



The Star

Modification 13

Architectural Design Statement

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THE RITZ-CARLTON



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1.0 Modification 13

SEGL has commenced a five-year redevelopment journey to create a landmark, exemplar integrated resort. This proposed redevelopment will occur through the lodgement of two s75W modification applications to the original Major Project Approval (MP08_0098) with the Department of Planning and Environment (the Department).

Modification 14 was determined in October 2017 and included upgrades to the existing site. These upgrades included improvements to access and circulation to and within the site and to generally improve the functioning, circulation and amenity of The Star. The proposed works will deliver an expansion of the Sovereign Resort and ancillary works, provide additional pre-function space to the Multi Use Events Facility, improve the arrival experience on Pirrama Road and a number of associated internal upgrade works. These works seek to enhance the attractiveness and functioning of The Star complex.

Modification 13, proposes the development of a new Ritz-Carlton Hotel and Residential Tower in the northern portion of the site with associated podium treatment, as well as other transport, retail, food and beverage improvements across the site. It is Modification 13 that is the subject of this report.

Modification 13 includes the following proposed 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 cafe, 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 SELS building at the corner of Jones Bay Road and Pyrmont Street. (Note: no works within SELS 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 Piz-zaperta 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/Pyrmont 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 Events 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.

Aerial image with The Star site highlighted



2.0 Introduction

Design Statement

Pymont is a special and integral part of the City of Sydney, rich in history, character and identity. The proposal as set out in this document seeks to create a landmark architecture that is unique and true to the character of Pymont, that enhances and supports the public spaces and local community while creating an exciting destination for all.

An organic responsive architecture grows from the sandstone of Pymont, and is formed and shaped by the line of winter sun into public space and parks, curved to reduce wind effects and to share views. It is a sculptural architecture.

A landmark for Pymont and the City of Sydney that is not the result of a imported, placeless, international architecture, but an unique identity, growing from and responding to the very special qualities of this beautiful place.

A refined, highly elegant tower form, that efficiently accommodates the hotel and apartment components of the brief with an innate sensitivity to limiting environmental impacts.

Secretary’s environmental assessment requirements

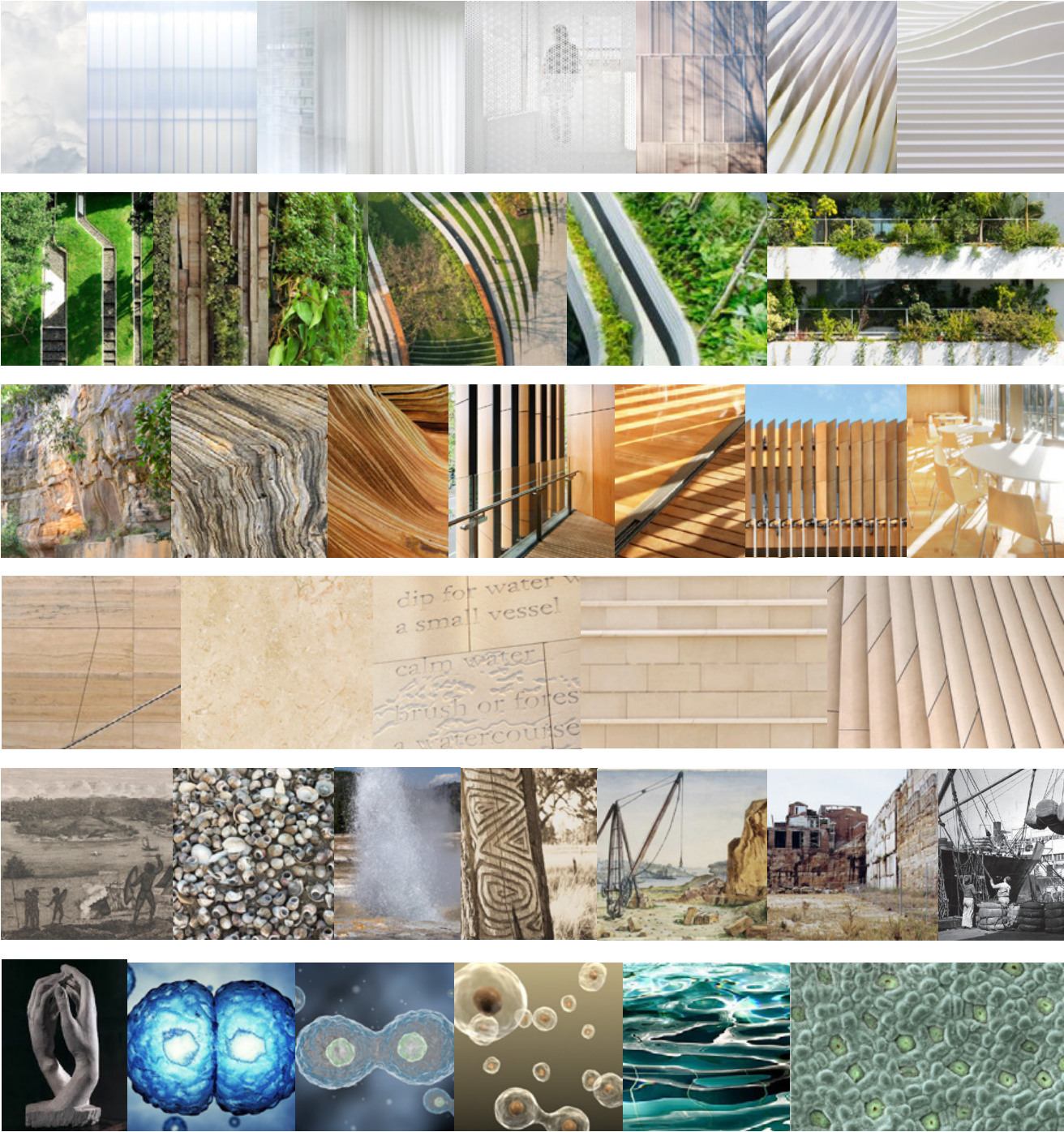
The Mod 13 SEARs pertinent to the Architectural Design Statement are set out in the table below. A full response to the SEARs is addressed in the EAR and its appended technical reports, and a complete copy of the SEARs is included at Appendix A of the EAR.

