

Section 96(1A) Development Application Statement of Environmental Effects



161 Sussex Street, Sydney

Section 96(1A) Modification 1 to SSD_7014

Submitted to Department of Planning and Environment
On Behalf of GL Investment Co Pty Ltd GL No 1 Trust

August 2016 ■ 15190

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A	Architectural Drawings
	<i>Cox Richardson</i>

1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to the Department of Planning and Environment ('the Department') in support of a Section 96(1A) application to modify State Significant Development consent SSD 7014 relating to the Four Points Hotel by Sheraton at Darling Harbour.

The original consent involved the construction of a new executive lounge and public bar over two levels on the existing rooftop of the north tower of the Four Points by Sheraton Hotel, and for that area to operate 24 hours a day, 7 days a week. SSD 7014 is one of a number of active consents relating to the site.

This Section 96(1A) application seeks to modify the external design of this rooftop bar and executive lounge, to allow for greater cohesion with the internal design of these spaces. The application also seeks the installation of privacy louvres, to reduce the visual impacts on neighbouring hotel suites, and the installation of a glazed screen and vertical louvres to align to the rear of the bar area.

The SEE has been prepared by JBA on behalf of GL Investment Co Pty Ltd (GL No. 1 Trust), and is based on the Architectural Drawings provided by Cox Richardson (see **Appendix A**).

This report describes the proposed modifications to the approved building design, sets out the proposed amendments to the development consent conditions, and provides an assessment of the environmental impacts of the proposed changes. This SEE should be read in conjunction with the documentation which accompanied the original State Significant Development Application, including the Response to Submissions package dated October 2015.

2.0 The Site & Background

2.1 Site Description

The Four Points by Sheraton is a four-star hotel located at 161 Sussex Street, Sydney on the western edge of the Sydney CBD, overlooking Darling Harbour. The site has an area of 11,223m² and fronts Sussex Street.

The site is legally described as Lots 101 and 102 in DP 1009697 and sits within the boundary of lands controlled by the Sydney Harbour Foreshore Authority (SHFA).

There are a number of items adjoining and within the site listed on the State Heritage Register in accordance with the *Heritage Act 1977*, including:

- The Corn Exchange Building;
- The Dundee Arms Hotel Building;
- Central Warehouses at 139-151 Sussex Street; and
- Commercial Building at 121-127 Sussex Street.

The site's location on the perimeter of Darling Harbour, places it in a busy and important tourist and commercial centre. The site is within walking distance of important City landmarks and is surrounded by a mix of uses including commercial towers, residential towers and tourism facilities. Immediately adjoining the site to the west is the Western Distributor and Darling Harbour.

2.2 Project Background

Consent for SSD_7014 was granted under delegation from the Minister for Planning on the 26th of February 2015 for the construction of a new executive lounge and public bar over two levels on the existing rooftop of the north tower of the Four Points by Sheraton Hotel, and for that area to operate 24 hours a day, 7 days a week.

This application included:

- 452m² GFA for an executive lounge at Level 11;
- 475m² GFA for a public bar at Level 12;
- Associated amenities including bar store and kitchen; and
- A plant room.

The lounge and bar area is presently under construction. This Section 96(1A) application reflects the first modification to this approval and is a result of coordinating the interior design of the spaces which has evolved through the design development phase.

3.0 Environmental Assessment

3.1 Overview

This application seeks approval to modify the approved development, as described below and as detailed within the architectural drawings at **Appendix A**.

- Modified opening locations to the east, north and west elevations;
- Additional glazing and a louvres screen backing to the bar on the west elevation;
- Addition of privacy louvers to the southern elevation;
- Portal frame height reduced; and
- Shadow back glass extent amended and clarified.

