

# Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation dated 14 September 2014, I approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.

  
Daniel Keary  
Director  
Industry, Key Sites and Social Projects

Sydney 24<sup>th</sup> JULY 2014

### SCHEDULE 1

#### Development Approval:

**SSD-4972** granted by the Planning Assessment Commission, as a delegate for the Minister for Planning on 5 August 2013.

#### For the following:

Redevelopment of the Four Points by Sheraton Hotel, including:

- Construction of a 25 storey tower, comprising 231 hotel rooms and approximately 5,775m<sup>2</sup> of commercial floorspace and approximately 4,1810m<sup>2</sup> of convention, exhibition and function space;
- Extension of the existing podium space to provide new convention and exhibition space;
- External and internal demolition works;
- Upgrades to the port cohere, building entries on Sussex Street, the hotel lobby and reception areas and other internal alterations;
- Public domain works in Slip Street; and
- Realignment of an existing pedestrian link through the site.

#### Modification:

##### **SSD 4972 MOD 2:**

- reduction in the convention, exhibition and function GFA of 300 m<sup>2</sup> from approximately 4,810 m<sup>2</sup> to 4,510 m<sup>2</sup>;
- changes to the structural columns, trusses and footings beneath the approved tower and beneath the approved convention/function space;
- deletion of the approved pre-function space at the northern end of the building and its replacement with a smaller meeting room; and
- redesign of lift core and commercial lobby areas within the approved tower.

## SCHEDULE 2

### A ADMINISTRATIVE AND DEVELOPMENT CONTRIBUTIONS CONDITIONS

**1) In Part A, Schedule 2, delete Condition A2 in its entirety and insert the following new condition:**

A2 The Applicant shall carry out the project generally in accordance with the:

- a) Environmental Impact Statement prepared by JBA Urban Planning Consultants Pty Ltd, dated August 2012;
- b) as amended by the further information and Response to Submissions prepared by JBA Urban Planning Consultants Pty Ltd, dated February 2013;
- c) as amended by the supplementary information provided by JBA Urban Planning Consultants Pty Ltd dated 27 March 2013 and 16 May 2013;
- d) as amended by the Section 96 Modification Report titled Section 96(1A) Modification Application SSD-4972 (MOD 1) provided by JBA Urban Planning Consultants Pty Ltd dated 18 September 2013;
- e) as amended by the further information and Response to Submissions (MOD 1) prepared by JBA Urban Planning Consultants Pty Ltd dated 4 December 2013;
- f) as amended by the Section 96 Modification Report titled Section 96(1A) Modification Application – State Significant Development Application No. SSD 4972 (MOD 2) provided by JBA Urban Planning Consultants Pty Ltd dated 17 February 2014;
- g) as amended by the further information and Response to Submissions (MOD 2) prepared by JBA Urban Planning Consultants Pty Ltd dated 11 June 2014; and
- h) the following drawings, except for:
  - i) any modifications which are Exempt or Complying Development;
  - ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Cox Architects Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A-DA-0003	E	Public Domain - Lower Ground Level Plan	5/2/2014
A-DA-0004	D	Public Domain - Ground Level Plan	5/2/2014
A-DA-0010	B	Lower Ground Level - Demolition Plan	19/6/2012
A-DA-0011	B	Ground Level - Demolition Plan	19/6/2012
A-DA-0012	B	Mezzanine Level - Demolition Plan	19/6/2012
A-DA-0013	B	Level 1 - Demolition Plan	19/6/2012
A-DA-0200	N	Lower Ground Level Floor Plan	5/2/2014
A-DA-0201	N	Ground Level Floor Plan	5/2/2014
A-DA-0202	N	Mezzanine Level Floor Plan	5/2/2014
A-DA-0203	N	Level 1 Floor Plan	5/2/2014
A-DA-0204	N	Level 2 Floor Plan	5/2/2014
A-DA-0205	L	Level 3 Floor Plan	5/2/2014



A-DA-0206	L	Level 4 To Level 10- Typical Floor Plan	5/2/2014
A-DA-0207	L	Level 11 To Level 14- Typical Floor Plan	5/2/2014
A-DA-0208	N	Level 15- Plant Room Level Floor Plan	5/2/2014
A-DA-0209	K	Level 16- 22 Typical Commercial Level Floor Plan	5/2/2014
A-DA-0210	L	Level 23- Plant Room Level Floor Plan	5/2/2014
A-DA-0211	K	Roof Level Floor Plan	5/2/2014
A-DA-301	K	North & South Elevations	5/2/2014
A-DA-302	J	East Elevation	5/3/2013
A-DA-303	K	West Elevation	5/2/2014
A-DA-304	H	Slip Street - East Elevation	5/2/2014
A-DA-305	F	Slip Street Detail - East Elevation	5/2/2014
A-DA-310	D	South Coloured Elevation & External Materials Legend	5/3/2013
A-DA-311	C	North & Slip St Coloured Elevations	5/3/2013
A-DA-312	C	East Coloured Elevation	5/3/2013
A-DA-313	D	West Coloured Elevation	5/3/2013
A-DA-401	K	Section 01 & 02	5/3/2013
A-DA-402	K	Section 03 & 04	5/3/2013
A-DA-403	K	Section 05 & 06	5/3/2013
A-DA-404	F	Section 07	5/3/2013
<b>Survey Drawings prepared by Dunlop Thorpe &amp; Co Pty Ltd</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
17488/1	13/03/12	Plan of the Land comprised in certificate of title 101/1009697 – Sheet 1	7/9/2011
17488/2	13/03/12	Plan of the Land comprised in certificate of title 101/1009697 – Sheet 2	7/9/2011

- 2) ***In Part A, Schedule 2, delete Condition A6 in its entirety and insert the following new condition:***

**Limits of Approval**

- A6 This consent does not approve strata subdivision, retail fit out, or commercial fit out of the development. Separate approval/s must be obtained for these if required by the EP&A Act. Additionally, this consent does not approve the removal of any trees in SSD 4972 MOD 2. Separate approval/s must be obtained for these trees to be removed, if required by the EP&A Act.

**END OF MODIFICATIONS TO SSD 4972 MOD 2**