

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation effective from 1 October 2011, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



**Director
Metropolitan and Regional Projects North**

Sydney 5 December 2012

SCHEDULE 1

Project Approval:

MP06_0273 granted by the Minister for Planning on 19 October 2007

For the following:

Construction of a seven storey commercial building comprising a retail/commercial ground level and six levels of commercial officer floor space, with a total GFA of 24,143 sqm, five levels of basement car parking containing 369 spaces and landscape and public domain works at Site 4B, Sydney Olympic Park.

Modification:

MP06_0273 MOD 3:

- relocation of two basement levels from southern building to northern building
- reduction in overall height of northern building from 38.4 metres to 34.6 metres (including roof plant)
- revised building core arrangement
- confirmation of development staging
- delete condition B20 regarding Sydney Water requirements.

SCHEDULE 2 CONDITIONS

PART A – ADMINISTRATIVE CONDITIONS

- **Delete condition A2 and replace with the following:**

A2 Development in Accordance with Plans

The development will be undertaken in accordance with the Environmental Assessment dated March 2007 prepared by Helen Mulcahy Urban Planning including all Appendices, except where amended by:

- Section 75W Submission dated January 2011, prepared by Helen Mulcahy Urban Planning, as modified by the Preferred Project Report prepared by Helen Mulcahy Urban Planning dated June 2011, including Statement of Commitments (Schedule 3); and
- Section 75W Modification dated 24/10/12, prepared by FDC Construction and Fitout Pty Ltd; and
- The following drawings:

Architectural Plans prepared by Leffler Simes Architects (at Appendix 1 of the Section 75W Modification, dated 24/10/12)				
Drawing No.		Name of Plan	Date	
DA050 C		SITE PLAN	23/11/12	
DA060		SITE STAGING PLAN – STAGE 1	Undated	
DA061		SITE STAGING PLAN – STAGE 2	Undated	
DA100 B		BASEMENT B3 PLAN	04/10/12	
DA101 B		BASEMENT B2 PLAN	04/10/12	
DA102 B		BASEMENT B1 PLAN	04/10/12	
DA103 B		BASEMENT B1 MEZZANINE	04/10/12	
DA104 B		GROUND FLOOR PLAN	04/10/12	
DA105 B		FIRST FLOOR PLAN	04/10/12	
DA106 B		SECOND TO FOURTH FLOOR TYPICAL	04/10/12	
DA107 B		FIFTH FLOOR PLAN	04/10/12	
DA108 B		SIXTH FLOOR PLAN	04/10/12	
DA109 B		SEVENTH FLOOR PLAN	04/10/12	
DA110 B		EIGHTH FLOOR PLAN	04/10/12	
DA111 B		NINETH FLOOR PLAN	04/10/12	
DA112 B		TENTH FLOOR PLAN	04/10/12	
DA113 B		ELEVENTH FLOOR PLAN	04/10/12	
DA150 C		NORTH EAST ELEVATION	23/11/12	
DA151 C		SOUTH EAST ELEVATION	23/11/12	
DA152 C		SOUTH WEST ELEVATION	23/11/12	
DA153 C		NORTH WEST ELEVATION	23/11/12	
DA160 C		SECTION A-A	23/11/12	
DA161 C		SECTION B-B	23/11/12	
Landscape Drawings prepared by Aspect Studios Sydney (at Appendix 1 of the Section 75W Submission, dated January 2011)				
Drawing No.		Revision	Name of Plan	Date
10045 – L001		Rev D	Landscape Plan	December 2010
10045 – L002		Rev D	Landscape Plan	December 2010
10045 – L003		Rev D	Landscape Plan	December 2010

Except for:

- (1) otherwise provided by the conditions of this approval.

- ***Insert new condition A6 as follows:***

A6 Tree Removal

The Brushbox tree shown to be removed on Drawing No. DA050 C Site Plan (outlined in a dashed blue line) is to be replaced elsewhere within the approved public domain area on the subject site during stage 1 works.

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

- ***Delete condition B20.***