



Office of
Environment
& Heritage

Our ref: DOC18/644883
Your ref: MP08_0098 MOD13

Brendon Roberts
Key Sites Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Matthew Rosel

Dear Mr Roberts

The Star City Casino – 20-80 Pyrmont Street, Sydney (MP08_0098 MOD13) – Environmental Assessment

Thank you for your letter of 20 August 2018 received by the Office of Environment and Heritage (OEH) requesting comments on the Environmental Assessment the above modification application.

OEH has reviewed the relevant documents and provides recommendations and comments in Attachment A.

If you have any queries regarding this matter, please contact Janne Grose on **t**:8837 6017 or **e**: janne.grose@environment.nsw.gov.au

Yours sincerely

S. Harrison 19/09/18

SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney
Communities and Greater Sydney Division

Attachment A

The Star City Casino – 20-80 Pyrmont Street, Sydney (MP08_0098 MOD13) – Environmental Assessment

The Office of Environment and Heritage (OEH) has reviewed the following documents:

- Environmental Assessment (EA) report – Modification 13 to MP08_0098 -13 August 2018
- Secretary's Environmental Assessment Requirements for MP08_0098 (MOD 13) - 9 May 2016
- Arboricultural Impact Assessment Report (AIAR) – March 2018
- The Star Modification 13 - Landscape Design Report – 20 March 2018
- Aboriginal and Historical Archaeological Assessment
- Flood Impact Assessment – January 2018

and provides the following comments.

Landscaping

The EA indicates the proposal requires the removal of 24 existing exotic and non-local native trees including Bangalow Palms, London Plane Trees, Honey Locust, Cabbage Tree Palms, Little Gem Magnolia and Hill's Weeping Fig (see pages 220- 221 of EA and page 7 of AIAR). It indicates the trees will be replaced with 13 *Angophora Costata*, 5 Little Gem Magnolias and six Cabbage Tree Palms (page 221). The AIAR notes the dominant locally-indigenous tree species formerly occurring in this area included *Angophora Costata* (Sydney Red Gum), *Corymbia gummifera* (Red Bloodwood) and *Eucalyptus haemastoma* (Scribbly Gum) and it lists other native species that would have once occurred (section 2, page 5). OEH supports the proposed replacement of removed trees with the locally-indigenous *Angophora Costata* and recommends rather than plant exotic species, such as Little Gem Magnolia (which is native to the US) the proposed landscaping incorporates and plants other local provenance native trees listed in the AIAR.

It is noted other landscaping associated with the proposal includes roof planting (Section 4.15, page 88). Rather than plant exotic and non-local native species, OEH recommends any proposed landscaping associated with the proposal uses a diversity of local provenance native trees, shrubs and ground covers from the relevant local native vegetation community.

Flood

OEH has reviewed the Flood Impact Assessment (TTW, January 2018) for the modification proposal and provides the following comments:

- The planning proposal includes a new vehicle access on Pyrmont Street
- The updated modelling is acceptable and shows a decrease in flood inundation at Pyrmont Street.
- As stated in Section 6 table 11, the Flood Planning Level for Below Ground Parking is the 100 year ARI flood level +0.5m
- Planning levels such as the above are normally only applied to flooding above 100mm (confirmation with City of Sydney should be sought on this). Therefore, the planning level at the new vehicle access should be the level at which at least 100mm of flood occurs plus the 0.5m. Interpreting the report the flood planning level at the Pyrmont Street vehicle access would be 7.01m (6.51 + 0.5m). Confirmation on this level should be sought from the City of Sydney.
- If City of Sydney confirms the new flood planning level at this location and protection is required a flood gate is proposed. Further details on the flood gate need to be provided including:
 - How would this flood gate operate?
 - Would it be automatic or manual?
 - Who is responsible for the operation of the gate? etc.

The design is not compliant until the exact details of how the flood gate will operate is shown.

Aboriginal cultural heritage

The Aboriginal and Historical Archaeological Assessment indicates a total of 34 relevant stakeholders were contacted and 10 stakeholders registered an interest in the project (page 14). It

notes a copy of the consultation log with relevant Aboriginal stakeholders is attached to the document (see section 2.1.6, page 15) but it does not appear to have been provided. It is recommended a copy of the consultation log is provided.

(END OF SUBMISSION)

