


Modification of Major Project Approval

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

I, the Director General, as delegate of the Minister for Planning, under Instrument of Delegation dated 4 March 2009, determine the application under section 75W of the *Environmental Planning and Assessment Act 1979*, as follows:

- (a) Modify the Project Approval referred to in Schedule 1 in the manner set out in Part A of Schedule 2.
- (b) Refuse to modify the Project Approval referred to in Schedule 1 in the manner set out in Part B of Schedule 2.


Sam Haddad
Director General
Department of Planning

Date: 5/5/2009.

MP 06_0127 MOD 1

SCHEDULE 1

Project approval for the construction of a mixed use residential building at Site 3, corner of Australia Avenue and Parkview Drive, Sydney Olympic Park (MP 06_0127) granted by the Minister for Planning on 21 June 2007, comprising:

- The construction a mixed use residential apartment building that is part 24 storeys and part 16 storeys with three basement levels comprising the following:
- 208 apartments including a mix of studios, 1, 2 and 3 bedroom apartments and 1 live/ work unit;
- 4 commercial/ retail units located on the corner of the building, along Australia Avenue;
- a child care centre located on Parkview Drive; and
- 283 car-parking spaces over 3 basement levels (including access spaces and spaces for visitors).

SCHEDULE 2

The above approval is modified as follows:

Part A

1. Condition A1 Development Description

- (1) In part 1 of this condition delete the following words and numbers from the condition “208 apartments”, “4 commercial/retail units” and “283 car-parking spaces” and replace with “218 apartments”, “5 commercial/retail units” and “286 car-parking spaces” respectively.

2. Condition A2 Development in Accordance with Plans

- (1) Delete the condition and replace with the following:

Architectural (or Design) Drawings prepared by Turner and Associates			
Drawing No.	Revision	Name of Plan	Date
DA001	2	Site Plan	09.01.2009
DA002	2	Site Analysis	09.01.2009
DA003	5	Basement Level 3	04.03.2009
DA004	5	Basement Level 2	04.03.2009
DA005	5	Basement Level 1	04.03.2009
DA006	6	Ground Floor Plan	04.03.2009
DA007	4	Level 01	04.03.2009
DA008	4	Level 02	04.03.2009
DA009	4	Levels 03-06	04.03.2009
DA013	4	Levels 07-08	04.03.2009
DA015	4	Levels 09-11	04.03.2009
DA018	4	Levels 12-13	04.03.2009
DA020	4	Level 14	04.03.2009
DA021	4	Level 15	04.03.2009
DA022	4	Level 16	04.03.2009
DA023	4	Levels 17-20	04.03.2009
DA027	3	Level 21	09.01.2009
DA028	3	Levels 22-23	09.01.2009
DA030	3	Level 24	09.01.2009
DA031	4	Roof Plan	04.03.2009
DA037	3	Envelope Analysis - Elevations	09.01.2009
DA041	2	Child Care Centre	09.01.2009
DA051	4	Section East West	16.02.2009
DA052	F	Tunnel Sections	16.05.2007
DA100	5	West Elevation	04.03.2009
DA101	5	East Elevation	04.03.2009
DA102	4	North Elevation	16.02.2009
DA103	4	South Elevation	16.02.2009
DA104	AD	Rendered Elevations	05.12.2006
DA151	2	Shadow Diagrams	09.01.2009
DA161	AC	Materials Precedents	05.12.2006
BASIX CERTIFICATE No. 236354M dated 9 March 2009			

3. Condition B2 Amended Ground Floor Design

Delete the condition and replace with the following:

- (1) *Prior to the release of the Stage 2 Construction Certificate, the Proponent shall submit to the satisfaction of SOPA three copies of plans amending the layout and design of the new stairs in front of the Tower A lobby shown in Drawing DA 006, Revision 6 dated 04/03/2009. The Proponent shall engage an appropriately qualified Access Consultant to ensure appropriate consideration is given to the safety of pedestrians including disabled persons when using this path to gain access to the lobby.*

4. Condition B12 Car Parking Spaces and Dimensions

Delete the delete the following words and numbers from the condition:

- "283 car parking spaces", "4 spaces are to allocated to the retail tenancies" and "the remaining 3 spaces"

Replace with the following words and numbers:

- "286 car parking spaces", "5 spaces are to be allocated to the retail tenancies" and "the remaining 4 spaces".

5. Condition B13 Landscaping of the Site

Delete part (viii) of this condition of replace with the following:

- (1) *Details regarding the transplanting of the 3 Morton Bay Fig trees on the site and removal of the Port Jackson Fig Tree. Two trees must be transplanted elsewhere off site (or a temporary area off site) as directed by SOPA and one tree is to be transplanted to the southern end of the site. The Port Jackson Fig is to be removed from the site.*

6. Condition B29 On-street child care centre drop off car spaces

Delete the condition and replace with the following:

- (1) *Five (5) restricted kerbside car parking spaces are to be provided within Parkview Drive, to service the child care facility as a dedicated pick up and set down area. Details of the location of these spaces, all necessary signage and any other works or required traffic measures relating to the provision of these spaces, are to be approved by SOPA prior to issue of a Construction Certificate for Stage 1.*

Part B

1. Proposed Condition B34 Railcorp Approval

The proposed condition is refused.