



TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

8 March 2019

Mr David Glasgow
Senior Planner, Key Sites Assessment
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear David,

REVIEW OF CONDITIONS OF APPROVAL - THE STAR - MOD 13 (MP08_0098)

We write on behalf of Star Entertainment Group Limited, 'the Applicant' in Modification 13 to MP08_0098 ('Mod 13').

In the Environmental Assessment Report ('EAR') which accompanied Mod 13, section 8.0 'Amended Draft Conditions' provided a summary of requested amendments to existing conditions and suggested new conditions to reflect the development proposed under Mod 13.

Since lodgement, Mod 13 has undergone public exhibition and the Applicant has responded to submissions received. Further information has also been provided to the Department of Planning and Environment ('the Department') in response to issues raised in Agency and Community consultation. A review of the City of Sydney Consents to be surrendered has also been undertaken and it has been confirmed that 24 consents are sought to be surrendered. Amendments to the draft conditions presented have resulted from this process.

Attachment A provides a revised version of these conditions taking into account, agency and local government advice and recommended conditions of approval received during exhibition. **Table 1** provides a list of the Architectural Drawings from DWP (**Attachment B**) and Landscape Drawings from Urbis (**Attachment C**) which have been revised to address the items raised. **Attachment D** contains all City of Sydney consents proposed to be surrendered.

The amendments are as follows:

- Amended Site Works Plan to detail Pyrmont Street car park entry;
- The provision of a wider pedestrian refuge between the ingress and egress driveways of the Pyrmont Street car park;
- Resurfacing of the public domain footway the Pyrmont Street car park entry and the corner of Jones Bay Road;
- Removal of all proposed upgrade works to the SELS forecourt;
- Coordination of soil depths and additional detail on the proposed maintenance strategy for landscaping at the podium and roof top areas;
- Additional detail on the proposed green seam and hotel porte cochere green wall.



Table 1 – Amended Drawings

Drawing No.	Revision	Name of Plan	Date
DWP			
AS0001	E	Site Plan	31.01.19
AS10B1	H	Proposed Site Plan - Level B1	31.01.19
AS2072	G	Proposed Carpark Entry Plans - Pyrmont St	31.01.19
AS2073	G	Proposed Carpark Entry Images - Pyrmont St	31.01.19
AS91B1	G	Proposed Site Plan & Gfa Diagram - Level B1	31.01.19
AS95B1	B	Proposed Site Plan & Function Use - Level B1	31.01.19
Urbis Landscape			
L000	C	Cover Sheet, Drawing Register & Key Plan	30.01.2019
L100	B	Landscape Site Plan	30.01.2019
L400	C	Level B2 Landscape Planting & Finishes Plan	30.01.2019
L401	B	Level B2 Landscape Planting & Finishes Plan	19.11.2018
L402	B	Level 00 Landscape Planting & Finishes Plan	30.01.2019
L403	B	Sels Plaza & Pyrmont St Parking Entry Plan & Sections	30.01.2019
L900	B	Typical Planter Sections	30.01.2019
L910	B	Plant Schedule	30.01.2019

We welcome the opportunity to discuss any of the above with the Department if required.

Yours sincerely,

Clare Brown
Director

Enc: Attachment A – Revised Conditions Table.
Attachment B – Amended DWP Drawings.
Attachment C – Amended Landscape Drawings.
Attachment D – Consents to Surrendered.

8. AMENDED DRAFT CONDITIONS

Below sets out the proposed modifications to the conditions of approval for MP08_0098 (up to and including Mod 14). Inserting text is highlighted **red** and text that is proposed to be deleted is shown **struck-through**.

MP08_0098 Conditions of Approval (including Mod 14)		Proposed Modifications to Conditions of Approval for Mod 13
Part A – Administrative Conditions		
<p>A1 Development Description</p> <p>Development approval is granted only to the carrying out the development described in detail below:</p> <ul style="list-style-type: none"> • 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 3000 car parking spaces across 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; • Works to the exterior of the existing Casino tower buildings; and • Alterations and additions, including gaming area expansion, enclosure of the Level 3 terrace to facilitate a new restaurant, indoor and outdoor gaming areas, alterations to the porte-cochere, and mechanical upgrades through-out the site; 	<p>A1 Development Description</p> <p>Development approval is granted only to the carrying out the development described in detail below:</p> <ul style="list-style-type: none"> • 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 3000 car parking spaces across the whole site, to be accessed via the existing Casino complex car park (excluding the Car Stacker System, which will be accessed from the internal through road); • 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; • Works to the exterior of the existing Casino tower buildings; and • Alterations and additions, including gaming area expansion, enclosure of the Level 3 terrace to facilitate a new restaurant, indoor and outdoor gaming areas, alterations to the porte cochere, and mechanical upgrades through-out the site. • Demolition of part of the existing building in the northern portion of the site, including part of the Pirrama Road and Jones Bay façade to enable the construction of the Ritz-Carlton Hotel and Residential Tower including a Neighbourhood Centre, a car parking stacker system, terrace and recreational facilities, internal circulations upgrades, façade integration works, infrastructure upgrades, site wide landscaping and public domain works, Food & Beverage tenancies, and signage. <p>Reason: to accurately to describe the proposal.</p>	

A2 Development in Accordance with Plans

The Approved Project is to be consistent with the following drawings:

Drawing No.	Rev	Name of plan	Date
A90B5	C	Existing Site Plan & GFA Diagram - Level B05	11.11.16
A90B4	C	Existing Site Plan & GFA Diagram - Level B04	11.11.16
A90B3	D	Existing Site Plan & GFA Diagram - Level B03	11.04.17
A90B2	F	Existing Site Plan & GFA Diagram - Level B02	11.04.17
A90B1	E	Existing Site Plan & GFA Diagram - Level B01	11.04.17
A9000	E	Existing Site Plan & GFA Diagram - Level 00	11.04.17
A9001	E	Existing Site Plan & GFA Diagram - Level 01	11.04.17
A9002	E	Existing Site Plan & GFA Diagram - Level 02	11.04.17
A9003	E	Existing Site Plan & GFA Diagram - Level 03	11.04.17
A9004	E	Existing Site Plan & GFA Diagram - Level 04	11.04.17
A9005	E	Existing Site Plan & GFA Diagram - Level 05	11.11.16
A9006	C	Existing Site Plan & GFA Diagram - Level 06	16.02.17
A9007	C	Existing Site Plan & GFA Diagram - Level 07	11.11.16
A9008	C	Existing Site Plan & GFA Diagram - Level 08	11.11.16
A9009	C	Existing Site Plan & GFA Diagram - Level 09	11.11.16
A9010	C	Existing Site Plan & GFA Diagram - Level 10	11.11.16
A9011	C	Existing Site Plan & GFA Diagram - Level 11	11.11.16
A9012	C	Existing Site Plan & GFA Diagram - Level 12	11.11.16
A9015	C	Existing Site Plan & GFA Diagram - Level 15	11.11.16
A9016	C	Existing Site Plan & GFA Diagram - Level 16	11.11.16

Drawing No.	Revision	Name Of Plan	Date
Dwp			
AS0001	E	Site Plan	31.01.19
AS90B5	C	Existing Site Plan & Gfa Diagram - Level B05	11.11.16
AS90B4	E	Existing Site Plan & Gfa Diagram - Level B04	02.11.18
AS90B3	E	Existing Site Plan & Gfa Diagram - Level B03	02.11.18
AS90B2	E	Existing Site Plan & Gfa Diagram - Level B02	02.11.18
AS90B1	E	Existing Site Plan & Gfa Diagram - Level B01	02.11.18
AS9000	E	Existing Site Plan & Gfa Diagram - Level 00	02.11.18
AS9001	E	Existing Site Plan & Gfa Diagram - Level 01	02.11.18
AS9002	E	Existing Site Plan & Gfa Diagram - Level 02	02.11.18
AS9003	E	Existing Site Plan & Gfa Diagram - Level 03	02.11.18
AS9004	E	Existing Site Plan & Gfa Diagram - Level 04	02.11.18
AS9005	E	Existing Site Plan & Gfa Diagram - Level 05	02.11.18
AS9006	C	Existing Site Plan & Gfa Diagram - Level 06	11.11.16
AS9007	C	Existing Site Plan & Gfa Diagram - Level 07	11.11.16
AS9008	C	Existing Site Plan & Gfa Diagram - Level 08	11.11.16
AS9009	C	Existing Site Plan & Gfa Diagram - Level 09	11.11.16
AS9010	C	Existing Site Plan & Gfa Diagram - Level 10	11.11.16
AS9011	C	Existing Site Plan & Gfa Diagram - Level 11	11.11.16
AS9012	C	Existing Site Plan & Gfa Diagram - Level 12	11.11.16
AS9015	C	Existing Site Plan & Gfa Diagram - Level 15	11.11.16
AS9016	C	Existing Site Plan & Gfa Diagram - Level 16	11.11.16
AS9017	C	Existing Site Plan & Gfa Diagram - Level 17	11.11.16
AS9018	C	Existing Site Plan & Gfa Diagram - Level 18	11.11.16
AS9019	C	Existing Site Plan & Gfa Diagram - Roof	11.11.16
AS07B4	H	Demolition Plan - Level B4	02.11.18
AS07B3	G	Demolition Plan - Level B3	02.11.18

A9017	C	Existing Site Plan & GFA Diagram - Level 17	11.11.16	AS07B2	G	Demolition Plan - Level B2	02.11.18
A9018	C	Existing Site Plan & GFA Diagram - Level 18	11.11.16	AS07B1	G	Demolition Plan - Level B1	02.11.18
A9019	C	Existing Site Plan & GFA Diagram - Roof	11.11.16	AS0700	G	Demolition Plan - Level 00	02.11.18
A07B4	B	Demolition Plan - Level B04	15.09.16	AS0701	G	Demolition Plan - Level 01	02.11.18
A07B3	B	Demolition Plan - Level B03	15.09.16	AS0702	G	Demolition Plan - Level 02	02.11.18
A07B2	B	Demolition Plan - Level B02	15.09.16	AS0703	G	Demolition Plan - Level 03	02.11.18
A07B1	C	Demolition Plan - Level B01	15.09.16	AS0704	G	Demolition Plan - Level 04	02.11.18
A0700	E	Demolition Plan - Level 00	05.05.17	AS0705	G	Demolition Plan - Level 05	02.11.18
A0701	D	Demolition Plan - Level 01	05.05.17	AS0706	G	Demolition Plan - Level 06	02.11.18
A0702	D	Demolition Plan - Level 02	05.05.17	AS10B4	G	Proposed Site Plan - Level B4 & B5 & Below (Car Stack)	02.11.18
A0703	D	Demolition Plan - Level 03	05.05.17	AS10B3	G	Proposed Site Plan - Level B3	02.11.18
A0704	B	Demolition Plan - Level 04	15.09.16	AS10B2	G	Proposed Site Plan - Level B2	02.11.18
A0705	E	Demolition Plan - Level 05	05.05.17	AS10B1	H	Proposed Site Plan - Level B1	31.01.19
A10B4	D	Proposed Site Plan - Level B04	05.05.17	AS1000	G	Proposed Site Plan - Level 00	02.11.18
A10B3	E	Proposed Site Plan - Level B03	15.09.16	AS1001	G	Proposed Site Plan - Level 01	02.11.18
A10B2	E	Proposed Site Plan - Level B02	11.04.17	AS1002	G	Proposed Site Plan - Level 02	02.11.18
A10B1	E	Proposed Site Plan - Level B01	11.04.17	AS1003	G	Proposed Site Plan - Level 03	02.11.18
A1000	F	Proposed Site Plan - Level 00	05.05.17	AS1004	G	Proposed Site Plan - Level 04	02.11.18
A1001	E	Proposed Site Plan - Level 01	05.05.17	AS1005	G	Proposed Site Plan - Level 05	02.11.18
A1002	F	Proposed Site Plan - Level 02	05.05.17	AS1006	G	Proposed Site Plan - Level 06	02.11.18
A1003	F	Proposed Site Plan - Level 03	05.05.17	AS1007	G	Proposed Site Plan - Level 07	02.11.18
A1004	E	Proposed Site Plan - Level 04	05.05.17	AS1009	F	Proposed Site Plan - Level 09	02.11.18
A1005	F	Proposed Site Plan - Level 05	05.05.17	AS1011	E	Proposed Site Plan - Level 11	02.11.18
A2000-1	F	Proposed Floor Plan - Level 00 - Part 1	05.05.17	AS1500	A	Proposed Photovoltaic Roof Plan	02.11.18
A2000-2	E	Proposed Floor Plan - Level 00 - Part 2	05.05.17	AS1501	A	Proposed Kitchen Exhaust & Generator Flue Discharge Plan	02.11.18
				AS2051	E	South-West Corner - Floor Plans	02.11.18
				AS2052	E	South-West Corner - 3d Images	02.11.18
				AS2053	E	South-East Corner - Floor Plans - Sheet 1	02.11.18
				AS2054	E	South-East Corner - Floor Plans - Sheet 2	02.11.18
				AS2055	F	South-East Corner - Floor Plans - 3d Images & Section	02.11.18

A2001	D	Proposed Floor Plan - Level 01	05.05.17	AS2061	D	Proposed Level 00 Tenancy_F & B - 3 & 4	02.11.18
A2002	E	Proposed Floor Plan - Level 02	05.05.17	AS2062	D	Proposed Level 00 Tenancy_F & B 5, 6, 7, & 8	02.11.18
A2003-1	E	Proposed Floor Plan - Level 03 - Part 1	05.05.17	AS2063	B	Proposed Level 02 Restaurant Tenancy	02.11.18
A2003-2	D	Proposed Floor Plan - Level 03 - Part 2	05.05.17	AS2064	B	Pulse Escalator	02.11.18
A2004	B	Proposed Floor Plan - Level 04	15.09.17	AS2072	G	Proposed Carpark Entry Plans - Pymont St	31.01.19
A2005	D	Proposed Floor Plan - Level 05	11.04.17	AS2073	G	Proposed Carpark Entry Images - Pymont St	31.01.19
A9100	E	Proposed GFA Diagram - Level 00	05.05.17	AS2080	E	Level 03 Capstone Plantroom	02.11.18
A9101	D	Proposed GFA Diagram - Level 01	11.04.17	AS91B4	F	Level 09 Cooling Tower Plant Room	02.11.18
A9102	B	Proposed GFA Diagram - Level 02	15.09.17	AS91B3	F	Proposed Site Plan & Gfa Diagram - Level B4 & B5 & Below (Car Stacker)	02.11.18
A9103	E	Proposed GFA Diagram - Level 03	05.05.17	AS91B2	G	Proposed Site Plan & Gfa Diagram - Level B3	02.11.18
A9104	B	Proposed GFA Diagram - Level 04	15.09.17	AS91B1	G	Proposed Site Plan & Gfa Diagram - Level B2	02.11.18
A9105	C	Proposed GFA diagram - level 05	14.02.17	AS9100	G	Proposed Site Plan & Gfa Diagram - Level B1	31.01.19
A4010	B	Building Elevations - sheet 1	15.09.16	AS9102	G	Proposed Site Plan & Gfa Diagram - Level 00	02.11.18
A4011	D	Building Elevations - sheet 2	05.05.17	AS9101	H	Proposed Site Plan & Gfa Diagram - Level 01	02.11.18
A4012	C	Building Elevations - sheet 3	05.05.16	AS9103	G	Proposed Site Plan & Gfa Diagram - Level 02	02.11.18
A5010	C	Building Sections - sheet 1	05.05.17	AS9104	G	Proposed Site Plan & Gfa Diagram - Level 03	02.11.18
A5011	C	Building Sections - sheet 2	23.01.17	AS9105	G	Proposed Site Plan & Gfa Diagram - Level 04	02.11.18
A5012	C	Building Sections - sheet 3	15.09.16	AS9106	F	Proposed Site Plan & Gfa Diagram - Level 05	02.11.18
A5013	C	Building Sections - sheet 4	05.05.16	AS9107	G	Proposed Site Plan & Gfa Diagram - Level 06	02.11.18
A5014	C	Building Sections - sheet 5	05.05.17	AS9108	D	Proposed Site Plan & Gfa Diagram - Level 07	02.11.18
A0010	B	Photomontage & Finishes Schedule	15.09.16	AS9109	D	Proposed Residential Gfa Diagrams	02.11.18
A0011	C	Photomontage & Finishes Schedule	23.01.17	AS9110	E	Proposed Hotel Gfa Diagrams	02.11.18
A0012	B	Photomontage & Finishes Schedule	15.09.16	AS4001	G	Total Proposed Gfa Calculations	02.11.18
A0013	D	Photomontage & Finishes Schedule	05.05.17	AS4002	G	Building Elevations - Sheet 1	02.11.18
A0014	B	Photomontage & Finishes Schedule	15.09.16	AS4003	G	Building Elevations - Sheet 2	02.11.18
				AS4004	G	Building Elevations - Sheet 3	02.11.18
				AS5001	G	Building Sections - Sheet 1	02.11.18
				AS5002	G	Building Sections - Sheet 2	02.11.18
				AS5003	G	Building Sections - Sheet 3	02.11.18
				AS5004	G	Building Sections - Sheet 4	02.11.18

A0015	E	Photomontage & Finishes Schedule	05.05.17	AS5005	G	Building Sections - Sheet 5	02.11.18
A7010	A	Internal elevations – ELS building and porte cochere	23.01.17	AS5010	C	Building Sections - Sheet 1	05.05.17
A3000	C	SELS building scope of works	05.05.17	AS5011	C	Building Sections - Sheet 2	23.01.17
A7018	4	Premium Departure Lounge – floor plan	16.02.17	AS5012	C	Building Sections - Sheet 3	15.09.16
A7019	2	Premium Departure Lounge – elevations	18.08.16	AS5013	C	Building Sections - Sheet 4	05.05.16
A6411	3	Water Feature Details	01.02.17	AS5014	C	Building Sections - Sheet 5	05.05.17
MOD14-A92B2A	A	Existing Site Plan – Level B2	04.06.2017	AS0010	B	Photomontage & Finishes Schedule	15.09.16
MOD14-A9200A	A	Existing Site Plan – Level B2	04.06.2017	AS0011	C	Photomontage & Finishes Schedule	23.01.17
MOD14-A9201A	A	Existing Site Plan – Level 01	14.09.2017	AS0012	B	Photomontage & Finishes Schedule	15.09.16
MOD14-A9202A	A	Existing Site Plan – Level 02	14.09.2017	AS0013	D	Photomontage & Finishes Schedule	05.05.17
MOD14-A9203A	B	Existing Site Plan – Level 03	14.09.2017	AS0014	B	Photomontage & Finishes Schedule	15.09.16
MOD14-A9204A	A	Existing Site Plan – Level 04	04.06.2017	AS0015	E	Photomontage & Finishes Schedule	05.05.17
MOD14-A9205A	A	Existing Site Plan – Level 05	04.06.2017	AS7010	4	Internal Elevations - Els Building And Porte Cochere	23.01.17
MOD14-A9216A	A	Existing Site Plan – Level 16	04.06.2017	AS3000	C	Sels Building Scope Of Works	05.05.17
MOD14-A9217	A	Existing Site Plan – Level 17	14.09.2017	AS7018	4	Premium Departure Lounge - Floor Plan	16.02.17
				AS7019	2	Premium Departure Lounge - Elevations	18.08.16
				AS6411	3	Water Feature Details	01.02.17
				AS9050	G	Signage - 3d View - Sheet 1	02.11.18
				AS9051	G	Signage - 3d View - Sheet 2	02.11.18
				AS9052	G	Signage - 3d View - Sheet 3	02.11.18
				AS9053	E	Signage Schedule	02.11.18
				AS9054	C	Signage Details - Sheet 1	02.11.18
				AS9055	C	Signage Details - Sheet 2	02.11.18
				AS95B4	A	Proposed Site Plan & Function Use - Level B4 & B5 & Below (Car Stacker)	02.11.18
				AS95B3	A	Proposed Site Plan & Function Use - Level B3	02.11.18
				AS95B2	A	Proposed Site Plan & Function Use - Level B2	02.11.18
				AS95B1	B	Proposed Site Plan & Function Use - Level B1	31.01.19
				AS9500	A	Proposed Site Plan & Function Use - Level 00	02.11.18
				AS9501	A	Proposed Site Plan & Function Use - Level 01	02.11.18
				AS9502	A	Proposed Site Plan & Function Use - Level 02	02.11.18

AS9503	A	Proposed Site Plan & Function Use - Level 03	02.11.18
AS9504	A	Proposed Site Plan & Function Use - Level 04	02.11.18
AS9505	A	Proposed Site Plan & Function Use - Level 05	02.11.18
AS9506	A	Proposed Site Plan & Function Use - Level 06	02.11.18
AS9507	A	Proposed Site Plan & Function Use - Level 07	02.11.18
AS9508	A	Proposed Residential Plan & Function Use	02.11.18
AS9509	A	Proposed Hotel Plan & Function Use	02.11.18
Urbis Landscape			
L000	C	Cover Sheet, Drawing Register & Key Plan	30.01.2019
L001	A	Key Plans	24.10.2018
L002	A	Key Plans	24.10.2018
L100	B	Landscape Site Plan	30.01.2019
L200	A	Fjmt Visualisations	24.10.2018
L400	C	Level B2 Landscape Planting & Finishes Plan	30.01.2019
L401	B	Level B2 Landscape Planting & Finishes Plan	19.11.2018
L402	B	Level 00 Landscape Planting & Finishes Plan	30.01.2019
L403	B	Sels Plaza & Pyrmont St Parking Entry Plan & Sections	30.01.2019
L430	A	Level 3 Link Planter Landscape Planting & Finishes Plan	24.10.2018
L440	A	Level 4 Terrace Landscape Planting & Finishes Plan	24.10.2018
L450	A	Level 5 Sky Terrace Landscape Planting & Finishes Plan	24.10.2018
L451	A	Level 5 Residential Balcony Landscape Planting & Finishes Plan	24.10.2018
L460	A	Level 6 Roof Landscape Landscape Planting & Finishes Plan	24.10.2018
L471	A	Level 7 Ribbon Landscape Planting & Finishes Plan	24.10.2018
L472	A	Residential Pool Landscape Planting & Finishes Plan	24.10.2018
L480	A	Level 8 Green Roof Landscape Planting & Finishes Plan	24.10.2018
L490	A	Club Lounge Landscape Planting & Finishes Plan	24.10.2018
L491	A	Green Spine Landscape Planting & Finishes Plan	24.10.2018
L900	B	Typical Planter Sections	30.01.2019
L901	A	Typical Planter Sections	24.10.2018
L902	A	Typical Planter Sections	24.10.2018

L903	Typical Planter Sections		24.10.2018
	A	B	
L910	Plant Schedule		30.01.2019
Fjmt			
AF100	DA02	General Cover Sheet	02.11.2018
AF100	DA02	B4 Car Stacker Floor Plan	02.11.2018
AF101	DA02	B3 Floor Plan	02.11.2018
AF102	DA02	B2 Hotel Entry Ground Floor Plan	02.11.2018
AF1000	DA02	Level 00 Residential Entry Ground Floor Plan	02.11.2018
AF1001	DA02	Level 01 + 02 Floor Plan	02.11.2018
AF1003	DA02	Level 03 Floor Plan	02.11.2018
AF1004	DA02	Level 04 + 04 Mezz Floor Plan	02.11.2018
AF1005	DA02	Level 05 Sky Terrace	02.11.2018
AF1006	DA02	Level 06 + 07 Pool Terrace Floor Plan	02.11.2018
AF1008	DA02	Level 08 Pool Terrace Roof Plan	02.11.2018
AF201	DA02	B5 Floor Plan	02.11.2018
AF202	DA02	B4 Floor Plan	02.11.2018
AF203	DA02	B3 Floor Plan	02.11.2018
AF204	DA02	B2 Floor Plan	02.11.2018
AF2000	DA02	Level 00 Residential Entry Ground Floor Plan	02.11.2018
AF2001	DA02	Level 01 Floor Plan	02.11.2018
AF2002	DA02	Level 02 Floor Plan	02.11.2018
AF2003	DA01	Level 03 Floor Plan	02.11.2018
AF2004	DA02	Level 04 Floor Plan	02.11.2018
AF2004	DA02	Level 04 Mezz Floor Plan	02.11.2018
AF2005	DA02	Level 05 Sky Terrace	02.11.2018
AF2006	DA02	Level 06 Floor Plan	02.11.2018
AF2007	DA02	Level 07 Floor Plan	02.11.2018
AF2008	DA02	Level 08 Floor Plan	02.11.2018
AF2009	DA01	Level 09 Floor Plan	01.09.2017
AF2010	DA01	Level 10 Floor Plan	01.09.2017
AF2011	DA01	Level 11 Floor Plan	01.09.2017