3.2 Proposed Modifications to Consent

The proposed modifications necessitate amendments to the approval to reflect the updated architectural drawings prepared by Cox Architects. Words/figures proposed to be deleted are shown in **~~bold strike through~~** and words/figures to be inserted are shown in ***bold italics***. Accordingly, Condition A3 should be modified to reflect the revised drawings as follows:

Condition A3

Architectural (or Design) Drawings prepared by Cox Architects Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A-DA2-0204	4 <i>A</i>	ROOF LEVEL	03/06/2015 <i>12/08/2016</i>
A-DA2-0301	4 <i>5</i>	EAST & WEST ELEVATIONS	03/06/2015 <i>12/08/2016</i>
A-DA2-0302	3 <i>4</i>	NORTH & SOUTH ELEVATIONS	03/06/2015 <i>12/08/2016</i>
A-DA2-0303	2 <i>3</i>	WEST ELEVATION	03/06/2015 <i>12/08/2016</i>
A-DA2-0304	2 <i>3</i>	EAST ELEVATION	03/06/2015 <i>12/08/2016</i>
A-DA2-0305	2 <i>3</i>	NORTH ELEVATION	03/06/2015 <i>12/08/2016</i>

3.3 Assessment and Justification

The proposal is seeking minor changes to the external design and appearance of the rooftop bar and executive lounge as shown in **Appendix A**.

These changes include the reconfiguration of external glazing, adjustment to some external mechanical louvre panels, a slight reduction in the height of the roof frame structure, the addition of privacy louvers and addition of a glazed screen and vertical louvers behind the bar structure.

The proposed changes are further described in comparison to the approved scheme with assessment and justification provided over the page.

Reconfiguration of External Glazing and Cladding

The proposal incorporates various minor amendments to external glazing, cladding, and plant louvres on all elevations, however the majority of changes relate to the eastern elevation, facing Sussex Street.

The overall number of window openings has been reduced from ten (10) to nine (9), which is a minor increase in width to some openings. This is a result of the coordination of the interior use of the spaces with the external appearance, which is a direct result of the detailed design development phase of the project. However it is noted that overall, the general level of glazing provided is consistent with the approval and does not give rise to any increased overlooking or visual privacy impacts to the neighbouring tower located to the east, on the opposite side of Sussex Street.

Further, minor amendments have been made to reduce the size, relocate or delete some external plant louvres. This corresponds with the design development and final specification of plant equipment for the building, which has recently occurred.

For a visual comparison of these external changes refer to **Figures 1 and 2** and the architectural drawings provided at **Attachment A**.

