

LANDSCAPE DESIGN REPORT

PREPARED BY URBIS
THE STAR – MODIFICATION 13

THE  STAR

URBIS

THE STAR- MODIFICATION 13 LANDSCAPE DESIGN REPORT

PREPARED FOR THE STAR
20.03.2018



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INTRODUCTION

This landscape design report has been prepared by Urbis for the proposed alterations and additions to The Star Casino Complex and New Ritz Carlton Hotel. The landscape design presented in this report incorporates public domain & streetscape interventions as well as a series of upper level podium and rooftop spaces.

The landscape proposal has been prepared in compliance with SEARs, Council's DCP, Landscape Guidelines and DA application checklist, as well as the draft Street Tree Master Plan.

In this report we have assessed the environmental impact of the landscape design proposal in qualitative and quantitative terms against the existing and approved conditions on the site. It is our view that the landscape design interventions across the site will have a limited environmental impact, and in most cases have a much improved outcome, relative to the existing landscape design as it was last assessed and approved.

EXISTING CONDITIONS

The existing conditions that are being modified as a part of this landscape report are primarily located on the street frontages and the upper outdoor podium levels including the currently approved Level 5 green roof. These modifications will enhance the existing conditions as previously assessed and approved.

The existing public domain finishes include an asphalt footpath around most of the site, which in areas is patchy and undulating from tree roots. Small unit granite paver's to the Pirrama Road frontage inside the lot boundary are in good condition and will be retained and extended as part of this proposal.

Existing street trees on Pirrama Road are in good health mostly but the existing palms provide little amenity to the public domain and have a minimal canopy coverage. The existing grove of Magnolias adjacent to the F&B outlet on Pirrama road is in good health and provides good amenity and a unique typology for dining on this site.

The existing pedestrian connection to the light rail stop is poor and visually obstructed by walls. There is also a taxi pick up area on the frontage of the site, which poses potential safety issues on the site. These issues are being resolved as part of this proposal.

The approved green roof on Level 5 will be modified as part of this proposal. The coverage of this area will be dispersed to multiple podium areas, and usability will be improved in this area.

The Jones Bay Road corner currently has very poor frontage and no activation on the ground floor. The addition of the proposed hotel will active the ground floor and give passive surveillance of the street, improving pedestrian safety.

The SELS Plaza is currently a frontage with poor amenity, sloped asphalt and flagpoles.



