

# Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthea Sargeant  
**Executive Director**  
**Regions, Industry and Key Sites**

Sydney

7/5/2020

## SCHEDULE 1

**Development consent:** **SSD 6957** granted by the Planning Assessment Commission on 28 June 2016

**For the following:** Development of the mixed-use Crown Sydney Hotel Resort, including:

- site remediation, earthworks, excavation, structural and site preparation works;
- construction and fit-out of a 71-storey (RL 275 metre) tower including podium;
- construction of three basement levels;
- a total GFA of 77,500 sqm, comprising:
  - 66 residential apartments;
  - hotel use (350 hotel keys/rooms) and ancillary guest and visitor facilities;
  - 6,085 sqm restricted gaming facility GFA; and
  - 6,700 sqm retail GFA.
- 610 on-site car parking spaces and 188 bicycle parking spaces;
- public domain works and landscaping; and
- business and building identification signage and signage zones.

**Applicant:** Crown Sydney Property Pty Ltd

**Consent Authority:** Minister for Planning and Public Spaces

**The Land:** Lot 101 DP 1204946 and Lot 209 1211553

**Modification:** **SSD 6957 MOD 2:**

Alterations and amendments to the Crown Sydney Hotel Resort a total GFA of 77,500sqm, comprising:

- reduction in total number of residential apartments from 87 to 81
- amalgamation of residential apartments on Levels 33, 37, 51, 60 and 61
- increase in total residential GFA from 22,487 sqm to 22,525 sqm.

## SCHEDULE 2

The above approval is modified as follows:

1. The description of the approved development is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

Development of the mixed-use Crown Sydney Hotel Resort, including:

- site remediation, earthworks, excavation, structural and site preparation works;
- construction and fit-out of a 71-storey (RL 275 metre) tower including podium;
- construction of three basement levels;
- a total GFA of 77,500sqm, comprising:
  - ~~87~~ **81** residential apartments;
  - hotel use (349 hotel keys/rooms) and ancillary guest and visitor facilities;
  - 6,085sqm restricted gaming facility GFA; and
  - 6,700sqm retail GFA.
- 641 on-site car parking spaces and 207 bicycle parking spaces;
- public domain works and landscaping; and
- business and building identification signage and signage zones

2. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

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

- a) State Significant Development Application SSD 6957;
- b) Environmental Impact Statements and Appendices entitled 'Crown Sydney Hotel Resort' and 'Stage 1C Remediation and Earthworks, Barangaroo South', both prepared by JBA Urban Planning Consultants Pty Ltd and dated July 2015;
- c) Response to Submissions report prepared by JBA Urban Planning Consultants dated October 2015 and Further Response to Submissions report dated 16 February 2016;
- d) Response to DAP report prepared by Crown Resorts dated 16 February 2016;
- e) Further Response to Submissions report prepared by Crown Resorts dated 16 February 2016;
- ~~f)~~ **g) Environmental Impact Statement entitled 'Section 4.55(2) Modification Application – Crown Sydney Hotel Resort (SSD 6957)', and accompanying appendices prepared by Ethos Urban (dated 6 December 2019);**
- ~~g) h)~~ The conditions of this consent;
- ~~h) i)~~ Concept Plan Approval MP06\_0162; and
- ~~i) j)~~ The following drawings, except for:
  - i) any modifications which are Exempt or Complying Development as identified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
  - ii) otherwise provided by the conditions of this consent.

| Architectural (or Design) Drawings prepared by Wilkinson Eyre Architects |      |              |            |
|--------------------------------------------------------------------------|------|--------------|------------|
| Drawing No.                                                              | Rev. | Name of Plan | Date       |
| 00915-P-0100-TP                                                          | 02   | Context Plan | 01/12/2017 |

