

Modification of Major Project Approval

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

I, the Executive Director Strategic Sites and Urban Renewal, as delegate of the Minister for Planning, under Instrument of Delegation dated 7 June 2007, modify under S.75W of the *Environmental Planning and Assessment Act 1979*, the Project Approval referred to in Schedule 1 in the manner set out in Schedule 2.



Jason Perica
Executive Director
Strategic Sites and Urban Renewal

Date: 19/8/08

MP06_0149 MOD 1

SCHEDULE 1

Project approval for the construction of a Studio and Office Complex (MP 06_0149) granted by the Minister for Planning on 25 January 2007, comprising:

- Twelve (12) storeys including office space and plant room.
- Four (4) large studios and associated warehousing
- 41,800m² of gross floor space.
- Two levels of semi-basement car parking (697 spaces), one which is for use by the occupants of the building (347 spaces) and the remaining level is for use by the landowner including visitor/public spaces (350 spaces).
- A landscaped open plaza at the south-eastern end of the building adjacent to a café, retail shops and entry foyers as well as various storage and utility rooms all at ground floor level.
- A landscaped park at the western end of Central Avenue, to the south of the building.
- General office area in levels 1 to 10 of the building.

SCHEDULE 2

The above approval is modified as follows:

Delete Condition A2 and replace with:

A2 Development in Accordance with Plans

The approval shall be in accordance with MP 06_0149 and with the Environmental Assessment dated August 2006 prepared by Architectus Sydney Pty Ltd including all Appendices, except where

amended by the Preferred Project report and appendices dated November 2006 and prepared by Architectus Sydney Pty Ltd, and the following drawings,:

Architectural (or Design) Drawings prepared by PTW Architects at Appendix A of the Preferred Project Report			
Drawing No.	Revision	Name of Plan	Date
PA-001	F	Site Plan/Floor Plan	27.11.2006
PA-002	F	Plan Level 1 – Central Ave Level	27.11.2006
PA-003	F	Floor Plan – Mezz. Carpark level	27.11.2006
PA-004	F	Floor Plan – Level 2	27.11.2006
PA-005	F	Floor Plan – Level 3	27.11.2006
PA-006	F	Floor Plan – Level 4	27.11.2006
PA-007	F	Floor Plan – Level 5	27.11.2006
PA-008	F	Floor Plan – Level 6-11 and Level 12	27.11.2006
PA-009	F	Floor Plan – Roof Level	27.11.2006
PA-010	F	Sections A-A, B-B & C-C	27.11.2006
PA-011	F	Sections D-D & E-E	27.11.2006
PA-012	F	Section F-F	27.11.2006
PA-013	F	Elevation North	27.11.2006
PA-014	F	Elevation South	27.11.2006
PA-015	F	Elevations – East & West	27.11.2006
Stormwater Management Plan prepared by Woolacotts Consulting Engineers at Appendix J of the Environmental Assessment			
Drawing No.	Revision	Name of Plan	Date
SW2	-	Bulk Earthworks Stormwater Management Plan	August 2006
Materials and Finishes Board prepared by PTW Architects			

Except for:

- (1) Any modifications which are 'Exempt Development' as identified in *South Sydney Local Environmental Plan 1998* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;
- (2) Otherwise provided by the conditions of this consent;
- (3) As modified by:

Architectural (or Design) Drawings prepared by PTW Architects as part of the S.75W Modification Application (MP 06_0149 MOD 1):			
Drawing No.	Revision	Name of Plan	Date
PA-001	M	Site Plan/Floor Plan	09.11.2007
PA-002	M	Plan Level 1 – Central Ave Level	09.11.2007
PA-003	M	Floor Plan – Mezz. Carpark level	09.11.2007
PA-004	M	Floor Plan – Level 2	09.11.2007
PA-005	M	Floor Plan – Level 3	09.11.2007
PA-006	M	Floor Plan – Level 4	09.11.2007
PA-007	M	Floor Plan – Level 5	09.11.2007
PA-008	M	Floor Plan – Level 6-11 and Level 12	09.11.2007
PA-009	M	Floor Plan – Roof Level	09.11.2007
PA-010	M	Sections A-A, B-B & C-C	09.11.2007
PA-011	M	Sections D-D & E-E	09.11.2007

PA-012	M	Section F-F	09.11.2007
PA-013	N	Elevation North	09.11.2007
PA-014	N	Elevation South	09.11.2007
PA-015	N	Elevations – East & West	09.11.2007
PA-031	H	Photomontage Davy Road	30.07.2008
PA-032	H	Photomontage Central Avenue	30.07.2008
PA-033	H	Photomontage Locomotive Street	30.07.2008
PA-034	H	Photomontage Carriage Workshop	30.07.2008
ATP – Seven Eveleigh External Materials and Sample Board, prepared by <i>PTW Architects</i> and dated July 2008.			