

# Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Daniel Keary  
**Acting Executive Director**  
**Infrastructure and Industry Assessments**

Sydney 19<sup>th</sup> AUGUST 2015

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### SCHEDULE 1

**Development Approval:** **SSD 4972** granted by the Planning Assessment Commission, as 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 5,775 sqm of commercial floorspace and approximately 4,810 sqm 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 cochere, building entries on Sussex Street, the hotel lobby and reception areas and other internal alterations;
- Public domain works on Slip Street; and
- Realignment of an existing pedestrian link through the site.

**Applicant:** GL Investments Co Pty Ltd

**Consent Authority:** Minister for Planning

**The Land:** 161 Sussex Street Sydney, Lots 101 and 102 DP 1009697

**Modification:** **SSD 4972 MOD 4:** to

- provide an additional two levels of commercial floor space to the approved tower including:
  - increase gross floor area (GFA) by 1620m<sup>2</sup> to a total GFA of 62,201m<sup>2</sup>;
  - increase the height of the tower by 12.425 metres to RL 106.025;
- changes to façade cladding at Level 15;
- additional bike racks at lower ground floor level;
- additional end of trip facilities at Level 15; and
- reconfigure roof level plant and the lift motor room.

## SCHEDULE 2

The above approval is modified as follows:

- 1) Condition A2 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

### Development Description

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; and
- 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;
- h) as amended by the Section 96 Modification Report titled Section 96(2) Modification – State Significant Development Application No. SSD 4972 (MOD 3) provided by JBA Urban Planning Consultants Pty Ltd dated May 2014;
- i) as amended by the further information and Response to Submissions (MOD 3) prepared by JBA Urban Planning Consultants Pty Ltd dated 30 July 2014; and
- j) as amended by the Section 96(1A) Development Application Statement of Environmental Effects Modification 5 to SSD 4972 prepared by JBA Urban Planning Consultants Pty Ltd dated April 2015; and
- k) **as amended by the Section 96(2) Development Application Statement of Environmental Effects Modification 4 to SSD 4972 prepared by JBA Urban Planning Consultants Pty Ltd dated March 2015;** and
- l) 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	F <u>H</u>	Public Domain - Lower Ground Level Plan	04/04/2014 <b><u>19/03/2015</u></b>
A-DA-0004	F	Public Domain - Ground Level Plan	28/07/2014
A-DA-0010	B	Lower Ground Level - Demolition Plan	19/06/2012
A-DA-0011	B	Ground Level - Demolition Plan	19/06/2012
A-DA-0012	B	Mezzanine Level - Demolition Plan	19/06/2012
A-DA-0013	B	Level 1 - Demolition Plan	19/06/2012
A-DA-0200	Q	Lower Ground Level Floor Plan	21/2/2014

	<b><u>Q</u></b>		<b><u>19/03/2015</u></b>
A-DA-0201	Q	Ground Level Floor Plan	01.04.2015
A-DA-0202	Q	Mezzanine Level Floor Plan	1/04/2015
A-DA-0203	R	Level 1 Floor Plan	1/04/2015
A-DA-0204	Q	Level 2 Floor Plan	1/04/2015
A-DA-0205	N	Level 3 Floor Plan	1/04/2015
A-DA-0206	N	Level 4 To Level 10- Typical Floor Plan	1/04/2015
A-DA-0207	N	Level 11 To Level 14- Typical Floor Plan	1/04/2015
A-DA-0208	R <b><u>S</u></b>	Level 15- Plant Room Level Floor Plan	1/04/2015 <b><u>08/07/2015</u></b>
A-DA-0209	R <b><u>S</u></b>	Level 16–22– <b><u>to Level 24</u></b> Typical Commercial Level Floor Plan	04/06/2015 <b><u>08/07/2015</u></b>
A-DA-0210	M <b><u>R</u></b>	Level 23- Plant Room Level Floor Plan ( <b><u>Level 25</u></b> )	04/04/2014 <b><u>08/07/2015</u></b>
A-DA-0211	L <b><u>Q</u></b>	Roof Level Floor Plan	04/04/2014 <b><u>08/07/2015</u></b>
A-DA-301	L <b><u>P</u></b>	North & South Elevations	04/04/2014 <b><u>08/07/2015</u></b>
A-DA-0302	Q <b><u>R</u></b>	East Elevation	04/06/2015 <b><u>08/07/2015</u></b>
A-DA-303	L <b><u>N</u></b>	West Elevation	04/04/2014 <b><u>19/03/2015</u></b>
A-DA-304	I	Slip Street - East Elevation	04/04/2014
A-DA-305	G	Slip Street Detail - East Elevation	04/04/2014
A-DA-310	E <b><u>G</u></b>	South Coloured Elevation & External Materials Legend	04/04/2014 <b><u>19/03/2015</u></b>
A-DA-311	E <b><u>G</u></b>	North & Slip St Coloured Elevations	04/06/2015 <b><u>08/07/2015</u></b>
A-DA-312	E <b><u>G</u></b>	East Coloured Elevation	28/07/2014 <b><u>08/07/2015</u></b>
A-DA-313	E <b><u>G</u></b>	West Coloured Elevation	04/04/2014 <b><u>19/03/2015</u></b>
A-DA-401	L	Section 01 & 02	04/04/2014
A-DA-402	M	Section 03 & 04	04/04/2014
A-DA-403	M	Section 05 & 06	04/04/2014
A-DA-404	G	Section 07	04/04/2014
<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
<b>Demolition Drawing Prepared by A+Design Group</b>			
<b>Drawing No.</b>	<b>Issue</b>	<b>Name of Plan</b>	<b>Date</b>
ID-03	C	Ground Floor Demolition Plan	6/12/13

ID-04	C	Level 1 Demolition Plan	6/12/13
ID-30	B	Photo Stairs	6/12/13

**End of Modification**

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