REQUIREMENT	COMMENT
1. Relevant EPIs, Strategies, Plans and Guidelines	
Address the relevant EPIs, Strategies, Plans and Guideline provisions that would apply to the site:	
Demonstrate that the Proposal has limited environmental impacts beyond those already assessed for Project Approval MP 08_0098 and any subsequent modifications to that approval	Beyond those already assessed for Project Approval and subsequent modifications up to and including Modification 14, we consider the Proposal to be of limited and acceptable environmental impact and have sought to demonstrate accordingly in this report.
2. Built Form and Design Excellence	
The proposals as described in this report embrace ‘the measures of success’ as identified in the SEGL’s Design Excellence Brief:	
- To create a landmark, exemplar development within the City of Sydney of contrasting experiences, for both local people and visitors alike; - To create desirable places to live, work and play with different characteristics; - To leave a positive legacy of SEGL’s historical involvement for the locality of Pymont, including a positive contribution to the quality of public domain areas; - To establish a hotel tower in an elegant and efficient manner; - To ensure the project meets or exceeds very high level benchmarks for environmental, social and economic sustainability; - To demonstrate that the proposed redevelopment can advance with limited environmental impacts; - To meet or exceed market expectations with respect to a commercial return;	
Based on the above ‘measures of success’ fjmt established the following Design Principles to inform and guide the design:	
- Sunlit Public Spaces: Protecting and enhancing the public space of Pymont - Sharing with Neighbours: Winter Sun and Views - A New Pymont Community Building and Extended Public Space Network - Responsive Organic Biomorphic Tower Form: A Landmark for Pymont - Rising from the Sandstone: An Architecture of Pymont - A Great Hotel City Landmark: Unique Open and Inviting - Sustainability and Landscape: Biofiltration and Integrated Photovoltaics	
These Design Principles have guided fjmt’s proposals from the initial Design Excellence proposals to the scheme as outlined in this report. This is summarised in Section 3.0, 4.0-4.4 of this report.	
◆ Address the height, bulk and scale of the proposed development within the context of the locality.	Addressed in Sections 5.1, 6.5, 7.1, 7.2, 7.4, and 8.0-8.6 of this report, and in Section 9.1 of the EAR.
◆ Address design quality, with specific consideration of the overall site layout, siting and design, orientation, vistas and connectivity, street activation, open spaces and edges, façades, massing, setbacks and building articulation.	Addressed in Sections 3.0, 4.3, 6.3, 7.1, 7.2, 7.4, 8.9, 8.11, 8.12, 9.0-9.5, 13.0-13.12, and 15.1 of this report, and Sections 9.1, 9.2, 9.3, 9.4, 9.5, and 9.6 of the EAR.

REQUIREMENT	COMMENT
3. Amenity	
◆ Address and outline design principles incorporated into the development in terms of sunlight/overshadowing, natural ventilation, wind impacts, reflectivity, visual and acoustic privacy, and safety and security.	Addressed Sections 6.4, 6.5, 7.1, 11.6-11.8, 11.13, 11.14, 14.9-14.11 , and in Sections 9.5, 9.6, 9.22, 9.21, 9.3, and 9.12 of the EAR.
◆ Demonstrate consistency with the requirements of SEPP 65 and the Apartment Design Guide.	Addressed in Section 11.6, 11.7, 11.8, 11.9, 11.15, 17.3, and 17.4 of this report, and Section 6.6 of the EAR.
6. Public Domain and Public Access	
◆ Identify proposed streetscape, open space, public domain and key pedestrian linkages with and between other public domain spaces existing and proposed buildings and surrounding areas.	Addressed in Section 9.0-9.5 of this report, and Section 9.4 of the EAR.
◆ Identify and assess the impacts of any proposed building identification signage, including safety impacts on traffic and public transport operations.	Addressed in Section 14.12 and 14.13 of this report, in Chapter 9, Section 9.2 of the EAR.
◆ Identify important sight lines and visual connectively to and through the site	Addressed in Section 7.2, 8.1, 8.7, 8.8, and 9.4 of this report, and Section 9.4 of the EAR.
7. Ecologically Sustainable Development (ESD)	
◆ Identify how the development will incorporate best practice ESD principles in the design, construction and ongoing operation phases of the development.	The ambitious NATHERS, BASIX, Section J and Green Star Design and As Built 5 Star Rating targets combined with SEGL’s own sector-leading sustainability initiatives will limit the environmental impact of the Proposal and create a building of iconic sustainable performance. ESD is addressed in Section 13.6 and 14.2 of this report, and in the Sustainability Report at Appendix Z and Section 9.28 of the EAR.
8. Heritage and Aboriginal Heritage	
◆ Prepare Historic Heritage and Aboriginal Heritage impact assessments.	The predominate Mod13 works occur to the northeast of the subject site with no impacts to heritage significant areas. External paving works proposed to the SELS Building plaza and those minor modifications to entries around the site have been sensitively designed to limit adverse heritage impacts. This is addressed in Section 15.2 and 15.7 of this report, and the Heritage Impact Statement (Appendix P) and the Aboriginal and Historical Archaeological Assessment (Appendix O) of the EAR.
Plans and Documents	
Existing Site Survey Plan	
An existing site survey plan drawn at an appropriate scale illustrating:	Addressed in Section 6.2 of this report, and in the Urban Context Report at Appendix G of the EAR.
◆ the location of the land, boundary measurements, area (sqm) and north point;	
◆ the existing levels of the land in relation to buildings and roads;	
◆ location and height of existing structures on the site;	
◆ location and height of adjacent buildings and private open space; and	
◆ all levels to be to Australian Height Datum (AHD).	
Locality/Context Plan	
A locality/context plan drawn at an appropriate scale should be submitted indicating:	Addressed in Sections 5.1, 5.2, 6.1, 6.6, and 9.1-9.5 of this report, and in the Urban Context Report at Appendix G of the EAR.
◆ significant local features such as parks, community facilities and open space and heritage items;	
◆ the location and uses of existing buildings, shopping and employment areas; and	
◆ traffic and road patterns, pedestrian routes and public transport nodes.	
Shadow Diagrams	
Shadow diagrams showing solar access to the site and surrounding areas at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.	Provided at Section 14.9, 14.10, 17.5, 17.6, 17.7, and 17.8 of this report, and Appendix B of the EAR.



Physical study model
francis-jones morehen thorp



3.0 Design Summary

The design will deliver a refined, highly elegant tower form, that efficiently accommodates the hotel and apartment components of the brief with a sensitivity to limiting adverse environmental impacts.

Following a Design Excellence process in late 2016, fjmt were selected as architects for the tower and 'ribbon' component of the Modification 13 works.