Existing Pyrmont Street footpath + water feature



Existing SELS retail frontage corner of Pyrmont Street and Jones Bay Road



Existing public domain on the corner of Pirrama Rd & Jones Bay Road



Existing Pirrama Rd arrival

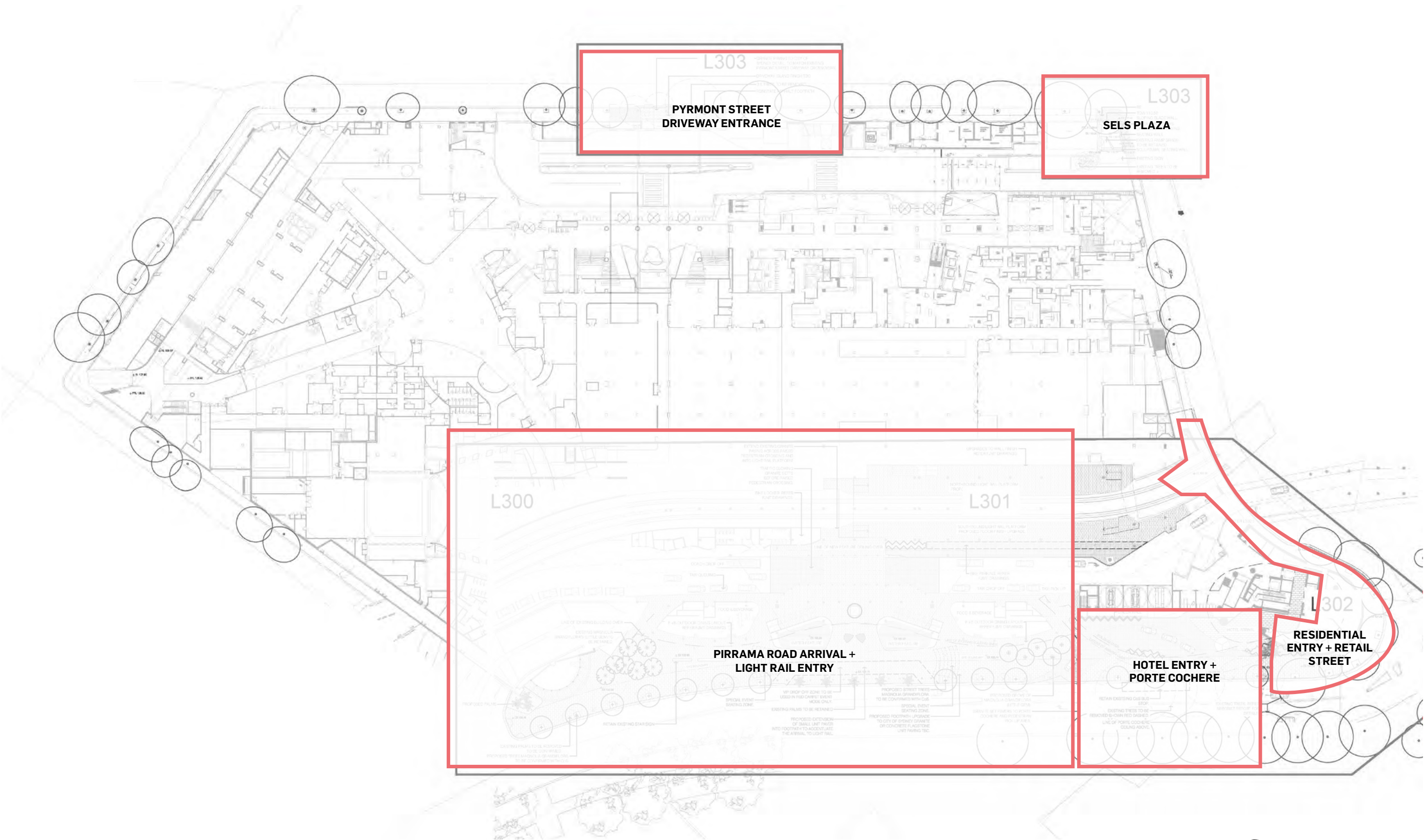


Existing Pirrama Road Arrival



Existing magnolia trees on Pirrama Road

GROUND FLOOR SITE PLAN



MOD 13 SCOPE OF WORKS

New Ritz-Carlton Hotel and Residential Tower

- Demolition of part of the existing building in the northern portion of the site, including part of the Pirrama Road façade and part of the Jones Bay Road façade.
- Construction of a new Tower, 237.0 metres AHD (approximate, 234 metres from Pirrama Road);
- Residential uses across 35 levels, comprising:
 - A residential vehicular drop off lobby on Level B2
 - A residential lobby on Level 00 to be accessed from Jones Bay Road;
 - Residential communal space on Level 07 to be accessed via Level 08; and
 - 204 residential apartments located from Levels 05 to 06 and from Levels 08 to 38, featuring one-bedroom, two-bedroom and three-bedroom unit types (Note – no Level 13)
- Hotel uses across 31 levels, comprising:
 - A hotel arrival lobby on Level B2 to be accessed from the new Ritz-Carlton porte-cochere along Pirrama Road;
 - A hotel Sky Lobby for guest check-in on Level 39 and 40, featuring a restaurant, bar and lounge;
 - 220 hotel rooms located from Level 42 to 58 and from Level 60 to 61
 - A hotel spa and gym on Level 07
 - A VIP link to the Sovereign Room on Level 04 and 04 Mezzanine
 - A Ritz-Carlton Club lounge and terrace on Level 59
 - Hotel staff end-of-trip facilities on Level B3
 - Hotel staff arrival point on Level 00
 - Hotel back-of-house and plant on Level B2, 02, 03, 05, 41 and 42
- A Neighbourhood Centre consisting of the following proposed uses including street level, library, learning / innovation hub, multipurpose function centre, practice rooms (functional use to be finalised in conjunction with a neighbourhood panel)
- A new car-parking stacker system below the new porte-cochere of the Ritz-Carlton Hotel, with a total capacity of 221 spaces, to serve the new hotel and apartments
- Vertical transport associated with the tower and podium; and
- A new drop-off / pick up area (short-term parking) on Jones Bay Road for the proposed apartments.

Level 07

- A 'Ribbon' at Level 07 connecting the new Hotel and Residential Tower to the existing building along Pirrama Road, comprising:
 - Two pools and associated pool decks (one for the new Hotel, one for The Star); and
 - Two food and beverage premises with associated store rooms and facilities;
- Lift access from the Level 05 Terrace to Level 07;
- Residential communal open space associated with the new residential apartments, comprising pool and landscaped terrace at the base of the Tower adjacent to Jones Bay Road;
- Gym and associated change rooms and facilities for the residents;
- Gym and associated change rooms and facilities for hotel guests; and
- Landscaping treatments.

Level 05 Sky Terrace

- Three food and beverage outlets with external areas;
- Completion of the Vertical Transportation drum to connect with Level 05 Sky Terrace;
- Designated event spaces on the Terrace; and
- Landscaping treatment.

Level 05 Astral Hotel Pool and Spa Recreational Facility Upgrade

- New pool deck, pool, spa, gym and amenities upgrade for Astral Hotel and Residences.

Tower to Sovereign Link by Escalator and Lift

- Link from the Tower (across Level 04 and Level 04 Mezzanine) to the Sovereign Resort and MUEF at Level 03, connected via Lift G4, Lift VIP 1 and escalators.
- Extension of the lift service to stop at Level 00, 01 and 05 in addition to Level 3, 4 and 4M.

Level 03 Sovereign Column Façade Treatment along Pirrama Road

- New glazed detail to enclose exposed Level 03 Sovereign columns along the Pirrama Road façade.

Various reconfiguration works around Vertical drum Level 00 to L5

- Revolving door at L00 main entrance landing Pirrama Road end
- Sliding door at L00 landing at stairs from Light Rail
- Reconfiguring of existing L1 and 2 void edge
- New escalators from L2 to L3 due to revised landing at Level 3
- Infill of L2 atrium void to main entrance at Pirrama Road

Façade Integration Works

- Upgrades to the Pirrama Road and Jones Bay Road façades to integrate the new Ritz Carlton Hotel and Residential Tower with the existing building.

Infrastructure Upgrades

- A new plant room located within the podium over Levels 03, 04, 05 and 06 of the proposed Hotel and Residential Tower;
- Relocation of the current Level 03 cooling towers (adjacent to the MUEF) to the Level 09 plant room above the Level 06 plantroom adjacent to the Astral Hotel;
- New capstone microturbine units and associated flues in the proposed plant room at Level 03 between the Darling Hotel and the Astral Residence Tower;
- New capstone microturbine units and associated flues in the new Level 03 plant room at the base of the Tower;
- Relocation of the existing main switch-room to the new plant room on Level 02, south of the demolition cut line;
- Relocation of the existing data recovery centre to the new plant room on Level B1 of the Darling Hotel;

- Relocation of diesel generator flues to the side of the new Level 09 plantroom, adjacent to Astral Hotel

Level B2 Transport Interchange

- Upgrades to the Event Centre Loading Dock;
- Entry into Basement car stacker for the Tower apartments and Ritz-Carlton Hotel;
- New commuter bike parking and hire bike system;
- Upgrade of finishes to light rail station surrounds (but not within Light Rail corridor) and removal of existing wall barrier to the Pirrama Road frontage;
- Upgraded taxi-rank arrangements;
- Designated Star coach parking along Service Road in front of Light Rail station; and
- Realignment of kerbs and line-marking.
- *Note – no works within the Light Rail corridor*

Transport Improvements – Other Locations

- Reconfiguration of existing median strips on Jones Bay Road and addition of new median strip on Pyrmont Street, with associated line-marking to enable a new right-hand turning lane into the Astral Hotel Porte-Cochere;
- New Pyrmont Street carpark entry and exit, associated line marking, changes to internal circulation, and reconstruction of the pedestrian footpath along Pyrmont Street; and
- Relocation of existing feeder taxi-rank from Jones Bay Road to the Level B2 transport interchange.

Site Wide Landscape and Public Domain Upgrades

- Upgrades to street frontages along Pirrama Road (for the Hotel Porte Cochere) and Jones Bay Road (for the residential entry);
- Upgrades to street frontage to Pyrmont Street, due to new car parking entry; and
- Upgrade to the entry forecourt of building at the corner of Jones Bay Road and Pyrmont Street. (Note: no works within building is proposed)

Level 00 - Restaurant Street

- Creation of a new destination Restaurant Street by:
 - Incorporating existing Balla & Black Food and Beverage premises on Level 00; and
 - Converting existing retail shops into new Food and Beverage tenancies

Pirrama Road and Jones Bay Road - Food and Beverage tenancies

- A revised food and beverage tenancy at the existing Pizzaperta outlet along Pirrama Road;
- A new food & beverage tenancy at the Marquee street entry; and
- A small café outlet adjacent to the residential lift lobby at Jones Bay Road.
- A new food & beverage tenancy accessed off existing walkway from Jones Bay Road

Food and Beverage – Other Locations

- Reconfiguration of Harvest Buffet, including new escalators from Level 00 Food Court to Level 01; and
- Refurbishment of Bistro 80 into the interim Century tenancy. (Note: The Century tenancy post construction is proposed to be at the Jones Bay end of L00 – Restaurant Street

Darling Hotel Corners

- Upgrade of the corner plaza at the Union/Edward Street property entry to accommodate:
 - A new food and Beverage premises on Level 01 and 02;
 - A new entry foyer leading to the Food Court;
 - A relocated awning enclosure at street level;
- Upgrade of the corner plaza at the Union/Pymont Street property entry to accommodate:
 - A new awning enclosure at for the existing café;
 - New revolving door at entry to Darling Hotel
 - Eight (8) luxury display cases at Darling Hotel car park entry; and
 - Two car display areas at Darling Hotel car park entry.

Site-Wide Acoustic Strategy

- A site-wide acoustic monitoring strategy applied to assess impact of potential noise generating sources in Mod13.

