

13 December 2019

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Mr Jim Betts
Secretary
The Department of Planning, Industry and Environment
320 Pitt Street
SYDNEY 2000

Dear Mr Betts,

STATE SIGNIFICANT DEVELOPMENT – REQUEST FOR SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
STRATUM SUBDIVISION OF CROWN HOTEL RESORT, BARANGAROO SOUTH

We write on behalf of Crown Hotel Resort (Crown), the proponent for the stratum subdivision at Crown Sydney Resort at Barangaroo South located at 51a Hickson Road, Barangaroo, NSW. The subdivision of land at Barangaroo (other than strata title, community title or certain minor subdivision) is State Significant Development (SSD) for the purposes of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The proposed stratum subdivision is therefore SSD for the purposes of the EP&A Act.

The purpose of this letter is therefore to request the Secretary’s Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for SEARs this letter provides an overview of the proposal, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

This letter is accompanied by a Biodiversity Assessment Waiver Request letter in relation to the proposed application, prepared by Ethos Urban and is included at **Attachment A**.

1.0 Relevant Approvals

Development consent SSD6957 was granted by the Department of Planning, Industry and Environment (DPIE) for the Crown Sydney Resort on 28 June 2016. Following this a modification to the development was approved by DPIE which resulted in minor amendments to the design of the building, as well as adjustments to floorspace and residential apartments numbers. The current approved development (as amended) comprises the following works:

- *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 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.*

2.0 Background

An SSD application (SSD 9758) was lodged to DPIE in August 2019 seeking consent to create a new lot relating to the Crown Sydney Resort currently under construction in accordance with SSD 6957. The application proposed the staged subdivision of residual Lot 400 to create the following Stratum:

- Lot 501 – relating to Crown Hotel Resort Sydney; and
- Lot 500 – new residual lot.

The application is currently being assessed by the DPIE and is anticipated to be approved in the near future.

3.0 Site Description

Barangaroo is located on the north western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east and a range of new development dominated by large CBD commercial tenants to the south. The 22ha Barangaroo site is generally rectangular in shape and has a 1.4 kilometre harbour foreshore frontage, with an eastern street frontage to Hickson Road.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Central and Barangaroo South, and has been subject to multiple investigations that detail the site's physical and natural characteristics.

The Crown Sydney Resort, the subject of this SSDA, is located on land in the North West corner of Barangaroo South. With reference to the Barangaroo 'development blocks', as identified within the approved Concept Plan Urban Design Controls (MP06_0162 MOD 4), the Crown Sydney Hotel Resort site is located to the west of Blocks 4A, 4B and 4C and to the north of Globe Harbour and referred to by Concept Plan (Mod 8) as Block Y. The Crown Sydney Resort site has a total site area of 12,651m², which comprises three components that are herein referred to as 'the site' (see **Figure 1**). These components include:

- Crown building site area – 6,204m²;
- Underground basement works beyond the building footprint at ground level– 5,062m²; and
- Ground level licensed area – 1,385m².



Figure 1 Site aerial (ground level lot indicated in red)

Source: Ethos Urban

Note: The extent of the proposed basement stratum lot extends beyond the ground level footprint indicated in red.

4.0 Description of the Proposed Development

The proposed subdivision seeks consent to create two (2) new stratum lots relating to the Crown Sydney Resort currently under construction in accordance with SSD6957 in order to separate the hotel and residential land uses.

The SSD Application will seek consent for the staged subdivision of proposed Lot 501 to create the following Stratum:

- Lot 1 – Crown Sydney hotel component
- Lot 2 – Crown Sydney residential component

The proposed stratum subdivision is provided at **Attachment B** and has been reproduced at **Figure 2**. No physical works are proposed as part of the application. Subsequent strata subdivisions for individual residential apartments will follow this application.