AF2012	DA01	Level 12 Floor Plan	01.09.2017
AF2014	DA01	Level 14 Floor Plan	01.09.2017
AF2015	DA01	Level 15 Floor Plan	01.09.2017
AF2016	DA01	Level 16 Floor Plan	01.09.2017
AF2017	DA01	Level 17 Floor Plan	01.09.2017
AF2018	DA01	Level 18 Floor Plan	01.09.2017
AF2019	DA01	Level 19 Floor Plan	01.09.2017
AF2020	DA01	Level 20 Floor Plan	01.09.2017
AF2021	DA01	Level 21 Floor Plan	01.09.2017
AF2022	DA01	Level 22 Floor Plan	01.09.2017
AF2023	DA01	Level 23 Floor Plan	01.09.2017
AF2024	DA01	Level 24 Floor Plan	01.09.2017
AF2025	DA01	Level 25 Floor Plan	01.09.2017
AF2026	DA01	Level 26 Floor Plan	01.09.2017
AF2027	DA01	Level 27 Floor Plan	01.09.2017
AF2028	DA01	Level 28 Floor Plan	01.09.2017
AF2029	DA01	Level 29 Floor Plan	01.09.2017
AF2030	DA01	Level 30 – 38 Floor Plan	01.09.2017
AF2039	DA01	Level 39 Hotel Sky Lobby Floor Plan	01.09.2017
AF2040	DA01	Level 40 Hotel Sky Lobby Mezzanine Floor Plan	01.09.2017
AF2041	DA01	Level 41 Mid-Level Plant Floor Plan	01.09.2017
AF2042	DA01	Level 42 Level 42 Hotel Boh Floor Plan	01.09.2017
AF2043	DA01	Level 43 – 45 Typical Hotel Floor Plan	01.09.2017
AF2046	DA01	Level 46 – 57 Typical Hotel Floor Plan	01.09.2017
AF2058	DA01	Level 58 Typical Hotel Floor Plan	01.09.2017
AF2059	DA01	Level 59 Club Lounge + Terrace Floor Plan	01.09.2017
AF2060	DA01	Level 60 Sky Villa Floor Plan	01.09.2017
AF2061	DA01	Level 61 Sky Villa Floor Plan	01.09.2017
AF2062	DA01	Level 62 Roof Plant Floor Plan	01.09.2017
AF2063	DA01	Level 63 Roof Plant Floor Plan	01.09.2017
AF2064	DA01	Level 64 Roof Plant Floor Plan	01.09.2017

AF2065	DA01	Level 65 Roof Plant	01.09.2017
AF2501	DA01	Adaptable Apartments Typical 1 Bed	01.09.2017
AF2502	DA01	Adaptable Apartments Typical 2 Bed	01.09.2017
AF2503	DA01	Adaptable Apartments Typical 3 Bed	01.09.2017
AF3000	DA02	B2 Ffe Floor Plan	02.11.2018
AF3001	DA02	Fit Out Plans Level 00 Ffe Ground Floor Plan	02.11.2018
AF3002	DA01	Level 03 Ffe Expansion Sovereign Room Link	02.11.2018
AF3003	DA01	Level 05 Ffe Sky Terrace	02.11.2018
AF3004	DA01	Level 05 Ffe Sky Terrace	02.11.2018
AF3005	DA01	Level 07 Ffe Pool Deck	02.11.2018
AF3006	DA01	Level 07 Ffe Pool Deck	02.11.2018
AF3100	DA01	Level 00 Social Enterprise Cafe	02.11.2018
AF3101	DA01	Level 01 Pirrama Reading Room	02.11.2018
AF3102	DA01	Level 02 Darling Collaborative Hub	02.11.2018
AF3103	DA01	Level 03 Pymont Forum	02.11.2018
AF3104	DA01	Level 04 Pymont Forum Terrace	02.11.2018
AF4001	DA02	Pirrama Road Elevation	02.11.2018
AF4002	DA02	Northern Elevation	02.11.2018
AF4003	DA02	Jones Bay Road	02.11.2018
AF4004	DA02	Southern Elevation	02.11.2018
AF4101	DA02	Pirrama Road Street Elevation	02.11.2018
AF4102	DA02	Jones Bay Road Street Elevation	02.11.2018
AF4103	DA01	North & East Residential Elevation	01.09.2017
AF4104	DA01	South & West Residential Elevation	01.09.2017
AF4201	DA01	Signage Eastern Elevation	01.09.2017
AF4202	DA02	Signage Western Elevation	02.11.2018
AF4203	DA02	Signage Detail Elevation – Tower East	02.11.2018
AF4204	DA02	Signage Detail Elevation – Tower West	02.11.2018
AF4205	DA01	Signage Detail Elevation – Podium East	01.09.2017
AF4206	DA01	Signage Detail Elevation – Pirrama Road	01.09.2017
AF4207	DA02	Signage Detail Elevation – Jones Bay Road	02.11.2018

AF4208	DA01	Signage Detail Elevation – Pirrama Road Tenancies	01.09.2017
AF5001	DA02	Section 01, Section 02	02.11.2018
AF5101	DA02	Section D01	02.11.2018
AF5102	DA02	Section D02	02.11.2018
AF6100	DA02	Podium Gfa Plans	02.11.2018
AF6101	DA02	Podium Gfa Plans	02.11.2018
AF6102	DA02	Podium Gfa Plans	02.11.2018
AF6200	DA01	Tower Residential Gfa Plans	01.09.2017
AF6300	DA01	Tower Hotel Gfa Plans	01.09.2017
AF7000	DA02	External Finishes Board	02.11.2018
AF8001	DA01	Bicycle Storage Diagram & Schedule	02.11.2018
AF8002	DA01	Communal Open Space Area	02.11.2018
AF8101	DA01	June 21st 9am	02.11.2018
AF8102	DA01	June 21st 10am	02.11.2018
AF8103	DA01	June 21st 11am	02.11.2018
AF8104	DA01	June 21st 12pm	02.11.2018
AF8105	DA01	June 21st 1pm	02.11.2018
AF8106	DA01	June 21st 2pm	02.11.2018
AF8107	DA01	June 21st 3pm	02.11.2018
AF8108	DA01	March 21st 9am (Equinox)	02.11.2018
AF8109	DA01	March 21st 10am (Equinox)	02.11.2018
AF8110	DA01	March 21st 11am (Equinox)	02.11.2018
AF8111	DA01	March 21st 12pm (Equinox)	02.11.2018
AF8112	DA01	March 21st 1pm (Equinox)	02.11.2018
AF8113	DA01	March 21st 2pm (Equinox)	02.11.2018
AF8114	DA01	March 21st 3pm (Equinox)	02.11.2018
AF8115	DA01	December 21st 9am	02.11.2018
AF8116	DA01	December 21st 10am	02.11.2018
AF8117	DA01	December 21st 11am	02.11.2018
AF8118	DA01	December 21st 12pm	02.11.2018
AF8119	DA01	December 21st 1pm	02.11.2018

AF8120	DA01	December 21st 2pm	02.11.2018
AF8121	DA01	December 21st 3pm	02.11.2018
AF8150	DA01	June 21st 9am	02.11.2018
AF8151	DA01	June 21st 10am	02.11.2018
AF8152	DA01	June 21st 11am	02.11.2018
AF8153	DA01	June 21st 12pm	02.11.2018
AF8154	DA01	June 21st 1pm	02.11.2018
AF8155	DA01	June 21st 2pm	02.11.2018
AF8156	DA01	June 21st 3pm	02.11.2018
AF8157	DA01	March 21st 9am (Equinox)	02.11.2018
AF8158	DA01	March 21st 10am (Equinox)	02.11.2018
AF8159	DA01	March 21st 11am (Equinox)	02.11.2018
AF8160	DA01	March 21st 12pm (Equinox)	02.11.2018
AF8161	DA01	March 21st 1pm (Equinox)	02.11.2018
AF8162	DA01	March 21st 2pm (Equinox)	02.11.2018
AF8163	DA01	March 21st 3pm (Equinox)	02.11.2018
AF8200	DA01	Ventilation Diagrams	02.11.2018
AF8201	DA01	Ventilation Diagrams	02.11.2018
AF8202	DA01	Ventilation Diagrams	02.11.2018
AF8203	DA01	Ventilation Diagrams	02.11.2018
AF8204	DA01	Ventilation Diagrams	02.11.2018
AF8205	DA01	Ventilation Diagrams	02.11.2018
AF8300	DA01	Typical Tower Facade Details	02.11.2018
AF8301	DA01	Typical Wintergarden Facade Details	02.11.2018
AF8302	DA01	Western Seam Planter Details	02.11.2018
A3 Development in Accordance with Documents			
<p>The development will be undertaken in accordance with the following documents:</p> <p>(1) Environmental Assessment Report prepared by Urbis on behalf of Sydney Harbour Casino Properties Pty Ltd, September 2008;</p> <p>(2) Preferred Project Report prepared by Urbis dated December 2008;</p> <p>(3) Transport Impact of Star City Redevelopment prepared by Arup dated September 2008 and supplementary report dated December 2008;</p>			
A3 Development in Accordance with Documents			
<p>The development will be undertaken in accordance with the following documents:</p> <p>(1) Environmental Assessment Report prepared by Urbis on behalf of Sydney Harbour Casino Properties Pty Ltd, September 2008;</p> <p>(2) Preferred Project Report prepared by Urbis dated December 2008;</p> <p>(3) Transport Impact of Sydney Harbour Casino Properties Pty Ltd, September 2008;</p> <p>(4) Preferred Project Report prepared by Urbis dated September 2008 and supplementary report dated December 2008;</p>			

<p>(3) Transport Impact of Star City Redevelopment prepared by Arup dated September 2008 and supplementary report dated December 2008;</p> <p>(4) Limited Phase 1 Contamination Assessment prepared by Douglas Partners dated June 2008;</p> <p>(5) Heritage Impact Statement prepared by Urbis dated September 2008;</p> <p>(6) Visual Impact Assessment prepared by GM Urban Design & Architecture Pty Ltd dated September 2008;</p> <p>(7) Pedestrian Wind Environment Statement prepared by Windtech Consultants Pty Ltd dated September 11, 2008;</p> <p>(8) Crime Prevention Through Environmental Design report prepared by Urbis dated June 2008;</p> <p>(9) Traffic Impact of Star City Redevelopment prepared by ARUP dated September 2008;</p> <p>(10) Acoustic Assessment Report prepared by ARUP dated September 2008;</p> <p>(11) Assessment of Reflected Solar Glare from Glazed Facade Pirrama Road prepared by Bassett Consulting Engineers dated 8 September 2008 and supplementary report dated 12 December 2008;</p> <p>(12) Environmentally Sustainable Report prepared by Cundall dated September 2008;</p> <p>(13) Social Impact Assessment of project Star prepared by Urbis dated 27 June 2008;</p> <p>(14) Economic Impact Assessment prepared by Urbis dated 30 June 2008;</p> <p>(15) Accessibility Review prepared by Morris-Goding Accessibility Consulting dated 10 September 2008;</p> <p>(16) Preliminary Construction Management Plan prepared by APP Corporation Pty Limited dated September 2008;</p> <p>(17) Building Services Report prepared by Bassett Consulting Engineers dated 1 August 2008;</p> <p>(18) Hydraulic Services Report prepared by Steve Paul & Partners dated 25 June 2008;</p> <p>(19) BCA Capability Statement prepared by Philip Chun & Associates dated 11 September 2008 and further amended by BCA Review prepared by Philip Chun dated 10 August 2010; and</p> <p>(20) BCA Capability Statement prepared by Philip Chun & associates dated 10 May 2010</p>	<p>Limited Phase 1 Contamination Assessment prepared by Douglas Partners dated June 2008;</p> <p>Heritage Impact Statement prepared by Urbis dated September 2008;</p> <p>Visual Impact Assessment prepared by GM Urban Design & Architecture Pty Ltd dated September 2008;</p> <p>Pedestrian Wind Environment Statement prepared by Windtech Consultants Pty Ltd dated September 11, 2008;</p> <p>Crime Prevention Through Environmental Design report prepared by Urbis dated June 2008;</p> <p>Traffic Impact of Star City Redevelopment prepared by ARUP dated September 2008;</p> <p>Acoustic Assessment Report prepared by ARUP dated September 2008;</p> <p>Assessment of Reflected Solar Glare from Glazed Facade Pirrama Road prepared by Bassett Consulting Engineers dated 8 September 2008 and supplementary report dated 12 December 2008;</p> <p>Environmentally Sustainable Report prepared by Cundall dated September 2008;</p> <p>Social Impact Assessment of project Star prepared by Urbis dated 27 June 2008;</p> <p>Economic Impact Assessment prepared by Urbis dated 30 June 2008;</p> <p>Accessibility Review prepared by Morris-Goding Accessibility Consulting dated 10 September 2008;</p> <p>Preliminary Construction Management Plan prepared by APP Corporation Pty Limited dated September 2008;</p> <p>Building Services Report prepared by Bassett Consulting Engineers dated 1 August 2008;</p> <p>Hydraulic Services Report prepared by Steve Paul & Partners dated 25 June 2008;</p> <p>BCA Capability Statement prepared by Philip Chun & Associates dated 11 September 2008 and further amended by BCA Review prepared by Philip Chun dated 10 August 2010; and</p> <p>BCA Capability Statement prepared by Philip Chun & associates dated 10 May 2010</p>
<p>(1) Architectural Drawings nos. DA-005 and DA-006 Issue prepared by Fitzpatrick+ Partners, dated August 2009</p> <p>(2) Landscape and Public Domain Design prepared by Tract Consultants, dated 12 August 2009;</p> <p>(3) Wind Environment Statement prepared by Windtech Consultants, dated 12 August 2009;</p> <p>(4) Addendum to CPTED Assessment prepared by Urbis, dated 10 August 2009</p> <p>(5) Traffic Report Addendum prepared by ARUP, dated 11 August 2009</p> <p>(6) Acoustic statement for Pirrama Road Façade Alternative Design Proposal prepared by Acoustic Logic Consultancy, dated 14 August 2009;</p> <p>(7) Assessment of Reflected Solar Glare from the Glazed Façade Facing Pirrama Road prepared by AECOM Australia, dated 13 August 2009;</p> <p>(8) Project Star ESD Revised Scheme Statement prepared by Cundall, dated 12 August 2009;</p> <p>(9) Accessibility Statement prepared by Morris Goding Accessibility Consulting, dated 12 August 2009;</p> <p>(10) BCA Capability Statement prepared by Philip Chun & Associates Pty Ltd, dated 13 August 2009; and</p> <p>(11) Impact on Fire Safety Engineering v3 Statement prepared by AECOM Australia, dated 19 August 2009.</p>	<p>As amended by Section 75W letter prepared by Urbis dated 19 August 2009 and the following documents:</p>

<p>As amended by Section 75W letter prepared by Urbis dated 19 August 2009 and the following documents:</p> <ol style="list-style-type: none"> (1) Architectural Drawings nos. DA-005 and DA-006 Issue 1-prepared by Fitzpatrick + Partners, dated August 2009 (2) Landscape and Public Domain Design prepared by Tract Consultants, dated 12 August 2009; (3) Wind Environment Statement prepared by Windtech Consultants, dated 12 August 2009; (4) Addendum to CPTED Assessment prepared by Urbis, dated 10 August 2009; (5) Traffic Report Addendum prepared by ARUP, dated 11 August 2009; (6) Acoustic statement for Pirrama Road Façade Alternative Design Proposal prepared by Acoustic Logic Consultancy, dated 14 August 2009; (7) Assessment of Reflected Solar Glare from the Glazed Façade Facing Pirrama Road prepared by AECOM Australia, dated 13 August 2009; (8) Project Star ESD Revised Scheme Statement prepared by Cundall, dated 12 August 2009; (9) Accessibility Statement prepared by Morris Goding Accessibility Consulting, dated 12 August 2009; (10) BCA Capability Statement prepared by Philip Chun & Associates Pty Ltd, dated 13 August 2009; and (11) Impact on Fire Safety Engineering v3 Statement prepared by AECOM Australia, dated 19 August 2009. <p>As amended by section 75W letter prepared by Urbis dated 16 September 2010 and the following documents:</p> <ol style="list-style-type: none"> (1) BCA Capability Statement prepared by Philip Chun & Associates Pty Ltd, dated 9 September 2010. <p>As amended by the Section 75W Environmental Assessment Report prepared for MP08_0098 MOD 14 by Urbis Pty Ltd on behalf of Star Entertainment Group limited dated September 2016 and the following documents:</p> <ol style="list-style-type: none"> (1) Environmental Assessment Report prepared by Urbis Pty Ltd on behalf of Star Entertainment Group limited dated September 2016 and the Response to Submissions Report dated May 2017; (2) Traffic Impact Assessment prepared by Mott MacDonald and the Traffic Response to Stakeholders Comments dated 2 March 2017. (3) Heritage Impact Statement prepared by Urbis dated September 2016 and the Heritage Response dated 3.03.2017; (4) Noise Impact Assessment prepared by WSP/Parsons Brinckerhoff dated September 2016 and the Supplementary Acoustic Report Revision 4 dated 12.05.2017; (5) Economic Impact Assessment of the Star Sydney prepared by PWC dated August 2016; (6) Social Impact Assessment prepared by Urbis dated September 2016; (7) Compliance letter prepared by McKenzie Group dated 16 September 2016; (8) Design Review Accessibility Compliance Statement prepared by McKenzie Group dated 16 September 2016; (9) Fire Life Safety Principles prepared by WSP/Parsons Brinckerhoff dated September 2016; (10) Sustainability Report prepared by WSP/Parsons Brinckerhoff dated September 2016 and the Comments on DOPE Response to Sustainability dated February 2017; (11) Marine Impact Assessment prepared by WSP/Parsons Brinckerhoff dated September 2016 the Comments on DOPE Responses to Harbour Heat Rejection System dated February 2017; (12) Electrical and Hydraulic Services Infrastructure Report prepared by Umow Lai dated September 2016 and the Hydraulic Services Infrastructure Report March 2017. (13) SELS Heritage Building Façade – External Lighting Design Compliance and Plans prepared by Point of View dated 13 February 2017; (14) Proponents Statement of Commitments prepared by Urbis dated February 2017; (15) Environmentally Hazardous Chemicals Act, 1985 – Notice Under Section 35 dated 13 May 1994; (16) External Lighting Management Plan Revision 2 dated 9 August 2011 prepared by Meinhardt; (17) Loading Dock Management Plan prepared by Mott MacDonald dated 02 March 2017; and (18) Construction Pedestrian and Traffic Management Plan dated 02 March 2017. (19) The Star – Modification 14 Landscape Design report prepared by Urbis dated 15 May 2017 <p>As amended by the Section 75W EAR and RTS prepared for MP08_0098 MOD 13 by Urbis Pty Ltd dated November 2018 and the following documents:</p> <ol style="list-style-type: none"> (1) Landscape Design Report prepared by Urbis (Rev 1. 1 November 2018) 	<p>As amended by section 75W letter prepared by Urbis dated 19 August 2009 and the following documents:</p> <ol style="list-style-type: none"> (1) Architectural Drawings nos. DA-005 and DA-006 Issue 1-prepared by Fitzpatrick + Partners, dated August 2009 (2) Landscape and Public Domain Design prepared by Tract Consultants, dated 12 August 2009; (3) Wind Environment Statement prepared by Windtech Consultants, dated 12 August 2009; (4) Addendum to CPTED Assessment prepared by Urbis, dated 10 August 2009; (5) Traffic Report Addendum prepared by ARUP, dated 11 August 2009; (6) Acoustic statement for Pirrama Road Façade Alternative Design Proposal prepared by Acoustic Logic Consultancy, dated 14 August 2009; (7) Assessment of Reflected Solar Glare from the Glazed Façade Facing Pirrama Road prepared by AECOM Australia, dated 13 August 2009; (8) Project Star ESD Revised Scheme Statement prepared by Cundall, dated 12 August 2009; (9) Accessibility Statement prepared by Morris Goding Accessibility Consulting, dated 12 August 2009; (10) BCA Capability Statement prepared by Philip Chun & Associates Pty Ltd, dated 13 August 2009; and (11) Impact on Fire Safety Engineering v3 Statement prepared by AECOM Australia, dated 19 August 2009. <p>As amended by section 75W letter prepared by Urbis dated 16 September 2010 and the following documents:</p> <ol style="list-style-type: none"> (1) BCA Capability Statement prepared by Philip Chun & Associates Pty Ltd, dated 9 September 2010. <p>As amended by the Section 75W Environmental Assessment Report prepared for MP08_0098 MOD 14 by Urbis Pty Ltd on behalf of Star Entertainment Group limited dated September 2016 and the following documents:</p> <ol style="list-style-type: none"> (1) Environmental Assessment Report prepared by Urbis Pty Ltd on behalf of Star Entertainment Group limited dated September 2016 and the Response to Submissions Report dated May 2017.
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<p>(2) Traffic Impact Assessment prepared by Mott MacDonald and the Traffic Response to Stakeholders Comments dated 2 March 2017.</p> <p>(3) Heritage Impact Statement prepared by Urbis dated September 2016 and the Heritage Response dated 3.03.2017.</p> <p>(4) Noise Impact Assessment prepared by WSP/Parsons Brinckerhoff dated September 2016 and the Supplementary Acoustic Report Revision 4 dated 12.05.2017.</p> <p>(5) Economic Impact Assessment of the Star Sydney prepared by PWC dated August 2016.</p> <p>(6) Social Impact Assessment prepared by Urbis dated September 2016.</p> <p>(7) Compliance letter prepared by McKenzie Group dated 16 September 2016.</p> <p>(8) Design Review Accessibility Compliance Statement prepared by McKenzie Group dated 16 September 2016.</p> <p>(9) Fire Life Safety Principles prepared by WSP/Parsons Brinckerhoff dated September 2016.</p> <p>(10) Sustainability Report prepared by WSP/Parsons Brinckerhoff dated September 2016 and the Comments on DOPE Response to Sustainability dated February 2017.</p> <p>(11) Marine Impact Assessment prepared by WSP/Parsons Brinckerhoff dated September 2016 The Comments on DOPE Responses to Harbour Heat Rejection System dated February 2017; Electrical and Hydraulic Services Infrastructure Report prepared by Umow Lai dated September 2016 and the Hydraulic Services Infrastructure Report March 2017.</p> <p>(13) SELS Heritage Building Façade – External Lighting Design Compliance and Plans prepared by Point of View dated 13 February 2017.</p> <p>(14) Proponents Statement of Commitments prepared by Urbis dated February 2017.</p> <p>(15) Environmentally Hazardous Chemicals Act, 1985 – Notice Under Section 35 dated 13 May 1994.</p> <p>(16) External Lighting Management Plan Revision 2 dated 9 August 2011 prepared by Meinhardt.</p> <p>(17) Loading Dock Management Plan prepared by Mott MacDonald dated 02 March 2017; and Construction Pedestrian and Traffic Management Plan dated 02 March 2017.</p>	<p>(2) Urban Context Report prepared by Urbis (30 October 2018)</p> <p>(3) Visual Impact Assessment prepared by Architectus (June 2018) and Visual Impact Addendum (6 November 2018)</p> <p>(4) Community Consultation Report prepared by KJA (25 January 2018) and Summary of Public Engagement dated 6 November 2018.</p> <p>(5) Traffic Impact Statement prepared by Mott MacDonald (20 November 2018) with microsimulation videos</p> <p>(6) Noise Impact Assessment prepared by WSP (12 June 2018) and Addendum Report (November 2018)</p> <p>(7) Economic Impact Assessment prepared by PWC (December 2017)</p> <p>(8) Social Impact Assessment prepared by Urbis (28 March 2018)</p> <p>(9) CPTED Assessment prepared by Urbis (28 March 2018)</p> <p>(10) Aboriginal and Historical Archaeological Assessment prepared by Urbis (13 February 2018)</p> <p>(11) Heritage Impact Statement prepared by Urbis (27 June 2018) and Addendum dated 5 November 2018</p> <p>(12) Conservation Management Plan (19 February 2018)</p> <p>(13) Arboricultural Assessment prepared by Earthscape Horticultural Services (March 2018)</p> <p>(14) Department of Infrastructure, Regional Development and Cities Approval under the Airports (Projection of Airspace) for Construction of a Building, Tower Crane 1 and Tower Crane 2.</p> <p>(15) Site-wide Lighting Management Plan prepared by WSP (31 January 2018) and Addendum Report (6 November 2018)</p> <p>(16) Sydney Observatory Sky View Loss Assessment prepared by UNSW (27 June 2017)</p> <p>(17) BCA Report prepared by McKenzie Group (30 January 2018)</p> <p>(18) Accessibility Design Review prepared by McKenzie Group (30 January 2018)</p> <p>(19) Fire Protection Assessment prepared by WSP (31 January 2018)</p> <p>(20) Fire Engineering Assessment prepared by WSP (7 January 2018)</p> <p>(21) Sustainability Technical Report prepared by WSP (6 November 2018) and Sustainability Report Addendum (6 November 2018)</p> <p>(22) Electrical Infrastructure Report prepared by Umow Lai (31 January 2018), connection application by Webb Australia dated (19 January 2018)</p> <p>(23) Hydraulic Infrastructure Report prepared by Umow Lai (31 January 2018) and additional advice dated 25 January 2019</p> <p>(24) Water Management Report prepared by Umow Lai (31 January 2018)</p> <p>(25) Flood Impact Assessment prepared by TTW (31 January 2018) and Flood Impact Assessment Addendum (7 November 2018)</p>
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(19) The Star – Modification 14 Landscape Design report prepared by Urbis dated 15 May 2017

