

Modification of Development Consent

Section 96(2) of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning, under delegation effective 16 February 2015, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



David Gainsford
Acting Executive Director
Key Sites and Industry Assessments

Sydney 15th December 2015

SCHEDULE 1

Concept Approval:	SSD_6603 granted by the delegate of the Minister for Planning on 18 June 2015
For the following:	Construction of a new mixed use tower building, comprising ground floor retail/commercial and 33 residential floors, rooftop plant, three basement car parking levels and associated stormwater, landscaping works and associated pedestrian and street network.
Applicant:	Ecove Group Pty Ltd
The Authority:	Minister for Planning
The Land:	Site 68, Bennelong Parkway, Sydney Olympic Park
Modification:	SSD 6603 MOD1: the modification includes: <ul style="list-style-type: none">• increase in height and insertion of two additional residential floors;• internal and external amendments;• increase total GFA by 2,484m² from 33,167m² to 35,651m²;• increase of 23 residential apartments, from 369 to 392;• provision of an additional retail unit at ground floor level• increase of car and bicycle parking spaces; and• public domain amendments.

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 **~~bold struck out~~** words / numbers as follows:

Development in Accordance with Plans and Documents

A2. The Applicant shall carry out the development generally in accordance with the:

- a) *Environmental Impact Statement Site 68 Sydney Olympic Park*, prepared by Urbis and dated November 2014.
 - b) *Response to Submissions, Site 68 Sydney Olympic Park, SSD_6603*, prepared by Urbis and dated March 2015.
 - c) **Section 96(2) application (SSD 6603 MOD1) prepared by Urbis dated August 2015, as updated by Response to Submissions dated 9 October 2015.**
- ed)** following drawings, except for:
- i) any modifications which are Exempt or Complying Development;
 - ii) as otherwise provided by the conditions of this consent.
- de)** the conditions of this consent.

Architectural (or Design) Drawings prepared by <i>Bates Smart</i> :			
Drawing No.	Revision	Name of Plan	Date
DA01.30	<u>03</u>	Site Plan Ground Plane	<u>29/01/15</u>
	<u>04</u>		<u>25.05.15</u>
DA01.50	<u>03</u>	Site Plan Roof Plan	<u>27/01/15</u>
	<u>04</u>		<u>25.05.15</u>
DA02.B1	<u>08</u>	General Arrangement Plan <u>Basement</u> Level B1	<u>21/01/15</u>
	<u>09</u>		<u>25.05.15</u>
DA02.B2	<u>08</u>	General Arrangement Plan <u>Basement</u> Level B2	<u>21/01/15</u>
	<u>09</u>		<u>25.05.15</u>
DA02.B3	<u>07</u>	General Arrangement Plan <u>Basement</u> Level B3	<u>21/01/15</u>
	<u>08</u>		<u>25.05.15</u>
DA02.01	07	General Arrangement Plan Levels 01-03	21/01/15
DA02.04	07	General Arrangement Plan Level 04	21/01/15
DA02.05	03	General Arrangement Plan Levels 05-09	21/01/15
DA02.10	07	General Arrangement Plan Level 10	21/01/15
DA02.11	03	General Arrangement Plan Levels 11-15	21/01/15
DA02.16	07	General Arrangement Plan Level 16	21/01/15
DA02.17	<u>03</u>	General Arrangement Plan Levels 17- <u>24</u> <u>25</u>	<u>21/01/15</u>
	<u>04</u>		<u>25.05.15</u>
DA02.256	<u>06</u>	General Arrangement Plan Levels <u>25</u> -26- <u>27</u>	<u>21/01/15</u>
	<u>01</u>		<u>25.05.15</u>
DA02.278	<u>04</u>	General Arrangement Plan Levels <u>27</u> - <u>33</u> <u>28</u> - <u>34</u>	<u>21/01/15</u>
	<u>01</u>		<u>25.05.15</u>
DA02.345	<u>02</u>	General Arrangement Plan Level <u>34</u> <u>35</u>	<u>21/01/15</u>
	<u>01</u>		<u>25.05.15</u>
<u>A02.36</u>	<u>01</u>	<u>General Arrangement Plan Level 36</u>	<u>25.05.15</u>
DA05.01	<u>02</u>	Elevation South-East	<u>28/01/15</u>
	<u>03</u>		<u>25.05.15</u>

