMENT	6 JUNE 2012
DWG NO.04	B	PLANT SCHEDULE	6 JUNE 2012
DWG NO.05	C	STAGE 1 LANDSCAPE CONCEPT PLAN	6 JUNE 2012

3. Insert the following plans references in (c):

Architectural (or Design) Drawings prepared by Architectus			
Drawing No.	Revision	Name of Plan	Date
DA-S75-0001	B	DRAWING NOTES	20.06.2013
DA-S75-0004	B	SITE PLAN	20.06.2013
DA-S75-1000	B	BASEMENT 2 PLAN	20.06.2013
DA-S75-1001	B	BASEMENT 1 PLAN	20.06.2013
DA-S75-1002	D	GROUND FLOOR PLAN	06.08.2013
DA-S75-1003	B	LEVEL 1 PLAN	20.06.2013
DA-S75-1004	B	LEVEL 2 PLAN	20.06.2013
DA-S75-1005	B	LEVEL 3 PLAN	20.06.2013
DA-S75-1006	B	LEVEL 4 PLAN	20.06.2013
DA-S75-1007	B	LEVEL 5 PLAN	20.06.2013
DA-S75-1008	B	LEVEL 6 PLAN	20.06.2013
DA-S75-1009	B	LEVEL 7 PLAN	20.06.2013
DA-S75-1010	B	PLANT LEVEL PLAN	20.06.2013
DA-S75-1011	B	ROOF PLAN	20.06.2013
DA-S75-2000	B	ELEVATIONS	20.06.2013
DA-S75-2001	B	ELEVATIONS	20.06.2013

DA-S75-2010	B	SECTIONS	20.06.2013
DA-S75-2011	B	SECTIONS	20.06.2013
DA-S75-2012	A	MATERIAL FINISHES	06.08.2013
Landscape Drawings prepared by SCOTT CARVER			
Drawing No.	Revision	Name of Plan	Date
100	7	Landscape Plan	2 August 2013
101	3	Forecourt Plan and Details	25 June 2013

Condition B7 Number of Car Spaces

4. Delete the table in the condition and replace with the following:

Car parking allocation	Number
Retail	21
Minimum number of retail car spaces to be accessible spaces	1
Commercial	202
Minimum number of commercial car spaces to be accessible spaces	7
Number of dedicated courier spaces	2
Stage 1A	55
Minimum number of Stage 1A car spaces to be accessible spaces	2
TOTAL	280

Condition B9 Bicycle Spaces

5. Delete condition B9 and replace with the following:

- B9. A minimum of 151 basement bicycle spaces and 21 ground level visitor bicycle spaces are to be provided for the development. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Condition D22 Existing Office/Warehouse Building

6. Delete condition D22.