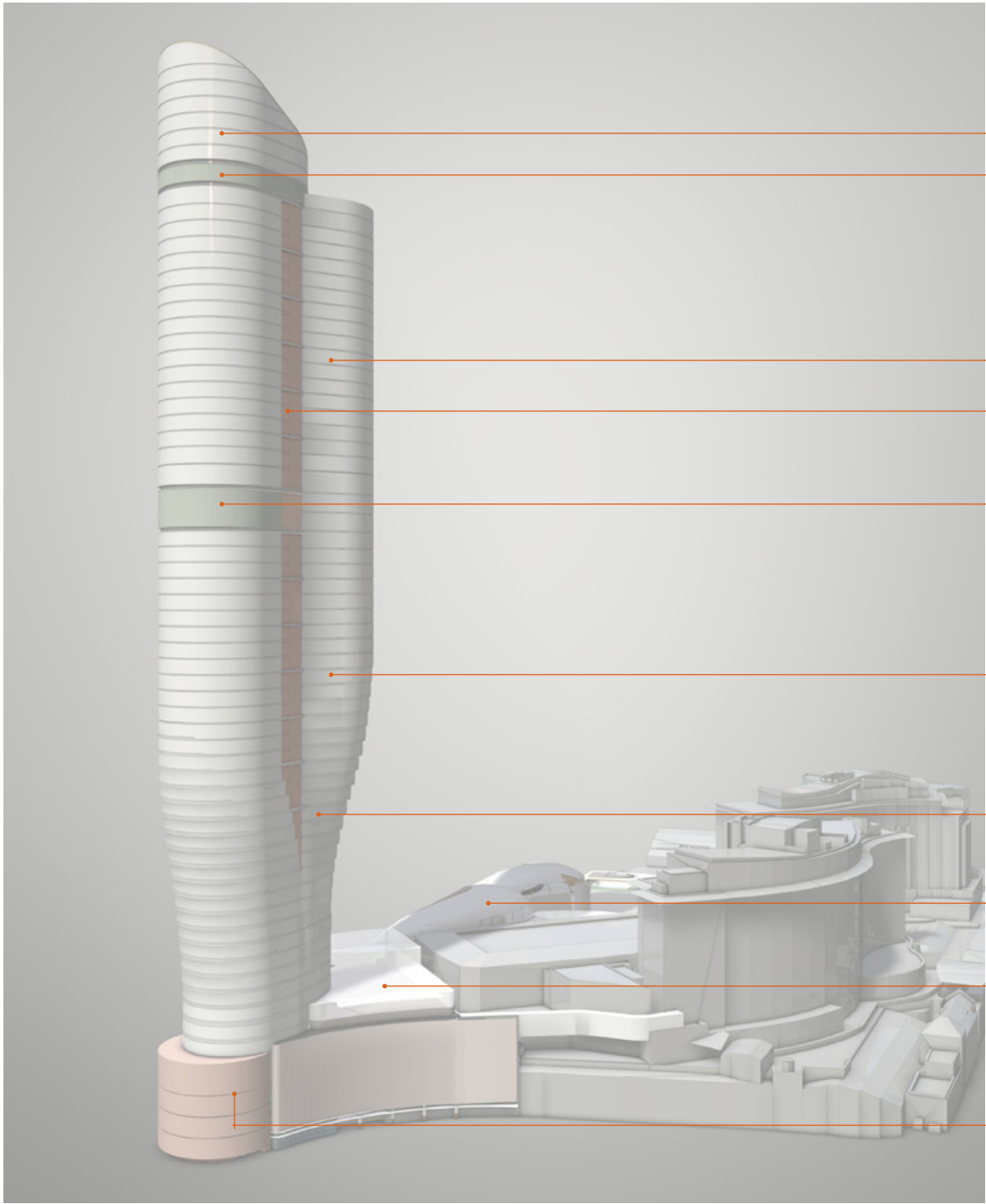
The tower accommodates a new Ritz Carlton hotel and residential apartments. The tower seeks to create an organic responsive architecture that grows from the sandstone of Pymont. Such a responsive architectural form can not be singular, and like the forms in nature, an interrelation between two forms, is more subtle, nuanced and responsive.

The tower is constructed from two interlocking forms that grow naturally from the curved geometry of the site, and set-back from the north to create space for a new public form and open space. As these two primary forms rise, they turn, adjust and interlock in relation to the view lines of neighbours, position of the sun in winter in relation to public open spaces, and to maximise sun and view access for residential neighbours.

The forms are curvilinear, almost shaped by the elements, to allow wind to move easily around them and avoid down-drafts and negative environmental effects at the street and open spaces. The outcome is a finely proportioned gentle interplay of curvilinear forms, a soft sculptural architecture.

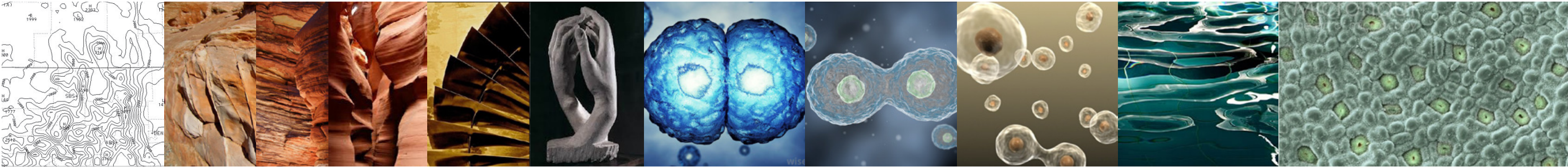
The 'ribbon' element links the new tower to the Star complex along the Pirrama Road frontage, comprising communal hotel and residential facilities at L07, and cafe and restaurant space at L05 connecting into the Star Complex below via the circulation drum.

The 'ribbon' and associated elements will be not only an distinctive, sculptural addition to Pirrama Road but an exciting place to visit and participate. The 'ribbon' will be characterised by garden spaces, pools, restaurants, bars, function spaces and outdoor terraces.



- premium suites
- hotel 'club lounge' with external terrace to south
- guest room levels
- side core expressed to west, with 'green spine'
- full level sky lobby, with mezzanine restaurant (publicly accessible space)
- residential levels
- form changes incrementally between levels to produce organic tower form
- 'ribbon element' fronting to Pirrama Road
- residential communal open space located on roof with northern aspect
- heighbourhood centre located at north of site

Simplified form model highlighting key element of tower and 'ribbon'





4.0 Design Excellence

In 2016 SEGL commenced a Design Excellence Process for the deign of the tower, 'ribbon element' and associated works. The requirement for design excellence reflected the Secretary's Environmental Assessment Requirements (SEARs) issued on 9 May 2016.

The following principles were noted in the Design Excellence Brief:

- To achieve the highest standard of built form outcomes for the site;
- To encourage built form that positively contributes to the over all architecture of the City;
- To encourage innovation and best practice approaches;
- To establish buildings appropriate to their context; and
- To achieve environmentally sustainable built form outcomes.
- Consistent with the requirements set out in the Secretary's Environmental Assessment Requirements; SEGL is proposing a design excellence process that includes:
- Preparation of four alternative design options for the proposal, prepared by different architectural design teams;
- Selection of a winning design by a design review panel; and
- Engaging the architectural design team of the winning scheme for the purposes of preparing detailed plans to be lodged with the application.
- Over and above the Secretary's Environmental Assessment Requirements, the Design Excellence Process establishes opportunities for stakeholder engagement ahead of a winning design being selected by the design review panel.

