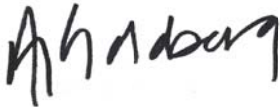


Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, we the Planning Assessment Commission approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Abigail Goldberg
Member of the Commission



Donna Campbell
Member of the Commission

Sydney

19 March 2014

SCHEDULE 1

Project Approval:

SSD – 4972 granted by the Planning Assessment Commission, as delegate for the Minister for Planning and Infrastructure on 5 August 2013.

For the following:

Redevelopment of the Four Points by Sheraton Hotel, including:

- Construction of a 25 storey tower, comprising 231 hotel rooms and approximately 5,775m² of commercial floorspace and approximately 4,810m² of convention, exhibition and function space;
- Extension of the existing podium space to provide new convention and exhibition space;
- External and internal demolition works;
- Upgrades to the port cochere, building entries on Sussex Street, the hotel lobby and reception areas and other internal alterations;
- Public domain works on Slip Street; and
- Realignment of an existing pedestrian link through the site.

Modification:

SSD-4972 MOD 1: Amendment of Condition A5 (Development Contributions).

SCHEDULE 2

1. Condition A5 is deleted in its entirety and replaced by the new Condition A5 as follows:

A5 Precinct Improvement Works

The applicant shall undertake precinct improvement works-in-kind to the public domain at Darling Harbour to the value of \$1,485,000 and generally in accordance with the Public Domain Improvements Plan submitted by SHFA dated March 2014 contained in Schedule 3. The amount of \$1,485,000 is subject to annual indexation from 5 August 2013 in accordance with CPI.

The scope of public domain improvement works-in-kind shall be included in a Public Domain Plan prepared by an architect, urban designer or landscape architect. The plan shall be submitted to SHFA for approval prior to the issue of a Construction Certificate for above ground works.

The scope of works-in-kind cannot include any works approved or required to be carried out by any other condition of this approval, and shall only include permanent public domain works, not construction works associated with the hotel redevelopment or access arrangements during construction.

The public domain improvement works shall be completed in accordance with the SHFA approved Public Domain Plan before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is the earlier.

2. Insert new Schedule 3 after Schedule 2:

SCHEDULE 3

Public Domain Improvement Plan as submitted by SHFA dated March 2014