|                 |    |                                             |            |
|-----------------|----|---------------------------------------------|------------|
| 00915-P-0102-TP | 02 | Site Plan – Roof Plan                       | 01/12/2017 |
| 00915-P-0103-TP | 02 | Site Plan – Ground floor                    | 01/12/2017 |
| 00915-P-0510-TP | 01 | Basement Level 1 – Mez <del>Plan</del> West | 01/12/2017 |
| 00915-P-0512-TP | 01 | Basement Level 1 West                       | 01/12/2017 |
| 00915-P-0513-TP | 01 | Basement Level 1 East                       | 01/12/2017 |
| 00915-P-0514-TP | 02 | Basement Level 2 West                       | 28/08/2019 |
| 00915-P-0515-TP | 02 | Basement Level 2 East                       | 28/08/2019 |
| 00915-P-0516-TP | 01 | Basement Level 3 West                       | 01/12/2017 |
| 00915-P-0517-TP | 01 | Basement Level 3 East                       | 01/12/2017 |
| 00915-P-1000-TP | 04 | Level Ground Plan                           | 30/01/2019 |
| 00915-P-1005-TP | 04 | Level 00 Mezzanine Plan                     | 05/07/2018 |
| 00915-P-1010-TP | 05 | Level 01 Plan                               | 09/07/2019 |
| 00915-P-1015-TP | 05 | Plan Level 01 Mezzanine Plan                | 09/07/2019 |
| 00915-P-1020-TP | 04 | Level 02 Plan                               | 05/07/2018 |
| 00915-P-1025-TP | 04 | Level 02 Mezzanine Plan                     | 05/07/2018 |
| 00915-P-1030-TP | 04 | Level 03 Plan                               | 05/07/2018 |
| 00915-P-1035-TP | 04 | Level 03 Mezzanine Plan                     | 05/07/2018 |
| 00915-P-1040-TP | 04 | Level 04 Plan                               | 05/07/2018 |
| 00915-P-1045-TP | 05 | Level 5 Plant Room – Podium Roof Extent     | 30/01/2019 |
| 00915-P-1050-TP | 01 | Level 5 – Plant/Executive Offices           | 01/12/2017 |
| 00915-P-1060-TP | 01 | Level 06 Plan                               | 01/12/2017 |
| 00915-P-1070-TP | 01 | Level 07 Plan                               | 01/12/2017 |
| 00915-P-1080-TP | 01 | Level 08 Plan                               | 01/12/2017 |
| 00915-P-1090-TP | 01 | Level 09 Plan                               | 01/12/2017 |
| 00915-P-1100-TP | 01 | Level 10 Plan                               | 01/12/2017 |
| 00915-P-1110-TP | 01 | Level 11 Plan                               | 01/12/2017 |
| 00915-P-1120-TP | 01 | Level 12 Plan                               | 01/12/2017 |
| 00915-P-1130-TP | 01 | Level 13 Plan                               | 01/12/2017 |
| 00915-P-1140-TP | 01 | Level 14 Plan                               | 01/12/2017 |
| 00915-P-1150-TP | 01 | Level 15 Plan                               | 01/12/2017 |
| 00915-P-1160-TP | 01 | Level 16 Plan                               | 01/12/2017 |
| 00915-P-1170-TP | 01 | Level 17 Plan                               | 01/12/2017 |
| 00915-P-1180-TP | 01 | Level 18 Plan                               | 01/12/2017 |
| 00915-P-1190-TP | 01 | Level 19 Plan                               | 01/12/2017 |
| 00915-P-1200-TP | 01 | Level 20 Plan                               | 01/12/2017 |
| 00915-P-1210-TP | 01 | Level 21 Plan                               | 01/12/2017 |
| 00915-P-1220-TP | 01 | Level 22 Plan                               | 01/12/2017 |
| 00915-P-1230-TP | 01 | Level 23 Plan                               | 01/12/2017 |
| 00915-P-1240-TP | 02 | Level 24 Plan                               | 30/01/2019 |