Through the Design Excellence Process, four (4) architectural teams were invited to prepare and lodge a design submission for consideration by the Design Review Panel. As part of the invitation to participate, a Design Excellence Brief was prepared by Urbis and subsequently approved by the Department of Planning and Environment.

Three architectural teams (BVN, Grimshaw and FJMT) submitted a formal design response in early September 2016. Woods Bagot elected not lodged a submission. Following a review process as outlined to the right of this page, the DRP ultimately formed a view that it was not in a position to identify a preferred scheme. As such, a further period of 4 weeks was provided to the architectural teams to prepare Phase 2 submissions.

Further details of the design excellence process are outlined in Urbis's Design Excellence Report as forms part of this submission.

Summary of Brief

The Design Excellence brief noted that:

Consistent with its licence obligation to operate the site to an international standard, SEGL is proposing to redevelop the complex. Specifically, the following is proposed:

- Provision of an additional hotel, expected to operated by Ritz-Carlton, and residential accommodation;
- Improved and expanded food and beverage outlets, including premium dining facilities;
- Improved people and movement connections including upgrades to the light rail interface; and
- Upgrade of the external appearance and presentation of the facility.

Measures of success

The measures of success for the Design Excellence process were established as follows:

- To create a landmark, exemplar development within the City of Sydney of contrasting experiences, for both local people and visitors alike;
- To create desirable places to live, work and play with different characteristics;
- To leave a positive legacy of SEGL's historical involvement for the locality of Pyrmont, including a positive contribution to the quality of public domain areas;
- To establish a hotel tower in an elegant and efficient manner;
- To ensure the project meets or exceeds very high level benchmarks for environmental, social and economic sustainability;
- To demonstrate that the proposed redevelopment can advance with limited environmental impacts;
- To meet or exceed market expectations with respect to a commercial return; and
- To ensure that there is procedural fairness for the architectural design teams and that the process is open, transparent, providing opportunities for genuine stakeholder engagement.

Stakeholder and community engagement

Stakeholder and community engagement was noted as a key aspect of the development process. The SEGL's stakeholder and community engagement approach included community stakeholder participation in the Design Excellence Process.

Three separate sessions were held for neighbours, the broader community and other stakeholders on day two of the design excellence presentations. The DRP members were invited to all sessions in order to directly hear feedback from stakeholders. In addition, feedback from each session was documented and made available to the DRP members ahead of a making a decision on a winning design. fjmt presented their initial submission at the following sessions as part of the decision making process:

Breakfast briefing session

Included peak groups, state government departments and agencies, local government and business neighbours.

Feedback was gathered through facilitated questions, answers and comments.

Day session

Community members with key interests and involvement in the local area. Included local community groups and neighbouring apartment owners' corporation representatives.

Feedback was gathered through facilitated group sessions directly after each presentation.

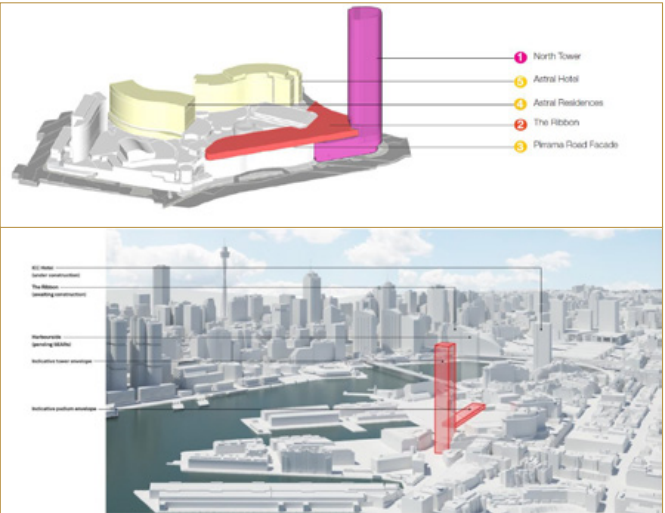
Evening open house session

Local community, including residents, workers and businesses in Pyrmont and neighbouring areas, based on SEAR's visual catchment reference.

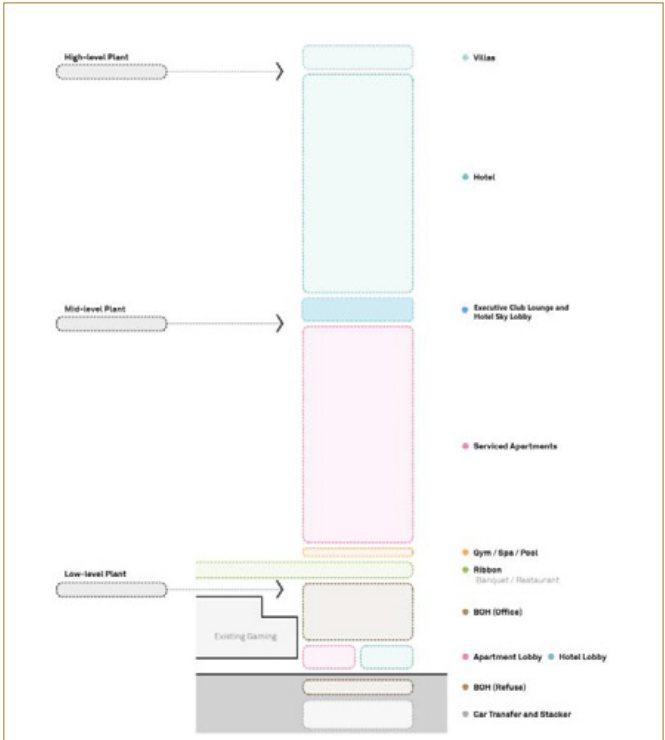
Informal open house with each architect's design on display for the public to walk around and view at own pace.

Each architectural design team was present to answer questions.

Further details of the above process are available in KJA's Community Consultation Report and Urbis' Design Competition Report as accompany this submission..

