



29 November 2018

The Director of Planning
Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

Attention: Anthony Witherden

Dear Sir

**SECTION 4.55(1A) APPLICATION - STATE SIGNIFICANT DEVELOPMENT APPLICATION NO. SSD-4972 -
161 SUSSEX STREET, SYDNEY**

GL Investment Co Pty Ltd ATF No 1 Trust submit this application pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act, 1979 (EP&A Act) to modify State Significant Development Consent SSD-4972. The consent for SSD-4972 was granted by the Planning Assessment Commission on 5th August 2013. Since that approval there have been five modifications approved by the Department. The works, completed in 2016, comprised the construction of a new 27 storey tower accommodating 222 new hotel rooms and approximately 7,000m² of commercial floor space, approximately 4,810m² of convention, exhibition and function space and refurbishment of the hotel public areas.

This application seeks endorsement to retain Wheat Road in its current configuration which was developed to facilitate construction of the redevelopment in consultation with SHFA, RMS and adjoining stakeholders. The arrangement improved pedestrian safety and traffic circulation by eliminating the requirement for buses to reverse when leaving the bus parking area.

This Section 4.55(1A) application is accompanied by:

- A signed Application to Modify a Development form;
- Architectural Plan prepared by Cox Richardson Architects reflecting the as-built arrangement.

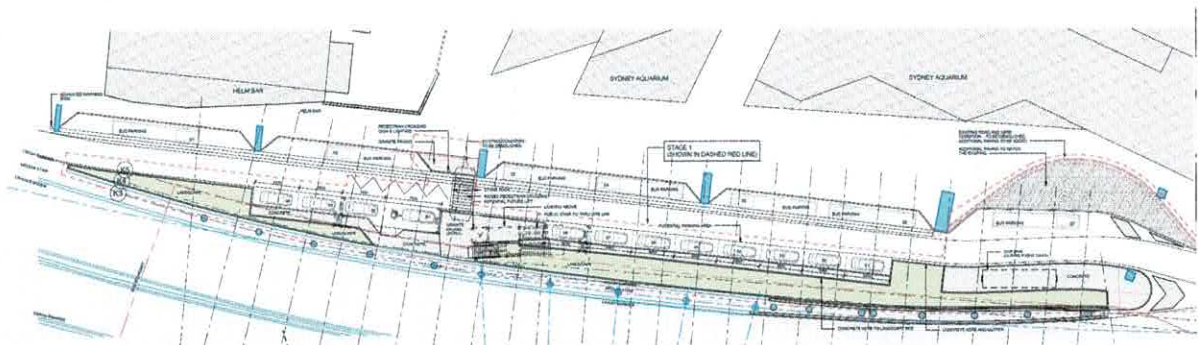


Figure 1 – Wheat Road existing condition

GL INVESTMENTCO PTY LTD ATF GL NO.1 TRUST

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The development, as proposed to be modified, is substantially the same development as that originally approved in that it:

- retains the same mix of land uses as the approved development;
- does not result in any significant amendment to the approved building works;
- does not substantially change the built form outcome;
- does not significantly affect the appearance of the building;
- continues to provide the numerous approved public benefits including a new pedestrian through link; and
- will not result in any adverse impacts to surrounding developments or land uses.

As stated above this Section 4.55(1A) application seeks approval to retain Wheat Road in its existing arrangement. In the context of the overall development this will not alter the environmental impacts assessed and approved as part of the existing development consent.

Should you have any queries about this matter, please do not hesitate to contact me on 0413 586555 or jenny@mandlinvestments.com.sg

Yours faithfully

Jennifer Watt
Development Manager
GL Investment Management

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