- (26) Air Quality Report prepared by WSP (18 June 2018) and Air Quality Report Addendum (5 November 2018)
- (27) Pedestrian Wind Environment Assessment prepared by CPP (April 2018) and Wind Tunnel Addendum (6 November 2018)
- (28) Solar Reflectivity Assessment prepared by CPP (March 2018)
- (29) Construction Management Plan prepared by Multiplex (27 June 2017)
- (30) Waste Management Plan prepared by WSP (31 January 2018)
- (31) Loading Dock Management Plan prepared by Change Logic (21 September 2018)
- (32) Mechanical Services prepared by WSP (31 January 2018)
- (33) Vertical Transportation Services prepared by WSP (1 December 2017)
- (34) Façade Report prepared by TTW (1 March 2018)
- (35) Structural Report – Tower prepared by WSP (15 September 2017)
- (36) Structural Report – Ribbon prepared by TTW (30 January 2018)
- (37) Geotechnical Assessment prepared by JK Geotechnics (November 2016)
- (38) Draft Neighbourhood Centre Operational Plan of Management SEGL (7 November 2018)
- (39) Draft Car Stacker Management Plan prepared by SEGL (14 February 2018)
- (40) Draft Green Travel Plan prepared by Mott MacDonald (21 August 2017)
- (41) Signage strategy prepared by Urbis (15 June 2018)
- (42) Architectural Design Statement (21 June 2018) and Architectural Design Statement Addendum (5 November 2018).

Reason: to reflect amendments to consultant inputs.

<p>A3A Minor Works</p> <ol style="list-style-type: none"> 1. Works that are consistent with the types of development identified in Schedule 3 may be undertaken pursuant to this approval without the need for any further modification or approval, except on any part of land identified in as an item of environmental heritage in an environmental planning instrument. 2. Development shown on the plans approved in Condition A2 may be undertaken pursuant to this approval without the requirement for any further modification or approval where those works relate only to the relocation of gaming, storage, commercial, hotel, food and beverage, and entertainment floor space, internal to The Star Casino and where relocation internally of those uses does not result in a change to the total gaming floor space, and <ol style="list-style-type: none"> (a) the works do not change fire egress provisions of the approved building; (b) there are no changes to any external space; (c) there are no new external spaces or opening in the building proposed; and (d) there is no increase in GFA on site. 3. Prior to any works being undertaken in accordance with this condition, a Construction Certificate supported by all relevant technical assessments (provided by a suitably qualified consultant) must be obtained. Works must be carried out in accordance with relevant Australian Standards, the Building Code of Australia and any separate approvals, including those required outside the <i>Environmental Planning and Assessment Act 1979</i>. The Construction Certificate must be consistent with the relevant development standards set out in Schedule 3 and the relevant conditions of this or any other approval. 	<p>A3A Minor Works</p> <ol style="list-style-type: none"> 1. Works that are consistent with the types of development identified in Schedule 3 may be undertaken pursuant to this approval without the need for any further modification or approval, except on any part of land identified in as an item of environmental heritage in an environmental planning instrument. 2. Development shown on the plans approved in Condition A2 may be undertaken pursuant to this approval without the requirement for any further modification or approval where those works relate only to the relocation of gaming, storage, commercial, hotel, food and beverage, and entertainment floor space, residential and Neighbourhood Centre uses internal to The Star Casino and where relocation internally of those uses does not result in a change to the total gaming floor space, and <ol style="list-style-type: none"> (a) the works do not change fire egress provisions of the approved building; (b) there are no changes to any external space; (c) there are no new external spaces or opening in the building proposed; and (d) there is no increase in GFA on site. 3. Prior to any works being undertaken in accordance with this condition, a Construction Certificate supported by all relevant technical assessments (provided by a suitably qualified consultant) must be obtained. Works must be carried out in accordance with relevant Australian Standards, the Building Code of Australia and any separate approvals, including those required outside the <i>Environmental Planning and Assessment Act 1979</i>. The Construction Certificate must be consistent with the relevant development standards set out in Schedule 3 and the relevant conditions of this or any other approval. <p>Reason: to account for the residential and Neighbourhood Centre uses included in Modification 13.</p>
<p>A4 Inconsistency between documents</p> <p>In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, or the Statement of Commitments in Schedule 3, the conditions of this approval prevail.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>A5 Lapsing of Approval</p> <p>In order that the development as approved is carried out within a defined period of time, the approval shall lapse 5 years after the determination date in Part A of Schedule 1 of this approval.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>A6 Sydney Electric Lighting Station – internal fitout</p>	<p>No modification proposed as part of Modification 13.</p>

<p>The fitout to the retail tenancy in the SELS Building does not form part of this Proposal and is to be the subject of a future development application.</p>	
<p><i>A7 Limits of this approval</i></p> <p>This approval does not govern the operation of the spaces which are the subject of the City of Sydney development consents identified on Drawings Nos. MOD14-A9200A, MOD14-A9200A, MOD14-A9201A, MOD14-A9202A, MOD14-A9203A, MOD14-A9204A, MOD14-A9205A, MOD14-A9216A and MOD14-A9217A (prepared by DWP Suters, various dates) as identified in Condition A2 of this approval.</p>	<p><i>A7 Limits of this approval</i></p> <p>(a) This approval does not govern the operation of the spaces which are the subject of the City of Sydney development consents identified on Drawings Nos. MOD14-A92B2A, MOD14-A9200A, MOD14-A9201A, MOD14-A9202A, MOD14-A9203A, MOD14-A9204A, MOD14-A9205A, MOD14-A9216A and MOD14-A9217A (prepared by DWP Suters, various dates) as identified in Condition A2 of this approval.</p> <p>(b) Notwithstanding (a) above this approval relates to those areas shown on the plans referenced in (a) where modified by the plans approved under Mod 13.</p>
<p><i>A8 Surrender of consents</i></p> <p>The Proponent shall provide notice to City of Sydney of the voluntary surrender of the following development consents in accordance with clause 104A of the <i>Environmental Planning and Assessment Act 1979</i> within three months of the approval of Modification 14:</p> <ul style="list-style-type: none"> • D/2015/233 – Darling VIP gaming – private indoor games room and smoking terraces (facing Union Street); • D/2015/1515 – Northwest gaming works involves extension of gaming area of porte cochere (Pymont Street); • D/2015/1072 – Oasis unenclosed gaming area adjacent to Pymont Street; • D/2012/843 – Oasis Gaming Room – works to install new glazed partitioning, access doors and reconfigure Oasis Gaming Room; and • D/2013/1975 – Sovereign room alterations – Minor alterations and additions to sovereign room. <p>The Proponent shall provide notice to City of Sydney of the voluntary surrender of the following development consents in accordance with clause 4.63 of the <i>Environmental Planning and Assessment Act 1979</i> within three months of the commencement of Modification 13 works relevant to the area the subject of the consent or within three months of the approval of Mod 13 where no new works are proposed and the matters are otherwise addressed in the conditions of this approval:</p> <ul style="list-style-type: none"> • D2011/18 – Fitout of 185 seat licensed restaurant (on-licence) known as Project TrNT within Star City Casino trading 7.00am to 2.00am daily (Black). • D2011/19 – Fit-out of 185 seat licensed restaurants (on-licence) know as project Canale within Star City Casino (Ballia). • D2011/893 – Removal of existing central water feature and pond elements located within the ground level entry foyer of Star City Casino and replaced with sandstone flooring. 	<p><i>A8 Surrender of consents</i></p> <p>The Proponent shall provide notice to City of Sydney of the voluntary surrender of the following development consents in accordance with clause 104A of the <i>Environmental Planning and Assessment Act 1979</i> within three months of the approval of Modification 14:</p> <ul style="list-style-type: none"> • D/2015/233 – Darling VIP gaming – private indoor games room and smoking terraces (facing Union Street); • D/2015/1515 – Northwest gaming works involves extension of gaming area of porte cochere (Pymont Street); • D/2015/1072 – Oasis unenclosed gaming area adjacent to Pymont Street; • D/2012/843 – Oasis Gaming Room – works to install new glazed partitioning, access doors and reconfigure Oasis Gaming Room; and • D/2013/1975 – Sovereign room alterations – Minor alterations and additions to sovereign room. <p>The Proponent shall provide notice to City of Sydney of the voluntary surrender of the following development consents in accordance with clause 4.63 of the <i>Environmental Planning and Assessment Act 1979</i> within three months of the commencement of Modification 13 works relevant to the area the subject of the consent or within three months of the approval of Mod 13 where no new works are proposed and the matters are otherwise addressed in the conditions of this approval:</p> <ul style="list-style-type: none"> • D2011/18 – Fitout of 185 seat licensed restaurant (on-licence) known as Project TrNT within Star City Casino trading 7.00am to 2.00am daily (Black). • D2011/19 – Fit-out of 185 seat licensed restaurants (on-licence) know as project Canale within Star City Casino (Ballia). • D2011/893 – Removal of existing central water feature and pond elements located within the ground level entry foyer of Star City Casino and replaced with sandstone flooring.

	<ul style="list-style-type: none"> • D/2011/862 - Fitout and use of a tenancy fronting Pirrama Road as a restaurant with outdoor seating. • D2011/894 – Refurbishment and internal reconfiguration of hotel suites located on levels 15 and 16 within the Star City Casino complex; and conversion of an existing storage room on level 15 for use as a communications room. • D2011/986 – Replacement of existing illuminated building identification signage on the north-eastern elevation of the Star City Casino lift shaft. • D2011/987 – The Darling Signage. • D2011/988 – Astral Hotel and Residences Signage. • D2011/1060 – Construction of freestanding signage within the Pirrama Road forecourt of Star City Casino. The sign is to be of metal construction consisting of 7 individual letters varying in size between 1.1m and 1.96m in length, each having a width of 0.6m and a height of 2m. The signage zone is to have an area of 14.2m x 0.6m. • D2012/431 – Sokyō Restaurant Signage. • D2012/802 – Lighting of the MUEF. • D2012/1006 – Modification to the pool and landscaping on the roof of Level 3, modification to the entry ring located on the roof of Level 3, extension to existing plantroom at Level 6 and erection of new external stairs to the plantroom. • D2013/473 – Reconfiguration of existing office space on Levels 3 and 4 including minor demolition of existing internal walls and partitions and installation of new office partitions and windows. • D/2013/1259 – Change of use and fitout of 'retail space 22' on Pirrama Road to a licensed restaurant, including alterations to the façade, outdoor seating and umbrellas (Pizzaperta). • D2013/1999 – Refurbishment of wet areas. • D2014/355 – Change of use to part of Level 1 of The Star to a new licensed restaurant (505 patrons) called 'The Star Buffet'. External alterations including the enclosure of an existing balcony on Level 1 for storage and a new plant room on the Level 3 terrace. • D2014/899 – Removal of existing awning and replace with new extended awning to Level 3 terrace above Jones Bay Road frontage. • D2015/479 – Installation of free-standing steel signage and associated lighting to existing garden bed (THE STAR letters). • D2015/1187 – Conversion of hotel suites on level 5 of the Astral Tower Hotel to be used as a new business centre and VIP check-in and guest lounge.
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	<ul style="list-style-type: none"> • D2015/1826 – Addition of 4 new lifts within the existing observation lift core within the 'Astral Hotel' serving level 1, 3 and 5, and erection of a temporary marquee over the 'Sky Terrace' on Level 03. • D/2016/48 - Alterations and additions to the licensed premises known as 'The Star Casino', including the installation of a new lift and associated lobbies and the construction of a terrace areas adjacent to the approved Level 5 VIP guest lounge on the Pymont Street side of the Astral Hotel. • D2016/1578 - Increase in number of seating by 19 seats to permit a maximum patron capacity of Gojirra to 68. • D2015/1064 – Removal of the existing Astral Towers observation lifts from Level 01 to level 17, and installation of works to seal openings. • D2016/1368 – Removal of existing glass partition with signage. New solid partition with signage. <p><u>Reason:</u> to account for additional consents to be surrendered.</p>
Part B – Prior to the Issue of Construction Certificate	
<p>B1 External art work and lighting</p> <p>The Proponent is to commission a reputable and appropriately experienced artist to develop artwork and feature lighting displays to the Pirrama Road frontage. Details are to be approved by the Department prior to the issue of Construction Certificate for any art work and feature lighting works to the Pirrama Road frontage, and any video signage or display proposed on the site.</p>	<p>B1 External art work and lighting</p> <p>All lighting works are to be in accordance with the Site-Wide Lighting Management Plan prepared by WSP dated 31 January 2018 and Light Assessment Addendum dated 6 November 2018. The Proponent is to commission a reputable and appropriately experienced artist to develop artwork and feature lighting displays to the Pirrama Road frontage. Details are to be approved by the Department prior to the issue of Construction Certificate for any art work and feature lighting works to the Pirrama Road frontage, and any video signage or display proposed on the site.</p> <p><u>Reason:</u> to account for the Lighting Management Plan being superseded by a newer version.</p>
<p>B2 Hotel Height</p> <p>The height of the hotel is to be reduced by 3 storeys resulting in a 10 storey tower above a 3 storey podium. A lesser reduction in height may be achieved subject to detailed plans demonstrating that the upper-most structure of the hotel tower (including ceiling level, cladding and handrails but excluding plant and lift over-runs) does not exceed RL 153.16. Note: RLs are to be consistent with approved documents at condition A2. Amended plans are to be submitted to the Department for approval prior to the issue of a Construction Certificate for any works on the Switching Station Site</p>	<p>B2 Darling Hotel Height</p> <p>The height of the Darling Hotel is to be reduced by 3 storeys resulting in a 10 storey tower above a 3 storey podium. A lesser reduction in height may be achieved subject to detailed plans demonstrating that the upper-most structure of the hotel tower (including ceiling level, cladding and handrails but excluding plant and lift over-runs) does not exceed RL 153.16. Note: RLs are to be consistent with approved documents at condition A2. Amended plans are to be submitted to the Department for approval prior to the issue of a Construction Certificate for any works on the Switching Station Site.</p> <p><u>Reason:</u> to clarify which hotel Condition B2 refers to.</p>
<p>B3 Car Parking</p> <p>The maximum number of car parking spaces on the whole site (Casino and Switching Station) is not to exceed 3,000. Plans reflecting this are to be submitted to the PCA prior to the issue of a Construction Certificate for basement car parking works.</p>	<p>B3 Car Parking</p> <p>The maximum number of car parking spaces on the whole site (Casino and Switching Station) is not to exceed 3,000. Plans reflecting this are to be submitted to the PCA prior to the issue of a Construction Certificate for basement car parking and car stacker works.</p>

<p>B4 Sydney Metro Authority</p> <p>(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 95.9RL, or of construction to address the potential impacts of the Approved Project on the CBD Metro prior to the issue of a Construction Certificate in respect of each of the above stages.</p> <p>(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 95.9RL to ensure the structural integrity of the CBD Metro.</p> <p>(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 95.9RL.</p>	<p>Reason: to specify the maximum car parking spaces referencing the whole of the site and to include the car stacker.</p> <p>No modification proposed as part of Modification 13.</p>
<p>B5 Noise Management Plan</p> <p>A Noise Management Plan is to be prepared in consultation with the City of Sydney, addressing the following.</p> <p>(1) Further mitigation measures and treatments including additional acoustic - absorptive finishes and alternative perimeter treatments to the outdoor gaming and terrace areas.</p> <p>(2) The operation of all gaming and entertainment areas, including the external areas. The Noise Management Plan is to address the Mitigation Measures included in the letter from Bassett Consulting Engineers dated 3 December 2008.</p> <p>(3) In relation to the MUEF Project and the works shown on the drawings approved as part of Modification 7, a separate Noise Management Plan is to be prepared in consultation with the City of Sydney Council. The report shall detail how the noise mitigation measures recommended in the Acoustic Report prepared by AECOM dated 7th October 2010, will be implemented. The Plan is to be submitted to the Department for approval prior to the issue of a Construction Certificate for the MUEF works.</p> <p>(4) The Noise Management Plan is to be submitted to the Department for approval prior to issue of a Construction Certificate for above ground works.</p>	<p>B5 Noise Management Plan</p> <p>A Noise Management Plan is to be prepared in consultation with the City of Sydney, addressing the following:</p> <p>(1) Further mitigation measures and treatments including additional acoustic - absorptive finishes and alternative perimeter treatments to the outdoor gaming and terrace areas.</p> <p>(2) The operation of all gaming and entertainment areas, including the external areas. The Noise Management Plan is to address measures to achieve the conditions of this approval including Condition F5- address the Mitigation Measures included in the letter from Bassett Consulting Engineers dated 3 December 2008.</p> <p>(3) In relation to the MUEF Project and the works shown on the drawings approved as part of Modification 7, a separate Noise Management Plan is to be prepared in consultation with the City of Sydney Council. The report shall detail how the noise mitigation measures recommended in the Acoustic Report prepared by AECOM dated 7th October 2010, will be implemented. The Plan is to be submitted to the Department for approval prior to the issue of a Construction Certificate for the MUEF works.</p> <p>(4) The Noise Management Plan is to be submitted to the Department for approval prior to issue of a Construction Certificate for above ground works.</p> <p>An Operational Noise Management Plan (ONMP) is to be prepared for the site in consultation with the City of Sydney. The ONMP is to be submitted to the Department prior to issue of a Construction Certificate for above ground works associated with Modification 13 and is to incorporate the following:</p> <ul style="list-style-type: none"> • Location of noise sensitive receivers • Noise emission criteria at noise sensitive receivers • Management strategies

	<ul style="list-style-type: none"> • Performance certification protocols • Complaints handling procedures <p>Reason: Altered to ensure new ONMP is developed and put in place for the site.</p>
	<p>B5A – Noise Verification Plan</p> <p>A Noise Verification Plan (NVP) is to be prepared for the site. The NVP is to be submitted as part of the Operational Noise Management Plan required by Condition B5.</p> <p>The NVP shall nominate Noise Control Points (NCP) on The Star site. The NCPs should be located where they will be representative of a sound source (or group of sound sources) contributing to the cumulative noise level controlled by Condition F5A at the most exposed off site noise sensitive receivers.</p> <p>The NVP will nominate an L10 octave band sound pressure level Noise Control Level (NCL) at each NCP such that where the sound level satisfies the NCL, it will also satisfy the relevant criteria of Condition F5A at the receiver it represents, taking into account the cumulative total from all relevant noise sources.</p> <p>Condition F5 - Noise (Licenced Premises) is verified if the measured L10 octave band sound pressure levels at the NCP do not exceed the NCL</p> <p>The NVP shall be prepared by an appropriately qualified Acoustic Consultant who has full membership of the Australian Acoustic Society or who is employed by a member firm of the Association of Australasian Acoustical Consultants</p> <p>Reason: new condition proposed to ensure ongoing monitoring of noise from licensed premises (Condition F5A).</p>
<p>B6 Noise Attenuation Measures</p> <p>(1) Prior to issue of a Construction Certificate, the Proponent shall submit to the satisfaction of the Certifying Authority, drawings and documentation demonstrating that the construction and fit out of the building incorporates the recommendations of the Acoustic Assessment Report prepared by ARUP, September 2008 and letter from Bassett Consulting Engineers dated 3 December 2008, and suitable to achieve compliance with condition F5.</p> <p>(2) Prior to the issue of a Construction Certificate for the MUEF works approved under Modification 7, the Proponent shall submit to the satisfaction of the Certifying Authority, drawings and documentation demonstrating that the construction and fit out of the building incorporates the recommendations of the Acoustic Assessment Report prepared by AECOM dated 7 October 2010, and will comply with condition F5.</p>	<p>B6 Noise Attenuation Measures</p> <p>(1) Prior to issue of a Construction Certificate, the Proponent shall submit to the satisfaction of the Certifying Authority, drawings and documentation demonstrating that the construction and fit out of the building incorporates the recommendations of the Acoustic Assessment Report prepared by ARUP, September 2008 and letter from Bassett Consulting Engineers dated 3 December 2008 Noise Impact Assessment prepared by WSP dated 12 June 2018 and Addendum Noise Report dated November 2018, and suitable to achieve compliance with condition F5.</p> <p>(2) Prior to the issue of a Construction Certificate for the MUEF works approved under Modification 7, the Proponent shall submit to the satisfaction of the Certifying Authority, drawings and documentation demonstrating that the construction and fit out of the building incorporates the recommendations of the Acoustic Assessment Report prepared by AECOM dated 7 October 2010, and will comply with condition F5.</p> <p>Reason: to account for the Noise Impact Assessment being superseded by statewide assessment</p>
<p>B7 Wind Impacts</p> <p>Mitigation measures as recommended in the Pedestrian Wind Environment Statement prepared by Windtech, are to be implemented and details submitted to the Certifying Authority prior to issue of a Construction Certificate for above ground works.</p>	<p>B7 Wind Impacts</p> <p>Mitigation measures as recommended in the Pedestrian Wind Environment Statement prepared by Windtech Pedestrian Wind Environmental Assessment prepared by CPP dated April 2018 and Pedestrian Wind Environment Addendum dated 6 November 2018, are to be implemented and details</p>