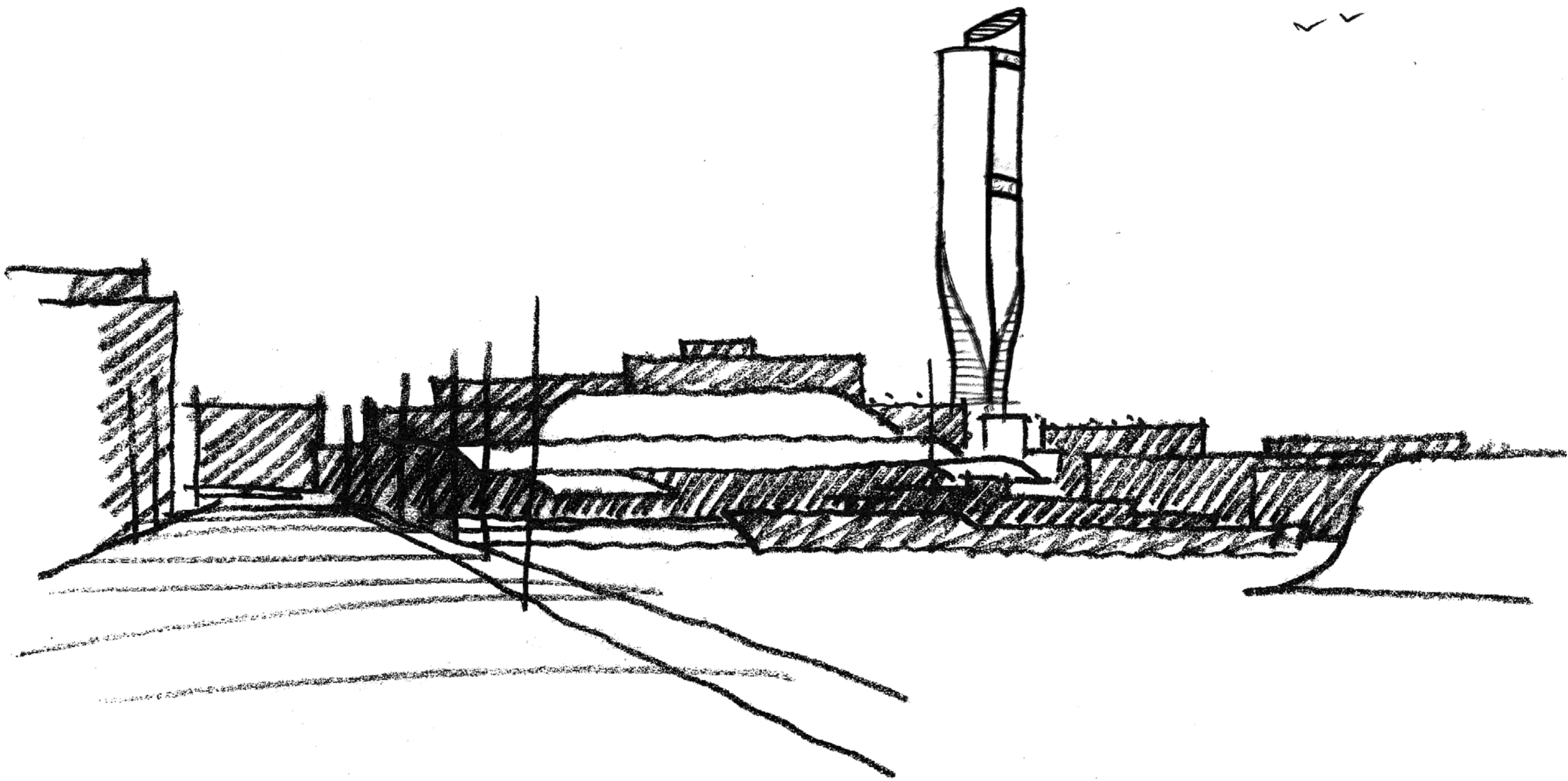


Extract from Design Excellence brief showing scope



Extract from Design Excellence brief showing indicative vertical distribution of use within tower

An organic responsive architecture that grows
from the sandstone of Pymont



4.1 Selected design team and client

Design Excellence

Design excellence is a key objective for the development of Modification 13. A mix of techniques and carefully considered processes will be adopted to ensure that this objective will be achieved.

fjmt has an outstanding international reputation for design excellence and innovation. fjmt strives to produce buildings of high architectural quality and merit without compromising value for the client, the user or for the community.

fjmt's approach to architectural design is one of specificity: providing unique design solutions for each particular project. This approach requires careful analysis of the site (physical, environmental, historical, cultural, commercial and social), and of the brief (both functional and aspirational) and budget (time and cost). Superimposed onto this analysis is the quality and rigour of fjmt's design expertise and specialised knowledge across diverse building typologies and the innovation and creativity of the project team. From this overlaid and integrated process, unique design solutions emerge, which are subjected to critical review and refinement. A key component to the process is ensuring that the projects respond positively to national urban and environmental policies.

Darling Quarter located South-east of the Darling Harbour precinct in Sydney, is a key example of achieving design excellence as it successfully integrates urban design, architecture and landscape architecture. fjmt sought to enhance the joy and beauty of Darling Harbour, one of the most popular public places in Australia, and to do so in a way that imbues it with a sense of quality and permanence. Darling Quarter has been awarded Australia's highest design and construction honours including the Lloyd Rees Award for Outstanding Urban Design, the Milo Dunphy Award for

Sustainable Architecture and Sir Arthur G. Stephenson Award for a Commercial Building. It has also received prestigious international awards including the Office Category award at the 2012 World Architecture Festival.

The practice places an emphasis on analysing the impact of a projects development on our environment and in turn has devised an impressive range of innovative design solutions. The result has seen the receipt of numerous awards for achievements in environmental sustainability, including the including receipt of the American Institute of Architects/ Boston Society of Architects Honour Award for Design Excellence – Sustainable Design Awards Program and AIA Award for Sustainable Architecture 2010.

fjmt Awards

- World Architecture Festival — World Building of the Year 2013
- World Architecture Festival — Office Building of the Year 2012
- World Architecture Festival — Office Building of the Year 2014
- World Architecture Festival — Future Project Competition 2015
- International Public Library of the Year Award - Danish Agency of Culture
- AIA Jorn Utzon Award for International Architecture — RAIA
- Architecture Medal — NZIA
- International Architecture Award — RIBA
- International Architecture Award — Chicago Atheneum
- AIA Sir Zelman Cowan Award for Outstanding Public Architecture
- Australia Award for Urban Design

The Star Entertainment Group (SEGL) is an ASX 100 listed company that owns and operates The Star in Sydney, Treasury Casino & Hotel in Brisbane and Jupiters Gold Coast on the Gold Coast. The Star Entertainment Group also manages the Gold Coast Convention and Exhibition Centre on behalf of the Queensland Government. On 16 November 2015 our parent company name changed from Echo Entertainment Group to The Star Entertainment Group following shareholder approval at the 2015 Annual General Meeting.

