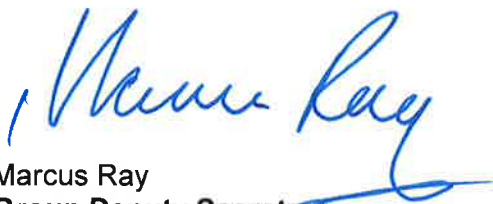


Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Marcus Ray
Group Deputy Secretary
Planning and Assessment

Sydney 31 October 2019

SCHEDULE 1

Development consent: SSD 6957 granted by the Planning Assessment Commission on 28 June 2016

For the following: Development of the mixed-use Crown Sydney Hotel Resort, including:

- 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:
 - 66 residential apartments;
 - hotel use (350 hotel keys/rooms) and ancillary guest and visitor facilities;
 - 6,085sqm restricted gaming facility GFA; and
 - 6,700sqm retail GFA.
- 610 on-site car parking spaces and 188 bicycle parking spaces;
- public domain works and landscaping; and
- business and building identification signage and signage zones.

Applicant: Crown Sydney Property Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land:

Lot 101 DP 1204946 and Lot 209 DP 1211553

Modification:

SSD 6957 MOD 1:

Alterations and amendments to the Crown Sydney Hotel Resort a total GFA of 77,500sqm, comprising:

- 87 residential apartments;
- hotel use (349 hotel keys/rooms) and ancillary guest and visitor facilities;
- Reconfiguration of basement car parking resulting in 641 on-site car parking spaces and 207 bicycle parking spaces;
- Reconfiguration of terraces on levels 3, 4 and 24;
- Design changes to porte-cochere, outdoor seating areas and ground level landscaping;
- Public viewing deck on level 66

SCHEDULE 2

The above approval is modified as follows:

1. The description of the approved development is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

Development of the mixed-use Crown Sydney Hotel Resort, including:

- 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:
 - ~~66~~ **87** residential apartments;
 - hotel use (350 ~~349~~ hotel keys/rooms) and ancillary guest and visitor facilities;
 - 6,085sqm restricted gaming facility GFA; and
 - 6,700sqm retail GFA.
- ~~640~~ **641** on-site car parking spaces and ~~188~~ **207** bicycle parking spaces;
- public domain works and landscaping; and
- business and building identification signage and signage zones

2. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

A2. The Applicant shall carry out the project generally in accordance with the:

- a) State Significant Development Application SSD 6957;
 - b) Environmental Impact Statements and Appendices entitled 'Crown Sydney Hotel Resort' and 'Stage 1C Remediation and Earthworks, Barangaroo South', both prepared by JBA Urban Planning Consultants Pty Ltd and dated July 2015;
 - c) Response to Submissions report prepared by JBA Urban Planning Consultants dated October 2015 and Further Response to Submissions report dated 16 February 2016;
 - d) Response to DAP report prepared by Crown Resorts dated 16 February 2016;
 - e) Further Response to Submissions report prepared by Crown Resorts dated 16 February 2016;
 - f) **Environmental Impact Statement entitled 'Section 4.55(2) Modification Application – Crown Sydney Hotel Resort (SSD 6957)', and accompanying appendices prepared by Ethos Urban (dated 24 May 2019), Response to Submissions prepared by Ethos Urban (dated 24 July 2019) and Revised Response to Submissions prepared by Ethos Urban (dated 4 September 2019)**
- f) **g)** The conditions of this consent;
- g) **h)** Concept Plan Approval MP06_0162; and
- h) **i)** The following drawings, except for:
- i) any modifications which are Exempt or Complying Development as identified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and

