

26 June 2015

WM Project Number: 13385
Our Ref: 13385 Crown Op Air 270615

Daniel Prince
CROWN SYDNEY PROPERTY PTY LTD
LEVEL 3 CROWN TOWERS
8 WHITEMAN STREET
SOUTHBANK
VICTORIA 3006

Dear Daniel

Re: Crown Sydney Hotel Resort - Construction and Operational - Air Quality Review

This letter supports a State Significant Development Application (SSDA) submitted to the Minister for Planning and Infrastructure for the Crown Sydney Hotel Resort at Barangaroo.

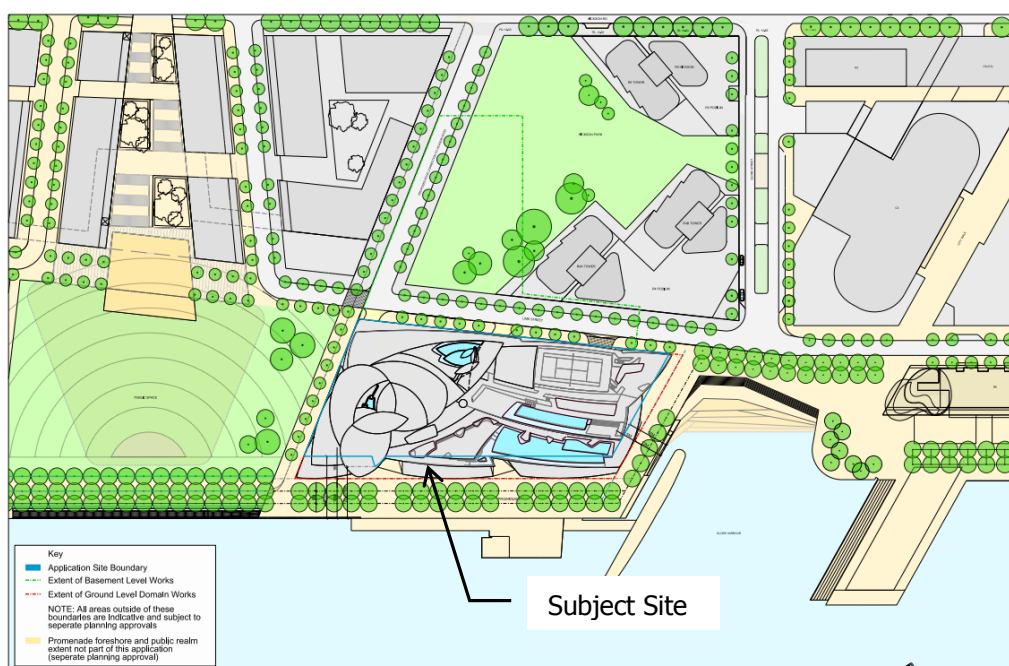
The SSDA seeks approval for construction and operations of the Crown Sydney Hotel Resort development (referred to as "the Site" within this letter) which will comprise a single high rise building that will include a hotel, VIP gaming facilities and residential apartments. More specifically approval is sought for:

- 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. Construction would be by typical high rise building construction activities. No public domain or landscaping works are proposed as part of the Project.

Barangaroo is located on the north western edge of the Sydney Central Business District (CBD), 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 and the King Street Wharf/Cockle Bay precinct 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 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 physical and natural characteristics of the site.

The Site area is located within Barangaroo South as shown in Figure 1.

Figure 1 South Barangaroo Site Plan

It is worth noting that the excavation of the basement areas being Stage 1C Remediation and Earthworks has been assessed by Wilkinson Murray in the following report:

South Barangaroo Stage 1C Remediation and Earthworks -Air Quality Impact Assessment - Report No. 13385-A Version B April 2015

The construction works associated with the Crown Sydney Hotel Resort Project consist of activities such as building construction, cladding and façade works and building finishing. These activities are expected to have minimal air emissions as there are no excavation or earthmoving associated with these works.

The proposed building works can be expected to occur concurrently with the construction of the Residential Buildings R4A, R4B and R5. As with the Crown Sydney Resort building the construction activities are expected to have minimal air emissions.

It is worth noting that Lend Lease currently operates a reactive dust mitigation system at the Barangaroo South site, which includes ambient pollution monitoring, is directly linked to real-time warnings and incorporates work procedures to ensure that action is taken to reduce dust levels when they are elevated and at risk of exceeding acceptable air pollution levels. The system has been operational on the Barangaroo South site for many months, and will continue to operate throughout the duration of the Site works.

Lend Lease has demonstrated that it can undertake significant materials handling activities with substantial plant and equipment numbers on site without exceeding the relevant air quality criteria through this reactive management and monitoring system. As such, provided the Site works are incorporated into the site management plan and the mitigation measures properly implemented, adverse effects on local air quality are not expected to occur as a result of the Crown Sydney Hotel Resort Project works.

In the case of the operational stage of the project there are no significant sources of particulate or VOC associated with development. Therefore the operation of the development will not have any adverse impact on surrounding receivers.

There are a number of kitchen exhaust systems associated with the Crown Sydney Hotel Resort Project which will have suitable smoke and odour control systems installed. Emissions will be ventilated in a suitable manner to promote air dispersion consistent with AS1616.1 "The use of ventilation and air conditioning in buildings".

On the basis of the review and information provided in this letter, Wilkinson Murray is of the opinion that the proposed Crown Sydney Hotel Resort Project do not require any additional supporting information, analysis or commentary in relation to potential air quality impacts at this stage of the design.

We trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully

WILKINSON MURRAY

A handwritten signature in black ink, appearing to read "Brian Clarke". The signature is fluid and cursive, with the first name "Brian" and last name "Clarke" clearly distinguishable.

Brian Clarke
Senior Associate