	<p>submitted to the Certifying Authority prior to issue of a Construction Certificate for above ground works.</p> <p><u>Reason:</u> to account for the Pedestrian Wind Environment Assessment being superseded by a newer version.</p>
<p>B8 Reflectivity</p> <p>Reflectivity measures, including vertical glazing and glass characteristic, as recommended in the Assessment of Reflected Solar Glare from Glazed Facade Pirrama Road prepared by Bassett Consulting Engineers dated 12 December 2008, are to be implemented and details submitted to the Certifying Authority prior to commencement of works. Total reflectivity is not to exceed 20%.</p>	<p>B8 Reflectivity</p> <p>Reflectivity mitigation measures including vertical glazing and glass characteristic, as recommended in the Assessment of Reflected Solar Glare from Glazed Facade Pirrama Road prepared by Bassett Consulting Engineers dated 12 December 2008 recommended in the Solar Reflectivity Assessment prepared by CPP dated 22 March 2018 are to be implemented and details submitted to the Certifying Authority prior to commencement of works. Total reflectivity is not to exceed 20%</p> <p><u>Reason:</u> The recommendations and mitigation measures have been superseded by the most recent Solar Reflectivity Assessment.</p>
<p>B9 Public Domain</p> <p>All works associated with the approval which encroach upon or are immediately adjacent to Council's public domain areas are to be designed and developed in consultation with Council. Details to be provided prior to issue of a Construction Certificate for the 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.</p>	<p>No modification proposed as part of Modification 13.</p>

<p>B9A Public Domain Works</p> <p>(1) Alignment Levels – Major Development Between Gridlines 23 And F</p> <p>(a) Proposed building floor levels, basement levels, basement car park entry levels and ground levels shown on the approved plans are indicative only and have not been approved by this consent.</p> <p>(b) Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work relating to the public domain (whichever is earlier), excluding approved preparatory or demolition work, alignment levels for the building and site frontages must be submitted to and approved by the City of Sydney. The submission must be prepared by a Registered Surveyor, must be in accordance with the City of Sydney's <i>Public Domain Manual</i> and must be submitted with a completed Alignment Levels checklist (available in the <i>Public Domain Manual</i>) and Footpath Levels and Gradients Approval Application form (available on the City of Sydney's website).</p> <p>(c) These alignment levels, as approved by the City of Sydney are to be incorporated into the plans submitted with the application for a Construction Certificate for any civil, drainage and public domain work as applicable under this consent. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by the Secretary to reflect these changes prior to a Construction Certificate being issued for public domain work.</p> <p>(2) Paving Materials</p> <p>The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public (including amendments) "Slip resistance classification of new pedestrian surface materials".</p> <p>(3) Preservation of Survey Marks</p> <p>All works must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City of Sydney's Project Manager / Design Services to arrange for the recovery of the mark.</p>	<p>B9A Public Domain Works</p> <p>(1) Alignment Levels – Major Development Between Gridlines 23 And F</p> <p>(a) Proposed building floor levels, basement levels, basement car park entry levels and ground levels shown on the approved plans are indicative only and have not been approved by this consent.</p> <p>(b) Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work relating to the public domain (whichever is earlier), excluding approved preparatory or demolition work, alignment levels for the building and site frontages must be submitted to and approved by the City of Sydney. The submission must be prepared by a Registered Surveyor, must be in accordance with the City of Sydney's <i>Public Domain Manual</i> and must be submitted with a completed Alignment Levels checklist (available in the <i>Public Domain Manual</i>) and Footpath Levels and Gradients Approval Application form (available on the City of Sydney's website).</p> <p>(c) These alignment levels, as approved by the City of Sydney are to be incorporated into the plans submitted with the application for a Construction Certificate for any civil, drainage and public domain work as applicable under this consent. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by the Secretary to reflect these changes prior to a Construction Certificate being issued for public domain work.</p> <p>(2) Paving Materials</p> <p>The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".</p> <p>(3) Preservation of Survey Marks</p> <p>All works must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City of Sydney's Project Manager Survey / Design Services to arrange for the recovery of the mark.</p> <p>Prior to the issue of a Construction Certificate for the level 3 Sovereign Room Expansion, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to City of Sydney.</p> <p>At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City of Sydney's Senior Surveyor to arrange for the recovery of the mark.</p>
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<p>Prior to the issue of a Construction Certificate for the level 3 Sovereign Room Expansion, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to City of Sydney.</p> <p>At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City of Sydney's Senior Surveyor to arrange for the recovery of the mark.</p> <p>A fee must be paid to the City of Sydney for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).</p> <p>(4) Protection of Survey Infrastructure</p> <p>Prior to the commencement of any work for the level 3 Sovereign Room expansion, a statement prepared by a Surveyor registered under the <i>Surveying Act 2002</i> must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any Permanent Marks proposed to be or have been destroyed must be replaced, and a "Plan of Survey Information" must be lodged at the Land and Property Management Authority.</p> <p>(5) Public Domain Plan Between Gridlines Z3 And F</p> <p>(a) A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by the Secretary prior to a Construction Certificate being issued for public domain work or above ground building work, whichever is later.</p> <p>(b) The Public Domain Plan must provide for the upgrade of:</p> <p>(a) A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by the Secretary prior to a Construction Certificate being issued for public domain work or above ground building work, whichever is later.</p> <p>(b) The Public Domain Plan must provide for the upgrade of:</p> <p>iii. The paving along Jones Bay Road to connect with the intersection of Pymont Street, and along Pymont Street to connect with the intersection with Jones Bay Road; and</p> <p>iv. The existing pedestrian crossing on Jones Bay Road to current standards</p> <p>(c) The Public Domain Plan must document all works required to ensure that the public domain complies with the City of Sydney's <i>Public Domain Manual</i>, <i>Sydney Streets Design Code</i> and <i>Sydney Streets Technical Specification</i>, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by City of Sydney to reflect these changes prior to a Construction Certificate being issued for public domain work.</p> <p>(d) The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the <i>Public Domain</i></p>	<p>A fee must be paid to the City of Sydney for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).</p> <p>(4) Protection of Survey Infrastructure</p> <p>Prior to the commencement of any work for the level 3 Sovereign Room expansion, a statement prepared by a Surveyor registered under the <i>Surveying Act 2002</i> must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any Permanent Marks proposed to be or have been destroyed must be replaced, and a "Plan of Survey Information" must be lodged at the Land and Property Management Authority.</p> <p>(5) Public Domain Plan Between Gridlines Z3 And F</p> <p>(a) A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by the Secretary prior to a Construction Certificate being issued for public domain work or above ground building work, whichever is later.</p> <p>(b) The Public Domain Plan must provide for the upgrade of:</p> <p>iii. The paving along Jones Bay Road to connect with the intersection of Pymont Street, and along Pymont Street to connect with the intersection with Jones Bay Road; and</p> <p>iv. The existing pedestrian crossing on Jones Bay Road to current standards</p> <p>(c) The Public Domain Plan must document all works required to ensure that the public domain complies with the City of Sydney's <i>Public Domain Manual</i>, <i>Sydney Streets Design Code</i> and <i>Sydney Streets Technical Specification</i>, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by City of Sydney to reflect these changes prior to a Construction Certificate being issued for public domain work.</p> <p>(d) The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the <i>Public Domain</i></p>
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<p>for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by City of Sydney to reflect these changes prior to a Construction Certificate being issued for public domain work.</p> <p>(d) The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the <i>Public Domain Manual</i> before any Occupation Certificate is issued for the level 3 Sovereign Room expansion.</p> <p>(e) A Public Domain Works Deposit will be required for the public domain works, in accordance with the City of Sydney's adopted fees and charges and the <i>Public Domain Works Deposit</i>. The Public Domain Works Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for completion of the obligations under this consent.</p> <p>(f) City of Sydney's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to a Construction Certificate being issued for the level 3 Sovereign Room expansion.</p> <p>(g) The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the total securities will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p> <p>(6) Public Domain Works - Hold Points and Handover</p> <p>(a) Prior to a Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, a set of hold points for approved public domain, civil and drainage work is to be determined with and approved by the City of Sydney's Public Domain section in accordance with the City of Sydney's <i>Public Domain Manual</i> and <i>Sydney Streets Technical Specification</i>.</p>	<p><i>Manual</i> before any Occupation Certificate is issued for the level 3 Sovereign Room expansion. However, in the event that construction of Mod 13 has commenced, which prevents the completion of these works, a bond or bank guarantee is to be submitted to the Department of Planning & Environmental to the value of \$250,000 and the works are to be completed prior to issue of the Occupation Certificate of the Ritz-Carlton Hotel and Residential Tower. The bond is to be released by the Department upon completion of the works.</p> <p><u>Reason:</u> to account for the staging of construction works associated with Mod 13.</p> <p>(e) A Public Domain Works Deposit will be required for the public domain works, in accordance with the City of Sydney's adopted fees and charges and the <i>Public Domain Manual</i>. The Public Domain Works Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for completion of the obligations under this consent.</p> <p>(f) In relation to paragraph (e) above, City of Sydney's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to a Construction Certificate being issued for the level 3 Sovereign Room expansion.</p> <p>(g) The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the total securities will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p> <p>(6) Public Domain Works - Hold Points and Handover</p> <p>(a) Prior to a Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, a set of hold points for approved public domain, civil and drainage work is to be determined with and approved by the City of Sydney's Public Domain section in accordance with the City of Sydney's <i>Public Domain Manual</i> and <i>Sydney Streets Technical Specification</i>.</p> <p>(b) Prior to a Certificate of Completion being issued for public domain works and before the issue of an Occupation Certificate for the Level 3 Sovereign Room expansion (excluding the Sovereign Room Swing Space) or before the use commences, whichever is earlier, electronic works-as-executed (as-built) plans and documentation, certified by a suitably qualified, independent professional must be submitted to and accepted by Council for all public domain works. Completion and handover of the constructed public domain works must be undertaken in accordance with the City of Sydney's <i>Public Domain Manual</i> and <i>Sydney Streets Technical Specification</i>, including requirements for as-built documentation, certification, warranties and the defects liability period.</p>
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<p>section in accordance with the City of Sydney's Public Domain Manual and Sydney Streets Technical Specification.</p> <p>(b) Prior to a Certificate of Completion being issued for public domain works and before the issue of an Occupation Certificate for the Level 3 Sovereign Room expansion (excluding the Sovereign Room Swing Space) or before the use commences, whichever is earlier, electronic works-as-executed (as-built) plans and documentation, certified by a suitably qualified, independent professional must be submitted to and accepted by Council for all public domain works. Completion and handover of the constructed public domain works must be undertaken in accordance with the City of Sydney's Public Domain Manual and Sydney Streets Technical Specification, including requirements for as-built documentation, certification, warranties and the defects liability period.</p> <p>(7) Drainage and service pit lids</p> <p>Drainage and service pit lids throughout the public domain shall be heeiguard and bicycle safe, finish flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Pit lids shall be in accordance with the City of Sydney's Sydney Streets Design Code and Sydney Streets Technical Specification. Details of drainage and service pit lids shall be submitted and approved by Council prior to a Construction Certificate being issued for the relevant stage of work.</p>	<p>(7) Drainage and service pit lids</p> <p>Drainage and service pit lids throughout the public domain shall be heeiguard and bicycle safe, finish flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Pit lids shall be in accordance with the City of Sydney's Sydney Streets Design Code and Sydney Streets Technical Specification. Details of drainage and service pit lids shall be submitted and approved by Council prior to a Construction Certificate being issued for the relevant stage of work.</p>
<p>B10 Traffic Management</p> <p>The proponent is to consult with Sydney Buses, the RTA and Council regarding additional necessary traffic management measures associated with the Pirrama Road vehicular drop off areas, including linemarking, signage, and a raised concrete median to prevent right turns into and out of the porte cochere. Details of the consultation and final design are to be provided to the Certifying Authority prior to the issue of a Construction Certificate for the Pirrama Road frontage works.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B10A Loading Dock Management Plan</p> <p>The Proponent shall update the Loading Dock Management Plan dated 2 March 2017 in consultation with the Sydney Coordination Office within Transport for NSW prior to a Construction Certificate being issued the level 3 Sovereign Room expansion. The plan will outline all management measures required to ensure the efficient and safe operation of the loading dock.</p>	<p>B10A Loading Dock Management Plan</p> <p>a) The Proponent shall update the Loading Dock Management Plan prepared by Matt MacDonald dated 2 March 2017 in consultation with the Sydney Coordination Office within Transport for NSW prior to a Construction Certificate being issued the level 3 Sovereign Room expansion. The plan will outline all management measures required to ensure the efficient and safe operation of the loading dock The Star Loading Dock (Jones Bay Road) and Darling Loading Dock (Edward Street).</p> <p>b) The Proponent shall update the Loading Dock Management Plan prepared by Change Logic Consulting dated 21 September 2017 in consultation with the Sydney Coordination Office</p>

	<p>within Transport for NSW prior to a Construction Certificate being issued the Ritz-Carlton Hotel and Residential Tower. The plan will outline all management measures required to ensure the efficient and safe operation of The Star Event Loading Dock (Service Road).</p> <p>This Plan needs to specify, but not limited to, the following:</p> <ul style="list-style-type: none"> • Details of the development's freight and servicing profile, including the forecast freight and servicing traffic volumes by time of day for all land uses proposed; • Altered design of the loading bay to accommodate all forecast demand (if required); and • Details of the management of deliveries, including the scheduling of delivery times (outside of peak periods where possible), duration of stay and tradesman access and parking. <p><u>Reason:</u> to clarify references to Loading Dock Management Plans and related Loading Docks and to accommodate the recommended conditions of TfNSW.</p>
<p>B10B Private Bus Transport</p> <p>The Proponent shall prepare a Private Bus Transport Management Plan (PBTMP) in consultation with Sydney Coordination Office within Transport for NSW and the City of Sydney prior to a Construction Certificate being issued for the Level 3 Sovereign Room expansion. The Plan shall ensure the bus services can operate in a safe and efficient manner.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B10C Porte Cochere Management</p> <p>The Proponent shall prepare a Porte Cochere Management Plan in consultation with Sydney Coordination Office within Transport for NSW and the City of Sydney prior to a Construction Certificate being issued for the Level 3 Sovereign Room expansion. The Plan shall ensure the operation of the porte cochere does not have a detrimental impact on the road network.</p>	<p>B10C Porte Cochere Management and Operation</p> <p>Prior to the issue of the Construction Certificate, the applicant shall prepare a Porte Cochere Management and Operation Plan in consultation with Sydney Coordination Office within Transport for New South Wales (TfNSW). This Plan needs to specify, but not limited to, the following:</p> <ul style="list-style-type: none"> • Forecast demand (including taxis, point to point transport and coaches) by time of day; • Management of potential conflicts between coaches and other vehicles; • Management of queuing in the porte cochere; and • Swept path analysis demonstrating coaches can use the porte cochere without impacting on buses using the Pirrama Road bus stop, or vehicles travelling along Pirrama Road. <p><u>Reason:</u> To accommodate TfNSW recommended conditions of consent.</p>
	<p>B10D Pirrama Road Bus Stop</p> <p>Prior to the issue of the Construction Certificate, the applicant shall design the Pirrama Road bus stop in consultation with Sydney Buses and City of Sydney Council so as to ensure bus operations and customers accessing the bus stop are not adversely impacted by the development.</p> <p><u>Reason:</u> To accommodate TfNSW recommended conditions of consent.</p>
	<p>B10E Service Road, Taxi and Car Stacker Management</p> <p>Prior to the issue of the Construction Certificate, the applicant shall prepare a Service Road, Taxi and Car Stacker Management Plan in consultation with the Sydney Coordination Office within TfNSW. This Plan needs to specify, but not limited to, the following:</p>

	<ul style="list-style-type: none"> • <u>Management of queuing or incidents along the service road.</u> • <u>Management of malfunctioning car-stacker retrieval units.</u> • <u>Security access arrangements for hotel valet services, visitors and residents; and</u> • <u>Management of conflicts between cars accessing the stacker and service vehicle movements to/from the adjacent loading bays.</u>
	<p>B10F Construction Pedestrian and Traffic Management</p> <p>The applicant shall prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with the Sydney Coordination Office within TfNSW, SLR Head Contractor and the Light Rail Operator. The applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination within TfNSW for endorsement, prior to the commencement of any work on site. The CPTMP needs to specify, but not limited to, the following:</p> <ul style="list-style-type: none"> • <u>Location of the proposed work zone;</u> • <u>Haulage routes;</u> • <u>Construction vehicle access arrangements;</u> • <u>Proposed construction hours;</u> • <u>Estimated number of construction vehicle movements;</u> • <u>Construction program;</u> • <u>Consultation strategy for liaison with surrounding stakeholders;</u> • <u>Any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</u> • <u>Cumulative construction impacts of projects, including Harbourside and Cockle Bay Wharf. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the CBD road network; and</u> • <u>Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.</u> <p>The applicant shall provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.</p>
<p>B11 Sydney Water</p> <p>(1) An application is to be submitted to Sydney Water for the discharge of trade waste into the sewerage system.</p>	<p>No modification proposed as part of Modification 13.</p>

<p>(2) Any proposed discharge to the wastewater system from the proposed Membrane Bioreactor and Reverse Osmosis Unit will be required to meet the acceptance standards as specified in Sydney Water's Trade Waste Policy and Management Plan.</p> <p>(3) The appropriate level of backflow prevention containment on the drinking water services and fire services supplying the property is required to be installed.</p> <p>(4) The design of the proposed diversion of stormwater to a stormwater harvesting tank on the Star City Hotel site is to be independently checked, prior to issue of the Construction Certificate, verifying that no significant flow diversions will occur to the detriment of the capacity of any part of the Edward Street stormwater drainage system.</p> <p>(5) The development is to implement best practice urban stormwater management using Water Sensitive Urban Design including:</p> <p>(a) Treat stormwater runoff to NSW EPA draft practice treatment objectives:</p> <ul style="list-style-type: none"> (i) 80% reduction in Total Suspended Solids (ii) 45% reduction in Total Phosphorus (iii) 45% reduction in Total Nitrogen <p>(b) Maximise stormwater reuse through integrated water cycle management, which can reduce potable water demand and assist in achieving the above pollutant load reduction objectives.</p> <p>(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. Plans and details demonstrating compliance with B1(1) - (6) are to be submitted to the Certifying Authority prior to issue of a Construction Certificate.</p>	
<p>B12 Developer Contributions</p> <p>B12A Development Contributions – Modification 14</p> <p>A contribution under section 94 of the <i>Environmental Planning and Assessment Act 1979</i> must be paid in accordance with the following:</p> <p>Cash contribution</p> <ol style="list-style-type: none"> 1. In accordance with the adopted "City of Sydney Development Contributions Plan 2015" a cash contribution must be paid to Council in accordance with this condition. 2. The amount of the contribution is \$179,286.18 	<p>No modification proposed as part of Modification 13.</p>

Level	Use	Contribution Use	Additional GFA	Gross Floor Area (m ²) per worker	Payable – based on \$1,777 workers contribution rate
Level 00	Astral Luxury Retail Zone	Shops – including neighbourhood shops, excluding supermarkets	284 sqm	57	\$8,853.82
Level 00	Change of use – Hotel to Retail	Shops – including neighbourhood shops, excluding supermarkets	145 sqm	57	\$4,520.44
Level 00	Change of use – Hotel to F&B	Food & Drink Premises – restaurants, cafes & take away premises	128 sqm	21	\$10,831.24
Level 01	Area of slab infill	Entertainment facility	214 sqm	130	\$2,925.22
Level 03	Area of additional Premium Gaming	Entertainment Facility	4266 sqm	130	\$58,312.94
Level 03	Event Centre Pre-Function	Function Centre	765sqm	119	\$11,423.57

Level 03	Restaurant	Food & Drink Premises – restaurants, cafes & take away premises	974 sqm	21	\$82,418.95
				Total	\$179,286.18

Timing of Payment

1. The contribution must be paid prior to the issue of the Construction Certificate for the level 3 Sovereign Room Expansion, to the City of Sydney Council. Personal or company cheques will not be accepted.

Indexing

2. If the contribution rate is adjusted between the date on which Modification 14 is approved and payment of the contribution, then the figure in paragraph 2 of this condition will be indexed and calculated according to the then current contribution rate.

Insert below condition:

B12B Development Contributions – Modification 13

A contribution under section 7.11 of the *Environmental Planning and Assessment Act 1979* must be paid in accordance with the following:

Cash contribution

1. In accordance with the adopted "City of Sydney Development Contributions Plan 2015" a cash contribution must be paid to Council in accordance with this condition.
2. The amount of the contribution is \$5,667,711.43

Contribution Use	Additional GFA/Hotel Rooms/ Apartments	GFA(m ²) Per worker/visitor	Contribution Rate	Mod 13 Contribution (\$)
Hotel Rooms	1-2 bed/key: + 187 rooms 3 or 3+ bed/key:	1 or 2 bed/key: 1.3 visitor/key: 3 or 3+ bed/key:	\$7,355per visitor \$1,864per worker	\$2,146,204.50

				0.8 visitor/key 0.4 worker/key		
	+33 rooms					
Apartments	1 bed – 81 apartments 2 bed – 104 apartments 3 bed – 19 apartments				1 bed - \$12,664 per unit 2 bed - \$18,509 per unit 3 bed - \$20,000 per unit	\$3,330,720
Food & Drink	+1,597		21m ² per worker		\$1,864 per worker	\$141,752.76
Function Centre (Neighbourhood Centre)	+781m ²		119m ² per worker		\$1,864 per worker	\$12,233.48
Business Premises	+691m ²		35m ² per worker		\$1,864 per worker	\$37,800.69
					Total	\$5,667,711.43
<p>Timing of Payment</p> <p>3. The contribution must be paid prior to the issue of the Construction Certificate for the Ritz-Carlton Hotel and Residential Tower, to the City of Sydney Council. Personal or company cheques will not be accepted.</p> <p>Indexing</p> <p>4. If the contribution rate is adjusted between the date on which Modification 13 is approved and payment of the contribution, then the figure in paragraph 2 of this condition will be indexed and calculated according to the then current contribution rate.</p> <p>Reason: to provide the required contribution under Section 7.11 of the Environmental Planning and Assessment Act 1979.</p>						
B13 Affordable Housing Contributions						

No modification proposed as part of Modification 13.

B13A Affordable Housing Contributions – Modification 14

The following Affordable Housing Contribution is payable in relation to Modification 14 as follows:

Level	Use	Contribution Use	Additional GFA	Payables – based on \$42.24 contribution rate
Level 00	Astral Luxury Retail Zone & Astral Hotel Lobby	Commercial	542 sqm	\$22,894.08
Level 01	Area of Slab infill	Commercial	214 sqm	\$9,039.36
Level 03	Sovereign Gaming, Restaurant & Pre-function Space	Commercial	6,005 sqm	\$253,651.20
Level 05	Astral Residences Lobby & Astral VIP Lounge Lobby	Commercial	61 sqm	2,576.64
Total				\$288,161.28

1. The above contribution is to be paid as follows:
 - a. Prior to the first Construction Certificate being issued for the Modification 14 works, the Proponent must provide evidence to Council that a monetary contribution towards the provision of affordable housing has been paid. The contribution is \$288,161.28 based on 6,822 sqm of additional proposed 'commercial' gross floor area; or alternatively
 - b. Prior to the first Construction Certificate for the Modification 14 works being issued, the Proponent must provide evidence that a bank guarantee in amount of \$288,161.28 (based on 6,822 sqm of additional proposed 'commercial' gross floor area) has been lodged with the Department of Planning and Environment
2. Bank cheques to the value of the required contribution are to be made in favour of City West Housing Pty Ltd and paid to NSW Department of Planning and Environment.
3. Certification of the Affordable Housing Contribution calculations including verification of total area, prepared by a Quantity Surveyor, and indexation of the contribution in accordance with the Affordable Housing Program, must be submitted to and approved by Council, prior to a Construction Certificate being issued for Modification 14 works being issued (where the contribution is being paid rather than a bank guarantee being lodged).
4. If the Construction Certificate is to be issued by a Private Certifying Authority, they must seek Council's endorsement of the calculation (in the event the contribution is to be paid rather than a Bank Guarantee

lodged) prior to issue of the Construction Certificate for Modification 14 works.

