

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 executed on 14 September 2011 and effective from 1 October 2011, I approve the modification of the project application referred to in schedule 1, subject to the amendments to conditions in schedule 2.



Deputy Director-General
Development Assessment & Systems Performance
Department of Planning & Infrastructure

Sydney

24 July

2012

SCHEDULE 1

Project Approval:

MP 10_0027 granted by the Deputy Director-General, under delegation from the Minister for Planning and Infrastructure on 27 January 2012

For the following:

Stages 2 and 3 of the mixed use development of Site 3, 1-7 Australia Avenue, Sydney Olympic Park (Lot 2 DP1159930), including:

- construction of:
 - a two storey mixed use podium with commercial, retail, gymnasium and communal resident facilities with a total gross floor corridor of 2,090 sqm
 - a 24 storey tower and a 29 storey tower to provide a total 587 residential units with a total gross floor area of 54,176 sqm
 - 806 car parking spaces and 245 bicycle spaces in a basement car park
- provision of open space areas
- site preparation and excavation works
- landscaping works.

Modification:

MP 10_0027 MOD 1: modify the unit mix and the floor layouts on the upper levels of Tower 1, increase the total number of units by 20 units from 587 to 607, increase the total gross floor area for the residential units by 52 sqm from 54,176 sqm to 54,228 sqm and delete two car spaces

SCHEDULE 2

1. **Modify Condition A2 Development in Accordance with Plans and Documents deleting words that have been struck out and adding the bolded words as follows:**

The proponent shall carry out the project generally in accordance with the:

- (a) *Proposed Mixed Use Development Stages 2 & 3, 1 Australia Avenue, Sydney Olympic Park, Environmental Assessment and Appendices* prepared by Architectus, dated June 2011;
- (b) *Proposed Mixed Use Development Stages 2 & 3, 1 Australia Avenue, Sydney Olympic Park, Preferred Project Report and Appendices* prepared by Architectus, dated September 2011 and letter to the Department titled MP10_0027 – Stages 2 & 3, 1 Australia Avenue Sydney Olympic Park Response to SOPA letter and Appendices dated 10 November 2011 **as amended by Section 75W Modification Major Project MP 10_0027 MOD 1, prepared by Architectus Group Pty Ltd, dated May 2012;**
- (c) The following plans:

Architectural (or Design) Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
DA00.001[D]	D	Site Plan	04/11/11
DA02.100[D]	D	Plan Basement 004	04/11/11
DA02.101[D]	D	Plan Basement 003	04/11/11
DA02.102[D]	D	Plan Basement 002	04/11/11
DA02.103[D]	D	Plan Basement 001	04/11/11
DA02.103[E]	E	Plan Basement 001	12/03/12
DA02.200[D]	D	Ground Floor Plan	04/11/11
DA02.201[D]	D	Plan Level 1 [Podium]	04/11/11
DA02.202[D]	D	Plan Level 2	04/11/11
DA02.203[D]	D	Plan Level 03-11	04/11/11
DA02.212[D]	D	Plan Level 12	04/11/11
DA02.212[E]	D	Plan Level 12	12/03/12
DA02.213[D]	D	Plan Level 13-21	04/11/11
DA02.213[E]	E	Plan Level 13-18	12/03/12
DA02.219[E]	E	Plan Level 19-21	12/03/12
DA02.222[D]	D	Plan Level 22	04/11/11
DA02.222[E]	E	Plan Level 22	12/03/12
DA02.223[D]	D	Plan Level 23	04/11/11
DA02.223[E]	E	Plan Level 23	12/03/12
DA02.224[D]	D	Plan Level 24	04/11/11
DA02.224[E]	E	Plan Level 24	12/03/12
DA02.225[D]	D	Plan Level 25-26	04/11/11
DA02.227[D]	D	Plan Level 27	04/11/11
DA02.228[D]	D	Plan Level 28-29	04/11/11
DA02.230[D]	D	Plan Level 30 - Plant Room	04/11/11
DA02.231[D]	D	Plan Roof	04/11/11
DA05.01[D]	D	Elevation North & South	04/11/11
DA05.01[E]	E	Elevation North & South	12/03/12
DA05.02[D]	D	Elevation West Elevation	04/11/11
DA05.02[E]	E	Elevation West Elevation	12/03/12

DA05.03[D]	D	Elevation East	04/11/11
DA05.03[E]	E	Elevation East	12/03/12
DA06.01[D]	D	Section AA	04/11/11
DA06.01[E]	E	Section AA	12/03/12
DA06.02[D]	D	Section BB	04/11/11
DA06.02[E]	E	Section BB	12/03/12
DA06.03[D]	D	Section CC	04/11/11
DA06.04[D]	D	Section DD	04/11/11
DA06.05[D]	D	Section EE	04/11/11
Landscape and Public Domain Drawings prepared by turf			
Page No.	Revision	Name of Plan	Date
3	B	MASTERPLAN	07/11/11
4	A	SECTION 3B	06/04/11
6	A	SECTION 2	06/04/11
7	A	SECTION 1	06/04/11
8	A	SECTION 4	06/04/11
9	A	FIG TREE PARK PLANTING	06/04/11
10	A	PODIUM GARDEN DETAIL PLAN	06/04/11
11	A	SECTION 3A	06/04/11
12	A	PLANTING	06/04/11
13	A	ROOFTOP LOCATIONS AND PLANTING	06/04/11

- (d) conditions of this approval; and
(e) Proponent's Statement of Commitments (Schedule 3).

except for any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA.

2. Modify Condition A4 Traffic and Parking Details deleting words that have been struck out and adding the bolded words as follows:

A maximum of ~~806~~ **804** car parking spaces are to be provided, including a minimum:

- **121 visitor car spaces;**
- 32 car parking spaces for retail and commercial use, including 2 spaces for persons with a disability; and
- ~~59~~ **61** adaptable spaces.

END OF MODIFICATION