

Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces, 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

13 July 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 3:**

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

- reduction in total number of residential apartments from 81 to 76
- amalgamation of residential apartments on Levels 48 and 49
- decrease in total residential GFA from 22,525 sqm to 22,464 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:
 - ~~81~~ **76** 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) Environmental Impact Statement entitled 'Section 4.55(2) Modification Application – Crown Sydney Hotel Resort (SSD 6957)', and accompanying appendices prepared by Ethos Urban (dated 24 May 2019), Response to Submissions prepared by Ethos Urban (dated 24 July 2019) and Revised Response to Submissions prepared by Ethos Urban (dated 4 September 2019)
 - g) Environmental Impact Statement entitled 'Section 4.55(1A) Modification Application – Crown Sydney Hotel Resort (SSD 6957)', and accompanying appendices prepared by Ethos Urban (dated 6 December 2019);
 - h) Environmental Impact Statement entitled 'Section 4.55(1A) Modification Application – Crown Sydney Hotel Resort (SSD 6957)', and accompanying appendices prepared by Ethos Urban (dated 18 December 2019);**
- ~~h) i)~~ **i)** The conditions of this consent;
- ~~h) j)~~ **j)** Concept Plan Approval MP06_0162; and
- ~~h) k)~~ **k)** 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 Plan 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
CRS_AD_14T3301	01	Planning Modification Floor Plan Level 33	03/12/2019
00915-P-1350-TP	01	Level 35 Plan	01/12/2017
00915-P-1360-TP	01	Level 36 Plan	01/12/2017
CRS_AD_14T3701	01	Planning Modification Floor Plan Level 37	3/12/2019
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 <u>CRS_AD_14T4801</u>	01	Level 48 Plan <u>Planning Modification Floor Plan Level 48</u>	01/12/2017 <u>11/12/2019</u>
00915-P-1490-TP <u>CRS_AD_14T4901</u>	01	Level 49 Plan <u>Planning Modification Floor Plan Level 49</u>	01/12/2017 <u>11/12/2019</u>
00915-P-1500-TP	01	Level 50 Plan	01/12/2017
CRS_AD_14T5101	01	Planning Modification Floor Plan Level 51	3/12/2019
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	01	Level 59 Plan	01/12/2017
CRS_AD_14T6001	01	Planning Modification Floor Plan Level 60	3/12/2019

CRS_AD_14T6101	01	Planning Modification Floor Plan Level 61	3/12/2019
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 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
Landscape Drawings prepared by St. Legere Design International			
Drawing No.	Rev	Name of Plan	Date
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
Signage Location Drawings prepared by Wilkinson Eyre Architects			
Drawing No.	Rev	Name of Plan	Date
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	
Site Remediation Drawings prepared by Wilkinson Eyre Architects			
Drawing No.	Issue	Name of Plan	Date
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
MOD 2			
CRS_AD_14T3301	01	Planning Modification Floor Plan Level 33	03/12/2019
CRS_AD_14T3701	01	Planning Modification Floor Plan Level 37	03/12/2019
CRS_AD_14T5101	01	Planning Modification Floor Plan Level 51	03/12/2019
CRS_AD_14T6001	01	Planning Modification Floor Plan Level 60	03/12/2019
CRS_AD_14T6101	01	Planning Modification Floor Plan Level 61	03/12/2019
CRS_GFA_T3301		GFA Plan_Level 33	03/12/2019
CRS_GFA_T5101		GFA Plan_Level 51	03/12/2019
CRS_GFA_T6001		GFA Plan_Level 60	03/12/2019
CRS_GFA_T6101		GFA Plan_Level 61	03/12/2019
MOD 3			
<u>CRS_AD_14T4801</u>	<u>01</u>	<u>Planning Modification Floor Plan Level 48</u>	<u>11/12/2019</u>
<u>CRS_AD_14T4901</u>	<u>01</u>	<u>Planning Modification Floor Plan Level 49</u>	<u>11/12/2019</u>

<u>CRS GFA T4801</u>		<u>GFA Plan Level 48</u>	<u>27/11/2019</u>
<u>CRS GFA T4901</u>		<u>GFA Plan Level 49</u>	<u>06/12/2019</u>

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_04~~ **640026M_05**, 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_04~~ **640026M_05** (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 3)