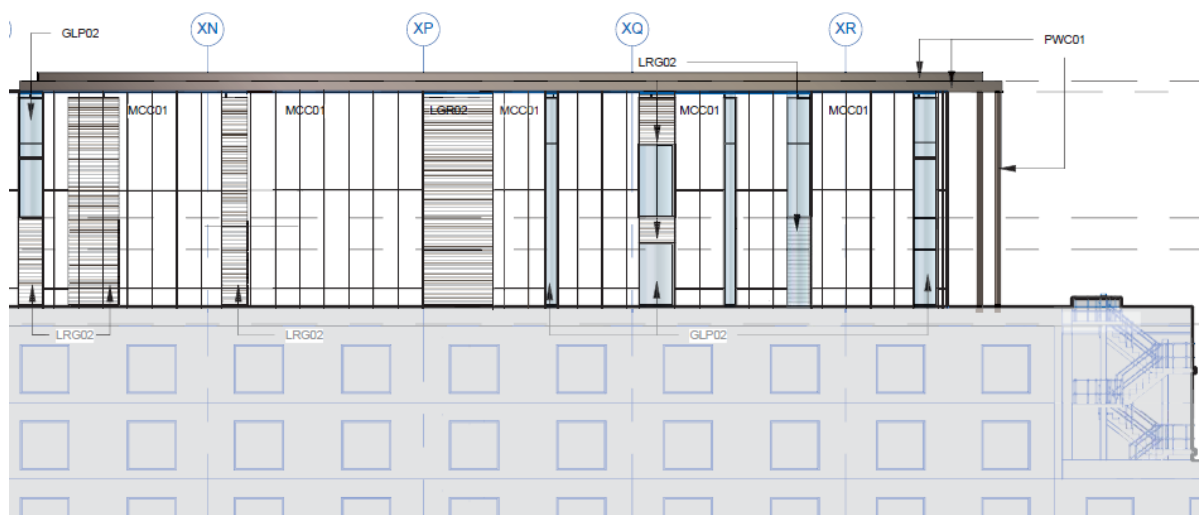


Figure 1 – Current approved Eastern Elevation
Source: Cox Architects

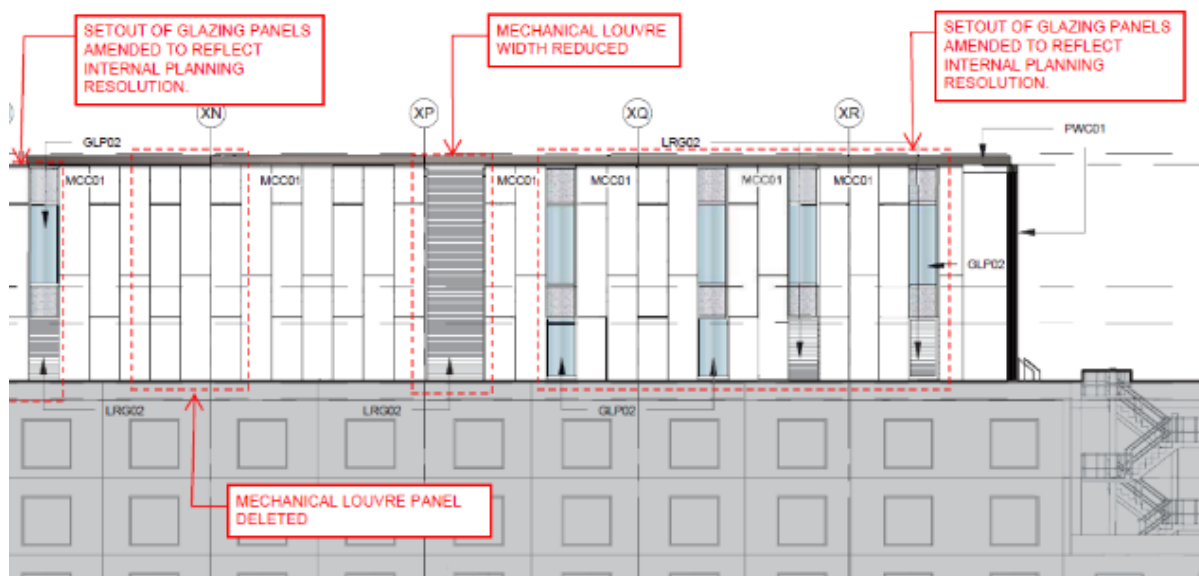


Figure 2 – Proposed amended Eastern Elevation
Source: Cox Architects

The western elevation is proposed to be modified to allow the addition of a glazed screen and two sets of white composite metal vertical louvres. The integration of these into the external structure are necessary as a backing to support the installation of the final interior bar design. Refer to **Figure 4**.

