Director General's Requirements

Section 75W of the Environmental Planning and Assessment Act 1979

Application number	MP08_0098 MOD 7
Project	Star City Casino and Switching Station site modification: Expansion of ballroom, creation of pre- function area and alterations and additions.
Location	Star City Casino and Switching Station site, Pyrmont
Proponent	Sydney Harbour Casino Properties Pty Ltd
Date issued	30 September 2010
Expiry date	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.
Key issues	The Environmental Assessment (EA) must address the following key issues:
	 Relevant EPI's, Policies and Guidelines Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: SEPP 41 – Casino Entertainment Complex SEPP (Infrastructure) 2007 SEPP (Infrastructure) 2005 Ultimo-Pyrmont Urban Development Plan NSW Government's Metropolitan Strategy and the draft Sydney City Subregional 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. Urban Design Analysis of proposed bulk and scale of the modification against the existing bulk and scale of surrounding development. Provide details on external treatment and finishes, including a material samples board. An analysis of the proposal should include existing topography, bulk and scale of existing casino, building heights, view corridors and streetscape and entry points/access arrangements. Detail alterations to service arrangements and

 Visual catchment should be defined and explained (see below).
 An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.
 Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified
 Categories of views (e.g. from the water, from public open space, from key streets, from main buildings, from affected residences) should be defined.
 Photos are required for representative view categories, plotted on a map.
 Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected.
• The modified and approved built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact.
 The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment
 Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment.
 A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.
 Assessment must benchmark against the existing situation and currently approved plans.
 Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment.
• As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.
 4. Noise Impacts Noise impact assessment is required to be undertaken. It should demonstrate that the proposed modifications will be designed, constructed, operated and maintained so that there is no unacceptable level of noise impacts on amenity in the locality and should include: the identification of noise receivers potentially affected by the proposal; the selection of a suitable assessment criteria from an appropriate Australian Standard, DECCW Guideline or similar document recognised by the acoustic consultants' profession; assessment of the existing acoustic environment at the receiver locations in accordance with AS1055-1997 'Acoustic - Description and Measurement of Environmental Noise' and current DECCW Guidelines; the identification of noise and prediction of resultant noise at the identified receiver locations. The method of noise prediction shall be justified and include an evaluation of prevailing atmospheric or other conditions that may promote noise propagation; and
together with details of any necessary acoustic control measures that will be incorporated into the development or use.
 Details of daily and peak traffic movements likely to be generated, including impact on nearby intersections and the need, and associated funding, for upgrading or road improvement works (if required)
 Details of proposed access and parking provisions including compliance with the requirements of the relevant Australian Standards (i.e. turn paths, sign distance requirements aicle widths atc.)
 Proposed number of car parking spaces and compliance with the appropriate parking codes.

	 Details of service vehicle movements including vehicle type and likely arrival and departure times and servicing requirements including swept paths for entry, exit and internal manoeuvring for the largest proposed vehicle that will service the site. Any swept paths for the public road must include all on-street car parking spaces being fully occupied. Impact on non-car travel modes including public transport use, walking and cycling, and the provision of facilities to increase the use of non-car modes for travel to and from the site. Provision of a Traffic Management Plan for all demolition / construction activities. Details of changes to pedestrian alignments and access points to the development site and associated impacts during construction and operation. Details of the potential impacts to access and manoeuvring in the bus interchange resulting from modifying the loading areas.
	 6. Utilities Consider how the modifications can be satisfactorily serviced for utilities and green infrastructure services such as the supply of potable and non potable water, sewerage, stormwater, gas and electricity.
	 7. Ecologically Sustainable Development (ESD) Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the modifications. Address water quality management for the site including an <i>"Integrated Water Management Plan"</i> to include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.
	8. Developer ContributionsScope of developer contributions proposed.
	 9. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	 The Environmental Assessment (EA) must include: An executive summary; A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; A thorough description of the proposed development: An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 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; The plans and documents outlined below; A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and A conclusion justifying the project, taking into consideration the environmental impacts of the project is in the public interest.
Plans and Documents	 The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; An existing site survey plan drawn at an appropriate scale illustrating; the location of the land, boundary measurements, area (sq.m) and north point; the 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. All levels to be to Australian Height Datum. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, 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).
	 A locality/context plan drawn at an appropriate scale should be submitted indicating: significant local features such as parks, community facilities and open space and heritage items; the location and uses of existing buildings, shopping and employment areas; Traffic and road patterns, pedestrian routes and public transport nodes. Architectural drawings at an appropriate scale illustrating: the 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, sections and elevations of the proposed buildings; elevation plans providing details of external building materials and colours proposed; fenestrations, balconies and other features; accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; the height (AHD) 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.

	 Other plans (to be required where relevant): Stormwater Concept Plan - illustrating the concept for stormwater management; 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; Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; Landscape plan - illustrating treatment of open space areas on the site including roof areas, screen planting along common boundaries and tree protection measures both on and off the site; 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; and
Documents to be submitted	 1 copy of the EA, plans and documentation for the Test of Adequacy; 8 hard copies of the EA (once the EA has been determined adequate); 8 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.