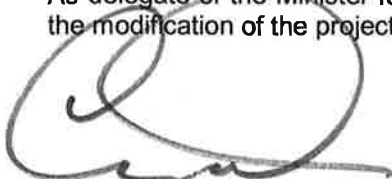


Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation, dated 14 April 2012, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Chris Wilson
A/Deputy Director-General

Sydney 6 November 2012.

SCHEDULE 1

Project Approval:

08_0112 granted by the Minister for Planning on 22 October 2010 as amended by modification approval granted on 28 February 2011.

For the following:

A Project Application for the construction of an 18 storey mixed-use development comprising retail, commercial and residential uses.

Modification:

Modification of the Project Approval to allow amendments to construction-related issues, design refinements to buildings functioning and facilitate compliance with conditions of approval relating to the apportionment of car parking.

SCHEDULE 2

CONDITIONS

A2 – Development in Accordance with Plans

Replace the table in section A2 with the table below:

A. Environmental Assessment Report for Mixed Use Development prepared by Kass-Hermes dated March 2012 including appendices and Preferred Project Report prepared by Kass-Hermes dated July 2010 including appendices			
B. Statement of Commitments prepared by Kass-Hermes contained in Schedule 3			
B1. Draft Stratum Subdivision Plan prepared by Daw & Walton P/L with surveyor reference 1200-10DP – Sheets 1 to 11, dated 12 March 2012			
C. Architectural Drawings prepared by Nordon Jago Architects itemised as follows:			
Drawing No	Issue	Name of Plan	Date
DA005	C	GFA Plan	09/03/12
DA006	B	Residential Net Area Plan	10/02/11
DA050	B	Proposed Shadow Diagram June 21	10/02/11
DA051	B	Proposed Shadow Diagram March 21	10/02/11
DA052	B	Proposed Shadow Diagram Sep 21	10/02/11
DA090	C	Basement Level B1	09/03/12
DA091	C	Basement Level B2	09/03/12
DA092	C	Basement Level B3	09/03/12
DA093	C	Basement Level B4	09/03/12
DA094	A	Basement Level B5	09/03/12
DA095	C	Basement Level B6	09/03/12
DA100	D	Level 01 (GF Retail)	14/09/12
DA101	D	Level 02 (Retail)	14/09/12
DA102	D	Level 03 (Office)	14/09/12
DA105	B	Level 01 (High Level)	14/09/12
DA110	E	Level 04 Residential	14/09/12
DA111	E	Level 05-17 Typical	14/09/12
DA112	D	Level 18	09/03/12
DA120	D	Level 19 (Roof Terraces)	09/03/12
DA121	C	Roof Plan	09/03/12
DA140	B	Floor Plate Comparison	10/02/11
DA200	D	Sections A&B	14/09/12
DA300	D	Elevations	14/09/12
DA301	D	Elevations	14/09/12
DA900	B	External Finishes	10/02/11