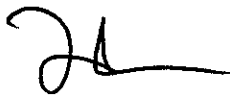


Modification of Major Project Approval

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

Dated this **24** day of October 2008

MP 06_0175 MOD 1

S06/00026-2

SCHEDULE 1

Approval for construction of a 6 storey commercial office building with a café and 2 retail units at ground level; a total of 101 car spaces within 2 basement levels and at grade, and removal of 6 trees at Site 8A, Murray Rose Avenue, Sydney Olympic Park (Lot 1021 & Lot 1023, DP 875723). The site is owned by the Sydney Olympic Park Authority and is located within the Town Centre Precinct of Olympic Park on the corner of Australia Avenue and Murray Rose Avenue.

SCHEDULE 2

The above approval is modified as follows:

(a) Delete Condition B1(1)(a)

(b) Delete Condition B1(3).

(c) Delete Condition B11 and replace with the following

Condition B11 – Number of Car Spaces

The maximum number of car spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

CAR PARK ALLOCATION	NUMBER
Parking Spaces	117
Inclusive of commercial disabled spaces	2
Inclusive of retail parking spaces	8*
TOTAL CAR SPACES	117

* Retail parking spaces provided are to be a minimum of 1 car parking space per retail tenancy.

(d) Delete Condition B12 and replace with the following:

Condition B12 – Number of Bicycle Spaces

A minimum number of 31 bicycle spaces are associated with the development including 21 located in the basement car parking area and 10 located along Murray Rose Avenue adjacent to the building. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate

(e) Delete Condition F13(4) and replace with the following:

Condition F13(4) – Parking and Traffic Management

A 20m signposted SHORT TERM loading bay is to be provided within the rear service lane to the east of the car spaces adjacent to the rear building wall.

(f) Delete Condition F13(6).