Site-Wide Lighting Strategy

- A site-wide lighting strategy integrating and improving the existing lighting across the precinct, with new lighting the proposed Tower, Podium and Ribbon, including:
 - Internal lighting of Hotel and Residential spaces;
 - Illuminated highlights at the Sky Lobby and Club Lounge levels;
 - Integrated lighting on the eastern and western vertical façade slots and angled roof profile;
 - Podium external illumination from awnings, and under retail and lobby colonnades;
 - Landscape lighting on Level 07 open terraces and pool decks;
 - Feature lighting accentuating the wing-like profile of the Ribbon and vertical element;
 - Internal and external lighting to Food and Beverage outlet at Union/Edward Street corner;
 - Façade LED lighting to the heritage SELS Building

Special Lighting Events

- Approval for fifty three (53) Special Lighting Event nights per year for the use of permanent installation of moving projector lights on the rooftop of the Astral Hotel

Signage Upgrades

- Consolidation of existing signage approvals and new signage, including:
 - Approved signs
 - Wayfinding signs;
 - Business identification (including for Food and Beverage outlets); and
 - Signage on the Tower and Podium.

Stormwater upgrades

- Stormwater upgrade works, including increased pit inlets and pipe capacities at the low points along Pymont Street and Edward Street.

DESIGN RESPONSE

METHODOLOGY

Public Domain + Streetscape

Pirrama Road Arrival + Light Rail Entry

The design for this primary arrival point is to give a sense of arrival to both The Star Casino and the light rail stop. The intent is to open up the visual access from the street to the light rail and proposed taxi rank by removing parts of the existing wall between the street and existing loading dock. This will improve pedestrian access and wayfinding into The Star and light rail stop.

Upgrades to the paving inside the property boundary will be extended across this frontage, as well as extend inside to the light rail stop. The existing asphalt footpath is proposed to be upgraded to a higher quality granite or concrete flagstone paver (pending City of Sydney approval). Existing palms are to be retained in the central part of the frontage, with a denser canopy tree to be provided on either side (refer plans). Existing grove of magnolias are to be retained and protected adjacent to the existing food and beverage outlet and mirrored with a new grove of magn

Pirrama Road + Jones Bay Road

The intent for the streetscape is to upgrade the asphalt footpath to a high quality granite or concrete flagstone paver (pending City of Sydney Approval). The Ritz Carlton porte cochere on Pirrama Road will be enhanced with replacement street trees and gardens on the boundary. Approximately 4 existing trees will be removed as part of the porte cochere addition. Two replacement street trees are proposed in their place.

Jones Bay road upgrades include retained street trees, and upgraded paving finishes to up to extent of existing loading dock entrance.

SELS Plaza

The SELS plaza on the corner of Pyrmont Street and Jones Bay Road will respond to the heritage significance of the SELS building. The proposal is to level out the small plaza space to allow passive usage. A sculptural sandstone seating wall wrap around the tenancy boundary to retain existing footpath levels, and provide seating for the plaza, while retaining existing access points. The existing asphalt footpath will be reinstated. Paving materials within the private lot will be high quality granite banding to match internal finishes of the heritage building.

Pyrmont Street Driveway Entry

The proposal for this entry is to match existing driveway crossover materials around the site, which are granite flagstone paver's. Two trees will be removed as part of this addition. Existing Asphalt footpath to be reinstated.

Podium Landscapes

Level 4 Neighbourhood Terrace

The design intent for this space is to provide outdoor amenity to the adjacent internal community hub. The terrace will act as a 'winter garden' with canopy above to protect views from apartments above and soften any noise implications. A curvaceous planter to the perimeter of the terrace will soften the space while maintaining views over Jones Bay Road.

Level 3 VIP Link

Outdoor planter adjacent to VIP link from hotel to Sovereign gaming rooms.

Level 5 Private Balcony

We are providing additional private open space for two apartments above the Neighbourhood Terrace. A balcony planter will provide privacy for residents and to those on the terrace below.

Level 5 Sky Terrace

The design intent for this space is to provide a variety of informal lounge areas and dining spaces, broken up by planting and defined by feature trees and different ground finishes.

The proposed restaurant spaces are to be framed with planters and movable pots for large events.

Level 6 Sedum Roof

Green sedum and succulent roof planting will cover much of the light weigh roof structures over new additions to level 5 Sky Terrace and day spa facilities.

Level 7 Ribbon

A simple yet sophisticated design will compliment the expansive views of the harbour, frame the 2 pools and spa areas and provide high quality finishes to the surrounding pool

Level 7 Residential Pool + Gardens

A communal oasis for residents of the new tower. The north facing pool on at the edge of the podium will be framed by a tropical palette of plants to provide softness and privacy. A central lawn can be used for active and passive activity or an extension of the BBQ area and communal dining rooms.

Level 8 Sedum Roof

A green sedum & flowering grass roof will go on top of the residential break out rooms + kitchens, which will soften the visual impacts from above and create an additional ecosystem.

Green Spine

Vertical planting on wire trellis cable systems will create a green facade on the western edge of the Ritz Carlton Hotel tower. Occurring every 3rd floor from level 21 to the Club Lounge.

Club Lounge

The club lounge of the Ritz Carlton will accommodate member guests of the hotel and provide an informal communal space with bar, library and restaurant amenity.

The outdoor area will act as an extension of the interior lounge bar and feature an outdoor bar with tables and chairs; an artificial lawn with lounge chairs, Bismark palms in movable pots; an informal outdoor lounge with sunken fire pit. The area will be framed with low shrub planting with accent trees to frame views over the harbour.

PLANT ESTABLISHMENT + MAINTENANCE

Landscape Maintenance Strategy

General

- *Planting maintenance period:* the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- *Planting maintenance program:* 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- *Planting maintenance log book:* keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- *Product warranty:* submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- *Insurance:* the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- Weeding,
- Rubbish removal,
- Fertilizing,
- Pest and disease control,
- Adjust / replace stakes and ties
- Topping up mulch,

- Cultivating,
- Pruning,
- Keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

Compliance

- *Requirement:* plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- Repairs to planting media completed
- Ground surfaces are covered with the specified treatment to the specified depths
- Pests, disease, or nutrient deficiencies or toxicities are not evident.
- Organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- Vegetation is established and well formed
- Plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- Vegetation is not restricting essential sight lines and signage
- Collection and removal of litter
- All non-conformance reports and defects notifications have been closed out.
- Plant maintenance compliance schedule:*as defined by the superintendent

Pruning

- *Generally:* tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- *Pruning:* cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.
- *Requirement:* pruning to be undertaken by a qualified tree surgeon / arborist

Fertilising

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to draw down effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

Completion

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

Drainage & Watering Strategy

Generally:

- If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.
- *Watering permits:* the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.
- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- Where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;
- Low water demand shrub planting is proposed.

LIGHTING

- All external areas will be designed to meet relevant Australian Lighting Standards.

COUNCIL CONSULTATION

During the design process of the landscape design, City of Sydney council was consulted on multiple occasions which guided the public domain design outcomes in this report. These outcomes were:

- Upgraded footpath finishes to Pirrama Road and Jones Bay road would create a better pedestrian experience, and a visually improved outcome.
- Existing street trees on Pirrama road (*Livistona australis* & *Ficus* sp.) don't match councils Street Tree Master Plan (STMP) and can be replaced with species that match the STMP to provide equal/improved public amenity with the new species (*Angophora costata*).
- Council are comfortable that proposed upgraded public domain finishes don't match the current CoS council guidelines and that this precinct will undergo future planning with revised public domain guidelines which would have upgraded finishes as similar to Urbis' design.
- Council agree with the improved vehicular and pedestrian circulation on Pirrama road which creates a safer and more functional entrance to the light rail station.

