

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.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney

2017

SCHEDULE 1

- Development consent:** **SSD 7014** granted by the Planning Assessment Commission on 26 February 2015
- For the following:** Development at Four Points by Sheraton including:
- Construction of a two storey addition for an executive lounge and public bar on the rooftop with associated amenities and plant
 - 24 hour 7 day operation.
- Applicant:** GL Investment Management
- Consent Authority:** Minister for Planning
- The Land:** 161 Sussex Street, Sydney
- Modification:** **SSD 7014 MOD 3:** the modification includes:
- continuation of the extended hours of operation (24 hours a day, seven days a week)

SCHEDULE 2

The consent (SSD 7014) 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 ~~bold and 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) RtS prepared by JBA Urban Planning Consultants Pty Ltd, dated 15 October 2015;
- c) The modification application (**SSD 7014 MOD 1**) prepared by JBA Urban Planning Consultants Pty Ltd, dated 24 August 2016;
- d) the modification application (**SSD 7014 MOD 2**) prepared by JBA Urban Planning Consultants Pty Ltd dated 10 November 2016;
- e) the modification application (SSD 7014 MOD 3) prepared by M&L Hospitality, dated 30 August 2017, and Response to Submissions dated 6 November 2017**
- e f)** the conditions of this consent; and
- f g)** the following drawings, except for:
 - i) any modifications which are Exempt of Complying Development;
 - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Cox Richardson			
Drawing No.	Revision	Name of Plan	Date
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	06	ROOF LEVEL	9/11/2016
A-DA2-0301	06	EAST & WEST ELEVATIONS	9/11/2016
A-DA2-0302	4	NORTH & SOUTH ELEVATIONS	12/08/2015
A-DA2-0303	3	WEST ELEVATION	12/08/2015
A-DA2-0304	3	EAST ELEVATION	12/08/2015
A-DA2-0305	3	NORTH ELEVATION	12/08/2015
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

- (b) Schedule 2 Part A – Administrative Conditions, Condition A6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and struckout**~~ words/numbers as follows:

Hours of Operation – Level 12 Rooftop Bar

A6. The rooftop bar located on Level 12 is permitted to operate 24 hours, 7 days per week for a period of ~~12-24~~ months from the date of ~~occupation~~ **the approval of modification application SSD 7014 MOD 3**. After this ~~initial 12-24~~ month period, the approved hours of operation are 7 am to midnight Monday to Sunday, unless otherwise approved by a modification application.

**End of modification SSD 7014
(SSD 7014 MOD 3)**