DA05.02	<u>01</u> <u>02</u>	Elevation West	<u>22/09/14</u> <u>25.05.15</u>
DA05.03	<u>02</u> <u>03</u>	Elevation North	<u>27/01/15</u> <u>25.05.15</u>
DA06.01	<u>02</u> <u>03</u>	Section AA – North-South	<u>22/09/14</u> <u>25.05.15</u>
DA06.02	<u>03</u> <u>04</u>	Section BB – East-West	<u>27/01/15</u> <u>25.05.15</u>
DA06.101	03	Stormwater Detention Tank Section AA	03/11/14
Landscape (or Design) Drawings prepared by <i>Turf Design Studio</i>:			
Drawing No.	Revision	Name of Plan	Date
-	-	Proposed Site 68 – General Arrangements	-
-	-	Proposed Site 68 – Access Diagram	-
-	-	Proposed Site 68 – Planting Area and Soil Depth Diagram	-
-	-	Proposed Site 68 – Water Feature & Bioretention Diagram	-
-	-	Proposed Site 68 – Existing Trees to be Removed	-
DAS96-MS-LE-001	<u>02</u> <u>04</u>	Landscape Elevation AA	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LE-002	<u>02</u> <u>04</u>	Landscape Elevation BB	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LE-003	<u>02</u> <u>04</u>	Landscape Elevation CC	<u>11/02/15</u> <u>23.06.15</u>
DA-MS-LS-000	02	Landscape Section AA	11/02/15
DAS96-MS-LS-001	<u>02</u> <u>04</u>	Landscape Section AA	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-002	<u>02</u> <u>04</u>	Landscape Section BB	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-003	<u>02</u> <u>04</u>	Landscape Section CC	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-004	<u>02</u> <u>04</u>	Landscape Section DD	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-005	<u>02</u> <u>04</u>	Landscape Section EE	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-006	<u>02</u> <u>04</u>	Landscape Section FF	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-007	<u>02</u> <u>04</u>	Landscape Section GG	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-008	<u>02</u> <u>04</u>	Landscape Section HH	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-009	<u>02</u> <u>04</u>	Landscape Section II	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-010	<u>02</u> <u>04</u>	Landscape Section JJ	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-011	<u>02</u> <u>04</u>	Landscape Section KK	<u>11/02/15</u> <u>23.06.15</u>
DAS96-MS-LS-012	<u>02</u> <u>04</u>	Landscape Section LL & MM	<u>11/02/15</u> <u>23.06.15</u>

- (b) Schedule 2 Part A – Administrative Condition A11 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words / numbers as follows:

Number of Car Spaces

A11. A maximum of ~~482-515~~ car parking spaces are to be provided for the development, including ~~472-505~~ spaces located across the three basement levels and ten at-grade spaces along the northern site boundary.

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 A – Administrative Condition A12 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words / numbers as follows:

Number of Bicycle Spaces

A12.

- a) ~~A minimum of 424 bicycle parking spaces are to be provided within the basement levels for resident use and 95 spaces at ground level for the use of future staff and visitors~~ **A minimum of 460 bicycle parking spaces are to be provided within the basement levels for resident and staff use.**

A further 98 visitor bicycle spaces are to be provided at ground level or within the public domain.

In this regard, the use of apartment storage lockers for bicycle storage is permitted provided the size of the locker is sufficient to meet bicycle storage requirements and the minimum unit storage requirements in the Residential Flat Design Code (see condition B1).

- 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.

SCHEDULE 2

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

- (d) Schedule 2 Part B – Condition B5 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

BASIX

B5 All commitments outlined in BASIX Certificate Number ~~570381M_04~~ **570381M 05**, required to achieve satisfactory levels of thermal comfort and water and energy ratings, shall be incorporated into the proposed development and provided to the Certifying Authority prior to the issue of a relevant Construction Certificate.

- (e) Schedule 2 Part B – Condition B7 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words/numbers as follows:

Ecologically Sustainable Development

- B7. The project shall incorporate all design, operation and construction measures as identified in the ESD Strategy prepared by ARUP dated ~~15 October 2014~~ **20 August 2015**. Details are to be submitted to the Certifying Authority prior to the issue of a relevant Construction Certificate.

**End of modification to SSD 6603
(SSD 6603 MOD1)**