ii) otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by Wilkinson Eyre Architects			
Drawing No.	Rev.	Name of Plan	Date
00915-P-0100-TP	04 <u>02</u>	Context Plan	04/03/2016 <u>01/12/2017</u>
00915-P-0102-TP	04 <u>02</u>	Site Plan – Roof Plan	04/03/2016 <u>01/12/2017</u>
00915-P-0103-TP	04 <u>02</u>	Site Plan – Ground floor	04/03/2016 <u>01/12/2017</u>
00915-P-0510-TP	00 <u>01</u>	Basement Level 1 – Mez Plan West	04/03/2016 <u>01/12/2017</u>
00915-P-0512-TP	00 <u>01</u>	Basement Level 1 West	04/03/2016 <u>01/12/2017</u>
00915-P-0513-TP	00 <u>01</u>	Basement Level 1 East	04/03/2016 <u>01/12/2017</u>
00915-P-0514-TP	00 <u>02</u>	Basement Level 2 West	04/03/2016 <u>28/08/2019</u>
00915-P-0515-TP	00 <u>02</u>	Basement Level 2 East	04/03/2016 <u>28/08/2019</u>
00915-P-0516-TP	00 <u>01</u>	Basement Level 3 West	04/03/2016 <u>01/12/2017</u>
00915-P-0517-TP	00 <u>01</u>	Basement Level 3 East	04/03/2016 <u>01/12/2017</u>
00915-P-1000-TP	04 <u>04</u>	Level 0 Plan – Lobby <u>Level Ground Plan</u>	04/03/2016 <u>30/01/2019</u>
00915-P-1005-TP	04 <u>04</u>	Level 0 Plan – Mezanine Level Plan <u>Level 00 Mezzanine Plan</u>	04/03/2016 <u>05/07/2018</u>
00915-P-1010-TP	04 <u>05</u>	Level 1 Plan – Mahogany Room <u>Level 01 Plan</u>	04/03/2016 <u>09/07/2019</u>
00915-P-1015-TP	04 <u>05</u>	Level 1 Plan – Mezanine Level Plan <u>Level 01 Mezzanine Plan</u>	04/03/2016 <u>09/07/2019</u>
00915-P-1020-TP	04 <u>04</u>	Level 2 Plan – Chairman's Club <u>Level 02 Plan</u>	04/03/2016 <u>05/07/2018</u>
00915-P-1025-TP	04 <u>04</u>	Level 2 Plan – Mazanine Level Plan <u>Level 02 Mezzanine Plan</u>	04/03/2016 <u>05/07/2018</u>
00915-P-1030-TP	04 <u>04</u>	Level 3 Plan – Pool <u>Level 03 Plan</u>	04/03/2016 <u>05/07/2018</u>
00915-P-1035-TP	04 <u>04</u>	Level 3 Plan – Mezanine Level Plan <u>Level 03 Mezzanine Plan</u>	04/03/2016 <u>05/07/2018</u>
00915-P-1040-TP	04 <u>04</u>	Level 4 Plan – Spa <u>Level 04 Plan</u>	04/03/2016 <u>05/07/2018</u>
00915-P-1045-TP	04 <u>05</u>	Level 5 Plant Room – Podium Roof Extent	04/03/2016

			30/01/2019
00915-P-1050-TP	00 <u>01</u>	Level 05 Plan — Offices / Plant Level 5 — Plant/Executive Offices	17/03/2015 01/12/2017
00915-P-1060-TP	00 <u>01</u>	Level 06 Plan —Hotel	17/03/2015 01/12/2017
00915-P-1070-TP	00 <u>01</u>	Level 07 Plan	17/03/2015 01/12/2017
00915-P-1080-TP	00 <u>01</u>	Level 08 Plan	17/03/2015 01/12/2017
00915-P-1090-TP	00 <u>01</u>	Level 09 Plan	17/03/2015 01/12/2017
00915-P-1100-TP	00 <u>01</u>	Level 10 Plan	17/03/2015 01/12/2017
00915-P-1110-TP	00 <u>01</u>	Level 11 Plan	17/03/2015 01/12/2017
00915-P-1120-TP	00 <u>01</u>	Level 12 Plan	17/03/2015 01/12/2017
00915-P-1130-TP	00 <u>01</u>	Level 13 Plan	17/03/2015 01/12/2017
00915-P-1140-TP	00 <u>01</u>	Level 14 Plan	17/03/2015 01/12/2017
00915-P-1150-TP	00 <u>01</u>	Level 15 Plan	17/03/2015 01/12/2017
00915-P-1160-TP	00 <u>01</u>	Level 16 Plan	17/03/2015 01/12/2017
00915-P-1170-TP	00 <u>01</u>	Level 17 Plan	17/03/2015 01/12/2017
00915-P-1180-TP	00 <u>01</u>	Level 18 Plan	17/03/2015 01/12/2017
00915-P-1190-TP	00 <u>01</u>	Level 19 Plan	17/03/2015 01/12/2017
00915-P-1200-TP	00 <u>01</u>	Level 20 Plan	17/03/2015 01/12/2017
00915-P-1210-TP	00 <u>01</u>	Level 21 Plan	17/03/2015 01/12/2017
00915-P-1220-TP	00 <u>01</u>	Level 22 Plan	17/03/2015 01/12/2017
00915-P-1230-TP	00 <u>01</u>	Level 23 Plan	17/03/2015 01/12/2017
00915-P-1240-TP	00 <u>02</u>	Level 24 Plan —Crystal Club	17/03/2015 30/01/2019
00915-P-1250-TP	00 <u>01</u>	Level 25 Plan —VIP Sky Gaming	17/03/2015 01/12/2017

