

# Modification of Development Consent

Section 96 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin  
**Director**  
**Modification Assessments**

Sydney 3 APRIL 2017

## SCHEDULE 1

- Development consent:** SSD 6076 granted by the Executive Director, Development Assessments Systems and Approvals on 16 September 2014
- For the following:** Demolition of the existing hardstand car park areas, associated roads and roundabout, and construction of a six storey commercial building above three levels of basement parking, and associated landscaping and tree removal.
- Applicant:** The GPT Group
- Consent Authority:** Minister for Planning
- The Land:** 4 Murray Rose Avenue, Sydney Olympic Park
- Modification:** SSD 6076 MOD 2: the modification includes:
- an increase of 120m<sup>2</sup> commercial GFA (from 16,235m<sup>2</sup> to 16,355m<sup>2</sup>);
  - inclusion of a vertical void space at Levels 4 and 5;
  - external alterations to the eastern, northern and southern façades;
  - internal reconfiguration of the layout of all floors;
  - modification and extension of plant area / enclosure and addition of new raised roof element over the new void space;
  - a reduction of 24 car spaces (from 262 to 238 spaces);
  - increase of 5 motorcycle spaces (from 16 to 21 spaces);
  - increase of 1 internal bicycle space (from 105 to 106 spaces); and
  - extension of the footpath seating along the Murray Rose Avenue colonnade edge.

## SCHEDULE 2

The consent (SSD 6076) is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition B12 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

### Terms of Consent

A2 The applicant shall carry out the project generally in accordance with the:

- a) State Significant Development Application SSD 6076;
- b) Environmental Impact Statement prepared by JBA Planning dated February 2014;
- c) Response to Submissions prepared by JBA Planning dated June 2014;
- d) The conditions of this consent; ~~and~~
- e) The Section 96(2) Modification Application (SSD 6076 MOD 1), accompanying Environmental Impact Statement dated December 2014 and Response to Submissions Report dated 19 May 2015, prepared by JBA Urban Planning Consultants Pty Ltd; ~~and~~
- f) **The Section 96(1A) Modification Application (SSD 6076 MOD 2), accompanying Environmental Impact Statement dated February 2017 and Response to Submissions email dated 7 March, prepared by JBA Urban Planning Consultants Pty Ltd; and**
- g) The following drawings, except for:
  - i) any modifications which are Exempt or Complying Development;
  - ii) otherwise provided by the conditions of this consent.

<b>Architectural (or Design) Drawings prepared by Turner Architects Pty Ltd</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
EA000	<u>U</u> <del>M</del>	COVER PAGE	<u>30.01.17</u> <del>25.05.2015</del>
EA001	<u>J</u> <del>E</del>	SITE ANALYSIS	<u>27.01.17</u> <del>09.12.2014</del>
EA002	<u>J</u> <del>E</del>	MASTER PLAN DAY 1	<u>27.01.17</u> <del>09.12.2014</del>
EA003	<u>J</u> <del>E</del>	MASTER PLAN FUTURE	<u>27.01.17</u> <del>09.12.2014</del>
EA004	<u>G</u> <del>E</del>	DEMOLITION PLAN	<u>21.11.16</u> <del>09.12.2014</del>
EA005	<u>G</u> <del>D</del>	CONTEXT ELEVATION SOUTH AND NORTH	<u>27.01.17</u> <del>02.12.2014</del>
EA006	<u>G</u> <del>D</del>	CONTEXT ELEVATION EAST AND WEST	<u>27.01.17</u> <del>02.12.2014</del>
EA007	<u>D</u> <del>C</del>	PHOTOMONTAGES	<u>17.10.16</u> <del>16.05.2014</del>
EA008	<u>G</u> <del>E</del>	INFRASTRUCTURE PLAN	<u>21.11.16</u> <del>09.12.2014</del>
EA100	<u>J</u> <del>E</del>	SITE/ROOF PLAN	<u>30.01.17</u> <del>02.12.2014</del>
EA101	<u>V</u> <del>S</del>	BASEMENT 03	<u>27.01.17</u> <del>02.12.2014</del>
EA102	<u>V</u> <del>S</del>	BASEMENT 02	<u>27.01.17</u> <del>02.12.2014</del>
EA103a	<u>AB</u> <del>X</del>	BASEMENT 01	<u>30.01.17</u> <del>20.05.2015</del>

