



16 September 2019

Mr Brendon Roberts
Principal Planning Officer
Department of Planning, Industry and Environment
Level 29, 320 Pitt Street
SYDNEY NSW 2000

Dear Brendan

The Star Casino MP08_0098 MOD 13

I write in relation to the Star Casino redevelopment (MP08_0098 MOD13), which is currently before the Commission for determination.

As you are aware, the Commission held a public meeting at Customs House, Sydney, on 27 August 2019.

In light of presentations at that meeting by Ms Clare Brown from Urbis, representing Star Entertainment Group Limited (the Applicant), and Mr Chris Johnson from Urban Taskforce Australia – and after a further review of the *'Response to assessment report and public submissions the star modification 13 to MP08_98' (Response to Assessment Report)*, prepared by Urbis and dated 6 September 2019 – the Commission seeks clarification from the Department of Planning, Industry and Environment in relation to the matters below.

Strategic Justification

During Ms Brown's presentation, she raised the issue of "*strategic context*" (see pages 4 and 5 of the public meeting transcript) – specifically in relation to the Greater Sydney Region Plan and the Eastern City District Plan.

The Commission seeks clarification from the Department in response to Ms Brown's comments regarding whether the proposal is consistent or inconsistent with strategic planning.

Documentation provided to visual impact consultant

Ms Brown stated "*the modification 13 application and Response to submissions report go to some 40-plus technical reports, architectural design plans and environmental assessment report, and it appears that the independent was not provided with that material expressed concern that a more comprehensive list of documents was not made available to Professor Webber*" (see page 5 of the public meeting transcript).

The Commission seeks clarification from the Department:

- Confirming the list of documents made available to Professor Webber; and
- any response to Ms Brown's comments.

Design Competition Brief

Ms Brown stated "*The design excellence brief which was signed off by the Department included a tower form*" (see page 6 of the public meeting transcript). The Urbis Response to



Assessment Report, dated 6 September 2019, also noted that the “*brief was established to achieve a tall tower at this specific location*” (see page 57).

The Commission seeks clarification from the Department in response to Ms Brown’s comments and the Urbis response to Assessment Report in relation to the design excellence brief including a tower form.

Precinct Considerations

The Commission seeks advice from the Department whether it considers the subject site to be located within the Darling Harbour Precinct, as nominated in the Eastern District Plan (see figure 17 on page 63 of the Eastern District Plan in respect to the Innovation Corridor) or within another strategic precinct.

The Commission also seeks any clarification from the Department in relation to Mr Johnson’s comments about the Eastern City District Plan, which at page 46 refers to the “*the city high-rise areas of Pyrmont and the Sydney CBD*”.

The public meeting transcript can be found on the Commission’s website:
<https://www.ipcn.nsw.gov.au/projects/2019/07/star-casino-site-mp-08-0098-mod-13>.

If possible, the Commission asks that the Department provides a response to the above matters by no later than 12pm on Friday 20 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, to liaise directly with you.

Yours sincerely

Anna Summerhayes
A/Executive Director – Secretariat