

SSD2 Application

Introduction & Notes

This application form is required to apply for the consent of the Minister to carry out State Significant Development under Part 4 of the *Environmental Planning & Assessment Act 1979*.

You should not lodge this form unless you have previously submitted a request for Director General's Requirements and been provided with Director General's Requirements.

This form must contain all relevant information required under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, otherwise it may be rejected.

If your application is rejected, you will be advised within 14 days of lodgement. If the application and EIS are accepted, you will be contacted regarding the exhibition arrangements. You may also be asked to submit further information on the application or EIS prior to exhibition.

Persons lodging applications are required to declare reportable political donations (including donations of \$1,000 or more) made in the previous two years. For more details, go to www.planning.nsw.gov.au/donations.

Applicant Details

Title: Mr

Firstname: Todd

Surname: Nisbet

Day Phone: 03 9292 8858

Fax: 03 9292 8865

Mobile:

Email: bcraig@jbaurban.com.au

Company: Crown Sydney Property Pty Ltd

ABN: 12166326861

Physical Address: 8 Whiteman Street Southbank, NSW 3006

Postal Address: 8 Whiteman Street Southbank, NSW 3006

Site details

Site Title: Barangaroo South

Site Location: Hickson Road Millers Point, 2000

Site Government Area: Sydney City Council

Lot/DP: N/A

Is new land involved? no

Changes: No additional land details.

Staged Development

Staged DA: No

Project Details

State & Regional Development SEPP - Schedule 1 - State Significant Development

- Clause 1: Intensive livestock agriculture
- Clause 2: Aquaculture
- Clause 3: Agricultural produce industries and food and beverage processing
- Clause 4: Timber milling, timber processing, paper and pulp processing
- Clause 5: Mining
- Clause 6: Petroleum (oil, gas)
- Clause 7: Extractive Industries
- Clause 8: Geosequestration
- Clause 9: Metal, mineral and extractive material processing
- Clause 10: Chemical, manufacturing and related industries
- Clause 11: Other manufacturing industries
- Clause 12: Warehouses or distribution centres
- Clause 13: Cultural, recreation and tourist facilities
- Clause 14: Hospitals, medical centres and health research facilities
- Clause 15: Educational establishments
- Clause 16: Correctional centres
- Clause 17: Air transport facilities
- Clause 18: Port facilities and wharf or boating facilities
- Clause 19: Rail and related transport facilities
- Clause 20: Electricity generating works and heat or co-generation
- Clause 21: Water storage or water treatment facilities
- Clause 22: Sewerage systems
- Clause 23: Waste and resource management facilities
- Clause 24: Remediation of contaminated land

State & Regional Development SEPP - Schedule 2 - State Significant Development

- Clause 1: Sydney Opera House
- Clause 2: On specified sites
- Clause 3: Development at Barangaroo
- Clause 4: Development at Royal Randwick Racecourse

- Clause 5: Development in the Western Sydney Parklands
- Clause 6: Development in The Rocks
- Clause 7: Development at Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site
- Clause 8: Development at Penrith Lakes Site
- Clause 9: Development at Warnervale Town Centre Site
- Clause 10: Development at NSW Land and Housing Corporation Sites
- Clause 11: Development at North Penrith Site
- Clause 12: Development at North Ryde Station Precinct Site

Ministerial Call In

- The development was called in by the Minister for Planning & Environment

Online information provided by the applicant

Title: SSD Application for Crown Sydney Hotel Resort

State Significance: Clause 3: Development at Barangaroo

Description: The Crown Sydney Hotel Resort development will comprise: - construction and use of a hotel, VIP gaming facilities and residential apartment building with associated retail and restaurant uses and a basement car park to accommodate parking and servicing allocated to the proposed uses within the development, comprising a total Gross Floor Area of approximately 77,500m2 and a maximum building height of approximately 271 metres (RL 275); - associated building signage; and - provision of services and utilities required to service the building.

Capital Investment Value: \$1,127,374,000.00

Construction "jobs": 600

Operational "jobs": 2300

Landowner's Consent Provided? Yes

Critical habitat and threatened species

Critical Habitat: No

Development threatens habitats: No

Biodiversity compliant: Yes

Compliant details: The proposed development is unlikely to have any significant impacts on the marine environment, as there is no aquatic vegetation or threatened species are present in the vicinity of the proposed development.. Mitigation measures are also proposed to ensure no impact on biodiversity.

Approvals

Would the development otherwise, but for section 89J of the EP&A Act, require any of the following (select all that apply)?

- the concurrence under Part 3 of the Coastal Protection Act 1979 of the Minister administering that Part of that Act
- a permit under section 201, 205 or 219 of the Fisheries Management Act 1994
- an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977
- an Aboriginal heritage impact permit under section 90 of the National Parks and Wildlife Act 1974
- an authorisation referred to in section 12 of the Native Vegetation Act 2003 (or under any Act repealed by that Act) to clear native vegetation or State protected land
- a bush fire safety authority under section 100B of the Rural Fires Act 1997
- a water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the Water Management Act 2000

Do you require any of the following approvals in order to carry out the development (select all that apply)?