TREE RETENTION STRATEGY



-  Trees to be retained
-  Trees to be removed

Tree Retention strategy

Tree retention strategy is aligned with arborist report by Earthscape. Refer to Earthscape's report for detailed plans and assessments of trees.

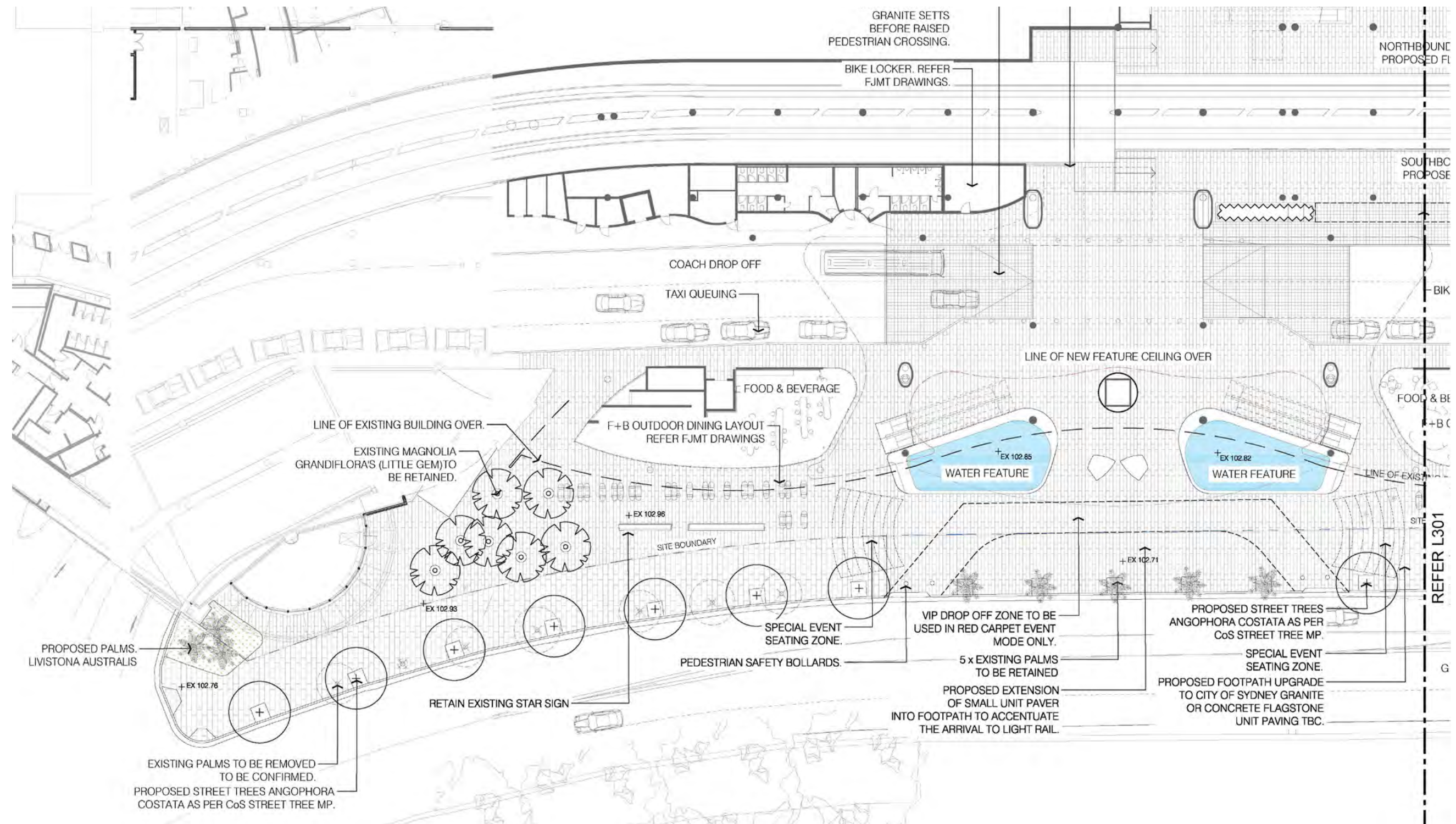
This strategy is based on the proposed development. New street trees are proposed to replace the trees being removed on Pirrama Road. The proposed street trees are aligned with the CoS Street Tree Master Plan and have been discussed with the council's public domain team.