00915-P-1260-TP	00 <u>01</u>	Level 26 Plan –VIP Sky Gaming	17/03/2015 <u>01/12/2017</u>
00915-P-1270-TP	00 <u>01</u>	Level 27 Plan –Plant	17/03/2015 <u>01/12/2017</u>
00915-P-1280-TP	00 <u>01</u>	Level 28 Plan –Plant	17/03/2015 <u>01/12/2017</u>
00915-P-1290-TP	00 <u>01</u>	Level 29 Plan 5 Villas Per Level – Max	17/03/2015 <u>01/12/2017</u>
00915-P-1300-TP	00 <u>01</u>	Level 30 Plan 5 Villas Per Level (2-3 Bay Villa DDA)	17/03/2015 <u>01/12/2017</u>
00915-P-1310-TP	00 <u>01</u>	Level 31 Plan 5 Villas Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1320-TP	00 <u>01</u>	Level 32 Plan 5 Villas Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1330-TP	00 <u>01</u>	Level 33 Plan 5 Villas per Level – Min	17/03/2015 <u>01/12/2017</u>
00915-P-1340-TP	00 <u>01</u>	Level 34 Plan 3 Apartments Per Level (Type 1) – Max	17/03/2015 <u>01/12/2017</u>
00915-P-1350-TP	00 <u>01</u>	Level 35 Plan 3 Apartments Per Level (Type 1)	17/03/2015 <u>01/12/2017</u>
00915-P-1360-TP	00 <u>01</u>	Level 36 Plan 3 Apartments Per Level (Type 1)	17/03/2015 <u>01/12/2017</u>
00915-P-1370-TP	00 <u>01</u>	Level 37 Plan 3 Apartments Per Level (Type 1) – Min	17/03/2015 <u>01/12/2017</u>
00915-P-1380-TP	00 <u>01</u>	Level 38 Plan 3 Apartments Per Level (Type 2) – Max	17/03/2015 <u>01/12/2017</u>
00915-P-1390-TP	00 <u>01</u>	Level 39 Plan 3 Apartments Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1400-TP	00 <u>01</u>	Level 40 Plan 3 Apartments Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1410-TP	00 <u>01</u>	Level 41 Plan 3 Apartments Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1420-TP	00 <u>01</u>	Level 42 Plan 3 Apartments Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1430-TP	00 <u>01</u>	Level 43 Plan 3 Apartments Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1440-TP	00 <u>01</u>	Level 44 Plan 3 Apartments Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1450-TP	00 <u>01</u>	Level 45 Plan 3 Apartments Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1460-TP	00 <u>01</u>	Level 46 Plan 3 Apartments Per Level	17/03/2015 <u>01/12/2017</u>
00915-P-1470-TP	00 <u>01</u>	Level 47 Plan 3 Apartments Per Level (Type 2) – Min	17/03/2015

			01/12/2017
00915-P-1480-TP	00 01	Level 48 Plan Residential Plant Level	17/03/2015 01/12/2017
00915-P-1490-TP	00 01	Level 49 Plan 2 Apartments Per Level — Max	17/03/2015 01/12/2017
00915-P-1500-TP	00 01	Level 50 Plan 2 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1510-TP	00 01	Level 51 Plan 2 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1520-TP	00 01	Level 52 Plan 2 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1530-TP	00 01	Level 53 Plan 2 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1540-TP	00 01	Level 54 Plan 2 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1550-TP	00 01	Level 55 Plan 2 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1560-TP	00 01	Level 56 Plan 2 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1570-TP	00 01	Level 57 Plan 2 Apartments Per Level — Min	17/03/2015 01/12/2017
00915-P-1580-TP	00 01	Level 58 Plan 1 Apartments Per Level — Max	17/03/2015 01/12/2017
00915-P-1590-TP	00 01	Level 59 Plan 1 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1600-TP	00 01	Level 60 Plan 1 Apartments Per Level	17/03/2015 01/12/2017
00915-P-1610-TP	00 02	Level 61 Plan 1 Apartments Per Level	17/03/2015 05/07/2018
00915-P-1620-TP	00 01	Level 62 Plan 1 Apartments Per Level — Min	17/03/2015 01/12/2017
00915-P-1630-TP	00 01	Level 63 Plan Penthouse Duplex — 1st Floor	17/03/2015 01/12/2017
00915-P-1640-TP	00 02	Level 64 Plan Penthouse Duplex — 2nd Floor	17/03/2015 05/07/2018
00915-P-1650-TP	00 02	Level 65 Plan Plant	17/03/2015 05/07/2018
00915-P-1660-TP	00 01	Level 66 Plan Super Villa	17/03/2015 01/12/2017
00915-P-1670-TP	00 01	Level 67 Plan Sky Villa — 1st Floor	17/03/2015 01/12/2017
00915-P-1680-TP	00 01	Level 68 Plan Sky Villa — 2nd Floor	17/03/2015 01/12/2017