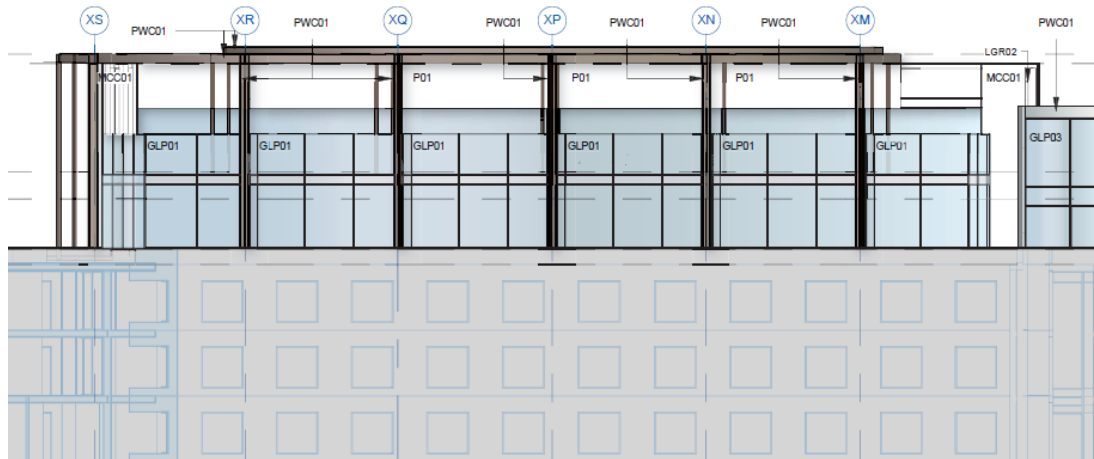


Figure 3 – Current approved Western Elevation

Source: Cox Architects

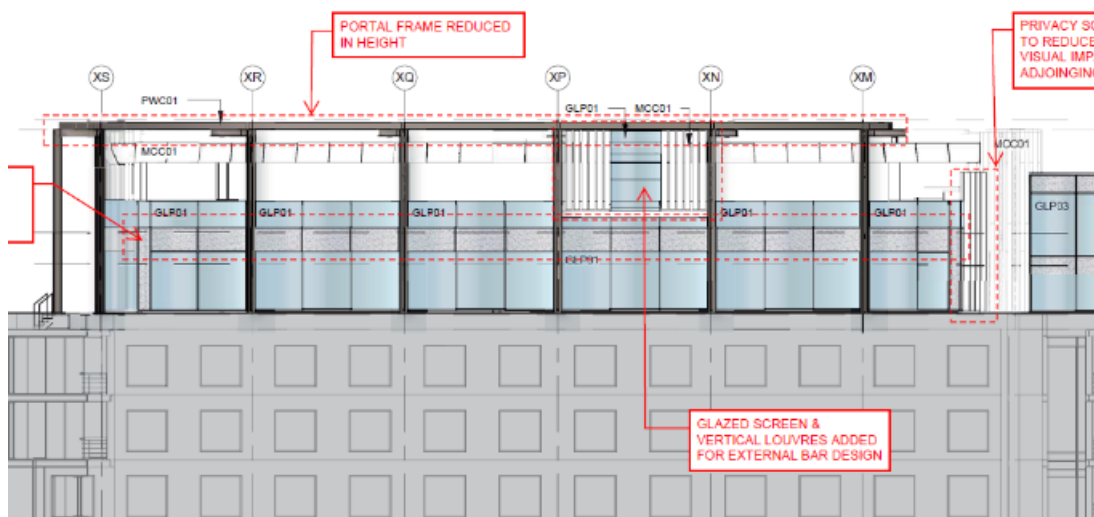


Figure 4 – Proposed amended Western Elevation

Source: Cox Architects

Shadow Box Height Increase

As noted above in **Figures 3** and **4**, the approved shadow box on the glazed curtain wall (or non-transparent glazed panel at slab level) has been increased in height on all facades. This modification is proposed in response to the design development phase for the structure and the desire to provide sufficient height in concealing the slab edge and associated services within this zone.

Portal Frame Height Reduction

In addition, there has been a slight reduction in the height of portal frame roof structure. This is a minor revision to match the interior planning of the bar and lounge space and offers a more visually attractive space when viewed internally. Refer to **Figures 3** and **4**.

Vertical Louvres

At the southern elevation of the bar and lounge structure, it is proposed to install fixed vertical louvres. These have been incorporated to minimise the potential for impact of the rooftop bar and lounge structure on the neighbouring hotel suites which are part of the same Four Points Hotel development. These louvres are indicated in red within **Figure 5** below.