- an aquaculture permit under section 144 of the Fisheries Management Act 1994
- an approval under section 15 of the Mine Subsidence Compensation Act 1961
- a mining lease under the Mining Act 1992
- a petroleum production lease under the Petroleum (Onshore) Act 1991
- an environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the Roads Act 1993
- a licence under the Pipelines Act 1967
- an aquifer interference approval under the Water Management Act 2000

Online information provided by the applicant

Consultation and concurrence

Would the development, but for Section 79B (2A) of the EP&A Act have required a concurrence under Section 79B of the Act, including a concurrence under the Threatened Species Conservation Act 1995?

Online information provided by the applicant

- no

Supporting Documents

Submitted files:

- FINAL - LET-000004 - CSHR - Capital Investment Value (CIV) Estimate.pdf
- Land Owners Consent - BDA - SSD 6957 - CSHR.pdf
- Architectural Design Statement_Reduced_Part20.pdf
- Architectural Design Statement_Reduced_Part19.pdf
- Architectural Design Statement_Reduced_Part22.pdf
- Architectural Design Statement_Reduced_Part21.pdf
- Architectural Design Statement_Reduced_Part23.pdf
- Architectural Design Statement_Reduced_Part24.pdf
- Architectural Design Statement_Reduced_Part25.pdf
- Architectural Design Statement_Reduced_Part26.pdf
- Architectural Design Statement_Reduced_Part27.pdf
- Architectural Design Statement_Reduced_Part28.pdf
- 13351 - FINAL EIS_Crown Sydney Hotel .pdf
- Appendix A - Secretary's Environmental Assessment Requirements - Heritage Response.pdf

- Appendix A - Secretary's Environmental Assessment Requirements.pdf
- Appendix AA - Interim Audit Advice to RAP.pdf
- Appendix AA - Site Audit Report.pdf
- Appendix AA - Reliance on Site Audit - Site Audit Statement.pdf
- Appendix B - Survey Plan.pdf
- Appendix BB - Waste Management Plan.pdf
- Appendix C - Ecologically Sustainable Development (ESD).pdf
- Appendix CC - Marine Ecology.pdf
- Appendix D - Visual and View Impact Analysis_18 June 2015.pdf
- Appendix DD - Sky View Impact Assessment.pdf
- Appendix F - Accessibility Review.pdf
- Appendix EE - Construction Framework Environmental Management Plan.pdf
- Appendix E - PANS-OPS Building Approval.pdf
- Appendix F - Access Report.pdf
- Appendix G - Pedestrian Wind Study_Part2.pdf
- Appendix E - PANS-OPS Crane Approval.pdf
- Appendix FF - Construction & Operational Air Quality Review.pdf
- Appendix G - Pedestrian Wind Study_Part1.pdf
- Appendix I - Transport Assessment.pdf
- Appendix H - Reflectivity Study.pdf
- Appendix M - Social Impact Assessment.pdf
- Appendix N - CSHR - Climate Change & Sea Level Rise Report.pdf
- Appendix J - Travel Demand Management Plan.pdf
- Appendix K - Construction Traffic Management Plan.pdf
- Appendix L - CPTED Report.pdf
- Appendix G - Pedestrian Wind Study_Part3.pdf
- Appendix GG - Operational and Security Management Plan.pdf
- Appendix HH - SEPP65 Design Verification Statement.pdf
- Appendix U - Consultation Summary Report_Part1.pdf
- Appendix T - Stormwater Management & Infrastructure Assessment_Part1.pdf
- Appendix O - Statement of Heritage Impact.pdf
- Appendix Q - Construction and Operational Noise Report.pdf
- Appendix T - Stormwater Management & Infrastructure Assessment_Part2.pdf
- Appendix T - Stormwater Management & Infrastructure Assessment_Part3.pdf
- Appendix R - Navigation Impact Assessment.pdf
- Appendix P - Archaeological Statement.pdf
- Appendix S - Fire Safety Statement.pdf
- Architectural Design Statement_Reduced_Part1.pdf
- Appendix V - BCA Assessment Report.pdf
- Appendix Z - Remedial Action Plan_Part1.pdf
- Appendix X - Structural Engineering Statement.pdf
- Appendix U - Consultation Summary Report_Part2.pdf
- Appendix Y - Geotechnical Overview Statement.pdf
- Appendix Z - Remedial Action Plan_Part2.pdf
- Appendix W - Basix Assessment.pdf
- Appendix Z - Remedial Action Plan Addendum.PDF
- Architectural Design Statement_Reduced_Part2.pdf
- Architectural Design Statement_Reduced_Part3.pdf
- Architectural Design Statement_Reduced_Part4.pdf

- Architectural Design Statement_Reduced_Part5.pdf
- Architectural Design Statement_Reduced_Part6.pdf
- Architectural Design Statement_Reduced_Part9.pdf
- Architectural Design Statement_Reduced_Part7.pdf
- Architectural Design Statement_Reduced_Part8.pdf
- Architectural Design Statement_Reduced_Part10.pdf
- Architectural Design Statement_Reduced_Part11.pdf
- Architectural Design Statement_Reduced_Part12.pdf
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- Architectural Design Statement_Reduced_Part15.pdf
- Architectural Design Statement_Reduced_Part14.pdf
- Architectural Design Statement_Reduced_Part16.pdf
- Architectural Design Statement_Reduced_Part18.pdf
- Architectural Design Statement_Reduced_Part17.pdf

Submitter details

Name: Benjamin Craig

Capacity: Town Planner on behalf of Applicant

Submitted: 2015-07-10 15:13:1436505196