

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 11 October 2017, I approve the modification application referred to in Schedule 1, subject to the conditions in Schedule 2.



David McNamara
Director
Key Sites Assessments

Date: 28 March 2019 Sydney

SCHEDULE 1

Development Approval:

SSD 7662 granted by the Acting Executive Director, Key Sites and Industry Assessments on 8 September 2017

For the following:

Mixed use development, including:

- a total Gross Floor Area (GFA) of 62,655 m², comprising 61,155 m² residential GFA (705 apartments) and 1500 m² of retail GFA
- four residential buildings ranging in height between nine and 35 storeys with ground floor retail
- basement car parking, including 730 spaces
- landscaping, access and public domain works.

Applicant:

Mirvac Projects Pty Ltd

Consent Authority:

Minister for Planning

The Land:

Site 53, Corner Figtree Drive and Australia Avenue,
Sydney Olympic Park
(Lot 22 in DP 787402 and part Lot 10 in DP 1185060)

Approved Development:

SSD 7662 (MOD 2): Amendments including new sky bridge and relocated communal indoor space.

SCHEDULE 2

The above approval is modified as follows:

1. Part A – Administrative Conditions – Condition A1 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

The Applicant, in acting on this consent, must carry out the development:

- a) in compliance with the conditions of consent;
- b) in accordance with all written directions of the Secretary;
- c) generally in accordance with the State Significant Development Application SSD16_7662 *Environmental Impact Statement, Site 53, 2 Figtree Drive, Sydney Olympic Park*, and accompanying appendices, prepared by Urbis Pty Ltd and dated 7 December 2016;
- d) generally in accordance with the document *Response to Submissions: SSD16_7662, Site 53, Sydney Olympic Park*, and accompanying appendices, prepared by Urbis Pty Ltd and dated 16 June 2017;
- e) generally in accordance with the document *SSD16_7662: Response to Public Submissions, Site 53, Sydney Olympic Park*, prepared by Urbis and dated 24 August 2017;
- f) generally in accordance with the landfill gas assessment prepared by JBS&G Australia Pty Ltd dated 29 August 2017 and the site suitability letter prepared by JBS&G Australia Pty Ltd dated 28 April 2016;
- g) generally in accordance with *SSD16_7662: Site 53, 2 Fig Tree Drive, Sydney Olympic Park Section 4.55 Modification Application*, and accompanying appendices, prepared by Urbis dated 14 July 2018;
- h) generally in accordance with *Response to Submissions: SSD_7662 MOD 1: Site 53, 2 Fig Tree Drive, Sydney Olympic Park* and accompanying appendices, prepared by Urbis dated 20 September 2018;
- i) **in accordance with the document SSD 15 7662: Site 53, 2 Figtree Drive, Sydney Olympic Park Section 4.55(1A) Modification Application and accompanying appendices, prepared by Urbis dated 16 January 2019;**
- j) following drawings, except for:
 - i) any modifications which are Exempt or Complying Development;
 - ii) as otherwise provided by the conditions of this consent; and

Architectural (or Design) Drawings prepared by BVN Architects:			
Drawing No.	Issue	Name of Plan	Date
MOD-1			
DA-2102	N	General Arrangement Plan – Level B04	26/06/2018
DA-2103	N	General Arrangement Plan – Level B03	26/06/2018
DA-2104	O	General Arrangement Plan – Level B02	26/06/2018
DA-2105	O	General Arrangement Plan – Level B01	26/06/2018
DA-2106	Q	General Arrangement Plan – Level 01	26/06/2018
DA-2107	O	General Arrangement Plan - Level 02	26/06/2018
DA-2108	N	General Arrangement Plan – Level-03	26/06/2018
DA-2109	N	General Arrangement Plan - Level 04	26/06/2018
DA-2110	J	General Arrangement Plan - Level 05	26/06/2018