At the core of The Star Entertainment Group's premium offering at each property is the quintessential spirit of each destination with broad appeal for both local and international visitors. This is achieved through a long- term commitment to local relationships, leveraging deep local knowledge and insights, and enhanced by international best practice expertise. The recent \$870 million transformation of The Star in Sydney is a tangible reflection of the company's capacity and capability to invest significantly and effectively in its properties.

On the Gold Coast, The Star Entertainment Group is currently spending \$345 million to refurbish and expand Jupiters Gold Coast. The refurbishment of the existing hotel and casino complex is one of the biggest hotel refurbishments ever undertaken in Australia. On 21 July 2015, The Star Entertainment Group and its Destination Brisbane Consortium partners were selected by the Queensland Government as preferred tenderer for the development of Queen's Wharf Brisbane. On 16 November 2015 The Star Entertainment Group reached contractual close with the Queensland Government on a \$3 billion redevelopment of Queen's Wharf in Brisbane.

The Ritz Carlton has 100 years of history. With an unshakable credo and corporate philosophy of unwavering commitment to service, both in hotels and communities, The Ritz-Carlton has been recognized with numerous awards for being the gold standard of hospitality.

The history of The Ritz-Carlton Hotel Company, L.L.C. originates with The Ritz-Carlton, Boston. The standards of service, dining and facilities of this Boston landmark serve as a benchmark for all Ritz-Carlton hotels and resorts worldwide.

Employing 40,000 people and with 91 hotels in 30 countries and territories around the world, The Ritz-Carlton offers standards of service that create benchmarks in the hotel and hospitality industry. The Star Entertainment Group plans to work with The Ritz-Carlton in branding the proposed hotel tower in Sydney. The Ritz-Carlton is also set to feature at The Star Entertainment Group's Queen's Wharf project in Brisbane. The Ritz-Carlton Hotel Company is an independently operated division of Marriott International.



What sets the work of fjmt apart is their particular commitment to the creation of urban form; one which is focused to an equal degree about the axial pathways of the preexisting civic fabric and the topography of the attendant landscape.

— Kenneth Frampton



The Mint, Sydney | fjmt



Toi o Tāmaki Auckland Art Gallery, Auckland | fjmt



Darling Quarter, Sydney | fjmt

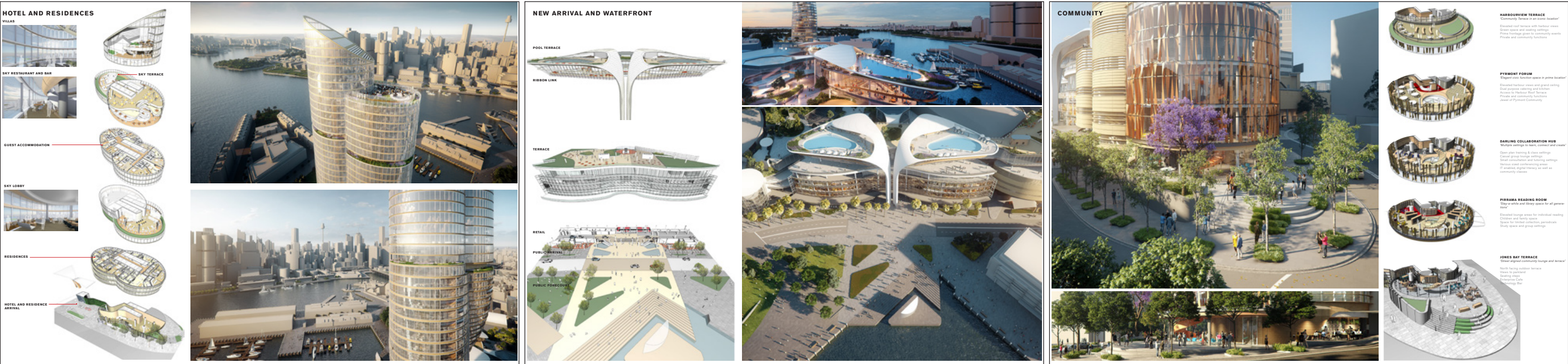
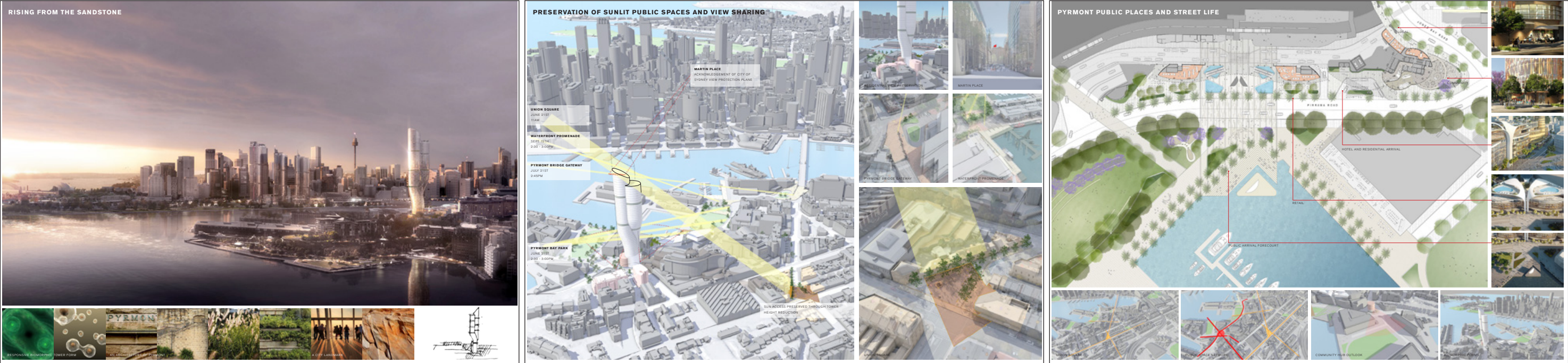


20 George Street (EY Centre), Sydney | fjmt

4.2 Design Excellence Submission

The below panels were used to illustrate fjmt's initial competition submission to the Design Review Panel, Community Groups, Industry Groups and Government Agencies in October 2016. Refer to the following pages of this document for the final developed scheme as forms part of the Mod 13 submission.

(Note: public domain works shown outside the boundary do not form part of Mod 13 are indicative of possible future works only)





Physical model from fjmt stage 1 design excellence submission



Photomontage of fjmt stage 1 design excellence submission



'Evening open house' session as part of stakeholder and community engagement process.

Physical models from three submissions available for review.

Stage1 submission from BVN.



Stage1 submission from Grimshaw Architects.



Stage 1 public presentations to community and stake holder groups



'Morning briefing' session to peak groups, state government departments and agencies, local government and business neighbours as part of stakeholder and community engagement process.

