



12 September 2019

Ms Yvonne von Hartel AM  
Senior Principal  
Peckvonhartel  
Level 20, 25 Bligh Street  
SYDNEY NSW 2000

Via email: [REDACTED]

Dear Ms von Hartel

### **The Star Casino MP08\_0098 MOD13**

You have been engaged by the Commission to provide advice in relation to visual impacts associated with the Star Casino redevelopment MP08\_0098 MOD13.

As you're aware, this matter is currently being considered by the Commission. Commissioners Dianne Leeson (Panel Chair), Stephen O'Connor and Adrian Pilton have been appointed to determine this application.

The Commission Panel has requested that you undertake a peer review of the Independent Assessment and Design Advice prepared by Professor Peter Webber for the NSW Department of Planning, Industry and Environment (July 2019) in relation to the proposed 237-metre hotel and residential tower.

The Webber report was prepared to assist the Department's assessment of the proposed development. The Department's Final Assessment Report contains its visual impact assessment at Appendix 1.

I understand that you've already commenced work on this project for the Commission. The purpose of this letter is to clarify the scope of works as determined by the Panel.

#### **Purpose and Intent**

The purpose of this peer review is to provide advice to the Commission as to the robustness and validity of the Independent Assessment and Design Advice prepared by Professor Webber on behalf of the Department.

#### **Scope of Works**

To conduct a detailed examination of the Independent Assessment and Designed Advice prepared by Professor Weber and provide a report to the Commission containing advice as to its robustness and validity.

In undertaking this peer review, the Commission asks that you consider all other material related to the visual impacts of the proposed redevelopment – including (but not limited to) the following six (6) documents:

1. Independent Assessment and Design Advice, Professor Weber (July 2019)
2. Visual Impact Assessment, Department of Planning, Industry and Environment (DPIE) (July 2019)

3. Visual Impact Assessment, Architectus (August 2018)
4. Peer Review of Visual Impact Assessment, Richard Lamb & Associates (July 2018)
5. Urban Context Report, Olsson & Associates Architects (September 2019)
6. Landscape & Visual Assessment Review, D. Moir (September 2019)

I understand you have already undertaken an inspection of the site and surrounding area as part of your work for the Commission.

**Deliverables**

1. A final report that addresses the above points within the Scope of Works.
2. Meet with the Commission Panel to discuss the deliverables upon completion of the report.

All services to be provided will be agreed with the Executive Director – Secretariat, Independent Planning Commission, and are subject to procurement processes and requirements which I understand have been finalised.

**The deadline for completion of this advice is 12pm on Thursday 19 September 2019.**

Should you have any questions, I have asked Ms Xanthe O'Donnell, Principal Planning Officer – Secretariat, (02) 9383 2137 or [xanthe.odonnell@environment.nsw.gov.au](mailto:xanthe.odonnell@environment.nsw.gov.au), to liaise directly with you.

Yours sincerely



**Anna Summerhayes**  
**Acting Executive Director – Secretariat**