|                                                            |                                      |                                                                                                         |                                                   |
|------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 00915-P-1250-TP                                            | 01                                   | Level 25 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1260-TP                                            | 01                                   | Level 26 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1270-TP                                            | 01                                   | Level 27 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1280-TP                                            | 01                                   | Level 28 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1290-TP                                            | 01                                   | Level 29 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1300-TP                                            | 01                                   | Level 30 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1310-TP                                            | 01                                   | Level 31 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1320-TP                                            | 01                                   | Level 32 Plan                                                                                           | 01/12/2017                                        |
| <del>00915-P-1340-TP</del><br><b><u>CRS AD 14T3301</u></b> | <del>00 01</del><br><b><u>01</u></b> | <del>Level 34 Plan</del> <b><u>Planning Modification Floor Plan Level 33</u></b>                        | <del>01/12/2017</del><br><b><u>03/12/2019</u></b> |
| 00915-P-1350-TP                                            | 01                                   | Level 35 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1360-TP                                            | 01                                   | Level 36 Plan                                                                                           | 01/12/2017                                        |
| <del>00915-P-1370-TP</del><br><b><u>CRS AD 14T3701</u></b> | <del>00 01</del><br><b><u>01</u></b> | <del>Level 37 Plan</del> <b><u>Planning Modification Floor Plan Level 37</u></b>                        | <del>01/12/2017</del><br><b><u>3/12/2019</u></b>  |
| 00915-P-1380-TP                                            | 01                                   | Level 38 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1390-TP                                            | 01                                   | Level 39 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1400-TP                                            | 01                                   | Level 40 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1410-TP                                            | 01                                   | Level 41 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1420-TP                                            | 01                                   | Level 42 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1430-TP                                            | 01                                   | Level 43 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1440-TP                                            | 01                                   | Level 44 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1450-TP                                            | 01                                   | Level 45 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1460-TP                                            | 01                                   | Level 46 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1470-TP                                            | 01                                   | Level 47 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1480-TP                                            | 01                                   | Level 48 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1490-TP                                            | 01                                   | Level 49 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1500-TP                                            | 01                                   | Level 50 Plan                                                                                           | 01/12/2017                                        |
| <del>00915-P-1510-TP</del><br><b><u>CRS AD 14T5101</u></b> | <del>00 01</del><br><b><u>01</u></b> | <del>Level 51 Plan</del> <b><u>Planning Modification Floor Plan Level 51</u></b>                        | <del>01/12/2017</del><br><b><u>3/12/2019</u></b>  |
| 00915-P-1520-TP                                            | 01                                   | Level 52 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1530-TP                                            | 01                                   | Level 53 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1540-TP                                            | 01                                   | Level 54 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1550-TP                                            | 01                                   | Level 55 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1560-TP                                            | 01                                   | Level 56 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1570-TP                                            | 01                                   | Level 57 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1580-TP                                            | 01                                   | Level 58 Plan                                                                                           | 01/12/2017                                        |
| 00915-P-1590-TP                                            | <del>00 01</del>                     | Level 59 Plan 1 Apartments Per Level                                                                    | 01/12/2017                                        |
| <del>00915-P-1600-TP</del><br><b><u>CRS AD 14T6001</u></b> | <del>01</del><br><b><u>01</u></b>    | <del>Level 60 Plan 1 Apartments Per Level</del> <b><u>Planning Modification Floor Plan Level 60</u></b> | <del>01/12/2017</del><br><b><u>3/12/2019</u></b>  |
| <del>00915-P-1610-TP</del>                                 | <b><u>01</u></b>                     | Level 61 Plan 1 Apartments Per Level                                                                    | <b><u>05/07/2018</u></b>                          |