COMMENTS COMMON TO ALL SCHEMES	COMMENTS SPECIFIC TO FJMT
Need for an iconic and landmark building	Impressive proposal
Integration of the new with the existing	Likes the way the ribbon feature integrates with the proposed tower and the connection into streetscape and down to the water
Community facilities	The shape of the building is interesting, unsure whether I like it or not – however it is iconic and makes a statement. This is what the entertainment precinct needs
Traffic impacts including traffic increase and traffic flow	
Taxis drop off / parking	The proposed scheme is both usual and iconic
Overshadowing and reflection impacts	It addresses the community aspect well. However, truck access and the loading zone in Jones Bay Road needs to be considered as well – this will have an impact on the public space
	2SM building should be purchased
	The treatment of the ribbon integrates the pool area. It also marries the current mismatched building with the new proposed tower
	Like this design as well as previous scheme, functionality is also interesting
	Like the treatment of the ribbon
	Like the scheme but a bit concerned that it looks top heavy. However I understand the way the form has been shaped to provide access to views
	The concept has a 'Wow' and vision for the area
	Although the footprint is small, the building gets larger as it gets higher. It is not as slender as the first scheme (Grimshaw Architects Design 1)
	There are a number of stairs on the corner adjacent to the proposed community space. Have you thought of a way to address the level change?
	The building is facing north-south. This is a surprise as the air flow will generate an air pocket
	Similarly, the orientation of the tower means that the shadow will be over Pymont
	In light of this, why was the decision made to orientate the building north-south and not the other way?
	Addressed community related issues better than the other proposals
	The proposed schemes provides a nice area for community to gather
	Impressed with the scheme
	The scheme takes into account sustainability, materiality and community
	Love the way that the scheme plays with the ribbon in a way that is subtle, sophisticated and futuristic
	The public terrace (made possible by the removal of the roundabout) is a great space for the community during the day
	However, do you think it this public space will create safety issues at night?
	Numerous features have really sold this scheme. A positive aspect of this proposal is that the community has been considered from the beginning and there is an opportunity to involve the community throughout the process
	The architect has thought through the concept more comprehensively.
	The thought process is impressive.
	The tower design is slimmer at the bottom and wider at the top. Can this building be built?

Following feedback from the Design Review Panel and representatives of The Star, Ritz Carlton, Far East Consortium and various consultants, fjmt modified the tower form, core configuration, structural system, vertical distribution of program and internal planning.

The amended scheme delivered a refined, highly elegant tower form, that efficiently accommodated the hotel and apartment components of the brief with inherent flexibility.

The hotel sky lobby was been redesigned such that it occupied a full level, with the restaurant space located on a mezzanine within the sky lobby volume. Following feedback from Ritz Carlton the rooftop area initially allocated to a publicly accessible restaurant space was been designated as a 'club lounge' with direct access to the adjacent roof terrace.

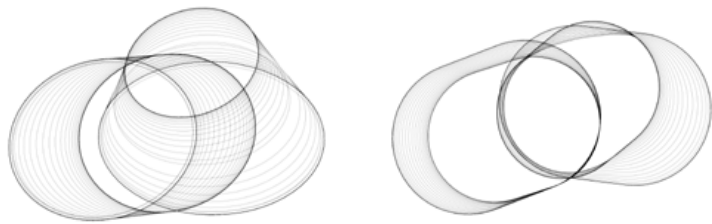
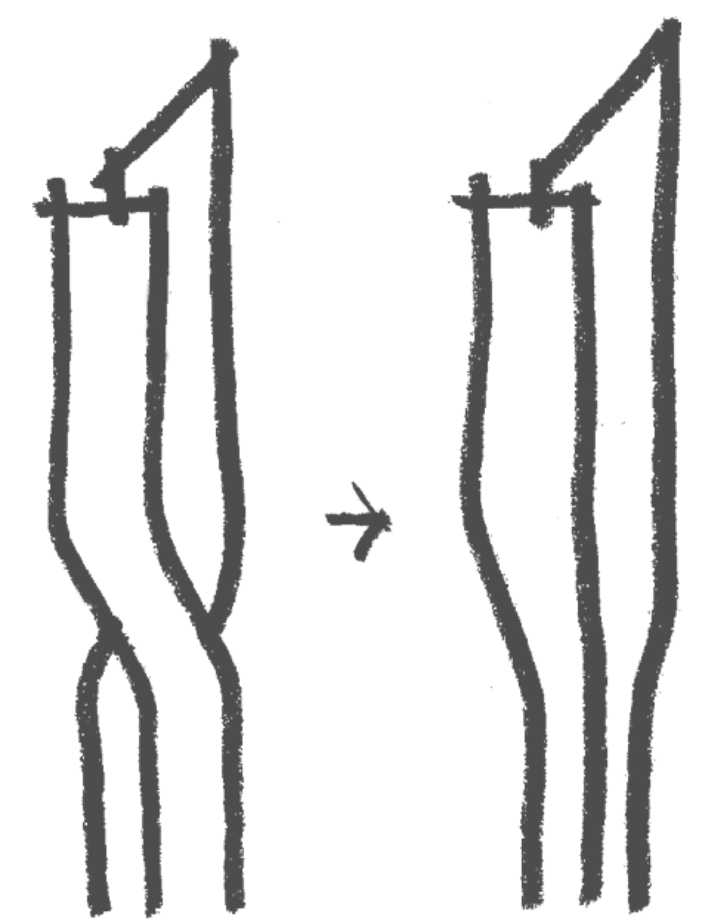
A side core configuration was adopted in lieu of the original centre core. The side core allows greater flexibility in the planning of the hotel and apartments and permits a significantly higher level of modulation between hotel guest rooms. This core arrangements allows for views and natural daylight to the lift lobbies on all tower levels. The diagram is further reinforced by incorporating planting within this expressed western cores, such that the core reads as a planted 'green spine'.

Relocating the core to the west also permitted larger interconnected spaces within the sky lobby and avoids the 'racetrack' configuration inherent with a centre core.

During the Stage 2 process, fjmt also explored options to adopt the height as nominated in the initial Design Excellence Brief. The adopted Stage 2 height was determined to improve the proportion and form of the tower. The environmental impacts associated with the height were studied in detail and bench marked against a lower height tower as initially proposed. The Design Review Panel (DRP) noted that:

"FJMT presented alternative height approaches with the Panel supporting the taller scheme which is considered to achieve more elegant proportions with negligible additional environmental impact"

Visual impact and shadow studies for the adopted height are included within this report.

