

Modification of Major Project Approval

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

I, the A/Director of Government Land and Social Projects, as delegate for the Minister for Planning, modify under section 75W of the *Environmental Planning and Assessment Act 1979*, the Project Application Approval referred to in Schedule 1 in the manner set out in Schedule 2.



Daniel Cavallo
A/Director
Government Land and Social Projects
Department of Planning

Date: 2 DECEMBER 2010

MP 08_0057 MOD 2

SCHEDULE 1

Project approval for the bulk excavation, basement structure and construction of buildings at Darling Walk, Darling Harbour (MP 08_0057) granted by the Minister for Planning on 2 January 2009, comprising:

Bulk excavation, basement structure and construction of 2 x 9 storey buildings including:

- (a) 67,827m² GFA including:
 - (i) approximately 64,235m² GFA of commercial floorspace
 - (ii) approximately 2,592m² GFA of retail floorspace
 - (iii) approximately 1,000 m² GFA for a children's theatre
 - (b) 200 car parking spaces to serve the commercial buildings
 - (c) 600 space public car parking facility
 - (d) Access and egress arrangements
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SCHEDULE 2

The approval MP08_0057 is modified as follows:

Project approval for the bulk excavation, basement structure and construction of buildings at Darling Walk, Darling Harbour (MP 08_0057) granted by the Minister for Planning on 2 January 2009, comprising:

1. Bulk excavation, basement structure and construction of 2 x 9 storey buildings ~~including~~ comprising a total maximum GFA of 67,827m² subject to the following:

~~(a)~~ ~~67,827m² GFA including:~~

~~(i)~~ ~~approximately 64,235m² GFA of commercial floorspace~~

~~(ii)~~ ~~approximately 2,592m² GFA of retail floorspace~~

~~(iii)~~ ~~approximately 1,000 m² GFA for a children's theatre~~

(a) a maximum 64,235m² GFA of commercial floorspace, including but not limited to offices, child care centres, gyms, function centres and medical centres

(b) a maximum 5,000m² GFA of retail and/or commercial floorspace on the ground floor. Retail uses may include but are not limited to shops, cafes, restaurants, food and beverage and fast food outlets.

(c) Approximately 1000m² GFA for a children's theatre

~~(b)~~ (d) 200 car parking spaces to serve the commercial buildings

~~(c)~~ (e) 600 space public car parking facility

~~(d)~~ (f) Access and egress arrangements

(1A) A maximum of 5,000m² retail GFA may be provided within the overall maximum of GFA 67,827m²

(1B) A minimum of 2,500m² of retail GFA shall be provided on the ground floor.
