

8 March 2022

2200827

Sarah Waterworth
Manager Eastern District
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW

Dear Sarah,

PYRMONT PENINSULA SUB-PRECINCT MASTER PLANS – REQUEST FOR INFORMATION

This letter, prepared by Ethos Urban on behalf of The Star Entertainment Group Limited (The Star), constitutes a response to email correspondence from the Department of Planning and Environment (DPE) dated 25 February 2022 which was issued following a meeting held with DPE and The Star and its project team on 21 February 2022 in relation to the submission prepared to the Pyrmont Peninsula sub-precinct master plan. DPE in its correspondence requested The Star provide the following:

- Further detail on the constraints affecting the proposed hotel site; and
- Detail around the existing and proposed GFA on the site.

The above matters are explored further in this letter.

Constraints affecting the hotel site

The Star Sydney site is a complex 'living site' that is Sydney's largest single site employer. It has, over the years, seen over \$1 billion invested into it becoming Sydney's premiere tourist, entertainment and dining locations.

As noted previously, any redevelopment on the site must be mindful of this and be delicately 'stitched' into the existing, operational fabric. Key items for consideration are:

- The location of the North Tower is positioned above a major through site transport corridor.
- The presence of the Light Rail Corridor, Busway and Loading Dock impose challenges around the founding and construction of the tower form.
- The proposed structural solution to support the building would work around these constraints to provide the required structural support for the building.
- The central building stability core has been positioned away from these constraints around the location currently occupied by the fly-tower and events centre goods lift.
- The position of the southern extent of the tower enables the structure to cantilever to the south over the proposed podium structure whilst avoiding the impacts associated with the existing transport and operational requirements of the Casino.
- These works will require complex construction sequences and temporary works allowances to enable the forming and support of the cantilevered extents of the structure.
- The limited positions of the structural elements below, will have impacts on the design and planning of the tower floorplate above.

