

Modification of Minister's Approval

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

As delegate of the Minister for Planning, under the delegation dated 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Secretary
Department of Planning and Environment

Sydney

7.10.14

2014

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 4: Minor design modifications and conversion of rooftop plant area into residential floorspace

SCHEDULE 2

Condition A2 Development in Accordance with Plans and Documents

- Delete (b) and replace with:
- (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 and Section 75W Modification Major Project MP 10_0027 MOD 3, prepared by *Urbis*, dated May 2013 and Section 75W Modification Major Project MP 10_0027 MOD 4, prepared by *Urbis*, dated July 2014 and;

- Delete the following plans references in (c):

Architectural (or Design) Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
DA02.200[D]	D	Ground Floor Plan	04/11/11
DA02.201	G	Level 01	22.04.13
DA02.224	G	Level 24	22.04.13
DA02.230	G	Level 30	22.04.13
DA05.01[E]	E	Elevation North & South	12/03/12
DA05.02[E]	E	Elevation West Elevation	12/03/12
DA05.03[E]	E	Elevation East	12/03/12
DA06.01[E]	E	Section AA	12/03/12
DA06.02[E]	E	Section BB	12/03/12
DA06.004	D	Section DD	22.04.13

- Insert the following plans references in (c):

Architectural (or Design) Drawings prepared by Bates Smart			
Drawing No.	Revision	Name of Plan	Date
DA02.224	G	Level 24 (except where amended by drawing A03-124)	22.04.13
DA02.230	G	Level 30 (except where amended by drawing SK-361)	22.04.13
DA02.200	G	Ground Floor Plan	09.09.14
DA02.201	H	Level 01	09.09.14
A03-124	24	GA Plan – C – Level 24	01.07.14
SK-361	5	Tower D – Level 30 – Additional Unit	27.06.14
DA05.01	G	North & South Elevation	09.09.14
DA05.02	G	West Elevation	09.09.14
DA05.03	G	East Elevation	09.09.14
DA06.01	G	Section AA	09.09.14
DA06.02	G	Section BB	09.09.14
DA06.004	H	Section DD	09.09.14

Certificate

State Environmental Planning Policy (Major Development) 2005

I, the Secretary, under Clause 21 of Part 23 of Schedule 3 of *State Environmental Planning Policy (Major Development) 2005* (MD SEPP), am satisfied that:

- a) compliance with the development standard referred to in Schedule 2 to this Certificate is unreasonable or unnecessary in the circumstances of the development referred to in Schedule 1 to this Certificate, and
- b) there are sufficient environmental planning grounds to justify exempting the development referred to in Schedule 1 to this Certificate from that development standard referred to in Schedule 2 to this Certificate.



Secretary
Department of Planning and Environment

Sydney,

7. 10 / 2014

SCHEDULE 1

Application Number:	MP 10_0027 MOD 4
Proponent:	Site 3 Development Company Pty Ltd
Approval Authority:	Minister for Planning
Land:	1-7 Australia Avenue, Sydney Olympic Park (Lot 2 DP1159930)
Project:	Stages 2 and 3 of the mixed use development of Site 3, Sydney Olympic Park

SCHEDULE 2

Development standard:	Clause 19 of Part 23 of Schedule 3 of MD SEPP – The maximum floor space ratio for a building on any land within the Sydney Olympic Park site is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
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