

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application #	MP 08_0098.
Project	<p>The Project Application will seek approval for the following:</p> <ul style="list-style-type: none"> • Construction of a multi-storey hotel with ancillary lower level retail, gaming and conference facilities, and additional car parking, on the vacant 'Switching Station' site; and • Alterations and additions to the existing Star City Casino building.
Location	24-28 Union Street, Pyrmont & 20-70 Pyrmont Street, Pyrmont.
Proponent	Sydney Harbour Casino Properties Pty Ltd.
Date issued	<p>30 June, 2008</p> <p><i>If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director General in relation to the preparation of the environmental assessment.</i></p>
Key issues	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's and Guidelines to be addressed <ul style="list-style-type: none"> • Address the planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> ○ SEPP 41 – Casino Entertainment Complex; ○ SEPP (Major Projects) 2005 Schedule 2, Sydney Harbour Foreshore Sites; ○ SEPP (Infrastructure) 2007; ○ SEPP 55 – Remediation of Land; ○ Sydney Local Environmental Plan 2005; ○ Ultimo-Pyrmont Urban Development Plan; and ○ NSW Government's Metropolitan Strategy. • Address provision of public infrastructure with regard to the Ultimo-Pyrmont Section 94 Contribution Plan; • Address the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Design Competition and Panel (Switching Station Site) <ul style="list-style-type: none"> • Provide details on the outcomes of the Design Competition held for the Switching Station Site; and • The works proposed to the Casino site are to be consistent with the outcomes of the design competition for the switching station site. 3. Architectural, Building and Urban Design Impacts <ul style="list-style-type: none"> • Address the visual impact of the project in context of adjoining development, impact on any heritage item (on-site as well as adjoining the site) and its setting and building mass as viewed from public areas including the Darling Harbour/Cockle Bay Wharf and the Sydney CBD; • Also address: <ul style="list-style-type: none"> ○ Consistency with the character of development in the locality and relative to adjacent buildings including density, street frontage, scale, height, built form including roof form; ○ Amelioration of visual impacts through design, use of appropriate colours and building materials, landscaping and buffer areas; ○ Proposed treatments to the open areas designated for managed public access; ○ Analysis of views & vistas and impact of the proposal on these views, particularly on views from Harris & Union Square and Darling Harbour/Cockle Bay Wharf and the Sydney CBD; ○ Way-finding and building identification signage; and ○ Demonstrate that the proposed building siting does not have unacceptable level of impacts on acoustic and visual privacy, views, wind impacts and overshadowing of the adjoining residential sites.

4. Safety/ Public areas/ Pedestrians

- Demonstrate how the proposed building envelope, design and public domain treatment will:
 - Maximise safety, security and public surveillance within the public areas including the retail arcade at ground floor level and the basement car park. Specific regard should be given to the Department of Planning's Guideline; *Crime prevention and assessment of development applications 2001*;
 - Ensure access for people with disabilities; and
 - Minimise potential for vehicle and pedestrian conflicts.

5. Public Domain

- Provide details on the interface between the proposed uses and public domain, and the relationship to and impact upon the existing public domain; and
- Address the provision of linkages with and between other public domain spaces, including Union Square and the waterfront.

6. Transport and Accessibility (Construction and Operational)

- The Department does not favour additional parking in areas well-served by public transport and, if provided, this would need careful justification given that the site is well located for public transport use.
- Provide a Traffic and Transport Impact Study, prepared in accordance with the RTA's Guide to Traffic Generating Developments, which assesses the traffic and transport impacts of the project. The study should consider:
 - Traffic generation including daily and various peak traffic movements and the increase in the level and type of traffic associated with the proposal;
 - Cumulative impacts on the local and subregional area;
 - Impacts and measures to mitigate impacts on local and arterial roads and adjacent road intersections;
 - Provide details / modelling for key intersections being:
 - Pymont Bridge Rd/Pymont St;
 - Pymont St/Union St;
 - Union St/Edward St;
 - Pirrama Rd/Edward St;
 - Pymont Bridge Rd/Union St; and
 - Pymont Bridge Rd/Murray St.
 - Details of public transport accessibility and strategies to encourage public transport patronage in particular the light rail given its proximity to the site, for both employees and visitors;
 - Proposed number of car parking spaces, and compliance with relevant Council and RTA traffic and car parking codes;
 - Detail the existing pedestrian and cycle movements within the vicinity of the subject site and determine the adequacy of the proposal to meet the likely future demand for increased pedestrian and cycle access;
 - Provide details of coach, taxi, shuttle bus, service, delivery and emergency vehicle movements, and adequate provision for such vehicles; and
 - Consideration of Council's program of footpath widening on Union Street at Pymont Bridge Road and 2-way traffic scheme on Pymont Street south of Pymont Bridge Road;

7. Noise Impacts

- Demonstrate that the proposal will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts (including traffic noise) on amenity in the locality. The consideration of noise impacts shall have specific regard to the following;
 - The proposed development should be protected against noise and vibration from the adjoining light rail; and
 - Effective sound isolation should be demonstrated for the protection of the adjacent Lyric Theatre from noise or vibration intrusion from the proposed development.