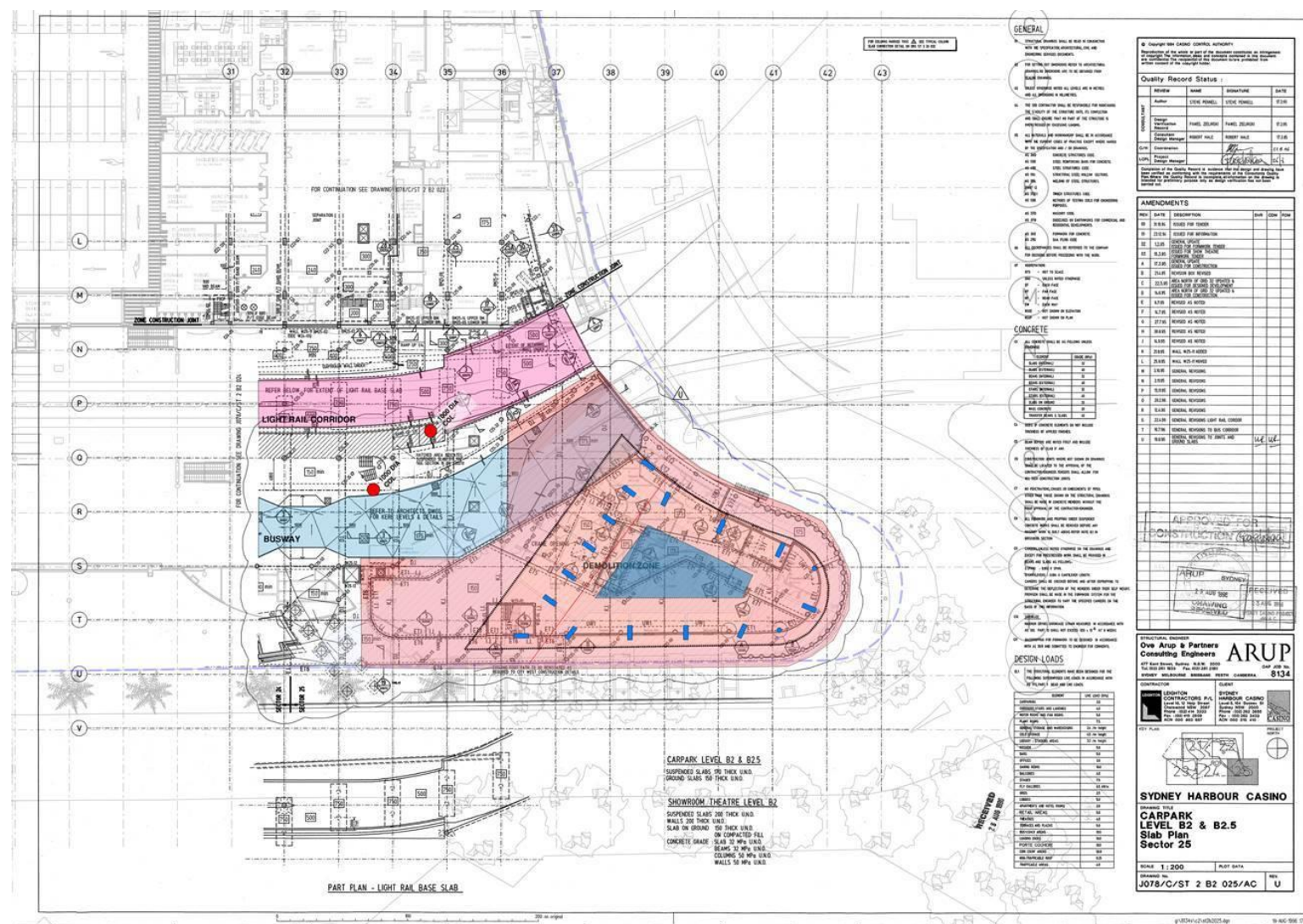


Figure 1 Tower Support – B2 – Top of Podium



The constraints of the alternative put forward by the DPE are explored further below.

- Light rail corridor: The sub-precinct master plan proposes a through-site link in alignment with the harbour foreshore that is not achievable with the existing structure on site related to the light rail corridor.
- Existing service road, bus and coach parking on Basement Level 2 and extends the width of the site. The service road also provides an underground connection under Jones Bay Road to Pirrama Road which is located within close proximity to the light rail corridor and cannot be relocated. This is impacted upon by the realigned thru-site link put forward by the DPE.
- Current structure and servicing requirements: The Star is seeking to re-use existing structure and servicing areas that support other functions and spaces at the site. The proposed DPE tower floorplate will not allow this.

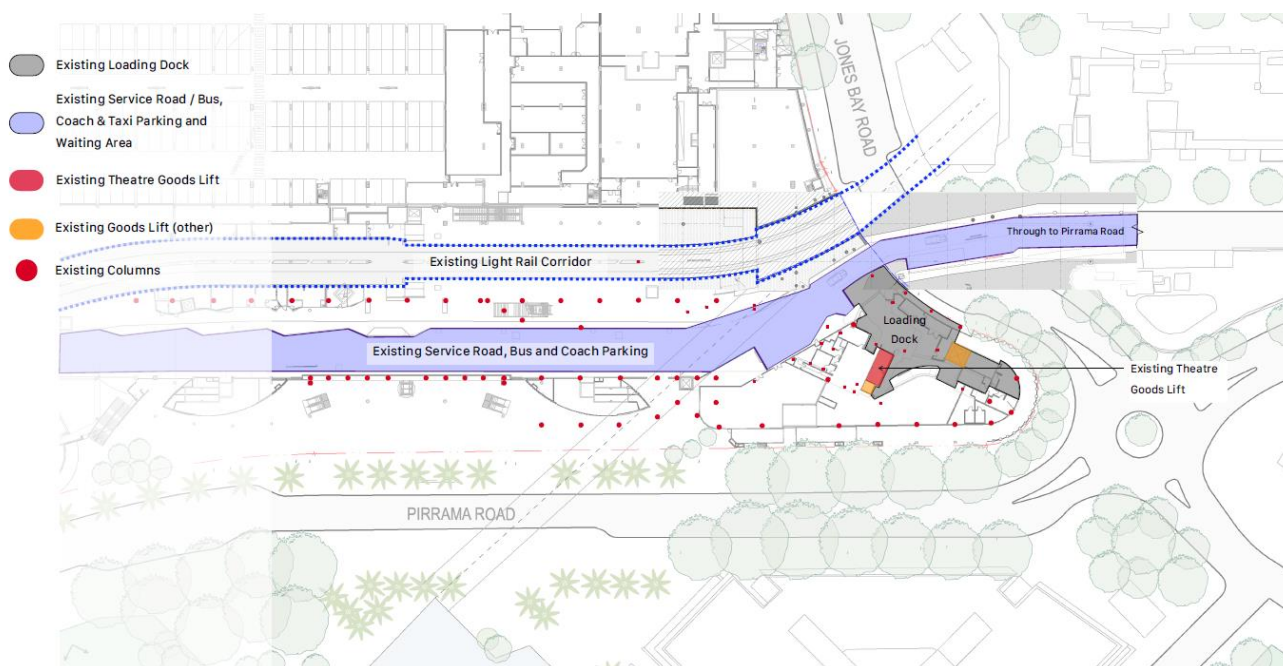


Figure 3 Existing Basement 2 Conditions

Source: FJMT

Yours sincerely,

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