5. In the event the Proponent elects to satisfy this condition with the lodgement of a Bank Guarantee the Proponent must pay the contribution calculated in accordance with (3) above prior to issue of an Occupation Certificate for the Level 3 Sovereign Room Expansion works. The Proponent must provide evidence to Council that the Affordable Housing contribution has been paid prior to the issue of the Occupation Certificate for the Level 3 Sovereign Room Expansion works.

6. The Bank Guarantee is to be paid and refunded in accordance with the requirements of the Revised City West Affordable Housing Program (June 2010) prepared by NSW Planning.

B13B Affordable Housing Contributions – Modification 13

The following Affordable Housing Contribution is payable in relation to Modification 13 as follows:

Contribution Use	Additional Mod 13 GFA	Payable Contribution for Mod 13 (\$43.18/m ² for commercial & \$30.06/m ² for residential)
Commercial	24,215m ²	\$1,118,434.11
Residential	23,530m ²	\$738,262.86
	Total	\$1,856,696.97

1. The above contribution is to be paid as follows:

- a. Prior to the first Construction Certificate being issued for the Modification 13 works, the Proponent must provide evidence to Council that a monetary contribution towards the provision of affordable housing has been paid. The contribution is \$1,856,696.97 based on 25,139 sqm of additional proposed 'commercial' gross floor area and 23,838 sqm of additional proposed 'residential' gross floor area; or alternatively
 - b. Prior to the first Construction Certificate for the Modification 13 works being issued, the Proponent must provide evidence that a bank guarantee in amount of \$1,856,696.97 (based on 25,139sqm of additional proposed 'commercial' gross floor area and 23,838sqm of additional proposed 'residential' gross floor area) has been lodged with the Department of Planning and Environment
2. Bank cheques to the value of the required contribution are to be made in favour of City West Housing Pty Ltd and paid to NSW Department of Planning and Environment.

	<p>3. Certification of the Affordable Housing Contribution calculations including verification of total area, prepared by a Quantity Surveyor, and indexation of the contribution in accordance with the Affordable Housing Program, must be submitted to and approved by Council, prior to a Construction Certificate being issued for Modification 13 works being issued (where the contribution is being paid rather than a bank guarantee being lodged).</p> <p>4. If the Construction Certificate is to be issued by a Private Certifying Authority, they must seek Council's endorsement of the calculation (in the event the contribution is to be paid rather than a Bank Guarantee lodged) prior to issue of the Construction Certificate for Modification 13 works.</p> <p>5. In the event the Proponent elects to satisfy this condition with the lodgement of a Bank Guarantee the Proponent must pay the contribution calculated in accordance with (3) above prior to issue of an Occupation Certificate for the Ritz-Carlton Hotel and Residential Hotel. The Proponent must provide evidence to Council that the Affordable Housing contribution has been paid prior to the issue of the Occupation Certificate for the Ritz-Carlton Hotel and Residential Hotel.</p> <p>6. The Bank Guarantee is to be paid and refunded in accordance with the requirements of the Revised City West Affordable Housing Program (June 2010) prepared by NSW Planning.</p> <p><u>Reason:</u> to provide the required contribution for Affordable Housing as adjusted by date.</p>
<p>B14 Structural Details</p> <p>Prior to issue of a Construction Certificate, the Proponent shall submit to the satisfaction of the Certifying Authority, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that complies with:</p> <ul style="list-style-type: none"> (1) the relevant clauses of the BCA, (2) the relevant development consent, (3) drawings and specifications comprising the Construction Certificate, and (4) the relevant Australian Standards listed in the BCA (Specification A1.3). 	<p>No modification proposed as part of Modification 13.</p>
<p>B15 Disabled Access</p> <p>Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy. Prior to the issue of a Construction Certificate a certification of compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B16 Mechanical Ventilation</p>	<p>No modification proposed as part of Modification 13.</p>

<p>All mechanical ventilation systems shall be designed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.</p> <p>Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.</p> <p>The required operation and performance of any mechanical ventilation, air pressurisation or other smoke control system must not be impaired by the proposed partitioning layout.</p>	
<p>B17 Consolidation of Allotments</p> <p>Deleted.</p>	
<p>B18 Outdoor Lighting</p> <p>All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.</p>	<p>B18 Outdoor Lighting</p> <p>All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting AS 1158.3.1-2005 Lighting for Road and Public Spaces Pedestrian Areas and AS4282: 1997 Control of the Obrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.</p> <p>Reason: Updating to the current Australian Standard.</p>
<p>B19 Construction and Traffic Management Plan</p> <p>Prior to the issue of a Construction Certificate the Proponent must update the Construction Pedestrian and Traffic Management (CPTMP) in consultation with the Sydney Coordination Office within Transport for NSW and submit it to the Principal Certifying Authority. The construction hours however must be in accordance with condition D11 of this approval. The Proponent shall also submit a copy of the final plan to the Department and the Council.</p>	<p>B19 Construction and Traffic Management Plan</p> <p>Prior to the issue of a Construction Certificate the Proponent must update the Construction Pedestrian and Traffic Management (CPTMP) in consultation with the Sydney Coordination Office within Transport for NSW and submit it to the Principal Certifying Authority. The construction hours however must be in accordance with condition D11 of this approval. The Proponent shall also submit a copy of the final plan to the Department and the Council.</p>
<p>B20 Compliance with BCA</p> <p>Evidence demonstrating that the Proposal complies with the BCA is to be provided to the satisfaction of the Certifying Authority prior to the issue of a construction certificate.</p>	<p>B19A Construction and Traffic Management Plan</p> <p>Prior to the issue of a Construction Certificate for the Ritz-Carlton Tower, the Proponent must update the Construction Pedestrian and Traffic Management (CPTMP) in consultation with the Sydney Coordination Office within Transport for NSW and submit to the Principal Certifying Authority. The construction hours however must be in accordance with condition D11 of this approval.</p> <p>The Proponent shall also submit a copy of the final plan to the Department and the Council.</p> <p>Reason: to provide clarity on the intended construction management programme.</p> <p>No modification proposed as part of Modification 13.</p>

<p>B21 Construction Noise and Vibration Management Plan</p> <p>A Construction Noise and Vibration Management Plan (CNVMP) is to be prepared detailing:</p> <ol style="list-style-type: none"> (1) specific activities to be carried out on the site and associated noise sources; (2) identification of potentially affected sensitive receivers; (3) construction noise and vibration criteria specified in the conditions of this approval; (4) maximum noise levels for internal works to be carried out 24 hours a day; (5) detailed assessment of the construction methods to be used for the works; (6) mitigation treatments, management methods and procedures to be implemented during construction to control noise and vibration; (7) measures to inform all potentially impacted residents of the nature of the works to be carried out, the expected noise levels and duration, as well as site contact details; (8) noise and vibration monitoring, reporting and response procedures; (9) measures to be implemented to manage complaint handling and reporting; and (10) contingency plans to be implemented where non-compliances occur or noise complaints are received. <p>The CNVMP must be prepared in accordance with the Interim Construction Noise Guideline and include feasible and reasonable work practices to meet the established construction noise limits.</p> <p>The construction hours must be in accordance with condition D11 of this approval.</p> <p>The CNVMP is to be submitted to the Certifying Authority for endorsement prior to the issue of a Construction Certificate. The Proponent shall also submit a copy of the final plan to the Department and the Council.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B21A Construction Environmental Management Plan</p> <p>The Proponent shall prepare a Construction Environmental Management Plan (CEMP) prior to the issue of a Construction Certificate for the Level 3 Sovereign Room expansion in consultation with the Department of Primary Industries (DPI Water).</p>	<p>No modification proposed as part of Modification 13.</p>

<p>B22 Environmental Protection - Water and Sediment Control</p> <p>A Water and Sediment Control Plan shall be prepared, consistent with the principles and practices set out in Managing Urban Stormwater-Soils & Construction Volume 1 (2004) by Landcom and must include:</p> <ol style="list-style-type: none"> (1) The procedures by which stormwater and waste water deposited or generated on site is to be collected and treated prior to discharge including details of any proposed pollution control device; (2) The procedures to be adopted for the prevention of run-off from the site onto the public way; and (3) The procedures to be adopted for the prevention of loose material and litter from being blown onto the public way. <p>During the works:</p> <ol style="list-style-type: none"> (4) Erosion and sediment controls must be regularly inspected, repaired and maintained in working order sufficient for a 10 year Average Recurrence Interval (ARI) rainfall event; (5) Erosion and sediment control signage available from the relevant Authority must be completed and attached to the most prominent structure visible at all times when entering the site for the duration of demolition; and (6) Demolition operations and stockpiles must not be located on the public footway or any other locations which could lead to the discharge of materials into the stormwater system. <p>The Water and Sediment Control Plan is to be submitted to the Certifying Authority prior to the issue of the first Construction Certificate.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B23 Protection of Trees During Construction</p> <ol style="list-style-type: none"> (1) All trees to be retained on and adjacent to the site must be protected at all times during excavation and construction. Details of the methods of protection must be submitted to and approved by the Certifying Authority prior to the issue of the first Construction Certificate. All approved protection measures must be maintained for the duration of works and any tree on the footpath which is damaged or removed during excavation or construction must be replaced. (2) Where trees are required to be removed during construction those trees are to be replaced by a tree of similar species and size in accordance with the approved landscape concept prior to issue of an Occupation Certificate for the Level 3 Sovereign Room expansion (excluding the Sovereign Room Swing Space). (3) In the event that Mod 13 construction commences prior to completion of Level 3 Sovereign Room expansion, the trees referenced in (2) are to be replaced by a tree of similar species and size in accordance with the approved landscape concept prior to issue of an Occupation Certificate for the Ritz Carlton tower. 	<p>B23 Protection of Trees During Construction</p> <ol style="list-style-type: none"> (1) All trees to be retained on and adjacent to the site must be protected at all times during excavation and construction. Details of the methods of protection must be submitted to and approved by the Certifying Authority prior to the issue of the first Construction Certificate. All approved protection measures must be maintained for the duration of works and any tree on the footpath which is damaged or removed during excavation or construction must be replaced. (2) Where trees are required to be removed during construction of Mod 14 those trees are to be replaced by a tree of similar species and size in accordance with the approved landscape concept prior to issue of an Occupation Certificate for the Level 3 Sovereign Room expansion (excluding the Sovereign Room Swing Space). (3) In the event that Mod 13 construction commences prior to completion of Level 3 Sovereign Room expansion, the trees referenced in (2) are to be replaced by a tree of similar species and size in accordance with the approved landscape concept prior to issue of an Occupation Certificate for the Ritz Carlton tower.

(4) Where trees are required to be removed during construction of Mod 13 those trees are to be replaced by a tree of similar species and size in accordance with the approved landscape concept prior to issue of an Occupation Certificate for the Ritz-Carlton Hotel and Residential Tower.

Reason: to maintain streetscape amenity.

<p>B24 Security Management Plan</p> <p>Prior to issue of a Construction Certificate, a Security Management Plan specifying security patrol, surveillance and other security and response methods and security management of the public and private domain within and surrounding the site must be submitted to Council for approval. The approved plan must be implemented at all times during operation of the use.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B25 Construction Waste Management Plan</p> <p>Prior to the issue of a Construction Certificate, a Waste Management Plan shall be prepared by a suitably qualified person. The Proponent shall submit a copy of the plan to the Department and Council.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B26 Footpath Damage Bank Guarantee</p> <p>Prior to a Construction Certificate being issued the owner of the site must provide a bank guarantee for the sum to be determined based on the City of Sydney's Schedule of Fees and Charges as security for rectification of any damage to the public way.</p> <p>Note: The bank guarantee required by this condition does not need to be provided if a separate bank guarantee is lodged as part of an approval for a hoarding over the public way. However, neither bank guarantee will be released until all development works are complete to the satisfaction of Council, including rectification of damage to the public way. You should contact Council to determine the bank guarantee amount prior to payment.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B27 Design of Service Link</p> <p>Prior to the issue of a Construction Certificate, the Proponent shall submit to the satisfaction of the Director-General, design details demonstrating the transparency of the service link is maximised as per the recommendations of the Visual Impact Assessment, Multi Use Entertainment Facility - Star City Casino, prepared by GMU Urban Design and Architecture, dated October 2010.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>B28 Emergency Evacuation</p> <p>Prior to the issue of a Construction Certificate for the Multi Use Entertainment Facility works the Director-General must be satisfied that there is a provision for the safe evacuation of the Multi-Use Entertainment Facility (MUEF) in the case of an emergency</p>	<p>No modification proposed as part of Modification 13.</p>

B29 Bicycle Parking and End of Trip Facilities

The minimum number of bicycle parking spaces and end of trip facilities to be provided for the development must comply with the table below and the approved plans:

User	Quantity	Requirements
Visitor Parking	29	<ul style="list-style-type: none"> Levels B1 and B2 as shown on plan Nos. A90B1 and A90B2; On-grade; In a visible and easily accessible location
Staff Parking	5	
End of trip change facilities including showers and change area		Separate male and female facilities at Heart of House on Level 00

The layout, design and security of bicycle facilities must comply with *Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities*. The details must be submitted to and approved by the Principle Certifying Authority confirming prior to the Construction Certificate being issued.

B29 Bicycle Parking and End of Trip Facilities

The minimum number of bicycle parking spaces and end of trip facilities to be provided for the development must comply with the table below and the approved plans:

User	Quantity	Requirements
Visitor Parking	29-62	<ul style="list-style-type: none"> Levels B1 and B2 as shown on plan Nos. A90B1 and A90B2 for Mod 14; 20 rental bikes in the Pirrama Road forecourt; 13 bike lockers adjacent to the Light Rail platform in an 32sqm SELG retail space; 29 bike racks located in groups at the major entry points of the site; On-grade; and In a visible and easily accessible location.
Staff Parking	5	Class 1 spaces for employees. Employee parking is a 66sqm secure room at the Union Street and Edward Street entry to the food court and Casino escalators.
End of trip change facilities including showers and change area		Separate male and female facilities at Heart of House on Level 00

The layout, design and security of bicycle facilities must comply with *Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities*. The details must be submitted to and approved by the Principle Certifying Authority confirming prior to the Construction Certificate being issued.

Reason: to account for amendments to car and bicycle car parking.

B30 Landscaped (Green) Roofs

- (a) A detailed plan of the green roof, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate for the Level 3 Sovereign Room

B30 Landscaped (Green) Roofs

- (a) A detailed plan of the green roof, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate for the Level 3 Sovereign Room Expansion. The plan must include:

Expansion. The plan must include:

- (i) Location of existing and proposed structures, services and hardlandscaping on the rooftop, roof fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.
 - (ii) Details of earthworks including mounding and retaining walls.
 - (iii) Details of the location, sizes and numbers of plants used with reference to NATSPEC, with a preference for locally indigenous and drought resistant plants. The proposed green roof plant species are not approved, and must be selected in consultation with the City's ecologist to ensure adequate biodiversity.
 - (iv) Details of the soil media/substrate type and depth.
 - (v) Details of installation methodology e.g. safety considerations for working at height, location of maintenance hooks (if applicable) transport materials etc.
 - (vi) Details of accessible and inaccessible areas on the Green Roof. Where proposed to be inaccessible, Green Roofs are required to remain such during occupation of the property.
 - (vii) Details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer (if applicable).
- (b) Prior to the issue of a Construction Certificate for the Level 3 Sovereign Room Expansion, the following details are to be submitted to and approved by the Principal Certifying Authority:
- (i) Evidence the green roof has been assessed as part of the waterproofing certification provided for the development.
 - (ii) Evidence the green roof has been assessed as part of the waterproofing certification provided for the development.
- (c) All landscaping in the approved plan is to be completed prior to the issue of an Occupation Certificate for the Level 3 Sovereign Room Expansion.

- (i) Location of existing and proposed structures, services and hardlandscaping on the rooftop, roof fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.
 - (ii) Details of earthworks including mounding and retaining walls.
 - (iii) Details of the location, sizes and numbers of plants used with reference to NATSPEC, with a preference for locally indigenous and drought resistant plants. The proposed green roof plant species are not approved, and must be selected in consultation with the City's ecologist to ensure adequate biodiversity.
 - (iv) Details of the soil media/substrate type and depth.
 - (v) Details of installation methodology e.g. safety considerations for working at height, location of maintenance hooks (if applicable) transport materials etc.
 - (vi) Details of accessible and inaccessible areas on the Green Roof. Where proposed to be inaccessible, Green Roofs are required to remain such during occupation of the property.
 - (vii) Details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer (if applicable).
- (b) Prior to the issue of a Construction Certificate for the Level 3 Sovereign Room Expansion, the following details are to be submitted to and approved by the Principal Certifying Authority:
- (i) Evidence the green roof has been assessed as part of the structural certification provided for the development; and
 - (ii) Evidence the green roof has been assessed as part of the waterproofing certification provided for the development.
- (c) All landscaping in the approved plan is to be completed prior to the issue of an Occupation Certificate for the Level 3 Sovereign Room Expansion.
- (d) Prior to the issue of an Occupation Certificate for the Level 3 Sovereign Room Expansion, a maintenance plan is to be submitted and approved by the Principal Certifying Authority. A copy of the maintenance plan is to be kept on site at all times during construction and shall be produced to Council on request following completion. The Maintenance Manual shall include as a minimum:

<p>(d) Prior to the issue of an Occupation Certificate for the Level 3 Sovereign Room Expansion, a maintenance plan is to be submitted and approved by the Principal Certifying Authority. A copy of the maintenance plan is to be kept on site at all times during construction and shall be produced to Council on request following completion. The Maintenance Manual shall include as a minimum:</p> <ul style="list-style-type: none"> (i) Frequency and methodology of different maintenance requirements including the removal of green waste. (ii) Details of safety procedures. (iii) Laminated copies of 'As Built' drawings. (iv) Manufacturer's contact details and copies of manufacturers' typical details and specification; (v) Copies of warranties and guarantees relating to all materials and plant used in construction; and (vi) Decommissioning procedures. <p>(e) Inaccessible green roofs are required to remain inaccessible during occupation of the property.</p>	<ul style="list-style-type: none"> (i) Frequency and methodology of different maintenance requirements including the removal of green waste. (ii) Details of safety procedures. (iii) Laminated copies of 'As Built' drawings. (iv) Manufacturer's contact details and copies of manufacturers' typical details and specification; (v) Copies of warranties and guarantees relating to all materials and plant used in construction; and (vi) Decommissioning procedures. (e) Inaccessible green roofs are required to remain inaccessible during occupation of the property. (f) Notwithstanding (a) to (e) above, in the event that construction has commenced prior to occupation of the Sovereign Room expansion which prevents the undertaking of the Ritz Carlton Tower, the landscaped green roof works, the landscaped green roof will be superseded by the Level 5 terrace works shown in the Architectural Plans prepared by F.JMT, dated 2 November 2018 referenced in condition A2 of this approval. <p>Reason: to account for the staging of construction.</p>
<p>Part C - Prior To Commencement Of Works</p>	
<p>C1 Barricade Permit</p> <p>Where construction/building works require the use of a public place including a road or footpath, approval for a Permit is to be obtained from Council prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are to be in accordance with Council's requirements.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>C2 Vehicle Cleansing</p> <p>Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site/associated with the construction of the development. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.</p>	<p>No modification proposed as part of Modification 13.</p>

<p>C3 Utility Services</p> <p>Prior to commencement of work, to ensure that utility authorities are advised of the development:</p> <p>(1) A survey is to be carried out of all utility services within and adjacent to the site including relevant information from utility authorities and excavation if necessary, to determine the position and level of services.</p> <p>(2) The Proponent is to negotiate with the utility authorities (eg. Energy Australia, Sydney Water Corporation and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>C4 Design Standard</p> <p>Car park areas are to comply with the relevant Australian Standard and on-site manoeuvrability is to comply with AUSTROADS.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>C5 Hoarding</p> <p>Any B-Class hoarding erected around the site is to contain graphics (not 3rd party advertising) which activates the public domain and may include some images of the new building.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>C6 Contact Telephone Number</p> <p>Prior to the commencement of the works, the Proponent shall forward to the Department and Council a 24-hour telephone number to be operated for the duration of the construction works.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>In Part D – During Construction Works</p>	
<p>D1 Loading and Unloading During Construction</p> <p>A Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council prior to commencement of the work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the day to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D2 No Obstruction of Public Way</p> <p>The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by Council to stop all work on site.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D3 Covering of Loads</p>	<p>No modification proposed as part of Modification 13.</p>

<p>All vehicles involved in the excavation process and departing with spoil or loose matter, must have their loads fully covered before entering the public roadway.</p> <p>D4 Erosion and Sedimentation Control</p> <p>Sediment controls, to ensure that no sediment, fines, and like material can enter the waterway or drainage system are to be in place for the duration of the works. The applicant is to carry out works generally in accordance with the Construction Management Plan in respect to environmental management and safeguards. These controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good. Soil erosion and sediment control measures and methods shall be designed in accordance with the document Managing Urban Stormwater-Soils & Construction Volume 1 (2004) by Landcom. Details are to be compiled with prior to Construction.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D5 Disposal of Seepage and Stormwater</p> <p>Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D6 Stormwater Pits</p> <p>Any existing stormwater pits that do not comply with AS 3500 are to be upgraded as part of the development.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D7 Setting out Structures</p> <p>The new works shall be set out by a registered surveyor to verify the correct position of each in relation to property boundaries and the approved alignment levels.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D8 Approved Plans to be On-Site</p> <p>A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department or Council.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D9 Site Notice</p> <p>A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the PCA, Builder, the Architect and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:</p> <ul style="list-style-type: none"> (1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size; (2) The notice is to be durable and weatherproof and is to be displayed throughout the works period; (3) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact 	<p>No modification proposed as part of Modification 13.</p>

<p>phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and</p> <p>(4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	
<p>D10 Dust Control Measures</p> <p>Adequate measures shall be taken to prevent dust from affecting the amenity of the immediate area during construction. In particular, the following measures must be adopted:</p> <ul style="list-style-type: none"> (1) Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions. (2) All materials shall be stored or stockpiled at the best locations. (3) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs. (4) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material. (5) All equipment wheels shall be washed before exiting the site. (6) Gates shall be closed between vehicle movements and shall be fitted with shade cloth, and (7) Cleaning of footpaths and roadways shall be carried out regularly. 	<p>No modification proposed as part of Modification 13.</p>
<p>D11 Hours of Work</p> <ul style="list-style-type: none"> 1. The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows: <ul style="list-style-type: none"> a) between 7:00 am and 5:30pm, Mondays to Fridays inclusive; b) between 8:00 am and 3:00 pm, Saturdays; c) between 9:00 am and 3:30 pm, Mondays to Fridays for mechanical rock blasting; and d) no work on Sundays and public holidays. 2. Works may be undertaken outside these hours where: <ul style="list-style-type: none"> a) the delivery of materials is required outside these hours by the Police or other authorities; b) it is required in an emergency to avoid the loss of life. 	<p>No modification proposed as part of Modification 13.</p>