NOT TO SCALE

LEVEL B2 - PIRRAMA ROAD ARRIVAL + LIGHT RAIL ENTRY

Environmental Impacts to Pirrama Road

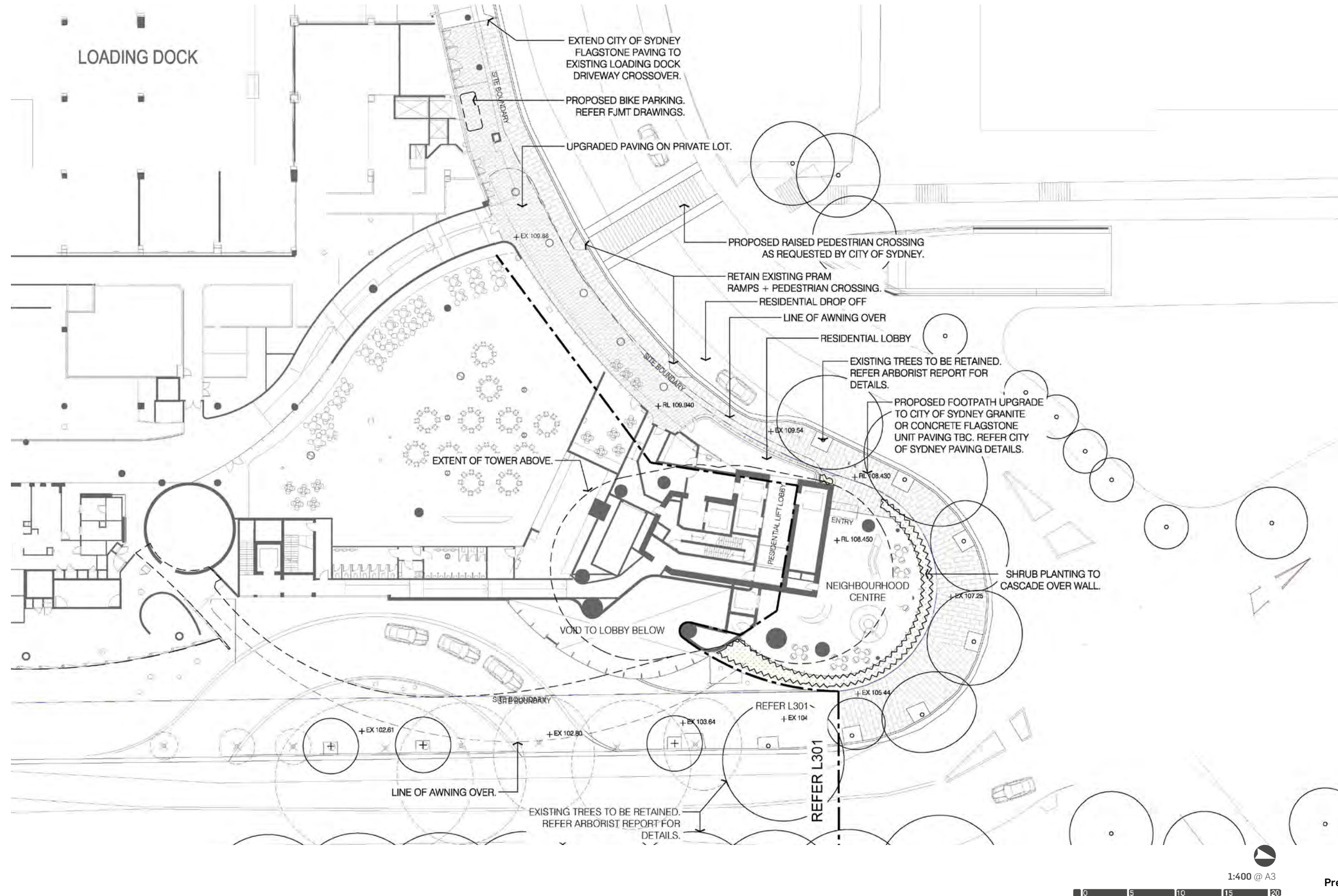
The landscape design proposal on Pirrama road proposes remove 13 x existing cabbage tree palms and 5 x fig trees and replace them with 13 x Angophora costata as street trees on Pirrama road, with the retention of 5 x existing cabbage tree palms at the centre of the site frontage. This approach is aligned with the current City of Sydney (CoS) Street Tree Master Plan (STMP) and provides increased amenity to the public domain, through increased canopy and shade coverage. An additional 6 x Magnolia trees, 6 x cabbage tree palms will also be added within the public realm and improve overall amenity to the street and retain elements of the existing character. The grove of magnolias will be added to the frontage of the site adjacent to the proposed food and beverage outdoor dining areas. The environmental impacts of replacing these trees with a larger canopy tree will provide improved amenity in the long term. Furthermore, upgraded street finishes will provide a high quality pedestrian experience, better wayfinding & pedestrian safety to the existing light rail stop.



LOO - PIRRAMA ROAD + JONES BAY ROAD LANDSCAPE PLAN

Environmental Impacts to Jones Bay Road

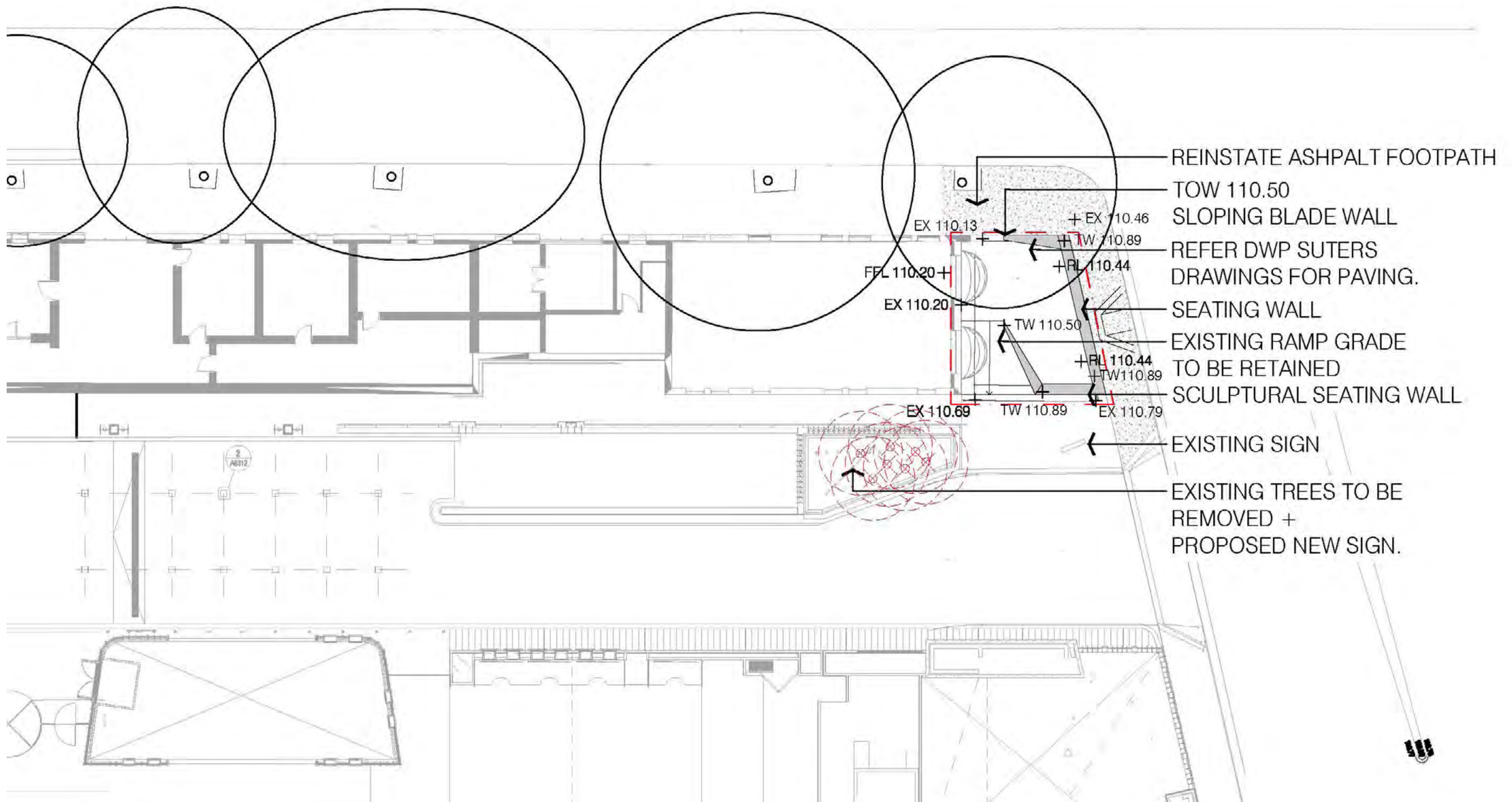
Proposed upgrades to the corner of Jones Bay Road and Pirrama road include upgraded streetscape surface finishes to the public domain and within the private lot to both existing and proposed entrances. Also 7 x existing fig trees will be retained and protected. There will also be 2 new raised planters within the private lot fronting the street, which will give an improved street frontage. These proposed landscape works will have a limited environmental impact on the street.



