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.

Sargeant

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 22 December, 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 hours 7 days 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 bu 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)