

Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



Daniel Cavallo
A/Director
Government Land and Social Projects

Sydney 27 JANUARY 2011

SCHEDULE 1

Project Approval:	MP 08_0155 granted by the Minister for Planning on 23 March 2010
For the following:	Demolition, earthworks, tree removal; construction of an 8 storey building comprising 77 serviced apartments; ground floor retail, conference room and gymnasium, basement car parking for 40 cars, at-grade parking for 4 spaces accessed from the rear laneway, and associated signage.
Modification Number:	MP 08_0155 MOD 1
Modification:	Modification to western façade by removing louvers and introducing balconies off bedroom and living areas, changes to approved materials and finishes, introduction of windows on southern façade, amalgamation of ground floor retail tenancies, deletion of one rear lane at-grade parking space, and minor internal and external amendments.

SCHEDULE 2 CONDITIONS

The above approval is modified as follows:

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 following drawings and documents:

<i>Environmental Assessment Report, Project Application, Site 22 – Edwin Flack Avenue, Sydney Olympic Park, Serviced Apartments and Appendices prepared by JBA Urban Planning Consultants on behalf of SOPPROP Pty Ltd, dated July 2009</i>			
<i>Quest Serviced Apartments – Site 22, Edwin Flack Avenue, Sydney Olympic Park (MP 08 0155)/Response to Submissions and Preferred Project Report and Statement of Commitments and Attachments prepared by JBA Urban Planning Consultants on behalf of SOPPROP Pty Ltd, dated 7 December 2009</i>			
Architectural plans prepared by Reid Campbell, dated 25 November 2010			
Drawing No.	Revision	Name of Plan	Date
02	D	Site / Ground Floor Plan	25.11.10
03	D	Basement Plan	25.11.10
04	D	Ground Floor Plan	25.11.10
05	D	Level 1 Plan	25.11.10
06	D	Level 1 Plan	25.11.10
07	D	Level 1 Plan	25.11.10
08	D	Level 1 Plan	25.11.10
09	D	Level 1 Plan	25.11.10
10	D	Level 1 Plan	25.11.10
11	D	Level 1 Plan	25.11.10
12	D	Roof Plan	25.11.10
13	D	West Elevation	25.11.10
14	D	East Elevation	25.11.10
15	D	North / South Elevation	25.11.10
		Foyer Section – Quest 22 (as annotated in red)	11 January 2011
Landscape plans prepared by ASPECT Studios			
28049 – SW75-01	C	Landscape Plan	October 2010
28049 – SW75-02	C	Detail plan	October 2010
Subdivision Plans prepared by Nathan Milligan			
19246/21235 – 1		Plan of subdivision of Lot 1000 in DP1127564 Sheet 1 of 4 Sheets	14 July 2010

19246/21235 – 2		Plan of subdivision of Lot 1000 in DP1127564 Sheet 2 of 4 Sheets	14 July 2010
19246/21235 – 3		Plan of subdivision of Lot 1000 in DP1127564 Sheet 3 of 4 Sheets	14 July 2010
19246/21235 – 4		Plan of subdivision of Lot 1000 in DP1127564 Sheet 4 of 4 Sheets	14 July 2010

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Delete condition A2 and replace with the following:

B14 Water saving devices

Water saving devices shall be installed in all areas of the development to reduce water consumption and promote energy efficiency, and all new fixtures and fittings are to achieve the following WELS rating and performance:

- (a) hand wash basins rated to WELS 4 Star
- (b) sink taps rated to WELS 4 Star
- (c) showerheads rated to WELS 3 Star
- (d) dual flush toilets rated to 4 WELS Star
- (e) urinals should be waterless or sensor rated to WELS 5 Star; and
- (f) dishwashers rated to WELS 4 Star

Details of the above are to be included in the specifications which are to form part of the Construction Certificate for the premises.