

MEMORANDUM / FACSIMILE TRANSMITTAL

PROJECT NAME	FACSIMILE NUMBER
Project Star – Revised DA Submission	By email
TO	PAGES INCLUDING THIS FORM
Peter Lee	1
ATTENTION	DATE
APP Corporation Pty Ltd	5th September 2008
FROM	TOPIC
Aidan Nyhan	Urban & Landscape Design
PHONE CONVERSATION / FILE NOTE / SITE INSPECTION / MINUTES OF MEETING / OTHER	

Project Star

Star City was originally planned and constructed as a pioneer project for the redevelopment of Ultimo and Pyrmont as a precinct including buildings, provision of facilities and functions and included open space that was contiguous with the foreshores and the Pyrmont hinterland. As the surrounding areas have been redeveloped into an urban waterfront setting over time, Star City is no longer the 'isolated destination' that it once and Pyrmont has been urbanised and now forms an extension of the city.

As part of the current development proposal for the building frontage and new entry on Pirrama Road it is proposed to upgrade the adjacent streetscape to that of the high quality of the CBD. This will enhance the visual connection and form an extension of the city streetscapes and urban precincts typical of Martin Place and East Circular Quay. This connection will be brought about through the use of the City of Sydney standard paving details which include dark coloured granite pavers for the pedestrian areas and granite setts for the new driveway set down zone in the creation of a new urban plaza. The urban connection will be further enhanced through upgrading of the streetscape adjacent the new hotel complex on Union Street where granite paving is also proposed.

The existing roof terraces on level 2 will be expanded over the new building below and will be enclosed by the new building structure to the front. This will allow for outdoor seating and dining options as well as providing useable public areas and access to the level 3 terrace via the existing Spanish stairs. The landscape associated with the existing level 3 terrace will be adjusted according to the new building structure proposed. Existing garden beds will be re adjusted where necessary and will be re-planted with a variety of colourful groundcovers and feature shrubs and trees in order to create variety, interest and scale for the users of these outdoor spaces.

A new roof top platform will be created on level 3 and serve as casual and formal break out space from the Ballroom. Some permanent seating and low level soft planter beds will be provided in order to create scale and enhance the useability of this open deck.

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All non trafficable roof structures are to include a series of landscape gravel designs which will be in keeping with the existing roof artworks on various levels of the roof of the Star City complex.

The new hotel complex at the south eastern end of the site will include a roof garden and pool deck on level 3. Timber decking, stone paving, a pergola shade structure and feature tree, shrub and groundcover planting will be incorporated in the design.