00915-P-1690-TP	00 <u>01</u>	Level 69 Plan Sky Villa – 3rd Floor	17/03/2015 <u>01/12/2017</u>
00915-P-1700-TP	00 <u>01</u>	Level 70 Plan Sky Villa – Lifts Plant	17/03/2015 <u>01/12/2017</u>
00915-P-1710-TP	00 <u>01</u>	Level 71 Plan Sky Villa – BMU Plant	17/03/2015 <u>01/12/2017</u>
00915-P-1800-TP	00 <u>02</u>	Roof Plan	17/03/2015 <u>30/01/2019</u>
CRS AD SKT0010		<u>Level 48, 49, 65 Sections at Juliet Terraces</u>	<u>03/09/2019</u>
00915-S-2000-TP	04 <u>04</u>	Section AA	04/03/2016 <u>09/07/2019</u>
00915-S-2001-TP	00 <u>02</u>	Section BB	17/03/2015 <u>05/07/2018</u>
00915-S-2002-TP	00 <u>02</u>	Section CC	17/03/2015 <u>05/07/2018</u>
00915-S-2003-TP	00 <u>02</u>	Section CC Hotel	17/03/2015 <u>05/07/2018</u>
00915-S-2010-TP	00 <u>02</u>	Basement Section B-AA (<u>Basement</u>)	17/03/2015 <u>05/07/2018</u>
00915-S-2011-TP	00 <u>02</u>	Basement Section BRL – Loading Ramp (<u>Basement</u>)	17/03/2015 <u>05/07/2018</u>
00915-S-2012-TP	00 <u>02</u>	Section GG <u>Gaming</u>	17/03/2015 <u>05/07/2018</u>
00915-S-2013-TP	04 <u>03</u>	Section H-H <u>HH North South</u>	04/03/2016 <u>05/07/2018</u>
00915-S-2014-TP	00 <u>02</u>	Section G-G – <u>CC</u> Atrium Section	17/03/2015 <u>05/07/2018</u>
		<u>GFA Areas Summary</u>	<u>30/11/2017</u>
00915-E-3000-TP	04 <u>04</u>	West Elevation Stage 1C Subject To This Application	04/03/2016 <u>30/01/2019</u>
00915-E-3001-TP	04 <u>04</u>	East Elevation Stage 1C Subject To This Application	04/03/2016 <u>30/01/2019</u>
00915-E-3002-TP	04 <u>03</u>	North Elevation Stage 1C Subject To This Application	17/03/2015 <u>30/01/2019</u>
00915-E-3003-TP	04 <u>04</u>	South Elevation Stage 1C Subject To This Application	04/03/2016 <u>30/01/2019</u>
00915-E-3004-TP	04 <u>04</u>	Context Elevation West Stage 1C Subject To This Application	04/03/2016 <u>30/01/2019</u>
Landscape Drawings prepared by St. Legere Design International			
Drawing No.	Rev	Name of Plan	Date
00-LG-3-04 CRS LD 02P00K0	04 F	GF GENERAL ARRANGEMENT PLAN	16/06/15 <u>15/07/19</u>

