

Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Acting Director
Regional Assessments

Sydney 8 JULY 2015

SCHEDULE 1

Development Approval: MP 11_0082 granted by the Executive Director, Development Assessment Systems and Approvals on 30 April 2013

For the following: Commercial development at 3 Murray Rose Avenue, including:

- demolition works;
- construction of a new five storey commercial building and four level basement car park; and
- associated tree removal, landscaping and public domain works.

Applicant: FDC Construction & Fitout Pty Ltd

Consent Authority: Minister for Planning

The Land: 3 Murray Rose Avenue, Sydney Olympic Park
(Lot 88 DP 870992)

Modification: MP 11_0082 MOD2: the modification includes:

- provision of a service centre at lower ground floor level (increase of 113.5m² GFA), including internal fit out;
- display of five static, non-illuminated building identification signs; and
- reduction of six car parking spaces and one motorcycle space and relocation of bicycle storage on the lower ground level.

[Note: the above modification is as approved, not as lodged]

The above approval (MP 11_0082) is modified as follows:

SCHEDULE 2 PART A – ADMINISTRATIVE CONDITIONS

- (a) Schedule 2 Part A – Administrative condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the words/numbers as follows:

Development in Accordance with Plans and Documents

- A2. The proponent shall carry out the project generally in accordance with the: ~~(a)~~ Environmental Assessment titled *Environmental Assessment Report 3 Murray Rose Avenue, Sydney Olympic Park (Formerly Building B, 7 Parkview Drive)* prepared by *JBA Planning*, dated October 2012; **except where amended by:**
- ~~(b-a)~~ Preferred Project Report in titled *Response to Submissions and Preferred Project Report 3 Murray Rose Avenue, Sydney Olympic Park* prepared by *JBA Planning*, dated March 2013;
 - (b) the S75W Report prepared by JBA Urban Planning Consultants Pty Ltd dated 19 June 2014;**
 - (c) the S75W Report prepared by JBA Urban Planning Consultants Pty Ltd dated 27 April 2015; and**
 - ~~(e-d)~~ The following drawings, except for:
 - (i) any modifications which are Exempt' or Complying Development;
 - (ii) as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
 - (iii) otherwise provided by the conditions of this approval.

Architectural (or Design) Drawings prepared by <i>Turner + Associates</i>			
Drawing No.	Revision	Name of Plan	Date
EA004_D	D	Demolition Plan	22.03.2013
EA100_D	D	Roof Plan/Site Plan	19.03.2013
EA101A_D	D	Basement 03 Plan	30.08.2012
EA101B_F	F	Basement 02 Plan	30.08.2012
EA102_F	F	Basement 01 Plan	30.08.2012
<u>EA103_F</u>	<u>F</u>	<u>Lower Ground Floor Plan</u>	<u>30.08.2012</u>
EA104_G	G	Upper Ground Floor Plan	19.03.2013
EA105_D	D	Typical Floor Plan_Level 1&2	19.03.2013
EA106_G	G	Typical Floor Plan_Level 3&4	19.03.2013
EA107_C	C	Plant Level Plan	19.03.2013
EA300_H	H	South Elevation	19.03.2013
EA301_H	H	East Elevation	19.03.2013
EA302_H	H	North Elevation	19.03.2013
EA303_H	H	West Elevation	19.03.2013
EA400_E	E	Section A	19.03.2013
EA401_E	E	Section B	19.03.2013
<u>ABD 35102</u>	<u>H</u>	<u>East Elevation</u>	<u>11.07.2014</u>
<u>ABD 35103</u>	<u>G</u>	<u>South Elevation</u>	<u>19.05.2014</u>
<u>ABD 35104</u>	<u>G</u>	<u>West Elevation</u>	<u>19.05.2014</u>
Architectural Drawings prepared by <i>Geyer</i>			
Drawing No.	Revision	Name of Plan	Date
<u>A0000</u>	<u>C</u>	<u>Lower Ground Level – General Arrangement Plan</u>	<u>31.03.2015</u>
<u>A0500</u>	<u>B</u>	<u>Lower Ground Level Demolition Plan</u>	<u>14.02.2014</u>
Landscape Drawings prepared by <i>Turf Design</i>			
Drawing No.	Revision	Name of Plan	Date
LA5	C	THE CUTTING DETAIL PLAN	31 August 2012
LA7	D	THE CHASE- DETAIL PLAN	31 August 2012
LA8	C	EAST & WEST SECTIONS	31 August 2012
LA9	C	SOUTH ELEVATION	31 August 2012

- (b) Schedule 2 Part A – Administrative condition A7 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the words/numbers as follows:

Limits of Approval

A7. This approval does not approve commercial fit out (**other than for the service centre**), signage (**unless specified on the plans**) or an awning between 3 and 5 Murray Rose Avenue. Separate approval/s must be obtained, if required by the EP&A Act.

- (c) Schedule 2 Part B – Administrative condition B6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the words/numbers as follows:

Number of Car Spaces

B6. The proposed development is to provide a maximum of **249 243** car parking spaces, including a minimum of eight accessible car spaces. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a construction certificate.

- (d) Schedule 2 Part B – is amended by the insertion of the following new condition F9:

Business and building identification signage

F9 Business and building identification signage shall comply with the following:

- a) The approved signage shall be appropriately maintained at all times.**
- b) The signage shall be utilised as building and business identification signage only and shall not be adapted or altered to be third party advertising signage without further consent.**
- c) The signage shall not:-**
 - i) flash, move, be animated, scintillate or be decorated with rotating flashing lights;**
 - ii) include any apparatus to provide any sound;**
 - iii) carry a message(s) which is offensive;**
 - iv) give instructions to traffic by the use of the words 'Halt', 'Stop', or any other direction, nor imitate traffic signs in respect to shape, layout or colour;**
 - v) contain interchangeable or movable parts; and**
 - vi) impair or distract the vision of a driver through the intensity of the illumination of the sign.**