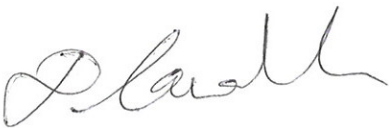


Modification of Major Project Approval

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: 16 DECEMBER 2010

MP 08_0057 MOD 3

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 comprising a total maximum GFA of 67,827m² subject to the following:

- (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
 - (d) 200 car parking spaces to serve the commercial buildings
 - (e) 600 space public car parking facility
 - (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.
-

SCHEDULE 2

The approval MP08_0057 is modified as follows:

A2 Development in Accordance with Plans

In the table insert at the bottom the following rows:

Except where amended by:			
GBCA Hoarding Design and Location Plans prepared by Deuce Design			
GBCA Hoarding Design Locations	E	GBCA Hoarding Locations pages 2-5	10/11/2010

Insert new Condition E13 Temporary Banner Signage as follows:

E13 Temporary Banner Signage

All temporary banner signage as described in JBA Planning's letter dated 9 November 2010 and GBCA Hoarding Design and Location Plans prepared by Deuce Design dated 10 November 2010, shall be completely removed within 7 days of the issue of the first Occupation Certificate for the buildings.