DA-2111	M	General Arrangement Plan - Level 06	26/06/2018
DA-2112	K	General Arrangement Plan - Level 07	26/06/2018
DA-2113	K	General Arrangement Plan - Level 08	26/06/2018
DA-2114	N	General Arrangement Plan - Level 09	26/06/2018
DA-2115	N	General Arrangement Plan - Level 10	26/06/2018
DA-2116	N	General Arrangement Plan - Level 11	26/06/2018
DA-2117	N	General Arrangement Plan - Level 12	26/06/2018
DA-2118	N	General Arrangement Plan - Level 13	26/06/2018
DA-2119	K	General Arrangement Plan - Level 14	26/06/2018
DA-2120	K	General Arrangement Plan - Level 15	26/06/2018
DA-2121	K	General Arrangement Plan - Level 16	26/06/2018
DA-2122	N	General Arrangement Plan - Level 17	26/06/2018
DA-2123	K	General Arrangement Plan - Level 18	26/06/2018
DA-2124	N	General Arrangement Plan - Level 19	26/06/2018
DA-2125	K	General Arrangement Plan - Level 20	26/06/2018
DA-2126	K	General Arrangement Plan - Level 21	26/06/2018
DA-2127	K	General Arrangement Plan - Level 22	26/06/2018
DA-2128	N	General Arrangement Plan - Level 23	26/06/2018
DA-2129	N	General Arrangement Plan - Level 24	26/06/2018
DA-2130	L	General Arrangement Plan - Level 25	26/06/2018
DA-2131	M	General Arrangement Plan - Level 26	26/06/2018
DA-2132	M	General Arrangement Plan - Level 27	26/06/2018
DA-2133	K	General Arrangement Plan - Level 28	26/06/2018
DA-2134	K	General Arrangement Plan - Level 29	26/06/2018
DA-2135	K	General Arrangement Plan - Level 30	26/06/2018
DA-2136	N	General Arrangement Plan - Level 31	26/06/2018
DA-2137	G	General Arrangement Plan - Level 32	26/06/2018
DA-2138	E	General Arrangement Plan - Level 33	26/06/2018
DA-2139	E	General Arrangement Plan - Level 34	26/06/2018
DA-2140	E	General Arrangement Plan - Level 35	26/06/2018
DA-2141	E	General Arrangement Plan - Roof Plan Level 36	26/06/2018
DA-3000	K	North Elevation - Figtree Drive	26/06/2018
DA-3001	K	East Elevation - Australia Avenue	26/06/2018
DA-3002	K	West Elevation - New Street	26/06/2018
DA-3003	K	South Elevation - Linear Park	26/06/2018
DA-4000	L	General Arrangement - Section 1	26/06/2018
DA-4001	L	General Arrangement - Section 2	26/06/2018
DA-5000	H	Shadow Diagram Winter Solstice June 21	26/06/2018
MOD 2			
DA-2106	P	General Arrangement Plan - Level 01	:
DA-2108	O	General Arrangement Plan - Level 03	:
DA-2113	L	General Arrangement Plan - Level 08	:
DA-2114	O	General Arrangement Plan - Level 09	:
DA-2115	O	General Arrangement Plan - Level 10	:

<u>DA-2128</u>	<u>O</u>	<u>General Arrangement Plan - Level 23</u>	=
<u>DA-2300</u>	<u>I</u>	<u>GFA Sheet 1</u>	=
<u>DA-3000</u>	<u>L</u>	<u>North Elevation – Figtree Drive</u>	=
<u>DA-3002</u>	<u>L</u>	<u>West Elevation – New Street</u>	=
<u>DA-3003</u>	<u>L</u>	<u>South Elevation – Linear Park</u>	=
<u>DA-4002</u>	<u>A</u>	<u>General Arrangement Section 3</u>	=
<u>DA-5000</u>	<u>I</u>	<u>Shadow Study</u>	=

1. Part F – Post Occupation – Condition F14 is amended by the insertion of **bold and underlined** words/numbers as follows:

Noise Control – Indoor Communal Space

F14. The recommendations of the ‘S.455 Assessment of Building 3 Communal Area’, prepared by Renzo Tonin & Associates, submitted as part of the EIS of SSD 7662 MOD 2 shall be adhered to.

2. Part F – Post Occupation – Condition F15 is imposed by the insertion of **bold and underlined** words/numbers as follows:

Screening of Level 8 Plant Area

F15. Planter boxes must be maintained in a suitable condition at all times to ensure the plant equipment located on the roof of Level 8 is effectively screened from view from the residential apartments.