

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

<b>Application Number</b>	SSD 10429
<b>Project Name</b>	Crown Sydney Hotel Resort - Stratum Subdivision
<b>Location</b>	51a Hickson Road, Barangaroo
<b>Applicant</b>	Crown Sydney Property Pty Ltd
<b>Date of Issue</b>	27/02/2020
<b>General Requirements</b>	The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments, Policies and Guidelines</b></p> <p>Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>· State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>· State Environmental Planning Policy (State Significant Precincts) 2005</li> <li>· State Environmental Planning Policy (Infrastructure) 2007</li> <li>· Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Sydney Harbour Foreshores and Waterways Development Control Plan 2005</li> <li>· Draft Environment SEPP</li> </ul> <p>Address the relevant provisions, goals and objectives in the following:</p> <ul style="list-style-type: none"> <li>· NSW State Priorities</li> <li>· Eastern City District Plan</li> <li>· Greater Sydney Region Plan - A Metropolis of three cities</li> <li>· Future Transport Strategy 2056 and associated plans</li> <li>· Sydney Development Control Plan 2012.</li> </ul> <p><b>2. Consistency with the Barangaroo Concept Plan and SSD approvals</b></p> <ul style="list-style-type: none"> <li>· Demonstrate consistency with the Barangaroo Concept Plan (MP 06_0162 (as modified)) and Crown Hotel Resort (SSD 6957 (as modified)).</li> <li>· Demonstrate the proposed stratum lots are consistent with the approved floor plans for the development.</li> </ul> <p><b>3. Plan of Subdivision</b></p> <p>The application must include a Plan of Subdivision which:</p> <ul style="list-style-type: none"> <li>· identifies all lots proposed to be created across the site</li> <li>· identifies the location of all servicing infrastructure across the site</li> <li>· details any covenants, easements, restrictions, notations, rights of way or the like proposed to ensure appropriate access is provided to each service provider to enable the on-going maintenance of their assets</li> </ul>

	<ul style="list-style-type: none"> <li>· details any covenants, easements, restrictions, notations, rights of way or the like to enable public access to the public domain areas across the site</li> <li>· details any covenants, easements, restrictions, notations, rights of way or the like to enable resident access to Crown Sydney Hotel Resort amenities including gym spaces, swimming pools and tennis courts</li> <li>· includes a draft Section 88b instrument and a building management statement where relevant.</li> </ul> <p><b>4. Utilities</b></p> <ul style="list-style-type: none"> <li>· Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure.</li> <li>· Identify any potential impacts of the proposed construction and operation on the existing utility infrastructure and service provider assets and demonstrate how these will be protected or impacts mitigated.</li> </ul>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <p><b>1. An existing site survey plan drawn at an appropriate scale illustrating:</b></p> <ul style="list-style-type: none"> <li>· The location of the land, boundary measurements, area (m2) and north point.</li> <li>· The existing levels of the land in relation to buildings and roads.</li> <li>· Location and height of existing structures on the site.</li> <li>· Location and height of adjacent buildings.</li> <li>· All levels to be to Australian Height Datum (AHD).</li> </ul> <p><b>2. A locality/context plan drawn at an appropriate scale should be submitted indicating:</b></p> <ul style="list-style-type: none"> <li>· Significant local features such as parks, community facilities, the public domain and open space and heritage items.</li> <li>· The location and uses of existing buildings, shopping and employment areas.</li> <li>· Traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> <p><b>3. Drawings at an appropriate scale illustrating:</b></p> <ul style="list-style-type: none"> <li>· The location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land.</li> </ul> <p><b>4. Building Management Statement</b></p> <ul style="list-style-type: none"> <li>· Prepare a Building Management Statement addressing the ongoing maintenance, upgrading, redevelopment and structural adequacy of each stratum lot.</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>· 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition.</li> <li>· 4 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable). Electronic copies of the documentation must be on a USB with documents in PDF format with file sizes not exceeding 5Mb. The hard copies should include plans printed in A3. One additional A1 set of plans may also be provided.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or</p>

	<p>Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>· City of Sydney Council</li> <li>· Sydney Water</li> <li>· Transport for NSW</li> <li>· AusGrid</li> </ul> <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>