SELS PLAZA

Environmental Impacts to corner of Jones Bay Road + Pyrmont Street

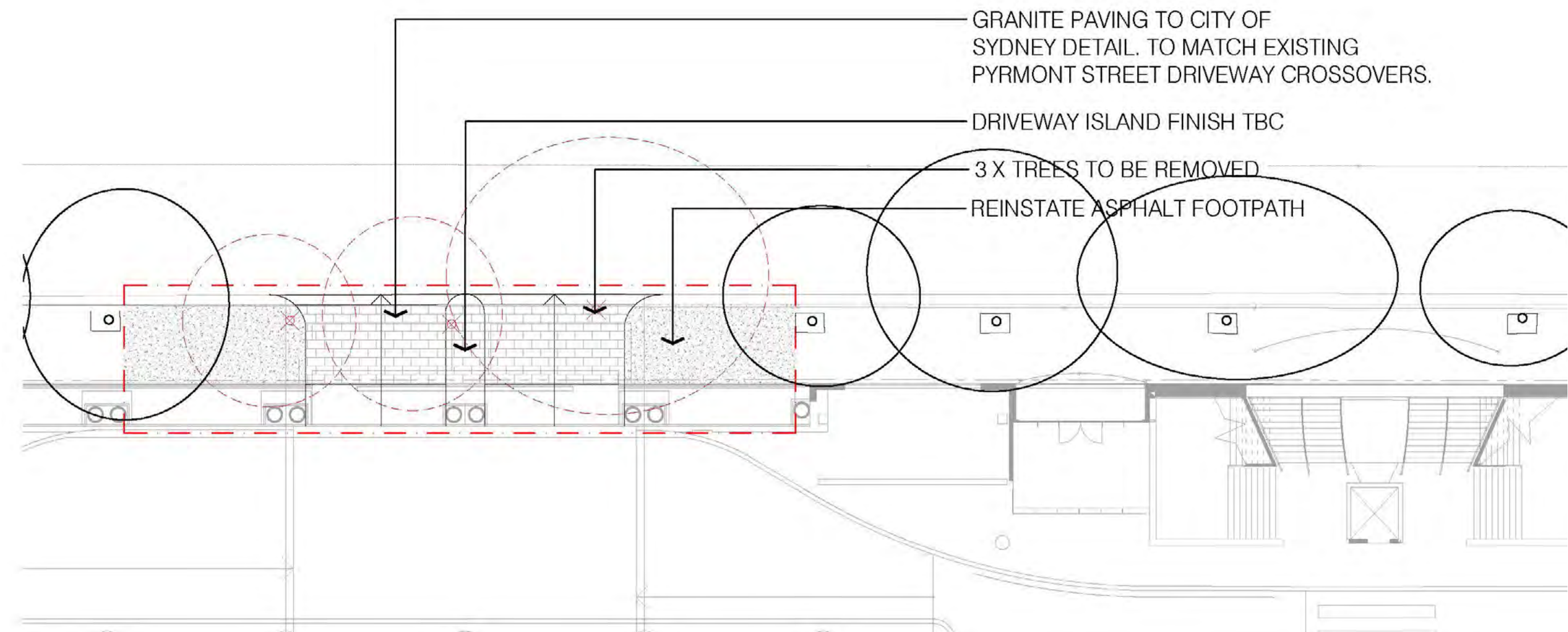
The proposed works to the SELS courtyard is to re-surface the existing asphalt with a high quality and historically sensitive pavement finish, as well as add a sculptural seating wall to it's edge in similarly sensitive materials. The seating wall will provide an improved user experience of this courtyard and improve the frontage of the heritage building. 7 x existing small palms in a planter within the lot boundary will be removed in the works surrounding this, these trees are of low ecological value.



PYRMONT STREET DRIVEWAY ENTRY

Environmental Impacts to Pyrmont Street

Proposed works Pyrmont Street include make good works to any existing pavement finishes during construction. A new driveway crossover into proposed underground carpark. The finish to the driveway will comply with the City of Sydney Streets Code for materials and design. The proposed finish is to match other crossovers on the site which are large unit granite flagstone paver's. 3 x existing trees will be removed as part of these works (refer arborist report for details). The loss of amenity of these street trees is to be mitigated with replacement street and public realm trees and planting in other areas around the site.



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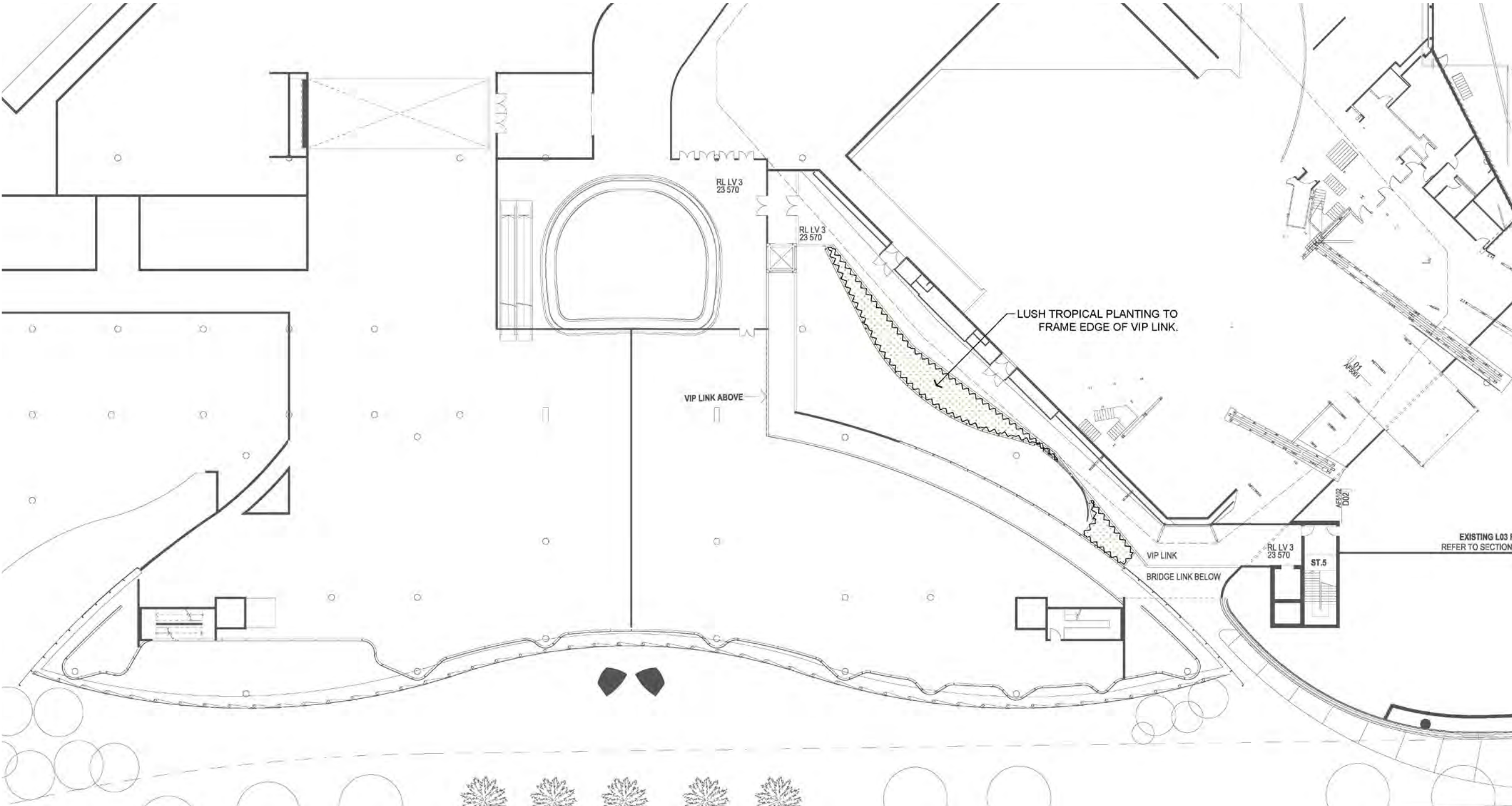
STREETSCAPE PRECEDENT IMAGES



LEVEL 3 - VIP LINK

Environmental Impacts to Pymont Street

Proposed works include external planters adjacent to the VIP link from the proposed hotel to the sovereign gaming rooms. The planters will have a mix of shrub planting to create visual interest along this walkway and improving overall greenery to this part of the development.



