

Modification of Major Project Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Executive Director Strategic Sites and Urban Renewal, as delegate of the Minister for Planning, under Instrument of Delegation dated 7 June 2007, modify under s.75W of the *Environmental Planning and Assessment Act 1979*, the Project Approval referred to in Schedule 1 in the manner set out in Schedule 2.



Jason Perica
Executive Director
Strategic Sites and Urban Renewal

Date:

3/3/09

MP 08_0098 MOD 1

SCHEDULE 1

Project approval for the construction of alterations and additions to Star City Casino Complex, Pymont & New Hotel on the Switching Station Site (MP 08_0098) granted by the Minister for Planning on 27 January 2009, comprising:

- Construction of a 10 storey hotel above a 3 storey podium containing ancillary retail, gaming and conference facilities on the currently vacant Switching Station site;
- Additional basement car parking to a maximum of 3,000 car parking spaces across the whole site, to be accessed via the existing Casino complex car park;
- Re-development of the retail arcade through the ground floor level of the complex, linking Pymont Bay park to the intersection of Union and Pymont Streets, and to Jones Bay Road;
- The redevelopment of the eastern (Pirrama Road) frontage of the Casino building currently occupied by large external stairs, to contain additional restaurants, retail outlets, gaming space, other entertainment and tourist related facilities, a new entry and a driveway providing a new vehicular drop-off to the Casino; and
- Works to the exterior of the existing Casino tower buildings.

SCHEDULE 2

The above approval is modified as follows:

1. Condition A6 – External Signage

Delete the following words from the condition “including video signage”.

2. Condition B1 – External art work and lighting

After the words “Construction Certificate for any”, insert the following words “art work and feature lighting”.

After the words “works to the Pirrama Road frontage”, insert the following words “, and any video signage or display proposed on the site”.

3. Condition B9 – Public Domain

After the words “Construction Certificate”, insert the following words “for public domain works. The RLs and alignment, for any works associated with the approval which encroach upon or are immediately adjacent to Council’s public domain areas, must be provided to the satisfaction of the Department prior to the issue of a Construction Certificate for the relevant works.”

4. Condition B11 – Sydney Water

Delete part (6) of the condition and replace with the following:

- “(6) A Notice of Requirements is to be obtained from Sydney Water prior to the issue of any Construction Certificate for any new useable floor area.”

Delete the following words from the condition “B8(1) – (6)” and replace with “B11(1) – (6)”.

5. Delete Condition B17 – Consolidation of allotments

6. Insert the following additional conditions in PART E – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE:

E8 Consolidation of allotments

The Switching Station allotment (Lot 121 DP 828957) is to be consolidated into the allotments comprising the Casino development. A plan of consolidation prepared by a registered surveyor and six (6) paper copies are to be submitted to Council prior to registration at the Lands and Property Information NSW (Department of Information and Land Management). Evidence of consolidation from the Lands and Property Information NSW shall be submitted to the consent authority and Council or the Principal Certifying Authority prior to the issue of an Occupation Certificate for the podium or hotel, whichever occurs first.

E9 Sydney Water

Prior to the issue of a relevant Occupation Certificate, a Section 73 Certificate is to be obtained from Sydney Water and shall be submitted to Council or the Principal Certifying Authority.