

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, 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.

SHaddadi

Sam Haddad
Director General
Department of Planning

Date: *3rd April 2009.*

MP 06_0175 MOD 2

SCHEDULE 1

Project approval for the construction of Commercial Office Building at Site 8a Murray Rose Avenue, Sydney Olympic Park (MP 06_0175) granted by the Minister for Planning on 26 May 2008, comprising:

- Construction of a 6 storey commercial office building with a GFA of 7,311sqm including ground floor retail units and a café, plus associated rooftop plant equipment;
- Construction of 2 basement car park levels consisting of 89 car spaces and at grade parking for 12 car spaces, totalling 101 spaces and 31 bicycle spaces;
- Provision of a designated loading area off the rear service lane and a restricted loading bay within the rear service lane.
- Erection of 4 business identification signs located on the southern, northern and eastern buildings facades and at ground level to Murray Rose Avenue;
- Removal of 6 street trees and retention of 5 street trees along Murray Rose Avenue.

SCHEDULE 2

The above approval is modified as follows:

1. Condition A2 Development in Accordance with Plans

To amend the plan references as modified by MOD 2 as follows:

Architectural (or Design) Drawings prepared by HASSELL			
Drawing No.	Revision	Name of Plan	Date
0100	010	Ground Floor	02.12.2008
0107	005	Plant Level	31.10.2008
0108	001	Roof Plan	31.10.2008
0150	001	Elevation South	31.10.2008
0151	001	Elevation North	31.10.2008
0152	003	Elevation East	31.10.2008
0153	003	Elevation West	31.10.2008

2. Condition B1 Design Modifications and Plans

- 1) Delete part (1)(b) of the condition.
- 2) In part (1)(c) of this condition delete the following words from the condition "20m" and replace with "24m".

3. Condition B11 Number of Car Spaces

Delete the condition and replace with the following:

"Condition B11 Number of Car Spaces

- (1) *The maximum number of car spaces to be provided for the development shall be 121 car spaces including two (2) car spaces being dedicated as spaces for persons with a disability.*
- (2) *A minimum of one car space shall be provided per retail tenancy and detailed in a Parking Management Plan. The Parking Management Plan shall identify the number of retail tenancies operating on the site and identify the parking spaces being allocated to the retail tenancies.*

Note: Condition F13(1) of this consent requires stacked parking spaces to be allocated to single tenancies."

4. Condition B13 Number of Loading Bays

- 1) Delete the following words from the condition "A minimum of 2 loading bays are to be provided for the development and at least one of these is to be located wholly on the subject site. A restricted", and replace with the following words "A *minimum of one*".\
- 2) Delete the following words from the condition "A *designated loading area within the building footprint is to be provided off the rear service lane in lieu of car spaces 13-16.*"

5. Condition F13 Parking and Traffic Management

- 1) In part (2) of this condition insert after the following words "required to be submitted" the following words "*to the Department for approval and*".
- 2) Delete the following words from part (4) of this condition "20m" and replace with "24m".
- 3) Delete part (5) of this condition.
- 4) Insert part (8) as follows:

"(8) The Parking Management Plan shall identify the loading arrangements that will be implemented during the Easter Show Special Events period when there will be no access to the service lane and loading zone. The arrangements shall address garbage collection measures and all loading activities."

6. Condition G2 Loading and Unloading

Delete the following words from the condition "20m" and replace with "24m".