<p>damage to property and/or to prevent environmental harm; and</p> <ul style="list-style-type: none"> c) residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works; and d) the work is approved by the Director-General or his nominee. <p>3. Notwithstanding conditions 1 and 2 above minor internal works to the existing building, including but not limited to demolition of light weight partitions, construction of new partitions, installation of ceilings, finishing of floors, engineering services installations, carpet installation, lighting programming, painting, may be undertaken outside these hours in accordance with the submitted Construction Noise and Vibration Management Plan required by condition B21.</p> <p>Should noise complaints be received by Council or other State government agencies from a place of different occupancy (including commercial premises) and the complaint being substantiated by a Council Officer or representative of the relevant State agency, the construction works occurring during the approved extended construction hours must cease operation until 'attenuation works' are carried out. Extended construction hours must not commence until compliance with the relevant noise conditions can be achieved.</p> <p>All heavy demolition and construction works shall be restricted to between the hours of 9:00am – 4:00pm Mondays to Saturdays.</p>	
<p>D12 Signage</p> <p>Adequate signage and other protective measures should be erected in the vicinity of the heritage items and in the vicinity of the work site to alert contractors and subcontractors to the existence and fragile nature of these heritage items.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D13 Sydney Metro Authority</p> <p>Persons authorised by Sydney Metro Authority are to be granted access to inspect the site to enable them to assess whether excavation works and structures have been undertaken according to agreed plans.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D14 Work on site to Cease</p> <p>If any unidentified historical archaeological remains or deposits are exposed during the works excavation is to cease immediately in the affected areas and the archaeologist is to undertake an evaluation of the potential extent and significance of such relics.</p>	<p>No modification proposed as part of Modification 13.</p>

<p>The Heritage Council is to be notified in accordance with Section 146 of the NSW Heritage Act, 1977.</p>	
<p>D15 Associated Roadway Costs</p> <p>All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the Council's 'Development Specification for Civil Works Design and Construction'.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D16 Paving Materials</p> <p>The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are to be used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials"</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D17 Public Domain Plan</p> <p>Three copies of a Public Domain Plan must be prepared by an architect, urban designer or landscape architect and must be lodged with Council's Public Domain Section and approved by Council prior to a Road Opening Permit being issued for the works on the public way. It is recommended that draft plans should be submitted for comment prior to formal submission for approval.</p> <p>The Public Domain Plan must be prepared in accordance with Council's Public Domain Manual, Sydney Streets Design Code and must be undertaken in consultation in consultation with Council officers. The works to the public domain are to be completed in accordance with the approved plan and the Public Domain Manual before any Occupation Certificate is issued in respect of the Development or before the use commences, whichever is earlier and prior to the release of the Public Domain Works Deposit.</p> <p>The Public Domain Plan must address the following:</p> <ul style="list-style-type: none"> (i) Public domain works to Union Street and adjacent to Union Street must be compatible with the materials, finishes and details documented on Dwg. Nos 208008 LDCC 09 and 208008 LDCC 10 provided by Council (ii) Footways surrounding the site are to be asphalt or other paving treatment agreed by Council, designed and constructed in accordance with Council's Sydney Streets Design Code. (iii) Pedestrian kerb ramps must be designed and constructed at pedestrian crossing points in the footway in accordance with Council's Sydney Streets Design Code, and must be oriented to suit the path of travel (iv) New kerb works surrounding the sites are to be stone, designed and constructed in accordance with Council's Sydney Streets Design Code. Existing serviceable stone kerbstones are to be retained. Infill kerbstones are to 	<p>No modification proposed as part of Modification 13.</p>

<p>(v) match existing. Gutters are to be concrete, constructed in accordance with Council's Sydney Streets Design Code. All entry and exit driveways on the public way are to be designed and constructed in accordance with council's Sydney Streets Design Code, (including drop kerb), with finishes to be consistent with adjacent footway paving and kerb materials agreed by Council. The footway and driveway are to be at one continuous level, with no kerb return.</p> <p>(vi) Lighting on the public way must comply with the requirements of AS 1158.3.1 Category P1. Complying lighting designs, prepared by a practicing lighting engineer, must be submitted for approval by the Council prior to the issue of a Road Opening License for public domain works on the public way.</p>	
<p>D17A Public Domain Plan – Mod 14 Works</p> <p>Three copies of a Public Domain Plan must be prepared by an architect, urban designer or landscape architect reflecting the proposed Public Domain Works shown within the Landscape Report prepared by Urbis dated 16 February 2017 include the relevant provisions to address the requirements of condition B9A. The plan must be lodged with Council's Public Domain Section and approved by Council prior to the commencement of the public domain works.</p>	
<p>D18 Public Domain Damage Deposit</p> <p>A Public Domain Damage Deposit calculated on the basis of 135 lineal metres of asphalt site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site.</p> <p>The guarantee must be lodged with Council prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier.</p>	<p>D17B Public Domain Plan – Mod 13 Works</p> <p>Three copies of a Public Domain Plan must be prepared by an architect, urban designer or landscape architect reflecting the proposed Public Domain Works shown within the Landscape Report and Landscape Drawings prepared by Urbis dated 30.01.2019 include the relevant provisions to address the requirements of condition B9A. The plan must be lodged with Council's Public Domain Section and approved by Council prior to the commencement of the public domain works.</p> <p>No modification proposed as part of Modification 13.</p>

<p>The Bank Guarantee will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements 90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.</p>	
<p>D19 Road Opening License</p> <p>A separate Road Opening License must be obtained prior to the approved public domain works commencing on the public way.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D20 Alignment Levels</p> <p>Cross sections and longitudinal sections demonstrating the existing and proposed gutter, kerb and footway levels and gradients for the site frontages must be prepared by a registered surveyor or qualified practising civil engineer, must be prepared in accordance with the Public Domain Manual and must be submitted to and approved by Council in conjunction with the Public Domain Plan prior to issue of a Road Opening License for public domain works on the public way.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>D21 Street Trees</p> <p>(i) 14 existing large Cabbage Tree Palms (<i>Livistona australis</i>) located on Council's footpath in the Pirrama Road frontage of the site must be removed intact, must be retained and maintained, and must be replanted in the Pirrama Road frontage of the site during construction of the public domain works in locations to be agreed with Council officers</p> <p>(ii) Where intact removal of palms in the footpath is difficult or not possible due to the site constraints, other palms of the same species and comparable height and health may be substituted as replacements on a 'one for one' basis. All such substitutes are subject to approval by Council's Arborist.</p> <p>(iii) It is noted that the Weeping Figs (<i>Ficus benjamina</i>) in Council's footpath differ from the species selected for replanting (<i>Livistona australis</i>). Any fig trees approved for removal, pending Council's nominal notification period and the issue of relevant permits, are to be replaced with Cabbage Tree palms during the public domain works. The height and vigour of all such substitutes are to match other palms to be replanted as closely as possible.</p> <p>(iv) The new locations for transplanted trees are to be agreed by Council, conforming to the Sydney Streets Design Code and Sydney Street Tree Master Plan for Master Plan where possible (refer to Council's Street Tree Master Plan for guidelines on spacing and appropriate placement of street trees).</p> <p>(v) All transplanting works are to conform to the work method detailed in the report 'Tree Transplanting Methodology Statement' dated August 2009, drafted by Dave Dooley. The Proponent shall engage and retain a qualified</p>	<p>D21 Street Trees</p> <p>(i) 14 existing large Cabbage Tree Palms (<i>Livistona australis</i>) located on Council's footpath in the Pirrama Road frontage of the site must be removed intact, must be retained and maintained, and must be replanted in the Pirrama Road frontage of the site during construction of the public domain works in locations a suitable location (or locations) elsewhere to be agreed with Council officers.</p> <p>Reason: These trees are to be removed and protected in consultation with Council to enable construction and maintain the intent of this condition and allow for these trees to be planted elsewhere to achieve the approved public domain planting.</p> <p>(ii) Where intact removal of palms in the footpath is difficult or not possible due to the site constraints, other palms of the same species and comparable height and health may be substituted as replacements on a 'one for one' basis. All such substitutes are subject to approval by Council's Arborist.</p> <p>(i) — It is noted that the Weeping Figs (<i>Ficus benjamina</i>) in Council's footpath differ from the species selected for replanting (<i>Livistona australis</i>). Any fig trees approved for removal, pending Council's nominal notification period and the issue of relevant permits, are to be replaced with Cabbage Tree palms during the public domain works. The height and vigour of all such substitutes are to match other palms to be replanted as closely as possible.</p> <p>Reason: The proposed landscaping plan details the provision of Street Trees in accordance with City of Sydney's Street Tree Masterplan.</p> <p>(iv) The new locations for transplanted trees are to be agreed by Council, conforming to the Sydney Streets Design Code and Sydney Street Tree Master Plan where possible (refer</p>

<p>arborist (AQF5) to undertake and complete all stages of the transplanting work in accordance with the approved transplanting plan.</p> <p>(vi) In the event that one or some of the trees for retention die (despite best practices conforming to the approved transplanting plan), the developer must replace the lost palms on a one for one basis, with the same species of a similar height and health, prior to the release of the public domain works deposit.</p> <p>(vii) All trees to be retained must be protected from mechanical damage due to hoardings erection or other construction activities. This protection includes the wrapping of trunks with hessian and fixed with tape or tie wire (not nailed or screwed) to and height that exceeds the eventual height of the hoardings; as well as judicious placement of the feet of the hoardings to keep them a minimum distance of 1 metre from any trunk. No excavation, demolition or other potentially negatively impactful activities are to be undertaken within 5 metres of any tree to be retained.</p>	<p>to Council's Street Tree Master Plan for guidelines on spacing and appropriate placement of street trees).</p> <p>(v) All transplanting works are to conform to the work method detailed in the report 'Tree Transplanting Methodology Statement' dated August 2009, drafted by Dave Dooley. The Proponent shall engage and retain a qualified arborist (AQF5) to undertake and complete all stages of the transplanting work in accordance with the approved transplanting plan.</p> <p>(vi) In the event that one or some of the trees for retention die (despite best practices conforming to the approved transplanting plan), the developer must replace the lost palms on a one for one basis, with the same species of a similar height and health, prior to the release of the public domain works deposit.</p> <p>(vii) All trees to be retained must be protected from mechanical damage due to hoardings erection or other construction activities. This protection includes the wrapping of trunks with several layers of hessian and fixed with tape or tie wire (not nailed or screwed) to and height that exceeds the eventual height of the hoardings; as well as judicious placement of the feet of the hoardings to keep them a minimum distance of 1 metre from any trunk. No excavation, demolition or other potentially negatively impactful activities are to be undertaken within 5 metres of any tree to be retained.</p>
<p>D22 RailCorp HV (11kV) Cable</p> <p>No works are to take place around the RailCorp HV (11kV) cable located along both Pirrama Road and Jones Bay Road without prior written approval from RailCorp.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>ISEPP Conditions</p> <p>D22A General Conditions</p> <ul style="list-style-type: none"> • The applicant must comply with all the SLR Head Contractor's and Light Rail Operator's policies, rules and procedures when working in and about the Inner West Light Rail (IWLR) corridor; • Activities of the applicant must not affect and/or restrict Sydney Light Rail (IWLR) Service Delivery, without prior written agreement between the applicant, Transport for New South Wales (TfNSW), SLR Head Contractor and the Light Rail Operator, and it is a condition precedent that such written agreement must be obtained no later than 2 months prior to the activity; such requests to include as a minimum the proposed duration, location, scope of works, and other information as required by TfNSW. TfNSW reserves it right to reasonably reject any such request. • It is a condition precedent that the applicant must apply to the SLR Head Contractor and the Light Rail Operator for all applicant's required network shutdowns four (4) months prior to each individual required network shutdown event; such requests for network shutdowns must include as a minimum the proposed shutdown dates, duration, location, scope of works, and other information as required by the Light Rail Corridor permitting procedure. The Light Rail Operator reserves it right to reasonably reject any request for network shutdown due to operational requirements; • The applicant shall provide safe and unimpeded access for IWLR patrons traversing to and from the IWLR Star stop at all times; • The relocation of any RailCorp/TfNSW services or infrastructure is to be at the applicant's cost and to RailCorp/TfNSW Requirements and Standards; 	

- All works/regulatory signage associated with the proposed development are to be at no cost to TfNSW/Roads and Maritime Services;
 - Any changes that may have impact on the Permanent Light Rail Corridor and its associated assets must be dealt with in accordance with:
 - o The Light Rail Operator Configuration Change Management Plan, and
 - o The relevant Scope and Performance Requirements set out in Schedule E1 of the Sydney Light Rail Project Deed.
 - The applicant shall comply with all legislative and regulatory requirements including the requirements to have Safety Interface Agreements in accordance with the relevant regulations;
 - Any work or access required in the rail corridor Danger Zone, being any area in the corridor that is outside the platform or crossing boundary, must be notified to the Light Rail Operator within the notification period of four (4) weeks and approved prior to any level of access being granted; and
 - All TfNSW, SLR Head Contractor and the Light Rail Operator costs associated with review of plans, designs and legal should be borne by the applicant.
- D22B Information Required from the Applicant**
- Prior to the lodgement of any Construction Certificates, the applicant is to confirm in writing with TfNSW what each Construction Certificate stage will involve and what applicable documentation is requested to be provided to TfNSW and/or any TfNSW nominated authority for review and endorsement.
 - The applicant should consult with Sydney Trains, TfNSW, the SLR Head Contractor and the Light Rail Operator prior to the preparation of requested documentation and provide the following information to TfNSW prior to issuing the relevant Construction Certificate:
 - o The applicant shall provide the following prior to issue of the first Construction Certificate:
 - > Final geotechnical and structural report / drawings. The geotechnical report should include any potential impact on the light rail corridor, easement and substratum, and include consideration for a Finite Element analysis and any potential dewatering;
 - > Final construction methodology with construction details pertaining to structural support during excavation or ground penetration;
 - > Final cross-sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor. Cross sectional drawings should also include the RailCorp owned substratum, accurate RL depths and horizontal distances from assets (tracks, overhead lines, structures and cables) to the nearest point of excavation or ground penetration works. All measurements are to be verified by a Registered Surveyor;
 - > Details of the vibration and movement monitoring system that will be in place before excavation commences; and
 - > Detailed survey plan.
 - o The applicant shall provide the following prior to issue of the relevant Construction Certificate:

- > Acoustic assessment;
- > Electrolysis analysis report;
- > Details of balconies/window openings on the light rail corridor;
- > Assessment on use of lights, signs and reflective materials which are visible from the light rail corridor;
- > Details of insurance; and
- > Consultation regime.

The Principal Certifying Authority (PCA) is not to issue the relevant Construction Certificate until it has received written confirmation from TfNSW that this has been complied with.

D22C Prior to the issue of the Construction Certificate

- Prior to the issue of the relevant Construction Certificate, the applicant shall liaise with TfNSW and the SLR Head Contractor to ascertain its requirements in relation to the protection of TfNSW's infrastructure. The applicant is to submit to TfNSW all relevant documentation as requested by TfNSW and obtain TfNSW's written endorsement;
- Prior to the issue of the relevant Construction Certificate, the applicant shall undertake services search and asset identification. TfNSW, the SLR Head Contractor, the Light Rail Operator and Sydney Trains needs to be consulted if any light rail and/or RailCorp cables/assets need to be relocated or included in the development in some manner;
- Prior to the issue of the relevant Construction Certificate, the applicant shall provide an engineering drawing which illustrates the delineation of the IWLK Corridor (and relative dimensions to the Star Stop platform edge) in relation to the work site;
- Prior to the issue of the relevant Construction Certificate, the applicant shall provide its safety management plan which assesses and mitigates against IWLK Operations risks and safety issues specifically in relation to construction works being performed in or around the IWLK Corridor. In particular, the applicant shall identify and detail risk mitigation activities it will implement to eliminate the risks as a result of the construction works;
- Prior to the issue of the relevant Construction Certificate, a pre-construction work Dilapidation Report of the Permanent Light Rail and its assets shall be prepared by a qualified structural engineer. The dilapidation survey shall be undertaken via a joint site inspection by the representatives of the Light Rail Operator, TfNSW and the applicant. These dilapidation surveys will establish the extent of existing damage and enable any deterioration during construction to be observed;
- Prior to the issue of the relevant Construction Certificate, the applicant must identify and protect all Light Rail Assets including in ground services, including but not limited to: Electrical cables, fibre optic cables servicing Light Rail Signals, Public Information Displays, Electronic Ticketing Systems, and Emergency Contact Points. The applicant shall be responsible for timely rectification of all damage to Light Rail assets caused by the applicant;
- The final acoustic assessment is to be submitted to the PCA prior to the issue of the relevant Construction Certificate demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines". All recommendations of the acoustic

assessment are to be incorporated in the construction documentation;

- Prior to the issue of the relevant Construction Certificate, the applicant must mitigate all noise and vibration to the extent possible and provide vibration monitoring equipment and provide the results to the SLR Head Contractor and the Light Rail Operator fortnightly, and immediately implement corrective actions in the event that the noise or vibration exceeds acceptable limits;
- Prior to the issue of the relevant Construction Certificate the applicant is to engage an Electrolysis Consultant to prepare a report on the Electrolysis Risk to the development from stray currents. The applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the PCA with the application for the relevant Construction Certificate;
- The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity to the satisfaction of TfNSW, the SLR Head Contractor and the Light Rail Operator. The PCA shall not issue the relevant Construction Certificate until written confirmation has been received from TfNSW confirming that this condition has been satisfied;
- Prior to the issue of the relevant Construction Certificate, a detailed regime is to be prepared for consultation with and approval by, TfNSW for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW; and
- Prior to the issue of the relevant Construction Certificate the applicant must hold current public liability insurance cover for a sum to be determined by TfNSW. This insurance shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The applicant is to contact TfNSW to obtain the level of insurance required for this particular proposal. Prior to issuing the relevant Construction Certificate the PCA must witness written proof of this insurance in conjunction with TfNSW's written advice to the applicant on the level of insurance required.

D22D Prior to the Commencement of Works

- Prior to the commencement of works on site, a Safety Interface Agreement (S IA) between the Light Rail Operator and the applicant must be signed and accepted by both parties prior to the start of works. This agreement will detail the likes of, but is not limited to;
 - o Review of the machinery to be used during excavation/ ground penetration/ construction works;
 - o The need for track monitoring;
 - o Design and installation of lights, signs and reflective material;
 - o Access by representatives of SLR Head Contractor and the Light Rail Operator to the site of the approved development and all structures on that site;

o Endorsement of Risk Assessment/ Management Plan and Safe Work Method Statements (SWMS);

o Endorsement of plans regarding proposed craneage and other aerial operations;

o Erection of scaffolding/hoarding;

o SLR Head Contractor and Light Rail Operator's rules and procedures; and

o Alteration of rail assets such as the overhead wire along of track and associated hoarding demarcation system, if undertaken by the applicant.

• Prior to the commencement of works, an agreement between TfNSW, and Railcorp and the applicant must be signed and accepted by all parties. This agreement will include, but is not limited to:

o IWLRL Operational requirements;

o IWLRL network access compliance requirements;

o The Light Rail Operator policies, rules and procedures compliance requirements;

o Indemnities and insurance requirements;

o Access requirements;

o Safety requirements;

o TfNSW, SLR Head Contractor, and the Light Rail Operator's recovery of costs from the applicant for costs incurred by these parties in relation to the development (e.g. review of design, meetings, shutdown and/or power outage costs including alternate transport costs, customer communications, loss of revenues etc.);

o Interface coordination between the Light Rail Operator and The Star project and construction works, e.g. The Star Stop platform area resurfacing;

o The SLR Head Contractor's and Light Rail Operator's reviews and impact assessment of the applicant's proposal, engineering design and construction works methodology on IWLRL Operations and assets;

o Attendance and participation in the construction works risk assessment of construction activities to be performed in, above, about, and/or below the IWLRL Corridor;

o Arrangements for network shutdowns;

o Sydney Light Rail restricted operations related costs attributed to the applicant; and

o Requested and approved IWLRL site works access approval and access permit to work.

D22E During Construction

	<ul style="list-style-type: none"> • All piling and excavation works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects; • No rock anchors/bolts (temporary or permanent) are to be installed into RailCorp's property or easements; • No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment unless a physical barrier such as a hoarding or structure provides separation. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor; • During all stages of the development, extreme care shall be taken to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the applicant; • Rainwater from the roof must not be projected and/or falling into the rail corridor and must be piped down the face of the building which faces the rail corridor. Given the site's location next to the rail corridor, drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from the TfNSW, the Light Rail Operator and Railcorp (or their delegated authority); and • No scaffolding is to be used within 6 horizontal metres of the rail corridor unless prior written approval has been obtained from the Light Rail Operator and a physical barrier such as a hoarding or structure provides separation. To obtain approval the applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor. <p>D22F Prior to the issue of the Occupation Certificate</p> <ul style="list-style-type: none"> • The final dilapidation survey shall be undertaken via a joint inspection with representatives from the SLR Head Contractor, RailCorp, TfNSW, the Light Rail Operator and the applicant. The dilapidation survey will be undertaken on the rail infrastructure and property in the vicinity of the project. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report to the SLR Head Contractor, Light Rail Operator and TfNSW will be required unless otherwise notified by RailCorp or TfNSW. The final occupation certificate shall not be issued until written confirmation has been received from TfNSW confirming their satisfaction with the dilapidation survey and/or rectification of any damage. <p>Reason: to accommodate the recommended conditions from TfNSW.</p>
<p>D23 Water efficiency</p> <p>All water fixtures, including toilets, urinals, taps, showers and dishwashers are required to have a NABERS rating of 3 star or greater.</p>	<p>No modification proposed as part of Modification 13.</p>

No modification proposed as part of Modification 13.

D24 Heritage

(1) General Heritage

- (a)** The proposed works are to be carried out in a manner that minimises demolition, alterations, new penetrations/fixings to the significant fabric of the SELS Building, which is listed as a Heritage Item.
 - (b)** The fabric and features of the SELS Building to be retained by the Proposal must be properly protected during the process of demolition and construction.
 - (c)** All conservation and adaptation works are to be in accordance with the Articles of the Australia ICOMOS Burra Charter 1999.
 - (d)** Experienced tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works to the SELS Building
 - (e)** New services to the SELS Building are to be installed with minimum intervention to significant fabric and spaces.
 - (f)** Brickwork/stone must not be rendered, painted or coated.
- (2)** Making Good to Existing Building
All new internal and external finishes and works of making good to the SELS Building must match the existing original work adjacent in respect of materials used, detailed execution and finished appearance.
- (3)** SELS Building Lighting
The lighting to Pymont Street Façade of the SELS Building is to be installed in accordance with the Lighting Methodology Statement prepared by URBIS dated 16 February 2017.

