



Mr Kristjan Young
Sustainability & Compliance Manager
CROWN SYDNEY PROPERTY PTY LTD
Level 19, 201 Kent Street
Sydney, NSW 2000

16 April 2020

Dear Mr Young

**Crown Sydney Hotel Resort – Stratum Subdivision (SSD 10429)
Biodiversity Development Assessment Report waiver**

I refer to your correspondence received on 18 March 2020 seeking to waive the requirement to submit a Biodiversity Development Assessment Report (BDAR) for the above State significant development application.

I have reviewed your request having regard to Sections 1.5 and 7.3 of the BC Act and Clause 1.4 of the Biodiversity Conservation Regulation 2017, and have determined that the proposed development (SSD 10429), as described in your waiver request, is not likely to have any significant impacts on biodiversity values.

The delegated Environment Agency Head in the NSW Environment, Energy and Science has also determined that the proposed development is not likely to have any significant impacts on biodiversity values in a letter dated 7 April 2020 and a copy of that letter is attached.

Therefore, a waiver under section 7.9(2) of the BC Act is granted for the proposed development and a BDAR is not required to accompany the SSD application.

If there are any amendments to the proposed development, this BDAR waiver determination will not be valid. You will need to either prepare a BDAR or lodge a new request to have the BDAR requirement waived.

Should you have any further enquiries, please contact Minoshi Weerasinghe, Key Sites Assessments, at the Department on (02) 9373 2887.

Yours sincerely

Anthony Witherdin
Director
Key Sites Assessments
(as nominee of the Secretary)



Our ref: DOC20/209945
Senders ref: SSD104029

Minoshi Weerasinghe
Planning Officer
Key Sites Assessments
NSW Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street
PARRAMATTA NSW 2150

Dear Ms Weerasinghe,

Request for Biodiversity Development Assessment Report Waiver for Crown Sydney Hotel Resort – Stratum Subdivision (SSD 10429)

I refer to the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted with the above State Significant Development Application for Crown Sydney Hotel Resort – Stratum Subdivision (SSD 10429).

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by Ethos Urban dated 18 March 2020 and determined that the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Please note that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is the decision report prepared by Environment, Energy and Science Group (EES). The decision report should not be provided to the applicant without EES approval.

If you have any questions about this advice, please do not hesitate to contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Daylan Cameron'.

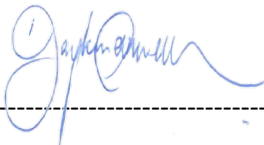
07/04/2020

Daylan Cameron
A/Director Greater Sydney
Climate Change and Sustainability
Environment, Energy and Science

Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

I, Daylan Cameron, Acting/Director Greater Sydney, of the Department of Planning, Industry and Environment, under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC20/209945 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



Daylan Cameron
A/Director
Greater Sydney
Environment, Energy & Science Group

07/04/2020

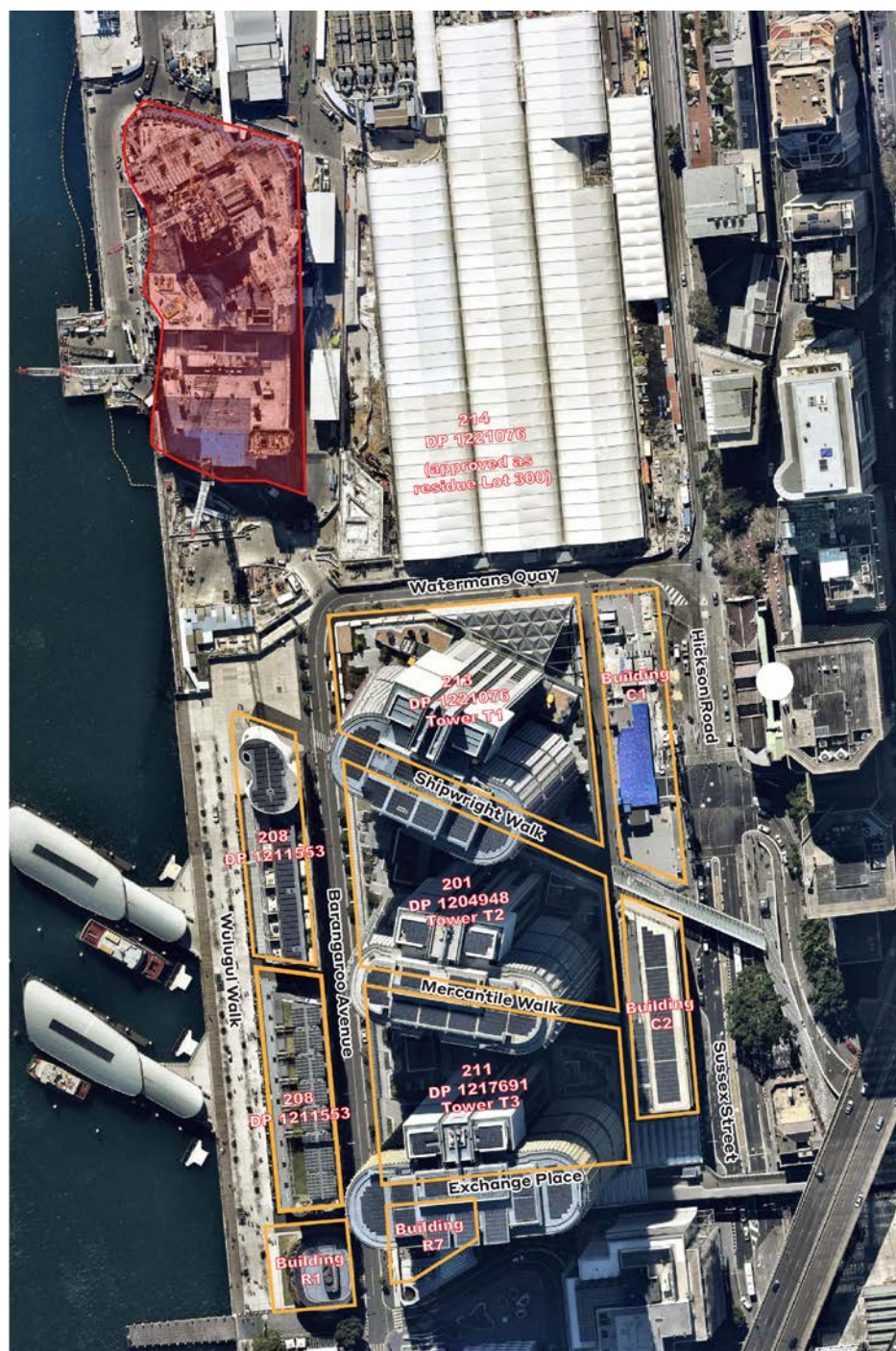
Date

SCHEDULE 1 – 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 Stratums:

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

No physical works are proposed as part of the application and the works will not impact any vegetation.



- Lots associated with Subdivision
- Previous Subdivision Applications

