

Modification of Development Consent

Section 96(2) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, under the delegation dated 16 February 2015, I modify the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Acting Director
Regional Assessments

Sydney 1 JULY 2015

SCHEDULE 1

Development Approval:	SSD 6076
Applicant:	The GPT Group
Consent Authority	Minister for Planning
Land:	4 Murray Rose Avenue, Sydney Olympic Park
Approved Development:	Demolition of the existing hardstand car park areas, associated roads and roundabout, and construction of a six storey commercial building above three levels of basement parking, and associated landscaping and tree removal.
Modification:	SSD 6076 MOD 1 includes: <ul style="list-style-type: none">• reconfiguration of the lower levels of the building to integrate with the final road layout for Dawn Fraser Avenue;• additional tenancies that results in an increase of gross floor area (GFA) by 523m² to a total of 16,235m²;• a reduction of car parking spaces from 287 to 262 with an additional 3 motorbike spaces and 7 bicycle spaces; and• associated landscaping changes.

SCHEDULE 2

This consent is modified as follows:

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

Terms of Consent

- A2. The applicant shall carry out the project generally in accordance with the:
- a) State Significant Development Application SSD 6076;
 - b) Environmental Impact Statement prepared by JBA Planning dated February 2014;
 - c) Response to Submissions prepared by JBA Planning dated June 2014;
 - d) The conditions of this consent; ~~and~~
 - e) **The Section 96(2) Modification Application (SSD 6076 MOD 1), accompanying Environmental Impact Statement dated December 2014 and Response to Submissions Report dated 19 May 2015, prepared by JBA Urban Planning Consultants Pty Ltd; and**
 - f) The 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 Turner Architects Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
EA000	F	COVER PAGE	16.05.2014
	<u>M</u>		<u>25.05.2015</u>
EA001	C	SITE ANALYSIS	16.05.2014
	<u>E</u>		<u>09.12.2014</u>
EA002	C	MASTER PLAN DAY 1	16.05.2014
	<u>E</u>		<u>09.12.2014</u>
EA003	C	MASTER PLAN FUTURE	16.05.2014
	<u>E</u>		<u>09.12.2014</u>
EA004	D	DEMOLITION PLAN	16.05.2014
	<u>E</u>		<u>09.12.2014</u>
EA005	C	CONTEXT ELEVATION SOUTH AND NORTH	16.05.2014
	<u>D</u>		<u>02.12.2014</u>
EA006	C	CONTEXT ELEVATION EAST AND WEST	16.05.2014
	<u>D</u>		<u>02.12.2014</u>
EA007	C	PHOTOMONTAGES	16.05.2014
EA008	C	INFRASTRUCTURE PLAN	16.05.2014
	<u>E</u>		<u>09.12.2014</u>
EA100	D	SITE/ROOF PLAN	16.05.2014
	<u>E</u>		<u>02.12.2014</u>
EA101	K	BASEMENT 03	16.05.2014
	<u>S</u>		<u>02.12.2014</u>
EA102	K	BASEMENT 02	16.05.2014
	<u>S</u>		<u>02.12.2014</u>
EA103a	K	BASEMENT 01	16.05.2014
	<u>X</u>		<u>20.05.2015</u>
<u>EA103b</u>	<u>F</u>	<u>BASEMENT PLANT MEZZANINE</u>	<u>02.12.2014</u>
EA104	P	GROUND LEVEL	16.05.2014
	<u>SK104</u>		<u>A</u>
EA105	J	LEVEL 1	16.05.2014
	<u>N</u>		<u>02.12.2014</u>