Part E – Prior to Occupation or Commencement of Use	
<p>E1 (A) Certification of Noise Mitigation Measures</p> <p>Prior to the issues of an Occupation Certificate for any stage of the Approved Project, a report is to be prepared and submitted by a qualified acoustic engineer confirming that the development has been constructed in accordance with the conditions of this approval and in accordance with the recommendations of:</p> <p>(a) The Acoustic Assessment Report, prepared by ARUP, September 2008; (b) Addendum Report, prepared by Acoustic Logic Consultancy dated August 2009; and (c) Acoustic Assessment Report prepared by AECOM dated 7 October 2010 as may be relevant to the completed works.</p>	<p>E1 (A) Certification of Noise Mitigation Measures</p> <p>Prior to the issues of an Occupation Certificate for any stage of the Approved Project, a report is to be prepared and submitted by a qualified acoustic engineer confirming that the development has been constructed in accordance with the conditions of this approval and in accordance with the recommendations of:</p> <p>(a) Noise Impact Assessment dated prepared by WSP dated 12 June 2018. (b) The Acoustic Assessment Report, prepared by ARUP, September 2008; (c) Addendum Report prepared by Acoustic Logic Consultancy dated August 2009; and (d) Acoustic Assessment Report prepared by AECOM dated 7 October 2010 as may be relevant to the completed works.</p> <p><u>Reason:</u> Altered to facilitate implementation of the whole site noise limit.</p>
<p>E1 Noise Control – Plant and Machinery</p> <p>Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to anyone or more of the following:</p> <p>(1) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.</p> <p>(2) A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute</p> <p>(3) Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.</p> <p>(4) Prior to issue of any Occupation Certificate a report is to be prepared and submitted by a qualified acoustic engineer confirming that the development has been constructed in accordance with the recommendations in the Acoustic Assessment Report prepared by ARUP, September 2008 and addendum provided by Acoustic Logic Consultancy, 14 August 2009.</p>	<p>E1 Noise Control – Plant and Machinery</p> <p>Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to anyone or more of the following:</p> <p>(1) Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.</p> <p>(2) A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute</p> <p>(3) Notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.</p> <p>(4) Prior to issue of any Occupation Certificate a report is to be prepared and submitted by a qualified acoustic engineer confirming that the development has been constructed in accordance with the recommendations in the Acoustic Assessment Report prepared by ARUP, September 2008 and addendum provided by Acoustic Logic Consultancy, 14 August 2009.</p> <p><u>Reason:</u> Item 1 is deleted as the use will be approved. If the approved use complies with the conditions of approval relating to noise, it can therefore not be considered 'offensive noise'. Item 4 is to be amended to facilitate implementation of the whole of site noise limits.</p>
<p>E2 Accessibility</p>	<p>E2 Accessibility</p>

<p>Prior to issue of an Occupation Certificate a certificate of compliance is to be prepared by an appropriately qualified person and submitted to the Certifying Authority confirming that the development complies with the recommendations in the Access Review Report (Morris Goding Accessibility Consulting, 10 September 2008).</p>	<p>Prior to issue of an Occupation Certificate a certificate of compliance is to be prepared by an appropriately qualified person and submitted to the Certifying Authority confirming that the development complies with the recommendations in the <u>Access Review Report (Morris Goding Accessibility Consulting, 10 September 2008)</u>, <u>Accessibility Design Review (McKenzie Group, 30 January 2018)</u>.</p> <p>Reason: The recommendations have been superseded by the <u>Accessibility Design Review prepared by McKenzie Group, 30 January 2018</u>.</p>
<p>E3 Fire Safety Certificate</p> <p>A Fire Safety Certificate shall be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of the final Occupation Certificate. A copy of the Fire Safety certificate must be submitted to the relevant authority and Council.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>E4 Annual Fire Safety Statement</p> <p>For any essential fire safety equipment, an Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the relevant authority initial Fire Safety Certificate is received.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>E5 Road Damage</p> <p>The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the Approved Project, is to be met in full by the Proponent/developer prior to the issue of the final Occupation Certificate.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>E6 Waste Management</p> <p>Prior to an Occupation Certificate being issued, the Certifying Authority must ensure that waste handling works have been completed in accordance with the Waste Management Plan; other relevant approval conditions; and any relevant Council policy.</p>	<p>E6 Waste Management</p> <p>Prior to an Occupation Certificate being issued, the Certifying Authority must ensure that waste handling works have been completed in accordance with the Waste Management Plan prepared by WSP dated 31 January 2018; other relevant approval conditions; and any relevant Council policy.</p> <p>Reason: to account for amendments to the Waste Management Plan</p>
<p>E7 Food Premises</p> <p>The construction, fit out and finishes or any proposed commercial food premises shall comply with Standard 3.2.3 of the Australian and New Zealand Standards Food Code under the Food Act 2003. All food preparation areas are to be inspected and certified by Council's Environmental Health Officers prior to use.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>E8 Consolidation of allotments</p> <p>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</p>	<p>No modification proposed as part of Modification 13.</p>

<p>Principal Certifying Authority prior to the issue of an Occupation Certificate for the podium or hotel, whichever occurs first.</p>	
<p>E9 Sydney Water</p> <p>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.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>E10 Traffic Management</p> <p>(1) Left In Left Out Only</p> <p>Signage is to be erected to indicate that the porte cochere access and egress driveways are restricted to left in left out movements. The signage is to be erected within the property boundary and maintained in good order. Signage is required prior to the issue of an Occupation Certificate.</p> <p>(2) Signage at Vehicle Egress</p> <p>The following signs must be provided and maintained within the site at the point(s) of vehicular egress requiring drivers to:</p> <p>(i) Stop before proceeding onto the public way; and</p> <p>(ii) "Give Way To Pedestrians" before crossing the footway; or compelling drivers to crossing a footway on an existing or identified shared path route.</p>	<p>E10 Traffic Management</p> <p>(1) Left In Left Out Only</p> <p>Signage is to be erected to indicate that the Pymont Street porte cochere access and egress driveways are restricted to left in left out movements. The signage is to be erected within the property boundary and maintained in good order. Signage is required prior to the issue of an Occupation Certificate.</p> <p>(2) Signage at Vehicle Egress</p> <p>The following signs must be provided and maintained within the site at the point(s) of vehicular egress requiring drivers to:</p> <p>(i) Stop before proceeding onto the public way; and</p> <p>(ii) "Give Way To Pedestrians" before crossing the footway; or compelling drivers to "Give Way To Pedestrians and Bicycles" before crossing a footway on an existing or identified shared path route.</p> <p>Reason: This requirement relates only to the Pymont Street Porte Cochere.</p>
<p>E11 Public Domain Works Completion</p> <p>An inspection of the works constructed on the public way will be undertaken by Council, and all identified defects must be rectified by the developer prior to the release of the Public Domain Works Deposit.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>E1(B) Operational Environmental Management Plan</p> <p>The Proponent shall prepare an Operational Environmental Management Plan (OEMP) prior to issue of an Occupation Certificate for the Level 3 Sovereign Room expansion in consultation with the Department of Primary Industries (DPI Water).</p>	<p>No modification proposed as part of Modification 13.</p>
	<p>E2(B)</p> <p>Detailed designs, groundwater investigations and relevant management plans should be referred to Dol Water for review prior to the issue of construction certificate.</p> <p>Reason: to account for conditions requested by Dol Water.</p>

<p>E13 GFA Certification</p> <p>A Registered Surveyor is to certify that the Gross Floor Area (GFA) of the Star City Complex prior to the issue of an Occupation Certificate for the Multi Use Entertainment Facility.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>Part F – Post Occupation & Ongoing Operational</p>	
<p>F1 No Speakers or Music Outside</p> <p>Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain and outdoor terraces/decks/gaming areas, excluding the:</p> <ul style="list-style-type: none"> a) Level 3 Outdoor Pool Deck area of the hotel development; b) Level 3 Pirrama Road Entertainment Deck, c) Level 1 Pirrama Road Outdoor Gaming Areas, d) Oasis Outdoor Gaming Area fronting Pymont Street (as shown on Drawing No MOD-A9202A); and e) Sovereign Level 3 Outdoor Gaming Areas within the site and those fronting Pirrama Road and Pymont Streets (as shown on Drawing No MOD14-A0703). <p>Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.</p>	<p>F1 No Speakers or Music Outside</p> <p>Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain and outdoor terraces/decks/gaming areas, excluding the:</p> <ul style="list-style-type: none"> a) Level 3 Outdoor Pool Deck area of the hotel development; b) Level 3 Pirrama Road Entertainment Deck; c) Level 1 Pirrama Road Outdoor Gaming Areas, d) Oasis Outdoor Gaming Area fronting Pymont Street (as shown on Drawing No MOD-A9202A); and e) Sovereign Level 3 Outdoor Gaming Areas within the site and those fronting Pirrama Road and Pymont Streets (as shown on Drawing No MOD14-A0703); f) Level 5 Sky Terrace outdoor seating associated with the F&B bistros and event terrace (as shown on FJMT Drawing No AF1005 DA02); and g) Level 7 ribbon The Star and Ritz Carlton pool decks and F&B premises (as shown on FJMT Drawing No AF1006 DA02). <p>Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.</p>
<p>F1A Trial Use of Speakers and Music Outside</p> <p>The use of speakers and amplified music in those outdoor areas identified in Condition F1(b) to F1(e) above is subject to a two-year trial period which shall commence on grant of approval of MP08_0098 MOD 14 or within one month of the issue of an Occupation Certificate for the outdoor areas whichever is the latter. The Proponent shall notify Council and the Department in writing of the trial period for each of the outdoor areas identified in Condition F1(b) to F1(e) above. Email notification to Council of the commencement of the trial period shall be sent to liquor@cityofsydney.nsw.gov.au.</p> <p>Note: A modification application may be lodged to continue the trial period specified in this condition permanently. Provided the application to continue the trial period is lodged no earlier than 120 days before the end of the trial period and no later than 60 days before the end of the trial period, then the activity the subject of the application for extension may continue until such time as the application is determined.</p>	<p>F1A Trial Use of Speakers and Music Outside</p> <p>(a) The use of speakers and amplified music in those outdoor areas identified in Condition F1(b) to F1(e) above is subject to a two-year trial period which shall commence on grant of approval of MP08_0098 MOD 14 or within one month of the issue of an Occupation Certificate for the outdoor areas whichever is the latter. The Proponent shall notify Council and the Department in writing of the commencement of the trial period for each of the outdoor areas identified in Condition F1(b) to F1(e) above. Email notification to Council of the commencement of the trial period shall be sent to liquor@cityofsydney.nsw.gov.au.</p> <p>Note: A modification application may be lodged to continue the trial period specified in this condition permanently. Provided the application to continue the trial period is lodged no earlier than 120 days before the end of the trial period and no later than 60 days before the end of the trial period, then the activity the subject of the application for extension may continue until such time as the application is determined.</p> <p>(b) The use of speakers and amplified music in those outdoor areas identified in Condition F1(f) to F1(g) above is subject to a two-year trial period which shall commence on grant of approval of MP08_0098 MOD 13 or within one month of the issue of an Occupation Certificate for the outdoor areas whichever is the latter. The Proponent shall notify Council and the Department in writing of the commencement of the trial period for each of the outdoor areas identified in Condition F1(f) to F1(g) above.</p>

<p>F1B Level 3 Outdoor Pool Deck</p> <p>Operation of speakers at the Level 3 Outdoor Pool Deck areas of the hotel must be in accordance with the following:</p> <p>(a) The maximum allowable speaker output for playback of background music is to comply with the recommendations identified in the AECOM Noise Emissions Assessment dated 6 June 2012;</p> <p>(b) The speakers that are permitted to be installed to the Level 3 Outdoor Pool Deck area of the hotel development are limited to twelve Meyer Sound Miniature Speakers (MM-4XP) and two subwoofers. The location of the speakers is illustrated in plan titled 'Darling Pool Terrace';</p> <p>(c) Management/administrative measures to assist in reducing operation noise impacts are to comply with the Operational Noise Management Plan prepared by AECOM and dated 6 June 2012, and includes but is not limited to the following:</p> <ol style="list-style-type: none"> i. Restricting the number of patrons permitted on the pool deck to 200 in the 'Night-time (midnight to 7.00 am) period'; ii. The ELIAS system is not to be used during the 'Night-time' (midnight to 7.00 am) period; iii. No announcements are to be made during the 'Night-time' (midnight to 7.00 am) period, except in the case of an emergency; and <p>No DJ/live band/amplified music events are to commence during the 'Night-time' (midnight to 7.00 am) period.</p>	<p>the outdoor areas identified in Condition F1(f) to F1(g) above. Email notification to Council of the commencement of the trial period shall be sent to liquor@cityofsydney.nsw.gov.au.</p> <p>Retain with no changes</p>
<p>F1C Level 3 Pirrama Road Entertainment Deck</p> <p>Speakers and amplification equipment must be installed/constructed and operated at the Level 3 Pirrama Road Entertainment Deck in accordance with all recommendations and performance parameters contained in the report entitled <i>The Star – Pirrama Road External Entertainment Deck – Amplified Music Acoustic Assessment</i>, prepared by Renzo Tonin and Associates and dated 8 May 2014. The use of the equipment must comply with the following:</p> <ol style="list-style-type: none"> (a) The use of the Level 3 Pirrama Road Entertainment Deck must comply with maximum allowable noise levels outlined in Section 4.2 (Table 6) of above mentioned report; (b) Sound speaker noise levels from each speaker must comply with Section 5 (Table 7) of the report entitled <i>The Star – Pirrama Road External Entertainment Deck – Amplified Music Acoustic Assessment</i>, prepared by Renzo Tonin and Associates and dated 8 May 2014 (c) The use of the speakers for the playing of live or recorded music is limited to 	<p>F1C Level 3 Pirrama Road Entertainment Deck</p> <p>Speakers and amplification equipment must be installed/constructed and operated at the Level 3 Pirrama Road Entertainment Deck in accordance with all recommendations and performance parameters contained in the report entitled <i>The Star – Pirrama Road External Entertainment Deck – Amplified Music Acoustic Assessment</i>, prepared by Renzo Tonin and Associates and dated 8 May 2014. The use of the equipment must comply with the following:</p> <ol style="list-style-type: none"> (a) The use of the Level 3 Pirrama Road Entertainment Deck must comply with maximum allowable noise levels outlined in Section 4.2 (Table 6) of above mentioned report; (b) Sound speaker noise levels from each speaker must comply with Section 5 (Table 7) of the report entitled <i>The Star – Pirrama Road External Entertainment Deck – Amplified Music Acoustic Assessment</i>, prepared by Renzo Tonin and Associates and dated 8 May 2014 (c) The use of the speakers for the playing of live or recorded music is limited to

<p>May 2014</p> <p>(c) The use of the speakers for the playing of live or recorded music is limited to between 7.00am and 12.00am;</p> <p>(d) There shall be no playing of amplified music or the use of speakers between 12.00am and 7.00am;</p> <p>(e) Music noise limits to be controlled using a sound-pressure measurement/limiter device (e.g. CESVA LRF-04 and LRF-05 or APEX Argos and HERA) so that music dependent on the overall noise generated by patrons and music combined. Where an alternative sound system is proposed, it is recommended that the noise level be controlled by an electronic frequency dependant RMS limiting device (e.g. a Rane HAL, BSS Blu-16, Symetrix Jupiter 8 or MediaMatrix X-Frame 88); and</p> <p>(f) Management/administrative measures to assist in reducing operational noise impacts are to comply with the Operational Noise Management Plan entitled <i>The Use of Speakers and Delivery of Music on the Pirrama Road External Entertainment Deck, The Star</i>, prepared by The Star Ltd and dated 8 May 2014; and</p> <p>(g) Notwithstanding compliance with (a) to (f) above operations on the Level 3 Pirrama Road Deck shall comply with the requirements of Conditions F5 and F6 when cumulatively assessed with other operations at the premises.</p>	<p>(d) There shall be no playing of amplified music or the use of speakers between 12.00am and 7.00am;</p> <p>(e) Music noise limits to be controlled using a sound-pressure measurement/limiter device (e.g. CESVA LRF-04 and LRF-05 or APEX Argos and HERA) so that music noise levels will be controlled dependent on the overall noise generated by patrons and music combined. Where an alternative sound system is proposed, it is recommended that the noise level be controlled by an electronic frequency dependant RMS limiting device (e.g. a Rane HAL, BSS Blu-16, Symetrix Jupiter 8 or MediaMatrix X-Frame 88); and</p> <p>(f) Management/administrative measures to assist in reducing operational noise impacts are to comply with the Operational Noise Management Plan entitled The Use of Speakers and Delivery of Music on the Pirrama Road External Entertainment Deck, The Star, prepared by The Star Ltd and dated 8 May 2014; and</p> <p>(g) Notwithstanding compliance with (a) to (f) above operations on the Level 3 Pirrama Road Deck shall comply with the requirements of Conditions F5 and F6 when cumulatively assessed with other operations at the premises.</p> <p>Reason: Level 3 Pirrama Road Entertainment deck has been demolished as part of Mod 13.</p>
<p>F1D Use of speakers in outdoor areas</p> <p>1. During the trial period (Condition F1A), speakers and amplification equipment must be constructed and operated at the Level 1 Pirrama Road Outdoor Gaming Area in accordance with all recommendations and performance parameters contained in the report entitled <i>The Star – Pirrama Road Level 1 Unenclosed Gaming Areas Speakers and Music Assessment</i>, prepared by Renzo Tonin and Associates and dated 8 May 2014. The use of the equipment must comply with the following:</p> <p>(a) The use of the Level 1 Pirrama Road Outdoor Gaming Areas must comply with maximum allowable noise levels outlined in Section 4.2 (Table 6) of the abovementioned report;</p> <p>(b) No PA (public address) announcements are permitted between 12 am and 7am;</p> <p>(c) Only low level background music that is below existing ambient noise levels in the Level 1 Pirrama Road Outdoor Gaming Areas is permitted to be played between 12 am and 7 am;</p> <p>(d) The noise levels of the speakers and amplification equipment shall be controlled by an electronic dependant RMS limiting device (e.g. a Rane HAL, BSS Blu-16, Symetrix Jupiter 8 or MediaMatrix X-Frame 88) so that all noise emissions comply with the requirements of Condition F5;</p> <p>(e) Management/administrative measures to assist in reducing operational noise impacts are to comply with the Operational Noise Management Plan entitled <i>The Installation and Use of Speakers to Deliver Background Music and Announcements to the Level 1 Unenclosed Gaming Areas, The Star</i>, prepared by Pure Projects and dated 8 May 2014; and</p> <p>(f) Notwithstanding compliance with paragraphs (a) to (e) above operations on the Level 1 Pirrama Road Deck shall comply with the requirements of Conditions F5 and F6 when cumulatively assessed with other operations at the premises.</p>	<p>F1D Use of speakers in outdoor areas</p> <p>1. During the trial period (Condition F1A), speakers and amplification equipment must be constructed and operated at the Level 1 Pirrama Road Outdoor Gaming Area in accordance with all recommendations and performance parameters contained in the report entitled <i>The Star – Pirrama Road Level 1 Unenclosed Gaming Areas Speakers and Music Assessment</i>, prepared by Renzo Tonin and Associates and dated 8 May 2014. The use of the equipment must comply with the following:</p> <p>(a) The use of the Level 1 Pirrama Road Outdoor Gaming Areas must comply with maximum allowable noise levels outlined in Section 4.2 (Table 6) of the abovementioned report;</p> <p>(b) No PA (public address) announcements are permitted between 12 am and 7 am;</p> <p>(c) Only low level background music that is below existing ambient noise levels in the Level 1 Pirrama Road Outdoor Gaming Areas is permitted to be played between 12 am and 7 am;</p> <p>(d) The noise levels of the speakers and amplification equipment shall be controlled by an electronic dependant RMS limiting device (e.g. a Rane HAL, BSS Blu-16, Symetrix Jupiter 8 or MediaMatrix X-Frame 88) so that all noise emissions comply with the requirements of Condition F5;</p> <p>(e) Management/administrative measures to assist in reducing operational noise impacts are to comply with the Operational Noise Management Plan entitled <i>The Installation and Use of Speakers to Deliver Background Music and Announcements to the Level 1 Unenclosed Gaming Areas, The Star</i>, prepared by Pure Projects and dated 8 May 2014; and</p> <p>(f) Notwithstanding compliance with paragraphs (a) to (e) above operations on the Level 1 Pirrama Road Deck shall comply with the requirements of Conditions F5 and F6 when cumulatively assessed with other operations at the premises.</p>

<p>the Level 1 Unenclosed Gaming Areas, The Star, prepared by Pure Projects and dated 8 May 2014; and</p> <p>(f) Notwithstanding compliance with paragraphs (a) to (e) above operations on the Level 1 Pirrama Road Deck shall comply with the requirements of Conditions F5 and F6 when cumulatively assessed with other operations at the premises.</p> <p>2. Any speakers and amplification equipment installed in the Oasis Outdoor Gaming Area, the expanded Level 1 Outdoor Gaming Area, or the Sovereign Outdoor Gaming Areas (internal to the site, fronting Pirrama Road or Pymont Street) must be constructed and operated in accordance with all recommendations and performance parameters contained in the report entitled The Star – Pirrama Road Level 1 Unenclosed Gaming Areas Speakers and Music Assessment, prepared by Renzo Tonin and Associates and dated 8 May 2014 and the recommendations of the Noise Impact Assessment prepared by WSP/Parsons Brinckerhoff dated September 2016 and Supplementary Report dated February 2017. The use of the equipment must comply with the following:</p> <p>(a) No PA (public address) announcements are permitted between 12 am and 7 am;</p> <p>(b) Only low level background music that is below existing ambient noise levels in the Level 1 Pirrama Road Outdoor Gaming Areas is permitted to be played between 12 am and 7 am;</p> <p>(c) The noise levels of the speakers and amplification equipment shall be controlled by an electronic dependant RMS limiting device (e.g. a Rane HAL, BSS Blu-16, Symetrix Jupiter 8 or MediaMatrix X-Frame 88) so that all noise emissions comply with the requirements of Condition F5; and</p> <p>(d) Management/administrative measures to assist in reducing operational noise impacts are to comply with the Operational Noise Management Plan entitled The Installation and Use of Speakers to Deliver Background Music and Announcements to the Level 1 Unenclosed Gaming Areas, The Star, prepared by Pure Projects and dated 8 May 2014; and</p> <p>(e) Notwithstanding compliance with paragraphs (a) to (d) above operations within the Unenclosed Gaming Areas shall comply with the following requirements:</p> <p>(i) OAll gaming machines in the unenclosed gaming areas are to be turned to half volume between 12 am and 7 am.</p> <p>(ii) The UGA is to be isolated off from the main gaming area via automatic door closers.</p> <p>(iii) Operation of each unenclosed gaming area shall comply with the requirements of Conditions F5 and F6 when cumulatively assessed with other operations at the premises.</p> <p>F1E Monitoring</p>	<p>2. Any speakers and amplification equipment installed in the Oasis Outdoor Gaming Area, the expanded Level 1 Outdoor Gaming Area, or the Sovereign Outdoor Gaming Areas (internal to the site, fronting Pirrama Road or Pymont Street) must be constructed and operated in accordance with all recommendations and performance parameters contained in the report entitled The Star – Pirrama Road Level 1 Unenclosed Gaming Areas Speakers and Music Assessment, prepared by Renzo Tonin and Associates and dated 8 May 2014 and the recommendations of the Noise Impact Assessment prepared by WSP/Parsons Brinckerhoff dated September 2016 and Supplementary Report dated February 2017. The use of the equipment must comply with the following:</p> <p>(a) No PA (public address) announcements are permitted between 12 am and 7 am;</p> <p>(b) Only low level background music that is below existing ambient noise levels in the Level 1 Pirrama Road Outdoor Gaming Areas is permitted to be played between 12 am and 7 am;</p> <p>(c) The noise levels of the speakers and amplification equipment shall be controlled by an electronic dependant RMS limiting device (e.g. a Rane HAL, BSS Blu-16, Symetrix Jupiter 8 or MediaMatrix X-Frame 88) so that all noise emissions comply with the requirements of Condition F5; and</p> <p>(d) Management/administrative measures to assist in reducing operational noise impacts are to comply with the Operational Noise Management Plan entitled The Installation and Use of Speakers to Deliver Background Music and Announcements to the Level 1 Unenclosed Gaming Areas, The Star, prepared by Pure Projects and dated 8 May 2014; and</p> <p>(e) Notwithstanding compliance with paragraphs (a) to (d) above operations within the Unenclosed Gaming Areas shall comply with the following requirements:</p> <p>(i) OAll gaming machines in the unenclosed gaming areas are to be turned to half volume between 12 am and 7 am.</p> <p>(ii) The UGA is to be isolated off from the main gaming area via automatic door closers.</p> <p>Operation of each unenclosed gaming area shall comply with the requirements of Conditions F5 and F6 when cumulatively assessed with other operations at the premises.</p> <p>3. Any speakers and amplification equipment in the Level 5 Sky Terrace and Level 7 Pool Decks are to meet the sitewide noise criteria in the WSP Noise Impact Assessment Report dated 12 June 2018 and Addendum Report dated November 2018.</p> <p>F1EA Monitoring</p>
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An appropriately qualified acoustic consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Association of Engineers Australia must be appointed within two weeks of the approval of MP08_0098 MOD 14 or prior to occupation of the areas nominated in condition F1 (b) to (e) and F3 (1) and (2) whichever is the sooner and details of that appointment submitted to Council. During the first 90 days of entertainment and use of outdoor speakers in those outdoor areas identified in Condition F1 (b) to (e) and F3 (1) and (2), the following acoustic measures must be undertaken:

1. The acoustic consultant must:
 - (a) Measure and verify that the cumulative noise emanating from the premises complies with the noise criteria in Condition F5 Noise; and
 - (b) if necessary, make recommendations to ensure that the cumulative noise emanating from the premises complies with the noise.
2. The noise measurements must be:
 - (a) Undertaken without the knowledge of the applicant, manager or operator of the premises;
 - (b) Undertaken on at least three different occasions on three different days of the week (excluding Monday, Tuesday and Wednesday) for a time period which is deemed suitable by the acoustic consultant to determine if cumulative noise emanating from the premises complies with the noise criteria in Condition F5 Noise; and
 - (c) Submitted to the City of Sydney Council, Health and Building Area Manager (West) within 7 days of the testing.
3. If the acoustic consultant recommends that additional treatment or works be undertaken under condition (1) (i) above, those recommendations must be:
 - (a) Submitted to the City of Sydney Council, Health and Building Area Manager (West) with the noise measurements as required in (2)(b) above; and
 - (b) Implemented to the acoustic consultant's and the Council's satisfaction within one (1) month of the date of the acoustic consultant's report.
4. If the acoustic consultant's recommendations are not implemented in accordance with this condition, the premises must not use/operate speakers in outdoor areas until such time as the recommendations are implemented and verified.

