

Matthew Rosel

From: Graham Jahn <gjahn@cityofsydney.nsw.gov.au>
Sent: Monday, 26 October 2015 9:31 AM
To: Matthew Rosel; Planning Systems Admin
Cc: Russell Hand; Tamzyn Bartlett; Alisa Nicholson; Monica Gamayunov; Graham Jahn
Subject: RE: SSD 6956 - Response to Submissions for Stage 1C remediation and earthworks - City of Sydney

Matthew

Thank you for your email.

The registers its objection.

The City of Sydney met representatives of Crown Resorts on 1st October 2015 to discuss the nature of their early works proposal (revised or otherwise) and its possible alignment with early works that might otherwise be required or contemplated under the current legal planning framework.

It was established that Crown is seeking to commence work on site before receiving planning permission. Planning permission is required to amend amongst other things, the land use zoning, revision to the location of buildings, the profile of the shore line (and consequent amendments to the land area), car parking numbers and revised Gross Floor Area.

The current legal framework envisages a seawall for a cove shoreline which runs through the proposed hotel basement and a foreshore public park with a continuous wide promenade.

We do not believe that the proposed works as revised are consistent with the construction of that seawall or treatment in preparation of a park. We find that the proposed early works are consistent with excavation and shoring for a hotel basement which is currently prohibited. It is the City's view that if Crown, Lend Lease and the NSW Government are keen to see a casino at Barangaroo, that such a proposal should be set behind the current SEPP land use zoning line and not interfere with the foreshore parkland.

Crown should not commence work on site before the substantive approval of the changes to the planning framework are achieved through Mod 8. There will be strong reputational risks around governance and planning if this were to occur. This is the same standard of treatment of all other developers in relation to Concept Plan or Stage 1 applications.

Our original submission remains – which is that work should not commence until such time that the casino/hotel/resort has planning approval. I note that it appears Crown have requested that the application not be considered until the concept plan is approved.

Please let me know if you require any further clarification.

Regards

Graham Jahn AM
Director
City Planning Development & Transport

