

Modification of Major Project Approval

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

I, the Minister for Planning modify, under s.75W of the *Environmental Planning and Assessment Act 1979*, the Project approval referred to in Schedule 1 in the manner set out in Schedule 2.



Frank Sartor MP
Minister for Planning

Dated this 1st day of May 2007

MP 05_0056 MOD 1
File no.9040697

SCHEDULE 1

Approval for the construction of an 18 storey hotel above a four level podium (total 212 rooms) with 2 levels of basement car parking (120) spaces (MP 05_0056) granted by the Minister for Planning on 31 July 2006.

SCHEDULE 2

The above approval is modified as follows:

(a) Amend Condition A2 as follows:

A2 Development in Accordance with Plans:

The development will be undertaken in accordance with the Environmental Assessment dated March 2006 prepared by MG Planning Pty Ltd, amendments prepared by MG Planning Pty Ltd dated April 2006 and 17 January 2007, the Proponent's Response to Submissions date 7 June 2006 prepared by MG Planning Pty Ltd, the Proponent's Statement of Commitments included in the Environmental Assessment prepared by MG Planning Pty Ltd dated April 2006 and the following drawings:

Architectural (or Design) Drawings prepared by PTW Architects and Reid Campbell (NSW) Pty Ltd			
Architectural (or Design) Drawings prepared by Reid Campbell (NSW) Pty Ltd (amendments clouded on drawings dated 21/12/06)			
Drawing No.	Revision	Name of Plan	Date
EA-00	F	Cover Sheet and Location Plan	Nov 2005
EA-01	F	Site Analysis Plan	Nov 2005
EA-02	F	Site Plan	Nov 2005
EA-03	F	Basement Car Park level B2 Plan	Nov 2005
EA-04	F	Basement Car Park level B1 Plan	Nov 2005
EA-05	J	Ground Floor Plan	Nov 2005
EA-06	F	Level 1 Floor Plan	Nov 2005
EA-07	F	Mezzanine Level Floor Plan	Nov 2005
EA-08	F	Level 2 Floor Plan	Nov 2005
EA-09	F	Level 3 Floor Plan	Nov 2005
EA-10	F	Level 4 Floor Plan	Nov 2005
EA-11	F	Levels 5-15 Typical and Level 16 Floor Plans	Nov 2005
EA-12	E	Roof Plant Level Floor Plan and Roof Plan	Nov 2005
EA-13	F	Preliminary North and West Elevations	June 2006
EA-14	F	Preliminary South and East Elevations	June 2006
EA-15	F	Section AA	Nov 2005
EA-16	E	Section BB	Nov 2005
EA-22	F	Detailed Façade Studies Sheet 2	Feb 2006
EA-23	F	Detailed Façade Studies Sheet 3	Feb 2006
<u>And as amended by 75W modification 05_0056 MOD 1 by Reid Campbell (NSW) Pty Ltd (amendments clouded on drawings dated 21/12/06)</u>			
A-1004	N	Level 1 Floor Plan	July 2006

A-1003	S	Ground Floor Plan	July 2006
A-1008	J	Level 4 Floor Plan	July 2006
A-2001	G	Changes to EA Approved Façade – North Elevation	21/12/06
A-2002	G	Changes to EA Approved Façade – South Elevation	21/12/06
A-2003	G	Changes to EA Approved Façade – East Elevation	21/12/06
A-2004	F	Changes to EA Approved Façade – West Elevation	21/12/06
Site survey prepared by <i>Hard & Forester Consulting Surveyors</i>			
Drawing No.	Revision	Name of Plan	Date
111491001	00	Proposed Sofitel site in relation to proposed rail loop	30/11/05

Except for:

- (1) any modifications which are 'Exempt Development' as identified in *Sydney Regional Environmental Plan No. 24 – Homebush Bay Area* or as may be necessary for the purpose of compliance with the BCE and any Australian Standards incorporated in the BCA;
- (2) otherwise provided by the conditions of this consent.