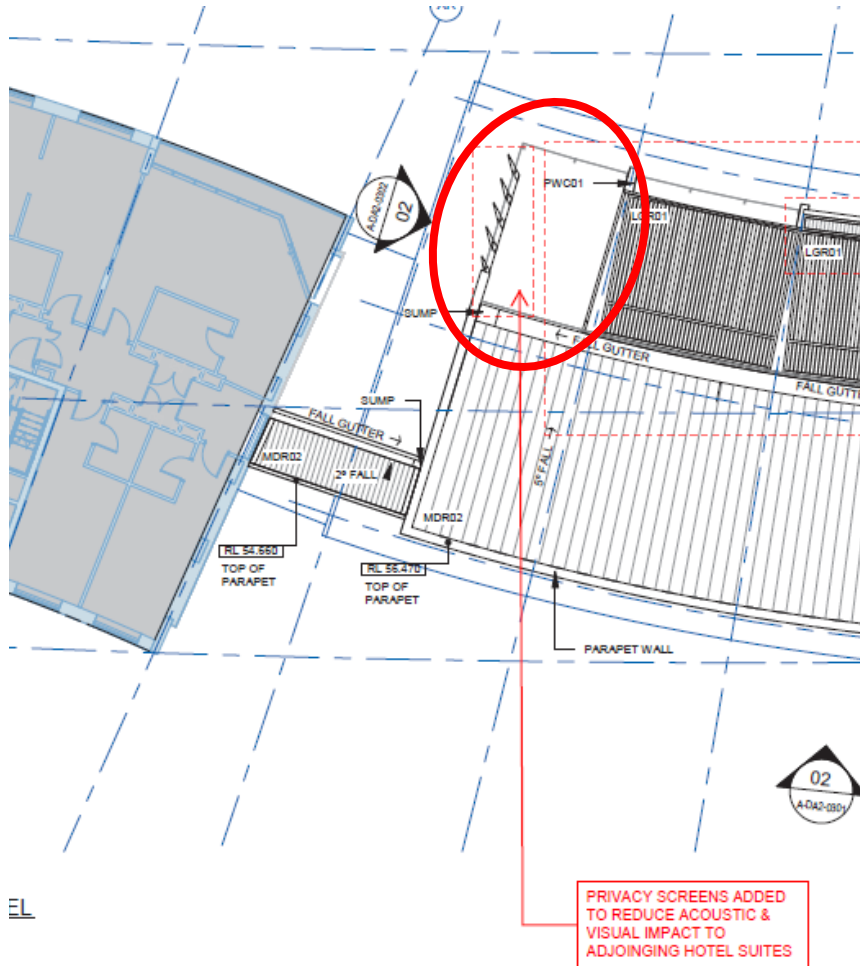


Figure 5 – Proposed addition of privacy louvres at the Roof Level (indicated in red outline)
Source: Cox Architects

4.0 Substantially the Same Development

Section 96(1A) of the EP&A Act states that a consent authority may modify a development consent if *“it is satisfied that the proposed modification is of minimal environmental impact”* and *“it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)”*.

The development, as proposed to be modified, is substantially the same development as that originally approved in that it:

- Proposes to alter the built form of the overall development in only a very minor way; and
- Will not result in any new or additional adverse impacts from the approved development.

The planning assessment of the proposed modified development remains unchanged with respect to the above matters. As detailed in Section 3 of this report, the proposed modifications will ensure the coordination of the interior and exterior of the structure which has arisen from the detailed design of the rooftop bar and lounge. Further, the changes also enhance occupant amenity and minimise the potential for adverse visual conflicts of the area on neighbouring hotel suites.

The proposed works to the façade are minor in nature and will not have a significant impact on the overall design. The façade changes have been designed to be consistent with the existing built form, thereby minimising visual impact and complimenting the existing structure.

The modifications are considered minor in nature and the consent authority may be satisfied that the development remains substantially the same as originally approved.

5.0 Conclusion

The amendment to development consent SSD 7014 at 161 Sussex Street, Sydney will ensure a high quality finished product for the Four Points development, through the completion of a highly anticipated bar and lounge facility. It is considered that the proposed modification will be consistent with the surrounding built form and will offer improved amenity for occupants of the hotel. The proposed minor amendments to the approved plans will not have any noticeable impacts on any surrounding land uses.

On the whole, the proposed amendments to the development seek to fine-tune the scheme in accordance with detailed design phase of the proposal and as physical works progress on-site.

In accordance with Section 96(1A) of the EP&A Act, The Department may modify the consent as:

- The proposed modification is of minimal environmental impact; and
- The proposed modification is substantially the same development as development for which the consent was originally granted.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request.

Should you have any queries about this matter, please do not hesitate to contact Daniel Howard on 9956 6962 or dhoward@jbaurban.com.au.