|                                                                        |            |                                                         |                          |
|------------------------------------------------------------------------|------------|---------------------------------------------------------|--------------------------|
| <b><u>CRS_AD_14T6101</u></b>                                           |            | <b><u>Planning Modification Floor Plan Level 61</u></b> | <b><u>3/12/2019</u></b>  |
| 00915-P-1620-TP                                                        | 01         | Level 62 Plan                                           | 01/12/2017               |
| 00915-P-1630-TP                                                        | 01         | Level 63 Plan                                           | 01/12/2017               |
| 00915-P-1640-TP                                                        | 02         | Level 64 Plan                                           | 05/07/2018               |
| 00915-P-1650-TP                                                        | 02         | Level 65 Plan                                           | 05/07/2018               |
| 00915-P-1660-TP                                                        | 01         | Level 66 Plan                                           | 01/12/2017               |
| 00915-P-1670-TP                                                        | 01         | Level 67 Plan                                           | 01/12/2017               |
| 00915-P-1680-TP                                                        | 01         | Level 68 Plan                                           | 01/12/2017               |
| 00915-P-1690-TP                                                        | 01         | Level 69 Plan                                           | 01/12/2017               |
| 00915-P-1700-TP                                                        | 01         | Level 70 Plan                                           | 01/12/2017               |
| 00915-P-1710-TP                                                        | 01         | Level 71 Plan                                           | 01/12/2017               |
| 00915-P-1800-TP                                                        | 02         | Roof Plan                                               | 30/01/2019               |
| CRS_AD_SKT0010                                                         |            | Level 48, 49, 65 Sections at Juliet Terraces            | 03/09/2019               |
| 00915-S-2000-TP                                                        | 04         | Section AA                                              | 09/07/2019               |
| 00915-S-2001-TP                                                        | 02         | Section BB                                              | 17/03/2015<br>05/07/2018 |
| 00915-S-2002-TP                                                        | 02         | Section CC                                              | 05/07/2018               |
| 00915-S-2003-TP                                                        | 02         | Section CC Hotel                                        | 05/07/2018               |
| 00915-S-2010-TP                                                        | 02         | Section B-AA (Basement)                                 | 05/07/2018               |
| 00915-S-2011-TP                                                        | 02         | Section BRL (Basement)                                  | 05/07/2018               |
| 00915-S-2012-TP                                                        | 02         | Section GG Gaming                                       | 05/07/2018               |
| 00915-S-2013-TP                                                        | 03         | Section HH North South                                  | 05/07/2018               |
| 00915-S-2014-TP                                                        | 02         | Section CC Atrium Section                               | 05/07/2018               |
|                                                                        |            | GFA Areas Summary                                       | 30/11/2017               |
| 00915-E-3000-TP                                                        | 04         | West Elevation                                          | 30/01/2019               |
| 00915-E-3001-TP                                                        | 04         | East Elevation                                          | 30/01/2019               |
| 00915-E-3002-TP                                                        | 03         | North Elevation                                         | 30/01/2019               |
| 00915-E-3003-TP                                                        | 04         | South Elevation                                         | 30/01/2019               |
| 00915-E-3004-TP                                                        | 04         | Context Elevation West                                  | 30/01/2019               |
| <b>Landscape Drawings prepared by St. Legere Design International</b>  |            |                                                         |                          |
| <b>Drawing No.</b>                                                     | <b>Rev</b> | <b>Name of Plan</b>                                     | <b>Date</b>              |
| CRS_LD_02P00K0                                                         | F          | GF GENERAL ARRANGEMENT PLAN                             | 15/07/19                 |
| CRS_LD_02P03K0                                                         | A          | 3F General Arrangement Plan                             | 30/06/18                 |
| CRS_LD_02P04K0                                                         | B          | 4F General Arrangement Plan                             | 15/07/19                 |
| CRS_LD_02H24K0                                                         | G          | 24F General Arrangement Plan                            | 15/07/19                 |
| CRS_LD_02T69K0                                                         | C          | 69F General Arrangement Plan                            | 10/07/19                 |
| <b>Signage Location Drawings prepared by Wilkinson Eyre Architects</b> |            |                                                         |                          |
| <b>Drawing No.</b>                                                     | <b>Rev</b> | <b>Name of Plan</b>                                     | <b>Date</b>              |
| 00915-11-SK-1719                                                       | 01         | West Elevation                                          | 04/03/2016               |
| 00915-11-SK-1720                                                       | 01         | East Elevation                                          | 04/03/2016               |