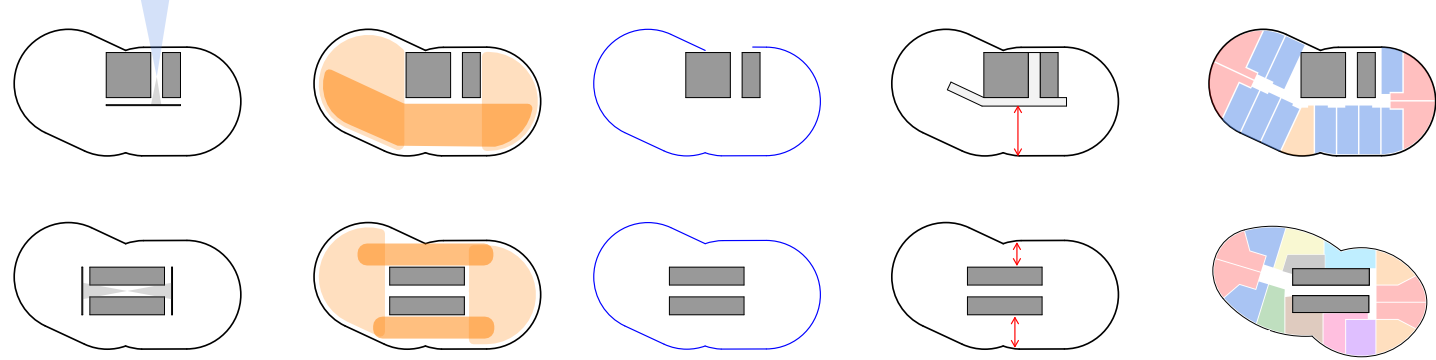


Phase 1 geometry diagram:

Transitioning 'two radii ellipse' forms

Amended geometry diagram:

transitioning 'capsule' forms



Comparison of side core (fjmt phase 2 submission) and centre core (fjmt phase 1 submission).

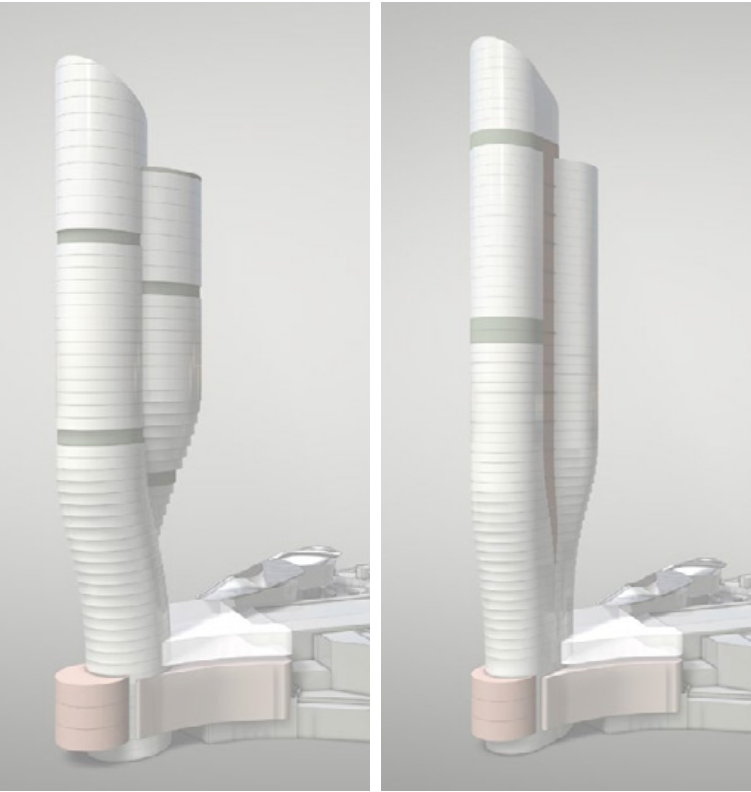
During Stage 2 of the Design Excellence process, fjmt reviewed the tower form with consideration of proportion, structural strategy and buildability.

The initial (phase 1) tower form was generated from a pair of interlocking volumes which were generated from transitioning 'two radii ellipse' forms. The northern tower volume slightly rotated and pushed out towards the north as it rose. The southern volume grew in sizes, while rotating and stepping south as it rose. In three dimensions this gives rise to a pair of interlocking, twisting volumes.

The geometry was significantly refined during Stage 2. The 'two radii ellipses' were changed to a capsule geometry, which are semi-circular at the ends. This was one of the form options as included in the initial submission.

In addition the extent of stepping and rotation was refined. This revised geometry resulted in a simpler, more elegant tower form that retains and improved upon the initial design intent whilst addressing structural, construction and internal planning flexibility.

fjmt undertook numerous form studies as part of Stage 2 of the Design Excellence Process. Studies were undertaken via both digital and physical models. The form as established at the completion of Stage 2 has been retained with only minor modifications and refinements since..



Form studies from Stage 1 to Stage 2

4.3 Form evolution

Following the initial design excellence submission and review process, fjmt received the following comments from the Design Review Panel:

- The geometry of the design creates potential 'iconic' value, providing a striking and memorable world class building. While clearly visually interesting, the design currently lacks beauty. Refinement and 'resolution' of the 'twist' in the building could potentially deliver an iconic and beautiful building.
- The design is considered to be highly responsive to the site and its context. However it is noted that the building extends beyond the property boundaries creating a number of legal and practical challenges.
- While providing a strong external design, it is not evident that it provides an equally strong and memorable experience for people arriving at the hotel.
- The highly varied floor plates associated with the design create operational, fit out and marketing challenges for both the hotel and apartments.
- The complexity of the design creates significant structural engineering and construction challenges.
- The design of the 'ribbon' element is interesting and makes an overall positive contribution to 'marrying' new development with the existing site. There is a concern that the dominant 'waterfall' element on the 'ribbon' could add further confusion in identifying the key arrival point into the complex.
- The multitude of hotel room designs may create operational challenges.
- A proposed floor to floor height of 3.1m compared to stated requirement of 3.2m could also create operational challenges.
- Consideration should be given to providing a simplified and more elegant roof treatment, avoiding providing public spaces which are outside of the brief.

Following this feedback from the Design Review Panel fjmt modified the tower form, core configuration, structural system, vertical distribution of program and internal planning.

The amended scheme delivers a refined, highly elegant tower form, that efficiently accommodates the hotel and apartment components of the brief with inherent flexibility. The changes preserved the original design intent, whilst refining and improving the form of the tower. In parallel fjmt have made improvements to the structure and internal planning of the tower such that the floorplates are optimised and better aligned with various briefs and client requirements.

As illustrated on the following pages of this report a series of physical and digital models were developed and studies from various angles to assist with the refinement of the tower form.





Developmental form study from design development phase: View from Pirrama Park