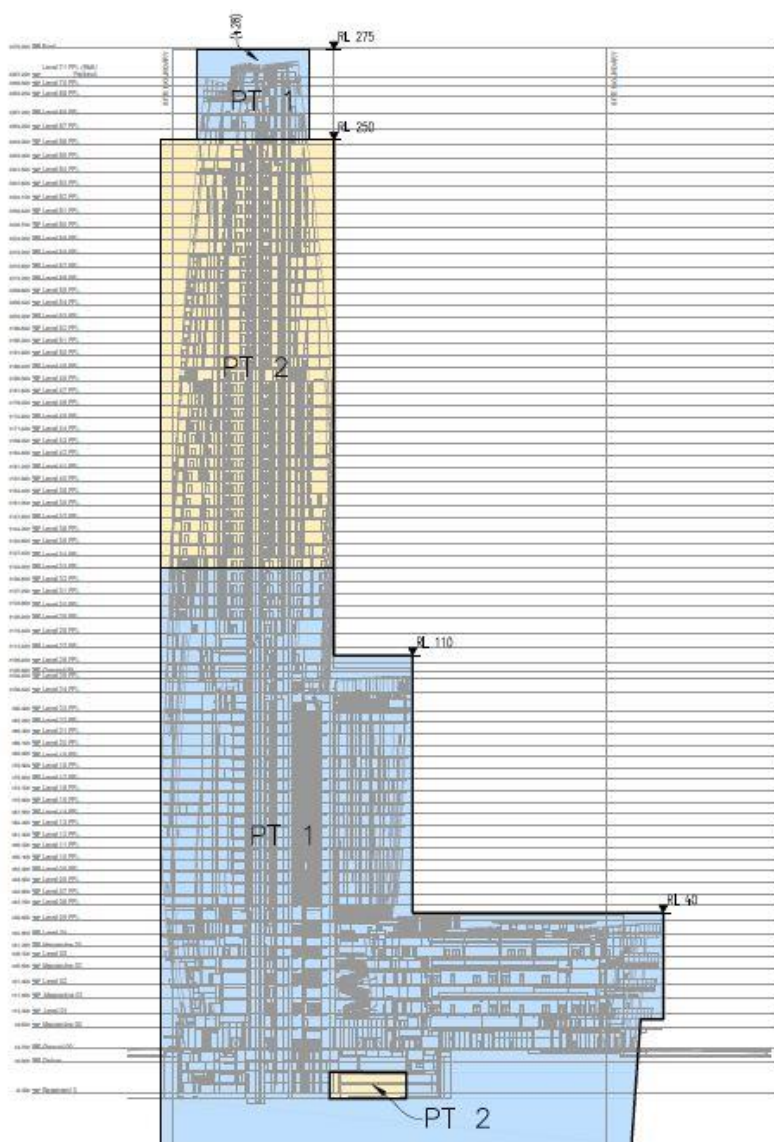


Figure 2 Proposed subdivision staging

Note: Subdivision which is the subject of this SEARs Request is outlined in blue and yellow

Source: Mark John Andrew

5.0 Planning Context

5.1 State Environmental Planning Policy (State and Regional Development) 2011

The Barangaroo Site is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. The subdivision of land at Barangaroo (other than strata title, community title or certain minor subdivision) is State Significant Development (SSD) for the purposes of the EP&A Act. The proposed stratum subdivision is SSD for the purposes of the EP&A Act.

5.2 State Environmental Planning Policy (State Significant Precincts) 2005

Part 12 Schedule 3 of *State Environmental Planning Policy (State Significant Precincts) 2005* (SSP SEPP) relates to the “Barangaroo Site”. Part 12 zones the land as B4 Mixed Use.

Pursuant to clause 14 of the SSP SEPP, the subdivision of land within the Barangaroo site is permissible with development consent.

5.3 Barangaroo Concept Plan

The Barangaroo Concept Plan (MP06_0162) as modified, establishes a planning framework for development at Barangaroo South within which the proposed stratum subdivision is to be considered. The Concept Plan (as modified) provides for:

- a 594,354m² mixed use development across the entire Barangaroo site, comprising:
 - a maximum of 579,354m² mixed uses GFA, including residential, commercial and retail uses which includes:
 - a maximum of 183,031m² of residential uses (a maximum of 154,031m² of which will be in Barangaroo South);
 - a maximum of 76,000m² of tourist uses GFA, 59,000 of which may be in Barangaroo South; and
 - a maximum of 34,000m² of retail uses, 30,000 of which may be in Barangaroo South.
 - a maximum of 5,000m² of active or community uses GFA (3,500m² of which will be in Barangaroo South); and
 - a minimum of 12,000m² of community uses GFA either in the RE1 or B4 zones;
- approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational function and including a 2.2km public foreshore promenade;
- design guidelines, maximum building heights and GFA for each development block within the mixed use zone;
- an indicative public domain landscape concept, including parks, streets and pedestrian connections;
- alteration of the existing seawalls and creation of a portion of the new shoreline to the Harbour; and
- construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under the Concept Plan at Barangaroo South.

The proposed stratum subdivision responds to the future operation of the hotel and residential components, as envisaged in the Concept Plan (Mod 8) layout. The Barangaroo South Built Form and Urban Design Controls do not establish development controls specific to subdivision.

6.0 Overview of likely environmental and planning issues

The proposed stratum subdivision relates to land located within B4 Mixed Use under SSP SEPP.

Based on our preliminary environmental assessment, compliance with relevant statutory plans and consistency with the Barangaroo Concept Plan (Mod 8) are the key environmental assessment issues that will need to be considered as part of the DA.

As the proposal relates to stratum subdivision only, the development does not give rise to any new or additional environmental impacts.

7.0 Conclusion

The purpose of this letter is to request the SEARs for the preparation of an EIS for the staged stratum subdivision of Crown Sydney Resort at Barangaroo South. The proposed subdivision will support the operation of both the hotel and residential components of the Crown Sydney Resort at Barangaroo South.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or jlouw@ethosurban.com.

Yours sincerely,



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