	<p>8. Construction Impacts</p> <ul style="list-style-type: none"> • Address measures to ameliorate potential impacts arising from the construction of the proposed development. <p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • The proposal is to be designed to incorporate ESD principles in the design, construction and ongoing operation phases; and • Provide an assessment of the new hotel building against the Department of Environment and Climate Change's <i>NABERS Energy and Water Rating for Hotels</i>, and demonstrate that a 4.5 Star rating can be achieved. <p>10. Social and Economic Context</p> <ul style="list-style-type: none"> • Address the social and economic context of the development in terms of infrastructure requirements and access including staging and monitoring of infrastructure works. An economic analysis shall include an investigation of the economic impact of the project upon the hotel and accommodation industry within the locality. <p>11. Services/infrastructure and utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas. • Details of any augmentation to services and utilities required to meet the demand generated by the proposed project. <p>12. Drainage</p> <ul style="list-style-type: none"> • Address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures. <p>13. Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works. <p>14. Staging</p> <ul style="list-style-type: none"> • Include details regarding the staging of the proposed development (if proposed) <p>15. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>. <p>16. Audit of Compliance with previous Casino consent</p> <ul style="list-style-type: none"> • Include a copy of the conditions of consent for the Casino DA and an audit /response to demonstrate compliance in particular having regard to the transport arrangements/public transport.
Deemed refusal period	60 days.

Attachment 1: Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. Landowners' consent for all properties within the development site where work is proposed; 3. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 4. A thorough description of the proposed development; 5. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 6. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Design Statement prepared by a registered Architect; 9. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the MP SEPP); 10. The plans and documents outlined below; and 11. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents of the development	<p>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:</p> <ol style="list-style-type: none"> 1. The existing site survey plan is to be drawn to 1:500 scale (or other appropriate scale) and show: <ul style="list-style-type: none"> • Location of the land, the measurements of the boundaries of the land, the size of the land and north point; • Existing levels of the land in relation to buildings and roads; • Location and height of existing structures on the site; and • Location and height of adjacent buildings and private open space. <p>Note: All levels to be to Australian Height Datum.</p> 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, property dimensions, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating: <ul style="list-style-type: none"> • Significant local features such as parks, community facilities and open space and heritage items; • Location and uses of existing buildings, shopping and employment areas; • Traffic and road patterns, pedestrian routes and public transport nodes; and • Existing site plan and locality plan should be supported by a written explanation of the local and site constraints and opportunities revealed through the above documentation. 4. The Environmental Assessment in accordance with the Director-General's Environmental Assessment Requirements as outlined in The Key Issues. 5. The Architectural drawings (where relevant) are to be drawn to scale and illustrate the

	<p>following:</p> <ul style="list-style-type: none"> • 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; • Detailed floor plans of the proposed buildings; • Sections and elevations including detailed sections of the proposed building; • Location and size of vertical and horizontal circulation of lifts, stairs and corridors; • Fenestrations, balconies and other features; • Communal facilities and servicing points; • Accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • Height of the proposed development in relation to the land; • Any changes that will be made to the level of the land by excavation, filling or otherwise; • Level of the lowest floor, the level of any unbuilt area and the level of the ground; • Parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site; and • Pedestrian access to, through the retail arcade and within the site. <p>6. Visual aids such as a photomontage and or models must be used to demonstrate visual impacts of the proposal in particular having regard to the siting and design, bulk and scale relationships, appropriate use of materials.</p> <p>7. The shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</p> <p>8. A Transport and Accessibility Report must be provided and should:</p> <ul style="list-style-type: none"> • Determine the likely transport needs of the future operations of the proposed development and the capacity of the existing transport services to meet the demand; and • Identify what level of additional infrastructure, if any, would be required to satisfy the demand. <p>9. Other plans including (where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey. Where an on-site detention system is required or being provided, the type and location must be shown and must be integrated with the proposed landscape design. Site discharge calculations should be provided and the must include details of all major overland flow paths; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • View analysis - artists impression, photomontages, etc of the proposed development in the context of the surrounding development; • Coloured elevations - of the proposed buildings drawn to the same scale as the architectural drawings. The elevations are to indicate height and key datum lines, building length and articulation, materials and finishes, the composition of the façade and roof design, existing buildings on the site, building entries (pedestrian, vehicular and service), and profile of buildings on adjacent properties; • Landscape Concept Plan – plan or drawing that shows the basic detail of planting design and plant species to be used, listing botanical and common names, mature height and spread, number of plants to be utilised and surface treatments (i.e. pavers, lawn etc).
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 12 hard copies of the Environmental Assessment; • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size (see below). • If the Environmental Assessment is bulky and lengthy in volume, you will be required to package up each Environmental Assessment ready for distribution by the Department to key agencies.

Electronic Documents

Electronic documents presented to the NSW Department of Planning for publication via the Internet must satisfy the following criteria:

- Adobe Acrobat PDF files and Microsoft Word documents must be no bigger than 1.5 Mb. Large files of more than 1.5 Mb will need to be broken down and supplied as different files;
- File names will need to be logical so that the Department can publish them in the correct order. Avoid sending documents that are broken down in more than 10 files;
- Image files should not be bigger than 2Mb. The file names will need to be clear and logical so the Department can publish them in the correct order;
- Graphic images will need to be provided as [.gif] files;
- Photographic images should be provided as [.jpg] files;
- Large maps will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each;
- Images inserted into the document will need to be calibrated to produce files smaller than 1.5Mb. Large images will need to be presented as individual files and will need to be calibrated to be no more than 2Mb each. The file names will need to be clear and logical so the Department can publish them in the correct order.
- Alternatively, these electronic documents may be placed on your own web site with a link to the Department of Planning's website.