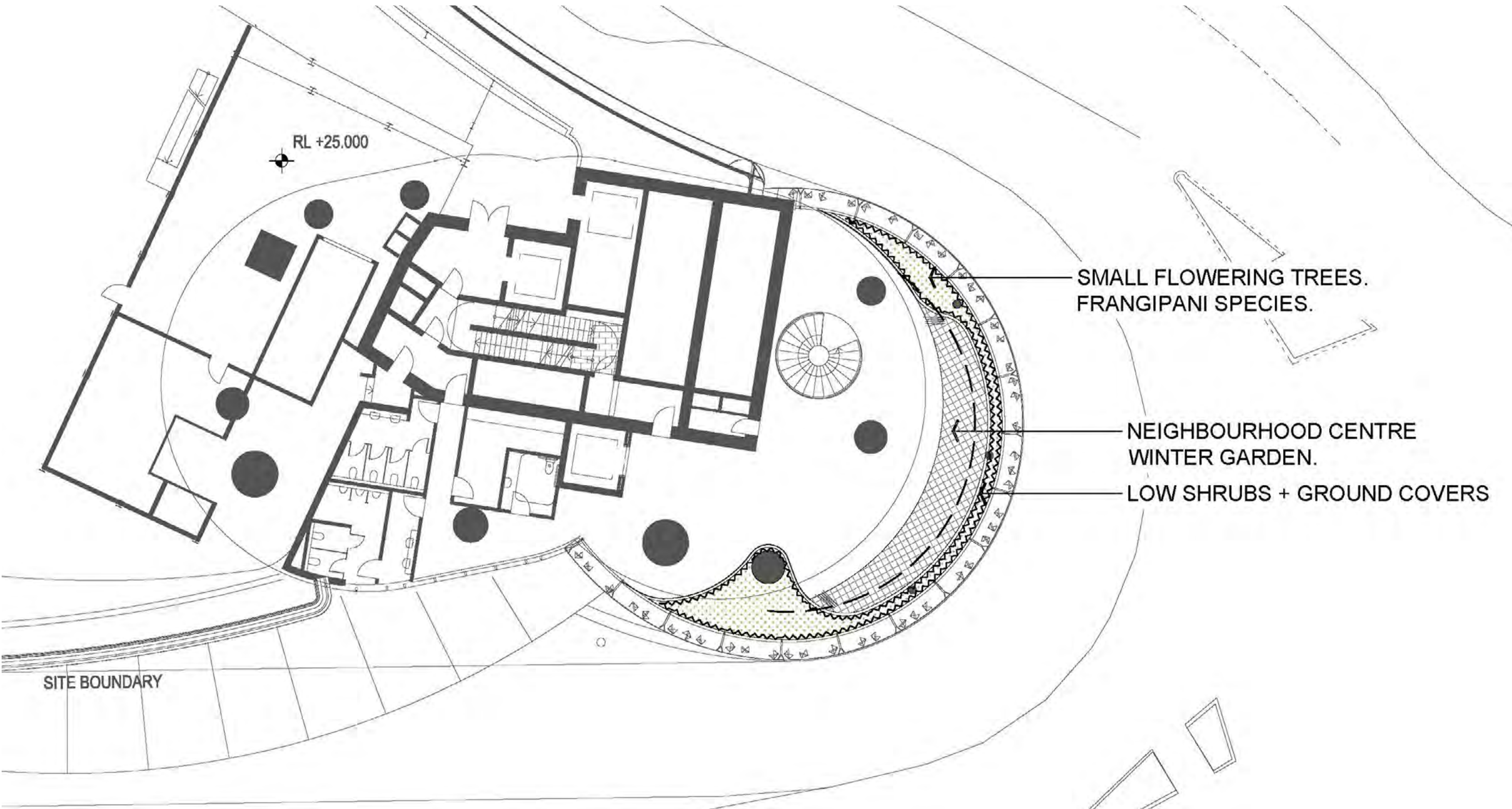
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LEVEL 4 -NEIGHBOURHOOD TERRACE

Environmental Impacts to Neighbourhood Terrace

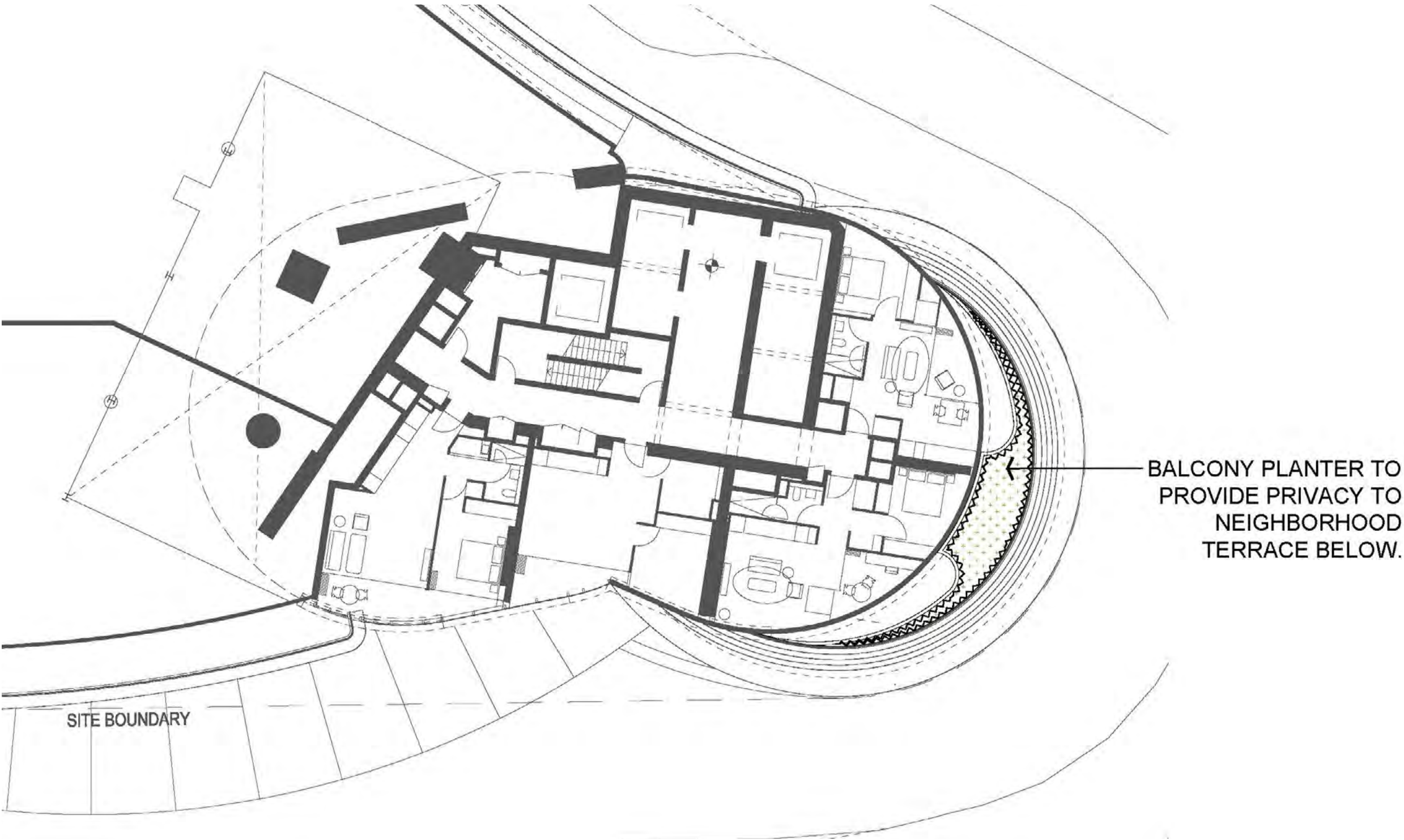
The neighbourhood terrace acts as a winter garden for the neighbourhood facilities adjacent. A balcony planter will wrap around the curved facade, softening views from the street and creating a green outdoor space for the users. The environmental impact of this treatment is minimal.