| 00915-11-SK-1721                                                       | 00               | North Elevation                                         | 17/03/2015               |
|------------------------------------------------------------------------|------------------|---------------------------------------------------------|--------------------------|
| 00915-11-SK-1722                                                       | 01               | South Elevation                                         | 03/03/2016               |
| 00915-11-SK-1723                                                       | 01               | Podium West Elevation Signage                           | 04/03/2016               |
| 00915-11-SK-1724                                                       | 01               | Podium East Elevation Signage                           | 04/03/2016               |
| 00915-11-SK-1725                                                       | 01               | Podium North Elevation Signage                          | 11/09/2014               |
| 00915-11-SK-1726                                                       | 01               | Podium South Elevation Elevation                        | 04/03/2016               |
| 00915-11-SK-1727                                                       |                  | Podium Typical Entrance Logo                            |                          |
| 00915-11-SK-1729                                                       | 01               | Lobby Bar Signage                                       | 04/03/2016               |
| 00915-11-SK-1730B                                                      | 01               | West Restaurant Signage – South Elevation               | 04/03/2016               |
| 00915-11-SK-1731                                                       | 01               | Retail Tenancy 1 Signage – East Elevation               | 04/03/2016               |
| 00915-11-SK-1731A                                                      | 01               | Retail Tenancy 3 Signage – East Elevation               | 04/03/2016               |
| 00915-11-SK-1731B                                                      | 01               | Retail Tenancy 3 Signage – East Elevation               | 04/03/2016               |
| 00915-11-SK-1733                                                       |                  | Crown Entrance Logo                                     |                          |
| 00915-11-SK-1738                                                       | 01               | SIGNAGE LOCATION PODIUM SOUTH                           | 04/03/2016               |
| 00915-11-SK-1739                                                       |                  | SIGNAGE LOCATION PODIUM EAST                            |                          |
| 00915-11-SK-1740                                                       |                  | SIGN VARIANT B TOWER                                    |                          |
| 00915-11-SK-1087                                                       |                  | SIGNAGE LOCATION VARIATION A: TOWER                     |                          |
| 00915-11-SK-1088                                                       |                  | SIGNAGE LOCATION VARIATION B: HOTEL                     |                          |
| 00915-11-SK-1089                                                       |                  | SIGNAGE LOCATION PODIUM WEST                            |                          |
| <b>Site Remediation Drawings prepared by Wilkinson Eyre Architects</b> |                  |                                                         |                          |
| <b>Drawing No.</b>                                                     | <b>Issue</b>     | <b>Name of Plan</b>                                     | <b>Date</b>              |
| 00915-P-0200-TP                                                        | 01               | Aerial Location Context Plan                            | 28/05/2015               |
| 00915-P-0210-TP                                                        | 01               | Demolition Plan                                         | 28/05/2015               |
| 00915-P-0220-TP                                                        | 01               | Perimeter Retention Wall System                         | 28/05/2015               |
| 00915-P-0230-TP                                                        | 01               | Cross Section 1-1 and 2-1                               | 02/06/2015               |
| 00915-P-0240-TP                                                        | 01               | Earthworks Drawing                                      | 02/06/2015               |
| <b>MOD 2</b>                                                           |                  |                                                         |                          |
| <b><u>CRS AD 14T3301</u></b>                                           | <b><u>01</u></b> | <b><u>Planning Modification Floor Plan Level 33</u></b> | <b><u>03/12/2019</u></b> |
| <b><u>CRS AD 14T3701</u></b>                                           | <b><u>01</u></b> | <b><u>Planning Modification Floor Plan Level 37</u></b> | <b><u>03/12/2019</u></b> |
| <b><u>CRS AD 14T5101</u></b>                                           | <b><u>01</u></b> | <b><u>Planning Modification Floor Plan Level 51</u></b> | <b><u>03/12/2019</u></b> |
| <b><u>CRS AD 14T6001</u></b>                                           | <b><u>01</u></b> | <b><u>Planning Modification Floor Plan Level 60</u></b> | <b><u>03/12/2019</u></b> |
| <b><u>CRS AD 14T6101</u></b>                                           | <b><u>01</u></b> | <b><u>Planning Modification Floor Plan Level 61</u></b> | <b><u>03/12/2019</u></b> |
| <b><u>CRS GFA T3301</u></b>                                            |                  | <b><u>GFA Plan Level 33</u></b>                         | <b><u>03/12/2019</u></b> |
| <b><u>CRS GFA T5101</u></b>                                            |                  | <b><u>GFA Plan Level 51</u></b>                         | <b><u>03/12/2019</u></b> |
| <b><u>CRS GFA T6001</u></b>                                            |                  | <b><u>GFA Plan Level 60</u></b>                         | <b><u>03/12/2019</u></b> |
| <b><u>CRS GFA T6101</u></b>                                            |                  | <b><u>GFA Plan Level 61</u></b>                         | <b><u>03/12/2019</u></b> |

3. Part B – Prior to Issue of Construction Certificate Conditions – Condition B38 is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows

B38. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. ~~640026M\_03~~ **640026M\_04**, and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the PCA and Secretary with all commitments clearly shown on the relevant Construction Certificate Plans.

4. Part F – Prior to Occupation or Commencement of Use – Condition F9 is amended by the deletion of ~~struck~~ out words and the insertion of **bold and underlined** words as follows

F9. All commitments listed in the BASIX Certificate No. ~~640026M\_03~~ **640026M\_04** (as referred to in Condition B38) for the development must be fulfilled prior to the issue of an Occupation Certificate.

**End of modification**

**(SSD 6957 MOD 2)**