EA103b	<u>J</u> <u>F</u>	BASEMENT PLANT MEZZANINE	<u>27.01.17</u> <u>02.12.2014</u>
EA104	<u>AH</u> <u>A</u>	GROUND LEVEL	<u>30.01.17</u> <u>09.06.2015</u>
EA105	<u>R</u> <u>N</u>	LEVEL 1	<u>30.01.17</u> <u>02.12.2014</u>
EA106	<u>L</u> <u>J</u>	LEVEL 2	<u>27.01.17</u> <u>02.12.2014</u>
EA107	<u>L</u> <u>J</u>	LEVEL 3	<u>27.01.17</u> <u>02.12.2014</u>
EA108	<u>R</u> <u>N</u>	LEVEL 4	<u>27.01.17</u> <u>02.12.2014</u>
EA109	<u>L</u> <u>H</u>	LEVEL 5	<u>27.01.17</u> <u>02.12.2014</u>
EA110	<u>N</u> <u>K</u>	PLANT LEVEL	<u>27.01.17</u> <u>02.12.2014</u>
<b>EA111</b>	<b>C</b>	<b>ROOF PLAN</b>	<b>01.11.2013</b>
EA114	<u>K</u> <u>E</u>	AREA SCHEDULE	<u>27.01.17</u> <u>02.12.2014</u>
EA300	<u>L</u> <u>F</u>	NORTH ELEVATION MURRAY ROSE AVENUE	<u>30.01.17</u> <u>02.12.2014</u>
EA301	<u>P</u> <u>J</u>	EAST ELEVATION PEDESTRIAN DRIVEWAY ACCESS	<u>30.01.17</u> <u>20.05.2015</u>
EA302	<u>R</u> <u>L</u>	SOUTH ELEVATION FUTURE DAWN FRASER AVENUE	<u>30.01.17</u> <u>20.05.2015</u>
EA303	<u>K</u> <u>G</u>	WEST ELEVATION FUTRE PARKVIEW DRIVE EXTENSION	<u>27.01.17</u> <u>02.12.2014</u>
EA400	<u>M</u> <u>G</u>	SECTION A	<u>30.01.17</u> <u>02.12.2014</u>
EA401	<u>K</u> <u>E</u>	SECTION B	<u>30.01.17</u> <u>02.12.2014</u>
<b>EA402</b>	<b>A</b>	<b>GA SECTIONS -- SECTION 1</b>	<b>20.08.2013</b>
EA403	<u>H</u> <u>E</u>	SECTION D	<u>27.01.17</u> <u>02.12.2014</u>
EA404	C	SECTION E	24.04.2015
EA405	F	SECTION F	24.04.2015
EA406	B	SECTION G	27.04.2009
EA500	<u>E</u> <u>C</u>	SHADOW ANALYSIS	<u>17.10.16</u> <u>16.05.2014</u>
EA501	C	SOLAR ANALYSIS STUDY	16.05.2014
<b>EA700</b>	<b>C</b>	<b>VIEW 01</b>	<b>16.05.2014</b>
EA701	C	VIEW 02	16.05.2014
EA800	C	EXTERNAL MATERIALS AND FINISHES BOARD	02.12.2014
EA810	<u>N</u> <u>J</u>	FUTURE PROPOSED GROUND LEVEL DAWN FRASER & PARKVIEW DRIVE EXTENSION	<u>30.01.17</u> <u>02.12.2014</u>
EA811	<u>P</u> <u>J</u>	SOUTH ELEVATION DAWN FRASER AVENUE & PARKVIEW DRIVE EXTENSION	<u>30.01.17</u> <u>02.12.2014</u>

- (b) Schedule 2 Part B – Prior to Issue of Construction Certificate, Condition B12 is amended by the insertion of the **262 238** words / numbers and deletion of the **struckout** words/numbers as follows:

#### **Number of Car and Motorbike Spaces**

B12.

- a) A maximum of **262 238** car parking spaces and **16 21** motorcycle spaces are to be provided for the development in the basement. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
- b) The layout and design of the car parking areas (including driveways, grades, turn paths, sight distance, aisle widths and lengths and parking bay dimensions) are to be in accordance with AS 2890 parts 1, 2 and 6.

- (c) Schedule 2 Part B – Prior to Issue of Construction Certificate, Condition B13 is amended by the insertion of the **420 128** words / numbers and deletion of the **struckout** words/numbers as follows:

#### **Number of Bicycle Spaces**

B13.

- a) A minimum of **420 128** bicycle parking spaces are to be provided for the development. Details (including changing facilities) shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
- b) The layout, design and security of bicycle facilities either on-street or off street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that:
  - i) all bicycle parking for staff must be Class 2 bicycle facilities, and
  - ii) all bicycle parking for visitors must be Class 3 bicycle rails.

**End of modification SSD 6076 MOD 2**