LEVEL 5 - PRIVATE BALCONY

Environmental Impacts to Pymont Street

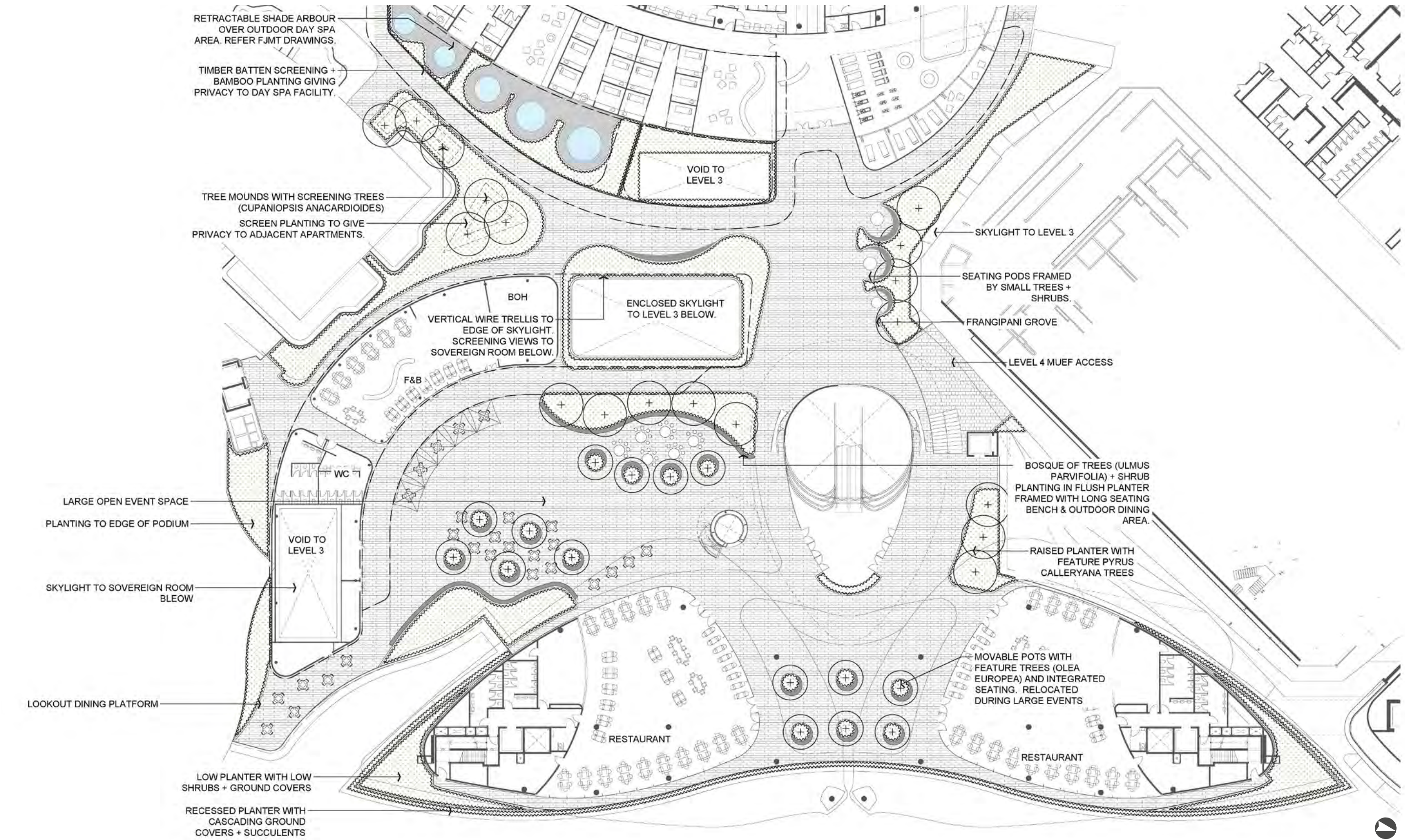
Proposed works Pymont Street include make good works to any existing pavement finishes during construction. A new driveway crossover into proposed underground carpark. The finish to the driveway will comply with the City of Sydney Streets Code for materials and design. The proposed finish is to match other crossovers on the site which are large unit granite flagstone paver's. 3 x existing trees will be removed as part of these works (refer arborist report for details). The loss of amenity of these street trees is to be mitigated with replacement street and public realm trees and planting in other areas around the site.



LEVEL 5 - SKY TERRACE

Environmental Impacts to level 5 Sky Terrace

The proposed works to the level 5 works broadly include a large multifunctional events space framed by and around a series of landscaped spaces guiding movement across and within the space. The approved green sedum roof will be removed and replaced with this space, meaning that improvements from a landscape perspective can be made with a larger and more diverse mix of plantings species can be implemented; the space will be accessible and usable for guests and hotel residents; 18 x new trees will be included as well as a series of large movable pots with trees and shrub planting. There will be a net area loss of green space between this space and the current approved green sedum roof, however, the environmental impact will be limited due to the aforementioned landscape benefits and dispersment of greenery in other locations across the site.



LEVEL 6 - SEDUM ROOF

Environmental Impacts to Level 6 Sedum Roof

Currently there is no existing approved level 6 rooftop and this landscape works will be an improved environmental outcome by providing a softening to the lightweight roof structure.



LEVEL 7 - RESIDENTIAL POOL + GARDENS

Environmental Impacts to Level 7 Residential Pool + Gardens

Currently there is no existing or approved landscape in this space. The residential pool and gardens provides a functional use of space with pool, sun baking deck BBQ pods and a shared kitchen space for residents of the proposed tower. The space framed by lush planting areas including 9 x palms 13 x small canopy trees. The landscape environmental impact of this space will be minimal in comparison to the existing space.