An appropriately qualified acoustic consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Association of Engineers Australia must be appointed within two weeks of the approval of MP08_0098 MOD 14 or prior to occupation of the areas nominated in condition F1 (b) to (e) and F3 (1) and (2) whichever is the sooner and details of that appointment submitted to Council. During the first 90 days of entertainment and use of outdoor speakers in those outdoor areas identified in Condition F1 (b) to (e) and F3 (1) and (2), the following acoustic measures must be undertaken:

1. The acoustic consultant must:
 - (a) Measure and verify that the cumulative noise emanating from the premises complies with the noise criteria in Condition F5 Noise; and
 - (b) if necessary, make recommendations to ensure that the cumulative noise emanating from the premises complies with the noise.
2. The noise measurements must be:
 - (a) Undertaken without the knowledge of the applicant, manager or operator of the premises;
 - (b) Undertaken on at least three different occasions on three different days of the week (excluding Monday, Tuesday and Wednesday) for a time period which is deemed suitable by the acoustic consultant to determine if cumulative noise emanating from the premises complies with the noise criteria in Condition F5 Noise; and
 - (c) Submitted to the City of Sydney Council, Health and Building Area Manager (West) within 7 days of the testing.
3. If the acoustic consultant recommends that additional treatment or works be undertaken under condition (1) (i) above, those recommendations must be:
 - (a) Submitted to the City of Sydney Council, Health and Building Area Manager (West) with the noise measurements as required in (2)(b) above; and
 - (b) Implemented to the acoustic consultant's and the Council's satisfaction within one (1) month of the date of the acoustic consultant's report.
4. If the acoustic consultant's recommendations are not implemented in accordance with this condition, the premises must not use/operate speakers in outdoor areas until such time as the recommendations are implemented and verified.

F1EB Monitoring

An appropriately qualified acoustic consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Association of Engineers Australia must be appointed within two weeks of the approval of MP08_0098 MOD 13 or prior to occupation of the areas nominated in condition F1 (f) to (g) details of that appointment submitted to Council. During the first 90 days of entertainment and use of outdoor speakers in those outdoor areas identified in Condition F1 (f) to (g), the following acoustic measures must be undertaken:

1. The acoustic consultant must:

	<p>(a) Measure and verify that the cumulative noise emanating from the premises complies with the noise criteria in Condition F5 Noise; and</p> <p>(b) if necessary, make recommendations to ensure that the cumulative noise emanating from the premises complies with the noise.</p> <p>2. The noise measurements must be:</p> <p>(a) Undertaken without the knowledge of the applicant, manager or operator of the premises;</p> <p>(b) Undertaken on at least three different occasions on three different days of the week (excluding Monday, Tuesday and Wednesday) for a time period which is deemed suitable by the acoustic consultant to determine if cumulative noise emanating from the premises complies with the noise criteria in Condition F5 Noise; and</p> <p>(c) Submitted to the City of Sydney Council, Health and Building Area Manager (West) within 7 days of the testing.</p> <p>3. If the acoustic consultant recommends that additional treatment or works be undertaken under condition (1) (i) above, those recommendations must be:</p> <p>(a) Submitted to the City of Sydney Council, Health and Building Area Manager (West) with the noise measurements as required in (2)(b) above; and</p> <p>(b) Implemented to the acoustic consultant's and the Council's satisfaction within one (1) month of the date of the acoustic consultant's report.</p> <p>4. If the acoustic consultant's recommendations are not implemented in accordance with this condition, the premises must not use/operate speakers in outdoor areas until such time as the recommendations are implemented and verified.</p> <p>Reason: To account for the outdoors areas proposed in Mod 13 at levels 5 and 7.</p>
<p>F1F Noise Limiters</p> <p>Use of all amplification equipment must comply with the following:</p> <p>(a) All amplification equipment used on the pool deck must be controlled by a Root Mean Square (RMS) noise limiter, calibrated by an acoustic consultant in accordance with manufactures specification to ensure that resultant amplified sound complies with the Council's licensed premises noise criteria. The noise limited and any independent output adjustments on the speaker system must be tamper proof and only operable by the acoustic consultant.</p> <p>(b) All on-stage and front of house sound equipment must be controlled by noise limitation equipment as detailed in (a) above.</p> <p>(c) Access to noise limiter settings must be restricted to the Licensee of manager of the premises. The limiter settings/calibration levels must be available to Council officers upon request.</p>	<p>F1F Noise Limiters</p> <p>Use of all amplification equipment must comply with the following:</p> <p>(a) All amplification equipment used on the pool deck or the outside entertainment areas must be controlled by a Root Mean Square (RMS) noise limiter, calibrated by an acoustic consultant in accordance with manufactures specification to ensure that resultant amplified sound level complies with the Council's licensed premises noise criteria condition F5A. The noise limited limiter and any independent output adjustments on the speaker system must be tamper proof and only operable by the acoustic consultant.</p> <p>(b) All on-stage and front of house sound equipment must be controlled by noise limitation equipment as detailed in (a) above.</p> <p>(c) Access to noise limiter settings must be restricted to the Licensee of manager of the premises. The limiter settings/calibration levels must be available to Council officers upon request.</p>

<p>(d) The Acoustical consultant must submit Certificate of Compliance to the Council to certify that the limiters are installed and calibrated to satisfy Council's noise criteria for the licensed venues.</p>	<p>(d) The Acoustical consultant must submit Certificate of Compliance to the Council to certify that the limiters are installed and calibrated to satisfy Council's noise criteria for the licensed venues condition F5A.</p>
<p>F1G Complaints Handling</p> <p>The Proponent shall operate a noise complaint handling procedure for the use of all outdoor speaker and amplification systems in accordance with the relevant Operational Environmental Management Plan (OEMP) including:</p> <p>(a) The OEMP prepared by AECOM and dated 6 June 2012;</p> <p>(b) The OEMP entitled The Use of Speakers and Delivery of Music on the Pirrama Road External Entertainment Deck, The Star, prepared by Pure Projects and dated 8 May 2014; and</p> <p>(c) The OEMP entitled The Installation and Use of Speakers to Deliver Background Music and Announcements to the Level 1 Unenclosed Gaming Areas, The Star, prepared by Pure Projects and dated 8 May 2014.</p> <p>Should a noise complaint be received by Council and/or the Department that is substantiated, the speakers are to be decommissioned and music must cease until the noise emissions from the use of all outdoor speaker and amplification systems can comply with the noise criteria of Condition F5.</p>	<p>F1G Complaints Handling</p> <p>The Proponent shall operate a noise complaint handling procedure for the use of all outdoor speaker and amplification systems in accordance with the relevant Operational Environmental Management Plan (OEMP) conditioned in B5 Management Plan including:</p> <p>(a) The OEMP prepared by AECOM and dated 6 June 2012;</p> <p>(b) The OEMP entitled The Use of Speakers and Delivery of Music on the Pirrama Road External Entertainment Deck, The Star, prepared by Pure Projects and dated 8 May 2014; and</p> <p>(c) The OEMP entitled The Installation and Use of Speakers to Deliver Background Music and Announcements to the Level 1 Unenclosed Gaming Areas, The Star, prepared by Pure Projects and dated 8 May 2014.</p> <p>Should a noise complaint be received by Council and/or the Department that is substantiated, the speakers are to be decommissioned and music must cease until the noise emissions from the use of all any relevant outdoor speaker and amplification systems can comply with the noise criteria of Condition F5.</p> <p>Reason: Retained to ensure methodology is in place to effectively address complaints should they occur. Updated to refer to recommended condition changes.</p>
<p>F2 Transport and Traffic</p> <p>(1) The recommendations of the Transport Impact Report and Supplementary Traffic Report submitted with the PPR are to be implemented including:</p> <p>(a) Reviewing and monitoring the performance of the Murray Street / Pymont Bridge Road intersection following completion of the project.</p> <p>(b) Retaining and enhancing access to public transport facilities.</p> <p>(c) The operation of the porte cochere is to be managed by staff attendants during special events and at peak times to ensure minimal queuing of vehicles and that pedestrian safety is maximised.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>F3 Hours of operation – outdoor gaming areas and terraces</p> <p>1. The hours of operation of the following areas is restricted to</p>	<p>F3—Hours of operation— outdoor gaming areas and terraces</p> <p>1.—The hours of operation of the following areas is restricted to between 7.00am and 12.00 midnight, Mondays to Sunday inclusive:</p>

<p>between 7.00am and 12.00 midnight, Mondays to Sunday inclusive:</p> <ol style="list-style-type: none"> Level 3 Sovereign Room outdoor gaming areas fronting Pirrama Road and Pymont Street; Level 2 Oasis outdoor gaming area fronting Pymont Street; and Level 1 outdoor gaming areas fronting Pirrama Road. <ol style="list-style-type: none"> The hours of operation of balconies serving the private gaming rooms adjacent to Union Street are restricted to between 10:00am and 10:00pm, Mondays to Sundays inclusive. Notwithstanding (1a) above the Level 3 Sovereign Room outdoor gaming areas may operate 24 hours per day Mondays to Sundays (inclusive) for a two-year trial period which shall commence on grant of approval of Modification 14. Notwithstanding (1b), (1c) and (2) above the outdoor areas may operate 24 hours per day Mondays to Sundays (inclusive) for a two year trial period which shall commence on grant of approval of Modification 14. The Proponent shall notify Council and the Department in writing of the commencement of the trial period for each of the outdoor areas identified in (1) and (2) above. Email notification to Council of the commencement of the trial period shall be sent to liquor@cityofsydney.nsw.gov.au. Operation of all outdoor areas shall comply with the requirements of Condition F5 and F6 when cumulatively assessed with other operations at the premises. 	<ol style="list-style-type: none"> Level 3 Sovereign Room outdoor gaming areas fronting Pirrama Road and Pymont Street; Level 2 Oasis outdoor gaming area fronting Pymont Street; and Level 1 outdoor gaming areas fronting Pirrama Road. <ol style="list-style-type: none"> The hours of operation of balconies serving the private gaming rooms adjacent to Union Street are restricted to between 10:00am and 10:00pm, Mondays to Sundays inclusive. Notwithstanding (1a) above the Level 3 Sovereign Room outdoor gaming areas may operate 24 hours per day Mondays to Sundays (inclusive) for a two-year trial period which shall start on commencement of use of the outdoor terrace; Notwithstanding (1b), (1c) and (2) above the outdoor areas may operate 24 hours per day Mondays to Sundays (inclusive) for a two-year trial period which shall commence on grant of approval of Modification 14. The Proponent shall notify Council and the Department in writing of the commencement of the trial period for each of the outdoor areas identified in (1) and (2) above. Email notification to Council of the commencement of the trial period shall be sent to liquor@cityofsydney.nsw.gov.au. Operation of all outdoor areas shall comply with the requirements of Condition F5 and F6 when cumulatively assessed with other operations at the premises. <p>Reason: Approved Condition B5 requires an Operational Noise Management Plan (ONMP) to be prepared for the site in line with cumulative criteria for the site (condition F5). Noise management controls currently in operation (including hours of use) will be incorporated into the ONMP to ensure that such controls continue to be part of the operations of the site.</p>
<p>F4 Mechanical Plant and Equipment</p> <p>Noise associated with mechanical plant and equipment associated with the approved works must not give rise to anyone or more of the following:</p> <ol style="list-style-type: none"> Transmission "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any affected receiver. A sound pressure level at any affected receiver that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055. <p>Note: The method of measurement of vibration being carried out in accordance with "Assessing Vibration: Technical Guidelines: - DEC (EPA) AS 1055 for sound level measurements.</p>	<p>F4 Mechanical Plant and Equipment</p> <p>Noise associated with mechanical plant and equipment associated with the approved works must not give rise to anyone or more of the following:</p> <ol style="list-style-type: none"> Transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any affected receiver outside the boundary. A sound pressure level ($L_{Aeq15\text{ minute}}$) at any affected receiver outside the boundary that exceeds the RBL background (LA90, 15 minute) noise level by more than 5dB(A). The RBL background noise level must be measured in the absence of noise emitted from the use in accordance with the NSW EPA Noise Policy for Industry and Australian Standard AS 1055. <p>Note: The method of measurement of vibration being carried out in accordance with "Assessing Vibration: Technical Guidelines: - DEC (EPA) AS 1055 for sound level measurements.</p> <p>Reason: retained with additional clarification of applicable receivers.</p>
<p>F5 Noise</p>	<p>F5 Noise</p>

<p>Cumulative noise caused by the approved use including music and other activities must comply with the following criteria:</p> <ol style="list-style-type: none"> 1. The use must not result in the transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy outside the boundary; 2. The L10 noise level emitted from the use must not exceed 50dB above the background (L90) noise level in any Octave Band Centre Frequency (31.5 Hz to 8kHz inclusive) between the hours of 7.00am and 12.00 midnight when assessed at the boundary of the nearest affected property. The background noise level must be measured in the absence of noise emitted from the use. 3. The L10 noise level emitted from the use must not exceed the background (L90) noise level in any Octave Band Centre Frequency (31.5 Hz to 8kHz inclusive) between the hours of 12.00 midnight and 7.00am when assessed at the boundary of the nearest affected property. The background noise level must be measured in the absence of noise emitted from the use. 4. Notwithstanding compliance with (1) and (2) above, the noise from the use must not be audible within any habitable room in any residential property between the hours of 12.00 midnight and 7.00am. 5. The L10 noise level emitted from the use must not exceed the background noise level (L90) in any Octave Band Centre Frequency (31.5 Hz to 8kHz inclusive) by more than 3dB when assessed indoors at any affected commercial premises. 	<p>Cumulative noise caused by the <u>approved use including music and other activities licensed premises when measured or assessed outside the boundary</u> must comply with the following criteria:</p> <ol style="list-style-type: none"> 1. The use must not result in the transmission of "offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy outside the boundary; 2. The L10 noise level emitted from the use must not exceed 5dB above the background (L90) noise level in any Octave Band Centre Frequency (31.5 Hz to 8kHz inclusive) between the hours of 7.00am and 12.00 midnight when assessed at the boundary of the nearest affected property. The background noise level must be measured in the absence of noise emitted from the use. 3. The L10 noise level emitted from the use must not exceed the background (L90) noise level in any Octave Band Centre Frequency (31.5 Hz to 8kHz inclusive) between the hours of 12.00 midnight and 7.00am when assessed at the boundary of the nearest affected property. The background noise level must be measured in the absence of noise emitted from the use. 4. Notwithstanding compliance with (1) and (2) above, the noise from the use must not be audible within any habitable room in any residential property between the hours of 12.00 midnight and 7.00am. 5. The L10 noise level emitted from the use must not exceed the background noise level (L90) in any Octave Band Centre Frequency (31.5 Hz to 8kHz inclusive) by more than 3dB when assessed indoors at any affected commercial premises. <p>Reason: Retained as this condition forms the basis of the cumulative entertainment noise requirements imposed on the site.</p>
<p>F6 Acoustic Review</p>	<p>F5A Noise (Other Operational Noise)</p> <p>Noise associated with uses other than that defined in condition F5 must not give rise to: A sound pressure level (LAeq,15minute) at any affected receiver outside the boundary that exceeds the RBL noise level by more than 5dB(A) when considered cumulatively with noise emitted by mechanical plant and equipment the subject of condition F4. The RBL must be measured in the absence of noise emitted from the site in accordance with the NSW EPA Noise Policy for Industry and Australian Standard AS 1055.</p> <p>Reason: New condition proposed to satisfy that all noise sources on the site are captured in the conditions.</p>
<p>F6 Acoustic Review</p>	<p>F6 Acoustic Review</p>

<p>Within 3 months of operation of the approval of MP08_0098 MOD 14, and within 3 months of the issue of an Occupation Certificate for the areas nominated below whichever is the sooner, acoustic review demonstrating compliance with the above conditions is to be submitted to the Department. The reviews are to include specific noise monitoring and testing at relevant times and in accordance with the Star's Noise Management Plan. Areas nominated are:</p> <ul style="list-style-type: none"> • Level 3 Unenclosed gaming area on Pymont St side; • Level 3 Unenclosed gaming area and Level 1 Unenclosed gaming area on Pirrama Road side; • Level 3 Pre-function space on Pymont St side; • Level 3 Sovereign Room Outdoor Terrace; • Level 1 Pirrama Road Outdoor Gaming Area; • Level 3 Pirrama Road Entertainment Deck; and • Level 2 Oasis Outdoor Gaming Area. 	<p>Within 3 months of operation of the approval of MP08_0098 MOD 14 and MOD 13 as relevant, and within 3 months of the issue of an Occupation Certificate for the areas nominated below whichever is the sooner, acoustic review demonstrating compliance with the above conditions is to be submitted to the Department. The reviews are to include specific noise monitoring and testing at relevant times and in accordance with the Star's Noise Management Plan. Areas nominated are:</p> <ul style="list-style-type: none"> • Level 3 Unenclosed gaming area on Pymont St side; • Level 3 Unenclosed gaming area and Level 1 Unenclosed gaming area on Pirrama Road side; • Level 3 Pre-function space on Pymont St side; • Level 3 Sovereign Room Outdoor Terrace; • Level 1 Pirrama Road Outdoor Gaming Area; • Level 3 Pirrama Road Entertainment Deck; and • Level 2 Oasis Outdoor Gaming Area. • Level 5 Terrace • Level 7 Pool Deck • External F&B Locations (Union Street, Pirrama Road, and Jones Bay Road) <p>Reason: Retained with new outdoor areas included and deletion of Level 3 Pirrama Road Entertainment deck as Sovereign Room commences construction.</p>
<p>F7 Pirrama Road External Entertainment Deck</p> <p>The number of patrons on the Pirrama Road external entertainment deck shall not exceed a maximum of:</p> <ol style="list-style-type: none"> 1,000 patrons between 7.00am and 12.00am; and 600 patrons between 12.00am and 7.00am 	<p>No modification proposed as part of Modification 13.</p>
<p>F8 Public Domain Works</p> <p>All works to the public domain, including rectification of identified defects, are subject to a 12 month defects liability period from the date of final completion as provided on the Certificate of Completion for public domain works.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>F9 Loading Dock Management Plan</p> <p>The Proponent shall implement the provisions of the amended Loading Dock Management Plan prepared in accordance with condition B10A.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>F10 Copy of Consent and Management Plan</p>	<p>No modification proposed as part of Modification 13.</p>

<p>A full and current copy of the Major Project Approval MP08_0098 and a current copy of the site wide Operational Management Plan and the Security Management Plan must be kept on-site and made available to relevant agencies upon request. In the event of any inconsistency, the conditions of this major project approval will prevail over the Operational Plan of Management.</p>	
<p>F11 Signs/Goods in the Public Way No signs or goods are to be placed on the public footway or roadway adjacent to the property.</p>	<p>No modification proposed as part of Modification 13.</p>
<p>F12 Emissions</p> <p>a) The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health.</p> <p>b) Gaseous emissions from the development must comply with the requirements of the Protection of Environment Operations Act, 1997 and Regulations. Uses that produce airborne particulate matter must incorporate a dust collection system.</p> <p>c)</p>	<p>No modification proposed as part of Modification 13.</p>
<p>F13 Maximum Capacity of Oasis Unenclosed Gaming Area</p> <p>a) The maximum number of persons (including staff, patrons and performers) permitted on the unenclosed gaming area at any one time is 91 persons.</p> <p>b) The capacity for the unenclosed gaming area shall not exceed the maximum numbers at any given time.</p> <p>c) The manager/licensee is responsible for ensuring the number of persons does not exceed that specified above.</p> <p>d) A sign in letters not less than 25mm in height must be fixed at the main entry point to the premises alongside the Licensee's name stating the maximum number of persons, as specified in the development consent, that are permitted in the building.</p> <p>Note: Clause 98D of the <i>Environmental Planning and Assessment Regulation 2000</i> requires a sign specifying maximum number of persons permitted in the building to be displayed in a prominent position for the following types of premises:</p> <ul style="list-style-type: none"> (i) entertainment venue, (ii) function centre, (iii) pub, (iv) registered club, (v) restaurant. 	<p>No modification proposed as part of Modification 13.</p>
<p>F14 Surveillance Cameras</p>	<p>No modification proposed as part of Modification 13.</p>

Operations on site must comply with the relevant provisions (as in force at any time) of the following:

- a) Casino Control Act 1992 (NSW) (Casino Control Act)
- b) Casino Control Regulation 2009 (NSW) (Casino Control Regulations)
- c) Security Industry Act 1997 (Security Industry Act)

generally and specifically in relation to the following matters:

- (i) Surveillance (including but not limited to the operation of CCTV cameras)
- (ii) Retention of CCTV records
- (iii) Recording and notification of incidents
- (iv) Signage associated with licensed premises and gaming areas
- (v) The operation of security at and in the vicinity of the licensed premises.

Without limiting the above, the CCTV network on site must operate in accordance with any and all approvals granted by the casino regulator (Liquor and Gambling New South Wales) under the *Casino Control Act 1992* and *Casino Control Regulation 2009*.

<p>F15 Waste and Recycling Management - Minor</p> <p>The Proposal must comply with the relevant provisions of Council's <i>Policy for Waste Minimisation in New Developments 2005</i> which requires facilities to minimise and manage waste and recycling generated by the Proposal.</p>	<p>No modification proposed as part of Modification 13.</p>
	<p><i>Condition F16 is inserted as follows:</i></p> <p>F 16 Operation and Management of the Neighbourhood Centre</p> <p>The operation and management of the Neighbourhood Centre Management and Operation shall be in accordance with the draft Neighbourhood Centre Operational Plan of Management referenced in condition A3.</p> <p>These operating hours are as follows:</p> <p><u>Reason:</u> to account for the management of the Neighbourhood Centre.</p>
	<p><i>Condition F17 is inserted as follows:</i></p> <p>F 17 Retention of Design Architect</p> <p>In relation to the Ritz Carlton Tower, the design architect is to be retained to be involved in the delivery of design documentation, contract documentation and construction phase of the scheme to deliver consistency with the design of the proposal delivered under the Alternative Design Excellence process. The design architect:</p> <ul style="list-style-type: none"> (i) is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of design issues throughout the life of the project; (ii) evidence of the design architects commission is to be provided to the Department of Planning and Environment prior to release of a relevant Construction Certificate" <p>It is noted that the design architect may work in association with other architectural practices but is to retain a leadership role over design decisions.</p> <p><u>Reason:</u> to retain access for the design architect in order to deliver the proposal as modified.</p>



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