

19 March 2015

Our ref: GEOTLCOV24015AX-BS

Crown Resorts Limited
Level 2, 8 Whiteman Street
Southbank VIC 3006

Attention: Daniel Prince

Crown Sydney Hotel Resort - Geotechnical overview statement

This statement has been prepared on behalf of Crown Resorts Limited to accompany a State Significant Development Application (SSDA) for the Crown Sydney Hotel Resort at Barangaroo. The Hotel Resort is proposed in accordance with the approved Barangaroo Concept Plan (as modified) and is located within Barangaroo South.

The Crown Sydney Hotel Resort development will comprise a single high rise building that will include a hotel, VIP gaming facilities and residential apartments. More specifically approval is sought for:

- Construction and use of a hotel, VIP gaming facilities and residential apartment building with associated retail and restaurant uses and a basement car park to accommodate parking and servicing allocated to the proposed uses within the development, comprising a total Gross Floor Area of approximately 77,500 m² and a maximum building height of approximately 271 metres (RL 275 m);
- Associated building signage; and
- Provision of services and utilities required to service the building.

In summary, the geotechnical conditions at the Crown Sydney Hotel Resort site comprise significant upper fill materials overlying Quaternary alluvium, with Triassic age Hawkesbury Sandstone at depth. A sub-vertical igneous dyke approximately 3 m wide (the Pittman LIV Dyke), inferred to be of Jurassic Age, is also known to traverse the site in an east-west direction.

Key geotechnical issues at the Crown Sydney Hotel Resort site include:

- The sub-horizontally bedded sandstone is inferred to step down towards Darling Harbour in a series of buried cliffs and possible overhangs paralleling the natural shoreline geometry.
- Groundwater levels are close to surface and it is expected that a strong tidal response in groundwater levels will be apparent within the fill at the Crown Sydney Hotel Resort site.
- Variable bedrock and groundwater conditions are likely to be encountered in the vicinity of the Pittman LIV Dyke which will need to be considered as part of the development.

Coffey has assessed the proposed Crown Sydney Hotel Resort development in the context of the existing geotechnical conditions at the site and has concluded that the site is suitable for its intended use.

While the site contains a number of geotechnical challenges including the presence of an igneous dyke, high groundwater table that responds to tidal variation and potential presence of buried cliffs and variable rock levels, Coffey is satisfied that these challenges can be adequately addressed through the use of industry standard design and construction techniques and practices.

For and on behalf of Coffey



Max Foweraker
Senior Engineering Geologist