

Modification of Development consent

Section 96 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, under delegation dated 16 February 2015, I approve the Section 96 (1A) modification of the State Significant Development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Acting Director
Regional Assessments

Sydney 12 OCTOBER

2015

SCHEDULE 1

Application No.:	SSD 6059
Applicant:	FDC Construction and Fitout Pty Ltd
Consent Authority:	Minister for Planning
Land:	Site 8C Murray Rose Avenue, Sydney Olympic Park (part Lot 2120 in DP 1169474)
Approved Development:	Commercial and retail development, including: <ul style="list-style-type: none">• excavation of two basement parking levels for 58 car spaces;• construction of an six storey building comprising 5,533 sqm of commercial gross floor area (GFA) and 702 sqm of retail GFA; and• subdivision into a separate allotment.
Modifications:	SSD 6059 MOD 1: modification for internal and external design amendments to the approved building.

SCHEDULE 2

The above approval is modified as follows.

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

Development in Accordance with Plans and Documents

A2. The Applicant shall carry out the project generally in accordance with the:

- a) Environmental Impact Statement titled *Proposed Six Storey Commercial Building with Two Storey basement Car Park, Associated plant and Subdivision of Lot 8C*, prepared by FDC, dated 10 October 2013;
- b) Response to Submissions letter prepared by FDC Construction and Fitout Pty Ltd dated 27 November 2013, and the *Design Report Site 8C Commercial Building Sydney Olympic Park*, prepared by Bates Smart;
- c) **The Section 96(1A) Modification SSD 6059 prepared by FDC dated 26 August 2015 Version 3; and**
- d) following drawings, except for:
 - i) any modifications which are Exempt' or Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
A01.001	C <u>D</u>	Site Plan	24.09.2013 <u>10.07.2015</u>
A02.002	A <u>C</u>	Basement 2 Plan	25.06.2013 <u>10.07.2015</u>
A02.001	A <u>C</u>	Basement 1 Plan	25.06.2013 <u>10.07.2015</u>
A02.00	A <u>G</u>	Ground Floor Plan	25.06.2013 <u>24.07.2015</u>
A02.01	A <u>C</u>	First Floor Plan	25.06.2013 <u>10.07.2015</u>
A02.02	A <u>C</u>	Typical Second Floor Plan	25.06.2013 <u>10.07.2015</u>
<u>A02.03</u>	<u>A</u>	<u>Third Floor Plan</u>	<u>10.07.2015</u>
<u>A02.04</u>	<u>A</u>	<u>Fourth Floor Plan</u>	<u>10.07.2015</u>
<u>A02.05</u>	<u>A</u>	<u>Fifth Floor Plan</u>	<u>10.07.2015</u>
A02.06	A <u>D</u>	Plant Level 6	25.06.2013 <u>04.08.2015</u>
A05.001	C <u>E</u>	South Elevation	24.09.2013 <u>04.08.2015</u>
A05.002	C <u>D</u>	West Elevation	24.09.2013 <u>10.07.2015</u>
A06.001	C <u>D</u>	Section A-A	24.09.2013 <u>10.07.2015</u>
A06.002	C <u>D</u>	Section B-B	24.09.2013 <u>10.07.2015</u>
A06.003	C <u>D</u>	Section C-C	24.09.2013 <u>10.07.2015</u>

- 2) Condition B14 is amended by the deletion of ~~struck-out~~ words / numbers and the insertion of **bold** and **underlined** words/numbers as follows:

Number of Car Spaces

B14.

- a) A maximum of ~~58~~ **54** car parking spaces are to be provided for the development in the basement. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
- i) The layout and design of the car parking areas including driveways, grades, turn paths, sight distance, aisle widths and lengths and parking bay dimensions) be in accordance with AS 2890 parts 1, 2 and 6.

- 3) Condition G10 is added by insertion of the following **bold and underlined** words/numbers as follows:

Building and Business Identification Signage

G10.

Business and building identification signage shall comply with the following:

- a) The approved signage shall be appropriately maintained at all times.**
- b) The signage shall be utilised as building and business identification signage only and shall not be adapted or altered to be third party advertising signage without further consent.**
- c) The signage shall not:-**
- i) flash, move, be animated, scintillate or include rotating flashing lights;**
- iv) give instructions to traffic by the use of the words 'Halt', 'Stop', or any other direction, nor imitate traffic signs in respect to shape, layout or colour;**
- v) contain interchangeable or movable parts; and**
- vi) impair or distract the vision of a driver through the intensity of the illumination of the sign.**

END OF MODIFICATION

