

# Modification Refusal

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

As delegate of the Minister for Planning and Public Spaces, the Independent Planning Commission refuses the request to modify the Project Approval referred to in Schedule 1.



**Dianne Leeson (Chair)**  
Member of the Commission



**Adrian Pilton**  
Member of the Commission



**Stephen O'Connor**  
Member of the Commission

Sydney

20 November 2019

### SCHEDULE 1

<b>Project Approval:</b>	MP 08_0098
<b>Proponent:</b>	Star Entertainment Group Limited
<b>Land:</b>	Lot 211 in Deposited Plan 870336; Lot 500 in Deposited Plan 1161507; Lot 301 in Deposited Plan 873212; Lot 302 in Deposited Plan 873212; Lot 1 in Deposited Plan 867854 (service road); and Lot 201 in Deposited Plan 867855 (service road).
<b>Modification Number:</b>	MP 08_0098 MOD 13
<b>Modification Description:</b>	<p>Proposal to modify the project approval relating to the Switching Station and Star City Casino, Pyrmont, including:</p> <ul style="list-style-type: none"><li>• partial demolition the existing Star Casino building;</li><li>• construction of a tower to a height of RL 237m AHD, providing 220 hotel rooms, 204 residential apartments, a neighbourhood centre and 220 car parking spaces;</li><li>• an increase of 48,799 m<sup>2</sup> gross floor area (GFA);</li><li>• lighting, including special events lighting;</li><li>• site-wide signage upgrades and new signage and site-wide cumulative noise controls/management;</li><li>• upgrade existing and create new commercial units including hours of operation;</li><li>• internal and external amendments to the existing Star Casino building and upgrades to landscaping and the public domain;</li><li>• plant, stormwater and flooding infrastructure amendments and upgrades; and</li><li>• stratum subdivision to create five lots.</li></ul>