

SCHEDULE 2

PART A – DRAFT TERMS OF APPROVAL

Development Description

A1 Concept approval is granted to the development as described below:

Additions to Shopping Centre incorporating:

Stage 1

- Single-storey retail extension (31,495m² GFA) and associated internal modifications;
- Three additional parking levels providing 442 additional retail car parking spaces;
- Associated public domain works; and
- Road infrastructure works.

Stage 2

- Building envelope for commercial tower above retail podium incorporating up to 105,000m² (GFA) commercial floor space.
- A maximum of 100 car spaces provided for the future commercial tower, to be located within basement levels below the retail podium.

Development in Accordance with the Plans and Documentation

A2 The development shall be undertaken generally in accordance with:

- the Environmental Assessment (Modified) dated October 2020 prepared by Ingham Planning Pty Ltd, including all associated documents and reports,
- the Draft Statement of Commitments prepared by Ingham Planning Pty Ltd dated August 2020; and
- the following drawings:

Drawings Prepared by Westfield (Scentre Group)		
Drawing No	Name of Plan	Date
MOD-1-2069-CP REV E	Proposed Basement Level	Sept 2020
MOD-1-2070-CP REV E	Concept Envelope	Sept 2020
MOD-1-2071-CP REV:E	Proposed Level 6 Envelope Base Plan	Sept 2020
MOD-1-5301-CP REV:E	Proposed Elevation 2 – Campbell Street.	Sept 2020
MOD-1-5302 CP REV:E	Proposed Elevation 1 Argyle Streets.	Sept 2020
MOD-1-5303-CP-REV:E	Proposed Elevation 3 Church Street.	Sept 2020
MOD-1-5304-CP-REV E	Proposed Elevation 4 – O’Connell Street	Sept 2020
MOD-1-5305-CP REV E	Proposed Elevation 5 – Marsden Street	Sept 2020
MOD-1-5401A-CP REV:E	Section AA	Sept 2020
MOD-1-5401B-CP REV:E	Section BB	Sept 2020
MOD-1-5402-CP REV:E	Section CC & DD	Sept 2020

except for as modified by the following pursuant to section 75O(4) of the Act.

Inconsistencies between documentation

- A3 In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawing/documents including Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

Building Envelopes

- A4 Building footprints and setbacks are to be generally consistent with the Concept Plan building envelope parameter diagrams for each site, except where amended by the Modifications in Part B of this Approval.

Maximum Gross Floor Area (GFA)

- A5 The maximum gross floor area (GFA) for the development shall not exceed 136,495m² comprising a maximum of:
- 31,495m² retail GFA for proposed retail extensions at Levels 6 and 7; and
 - 105,000m² commercial GFA.

Maximum Gross Envelope, Building Area and Floor Plate for Commercial Tower Building Envelope

- A6 The gross envelope, building area and floor plate for the Commercial Tower Envelope shall comprise a maximum of:
- 153,000m² for the gross building envelope (GBE)
 - 123,000m² for the gross building area (GBA)
 - 2,865m² for gross floorplate area on any level of the building, with reduced floor plate areas at middle and upper levels of the tower.

Maximum Commercial Tower Height

- A7 The commercial tower envelope shall have a maximum height of RL 220.

Car Parking

- A8 542 net additional car parking spaces are to be provided as part of the Stage 1 & 2 developments, with a maximum of 442 car spaces allocated for retail parking within Stage 1 and a maximum 100 car spaces allocated to the future commercial tower in Stage 2.

Lapsing of Approval

- A9 Approval of the Concept Plan shall lapse 5 years after the determination date shown on this Instrument of Approval, unless an application is submitted to carry out a project or development for which concept approval has been given.

PART B – MODIFICATIONS

- B1 The plans described above in Part A – Terms of Approval shall be modified to provide a building envelope for the retail additions as follows:
- a) Retail extensions at levels 6 and 7 shall be setback an additional 4 metres from the Campbell Street boundary for part of the southern façade in accordance with details shown on Plans DA-01-5210 and DA-01-5212 Revision D dated September 2013.

End of Schedule 2
