

Modification of Major Project Approval

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

I, the Director General, as delegate of the Minister for Planning, under Instrument of Delegation dated 4 March 2009, 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.



Sam Haddad
Director General
Department of Planning

Date: 6th April 2009.

MP 08_0098 MOD 3

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:

Condition B4 – Sydney Metro Authority

Replace the existing Condition B4 with the following new Condition B4:

- (1) *The Proponent is to enter into agreements with Sydney Metro Authority for the following stages:*
 - (a) *an Excavation Agreement prior to the commencement of any excavation works; and*
 - (b) *a Construction Agreement prior to commencement of excavation below 95.9 RL, or of construction*

to address the potential impacts of the approved development on the CBD Metro prior to the issue of a Construction Certificate in respect of each of the above stages.
- (2) *In regard to the agreement for the works in Condition B4(1)(b), the location of any building footing must be determined in consultation with Sydney Metro Authority prior to the issue of a Construction Certificate involving excavation works below 95.9 RL to ensure the structural integrity of the CBD Metro.*
- (3) *In regard to the agreement for the works in Condition B4(1)(b), all structures proposed for construction and installation must be designed and constructed in consultation with Sydney Metro Authority to ensure the structural integrity of the CBD Metro, and details are to be provided to the Certifying Authority prior to the issue of a Construction Certificate for excavation works below 95.9 RL.*