

# Modification of Development Consent

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

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin  
**Director**  
**Modification Assessments**

Sydney 23 NOVEMBER 2016

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## SCHEDULE 1

**Development consent:** SSD - 7014 granted by the Planning Assessment Commission on 26 February 2015

**For the following:** Development at the Four Point by Sheraton including:

- Construction of a two storey addition for an executive lounge and public bar on the rooftop with associated amenities and plant; and
- 24 hour 7 day operation.

**Consent Authority:** Minister for Planning

**The Land:** 161 Sussex Street, Sydney

**Modification:** SSD 7014 MOD 2: the modification includes the installation of additional roof top plant including:

- hot water flues;
- mechanical kitchen exhaust; and
- mechanical relief air ducts.

## SCHEDULE 2

The consent is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition A3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

### Development in Accordance with Plans and Documentation

A3 The applicant shall carry out the project in accordance with the following documents and plans:

- a) EIS prepared by JBA Urban Planning Consultants Pty Ltd, dated July 2015;
- b) RfS prepared by JBA Urban Planning Consultants Pty Ltd, dated 15 October 2015, and accompanying appendices;
- c) The modification application prepared by JBA Urban Planning Consultants Pty Ltd dated 24 August 2016;
- d) **the modification application prepared by JBA Urban Planning Consultants Pty Ltd dated 10 November 2016;**
- e) the conditions of this consent; and
- f) the following drawings, except for:
  - i) any modifications which are Exempt or Complying Development;
  - ii) otherwise provided by the conditions of this consent.

<b>Architectural (or Design) Drawings prepared by Cox Richardson</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
A-DA2-0101	04	SITE PLAN	27/05/2015
A-DA2-0201	02	EXISTING HOTEL LEVEL 10	27/05/2015
A-DA2-0202	04	EXECUTIVE LOUNGE – LEVEL 11	03/06/2015
A-DA2-0203	04	EXECUTIVE BAR – LEVEL 12	03/06/2015
A-DA2-0204	<del>5</del> <b><u>06</u></b>	ROOF LEVEL	<del>12/08/2016</del> <b><u>9/11/2016</u></b>
A-DA2-0301	<del>5</del> <b><u>06</u></b>	EAST & WEST ELEVATIONS	<del>12/08/2016</del> <b><u>9/11/2016</u></b>
A-DA2-0302	4	NORTH & SOUTH ELEVATIONS	12/08/2016
A-DA2-0303	3	WEST ELEVATION	12/08/2016
A-DA2-0304	3	EAST ELEVATION	12/08/2016
A-DA2-0305	3	NORTH ELEVATION	12/08/2016
A-DA2-0320	01	PYRMONT BRIDGE VIEW	27/05/2015
A-DA2-0321	01	SUSSEX ST VIEW	27/05/2015
A-DA2-0322	01	SUSSEX ST VIEW 2	27/05/2015
A-DA2-0323	02	AERIAL VIEW	27/05/2015
A-DA2-0401	03	GENERAL ARRANGEMENT – SECTION 01 PART 1	27/05/2015
A-DA2-0402	03	GENERAL ARRANGEMENT – SECTION 01 PART 2	27/05/2015
A-DA2-0403	03	GENERAL ARRANGEMENT – SECTION 02	27/05/2015
A-DA2-0404	03	GENERAL ARRANGEMENT – SECTION 03	03/06/2015

**End of modification 2**