



Mr Greg Hawkins  
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*By email:*

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25 July 2017

Dear Mr Hawkins

**Request for Approval of Proposed Development Application “Modification 13”**

I refer to a letter from your regulatory affairs manager Mr Graeme Stevens dated 9 June 2017 requesting the Independent Liquor and Gaming Authority’s consent, as owner/lessor of The Star Casino property at 1 Pirrama Road, Pyrmont 2009 (Property), of the Star Entertainment Group’s proposed development application under section 75W of the *Environmental Planning and Assessment Act 1979* (EPAA) with regard to proposed alterations and upgrades to the Property.

The request is made pursuant to clause 5.16 of the Casino Operations Agreement Lease Terms, as amended. The proposed development (Modification 13) includes work in the following areas:

- Proposed Ritz Carlton Hotel and Residential Tower
- The Ribbon
- Infrastructure Upgrades
- Jones Bay Rd / Pirrama Rd Façade
- Light Rail Upgrade / B2 Pedestrian and Vehicle Access Improvements
- Site Wide Transport Upgrades
- Vertical Transportation Drum
- Restaurant Street Ground Floor
- Level 00-01 Retail Tenancy Space
- Darling Luxury Retail Precinct
- Level 5 Sky Terrace
- Astral Hotel and Residences Amenity Improvements
- Site Wide Acoustic 3D Mapping
- Site Wide Lighting Upgrade
- Site Wide Signage Upgrade

The Authority considered the request at its board meeting of 19 July 2017 and has resolved to consent to Modification 13.

The Authority looks forward to your further advice regarding the progress of this development application and the development itself.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Philip Crawford', with a stylized, cursive script.

Philip Crawford

**Chairperson**

For and on behalf of the **Independent Liquor and Gaming Authority**