03-LG-3.01 CRS LD 02P03K0	00 A	3F LANDSCAPE MASTER PLAN General Arrangement Plan	09/04/15 30/06/18
04-LG-3.01 CRS LD 02P04K0	00 B	4F LANDSCAPE MASTER PLAN General Arrangement Plan	09/04/15 15/07/19
24-LG-3.01 CRS LD 02H24K0	00 G	24F LANDSCAPE MASTER PLAN General Arrangement Plan	09/04/15 15/07/19
69-LG-3.01 CRS LD 02T69K0	00 C	69F LANDSCAPE MASTER PLAN General Arrangement Plan	09/04/15 10/07/19
Signage Location Drawings prepared by Wilkinson Eyre Architects			
Drawing No.	Rev	Name of Plan	Date
00915-11-SK-1719	01	West Elevation	04/03/2016
00915-11-SK-1720	01	East Elevation	04/03/2016
00915-11-SK-1721	00	North Elevation	17/03/2015
00915-11-SK-1722	01	South Elevation	03/03/2016
00915-11-SK-1723	01	Podium West Elevation Signage	04/03/2016
00915-11-SK-1724	01	Podium East Elevation Signage	04/03/2016
00915-11-SK-1725	01	Podium North Elevation Signage	11/09/2014
00915-11-SK-1726	01	Podium South Elevation Elevation	04/03/2016
00915-11-SK-1727		Podium Typical Entrance Logo	
00915-11-SK-1729	01	Lobby Bar Signage	04/03/2016
00915-11-SK-1730B	01	West Restaurant Signage – South Elevation	04/03/2016
00915-11-SK-1731	01	Retail Tenancy 1 Signage – East Elevation	04/03/2016
00915-11-SK-1731A	01	Retail Tenancy 3 Signage – East Elevation	04/03/2016
00915-11-SK-1731B	01	Retail Tenancy 3 Signage – East Elevation	04/03/2016
00915-11-SK-1733		Crown Entrance Logo	
00915-11-SK-1738	01	SIGNAGE LOCATION PODIUM SOUTH	04/03/2016
00915-11-SK-1739		SIGNAGE LOCATION PODIUM EAST	
00915-11-SK-1740		SIGN VARIANT B TOWER	
00915-11-SK-1087		SIGNAGE LOCATION VARIATION A: TOWER	
00915-11-SK-1088		SIGNAGE LOCATION VARIATION B: HOTEL	
00915-11-SK-1089		SIGNAGE LOCATION PODIUM WEST	
Site Remediation Drawings prepared by Wilkinson Eyre Architects			
Drawing No.	Issue	Name of Plan	Date
00915-P-0200-TP	01	Aerial Location Context Plan	28/05/2015
00915-P-0210-TP	01	Demolition Plan	28/05/2015
00915-P-0220-TP	01	Perimeter Retention Wall System	28/05/2015
00915-P-0230-TP	01	Cross Section 1-1 and 2-1	02/06/2015
00915-P-0240-TP	01	Earthworks Drawing	02/06/2015

3. Part B – Prior to Issue of Construction Certificate Conditions – Condition B6 is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows:

B6. Prior to the issue of the relevant Construction Certificate amended plans and an Observation Area Management Plan (OAMP) shall:

- a) be prepared in consultation with the Sydney Observatory;
- b) submitted for the Secretary's approval;
- c) show the inclusion of a publicly accessible observation area at level ~~65~~ **66** of the tower, ~~in accordance with the RtDAP report dated 16 February 2016;~~
- d) demonstrate a sheltered queuing space is provided for those waiting to access the observation area;
- e) incorporate the requirements of Condition G16; and
- f) indicate how the facility will be operated.

The Applicant shall submit a copy of the endorsed plans and the OAMP to the satisfaction of the Secretary with the application for the relevant Construction Certificate

4. Part B – Prior to Issue of Construction Certificate Conditions – Condition B14 is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows

B16. A total of ~~640~~ **641** onsite car parking spaces shall be provided, comprising:

- a) ~~250~~ **213** hotel/gaming facility self-park car parking spaces;
- b) ~~250~~ **271** hotel/gaming facility valet car parking spaces; and
- c) ~~440~~ **157** residential car parking spaces.

5. Part B – Prior to Issue of Construction Certificate Conditions – Condition B17 is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows

B17. Minimum of ~~488~~ **207** on-site bicycle parking shall be provided as follows:

- a) 83 employee/staff bicycle spaces within the basement;
- b) ~~68~~ **87** residential bicycle spaces within the basement; and
- c) 37 visitor spaces at ground floor level within the public domain

6. Part B – Prior to Issue of Construction Certificate Conditions – Condition B38 is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows

B38. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. ~~640026M~~ **640026M 03**, and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the PCA and Secretary with all commitments clearly shown on the relevant Construction Certificate Plans.

7. Part F – Prior to Occupation or Commencement of Use – Condition F9 is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows

F9. All commitments listed in the BASIX Certificate No. ~~640026M~~ **640026M 03** (as referred to in Condition B38) for the development must be fulfilled prior to the issue of an Occupation Certificate.

8. Part G – Post Occupation – Condition G16 is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows

G16. The observation area at level ~~65~~ **66** of the tower shall be made publicly accessible, free of charge.

**End of modification
(SSD 6957 MOD 1)**