EA106	<u>G</u> <u>J</u>	LEVEL 2	16.05.2014 <u>02.12.2014</u>
EA107	<u>G</u> <u>J</u>	LEVEL 3	16.05.2014 <u>02.12.2014</u>
EA108	<u>L</u> <u>N</u>	LEVEL 4	16.05.2014 <u>02.12.2014</u>
EA109	<u>F</u> <u>H</u>	LEVEL 5	16.05.2014 <u>02.12.2014</u>
EA110	<u>J</u> <u>K</u>	PLANT LEVEL	16.05.2014 <u>02.12.2014</u>
<u>EA111</u>	<u>C</u>	<u>ROOF PLAN</u>	<u>01.11.2013</u>
EA114	<u>D</u> <u>E</u>	AREA SCHEDULE	16.05.2014 <u>02.12.2014</u>
EA300	<u>E</u> <u>F</u>	NORTH ELEVATION MURRAY ROSE AVENUE	16.05.2014 <u>02.12.2014</u>
EA301	<u>F</u> <u>J</u>	EAST ELEVATION PEDESTRIAN DRIVEWAY ACCESS	16.05.2014 <u>20.05.2015</u>
EA302	<u>E</u> <u>L</u>	SOUTH ELEVATION FUTURE DAWN FRASER AVENUE	16.05.2014 <u>20.05.2015</u>
EA303	<u>E</u> <u>G</u>	WEST ELEVATION FUTRE PARKVIEW DRIVE EXTENSION	16.05.2014 <u>02.12.2014</u>
EA400	<u>E</u> <u>G</u>	SECTION A	16.05.2014 <u>02.12.2014</u>
EA401	<u>D</u> <u>E</u>	SECTION B	16.05.2014 <u>02.12.2014</u>
<u>EA402</u>	<u>A</u>	<u>GA SECTIONS - SECTION 1</u>	<u>20.08.2013</u>
EA403	<u>D</u> <u>E</u>	SECTION D	16.05.2014 <u>02.12.2014</u>
<u>EA404</u>	<u>C</u>	<u>SECTION E</u>	<u>24.04.2015</u>
<u>EA405</u>	<u>F</u>	<u>SECTION F</u>	<u>24.04.2015</u>
<u>EA406</u>	<u>B</u>	<u>SECTION G</u>	<u>27.04.2009</u>
EA500	<u>C</u>	SHADOW ANALYSIS	16.05.2014
EA501	<u>C</u>	SOLAR ANALYSIS STUDY	16.05.2014
EA700	<u>C</u>	VIEW 01	16.05.2014
EA701	<u>B</u> <u>C</u>	VIEW 02	16.05.2014
EA800	<u>B</u> <u>C</u>	EXTERNAL MATERIALS AND FINISHES BOARD	16.05.2014 <u>02.12.2014</u>
EA810	<u>C</u> <u>J</u>	FUTURE PROPOSED GROUND LEVEL DAWN FRASER & PARKVIEW DRIVE EXTENSION	16.05.2014 <u>02.12.2014</u>
EA811	<u>C</u> <u>J</u>	SOUTH ELEVATION DAWN FRASER AVENUE & PARKVIEW DRIVE EXTENSION	16.05.2014 <u>02.12.2014</u>

2. Condition B12 is amended by insertion of the **bold and underlined** words/numbers and deletion of ~~struck out~~ words/numbers as follows:

Number of Car and Motorbike Spaces

B12.

- a) A maximum of ~~287~~ **262** car parking spaces and ~~13~~ **16** motorcycle 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.

- b) The layout and design of the car parking areas (including driveways, grades, turn paths, sight distance, aisle widths and lengths and parking bay dimensions) are to be in accordance with AS 2890 parts 1, 2 and 6.

3. *Insert new Condition B18 as follows:*

Landscape Plans

B18. The Applicant is to amend the Landscape Plan(s) to respond to the notations in red shown on the SK104.A Ground Level drawing dated 09.06.2015. The plan(s) are to be submitted to the satisfaction of SOPA's General Manager Operations and Sustainability, prior to the issue of a Construction Certificate for the relevant stage.

4. *Condition F1 is amended by insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:*

Vehicular Access

F1. All vehicles entering and exiting the basement from ~~Murray Rose Avenue~~ **Dawn Fraser Avenue** must do so in a forward direction.

END OF MODIFICATIONS TO SSD 6076 MOD 1