

21 August 2009

Director General  
Department of Planning  
23-33 Bridge Street  
Sydney NSW 2001

Dear Sir/Madam

Over the recent months, Star City has undertaken a further detailed review of its approved building and refurbishment package.

With the clear intent to create Sydney, if not Australia's leading entertainment precinct, we have undertaken a review of the potential created by the proposed package of works, particularly how this work relates to the public domain, and the available public experiences of the new entry zone to Pirrama Road, whether internally or from the surrounding parklands and streets.

We believe this application with an amended entry sequence to Pirrama Road develops the initial proposal, and creates an innovative and appropriate engagement for the public with the building, showcasing the multitude of offerings within Star City, whether it be food and beverage, night entertainment, retail, leisure, tourism, bar facilities or gaming.

It clearly shows "the front door", set within an active, populated and exciting group floor, adding to the development of an appropriate urban character. The public art package which we look forward to presenting to you in the near future further enhances these experiences.

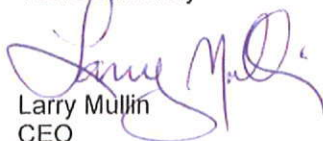
The architectural expression is cutting edge modern, yet respectful of the original 1990's development. The chameleon nature of the building allows it to change its look and performance in an exciting and dramatic way to create spaces that relate appropriately to the external climatic conditions, always maintaining the beautiful outlook and therefore relating to the best of what is Sydney.

We have taken this opportunity to further address some concerns previously raised in the original assessment, and turn these into positives for the community, the building visitors and the building owners.

We commend this application to you as an opportunity to extend the original architectural visual response to something which is even more appropriate to the location, the functions of the building and the environment.

We seek your support and approval, and assure you of our ongoing commitments to achieving a quality outcome demonstrated by this proposal for all.

Yours Sincerely

  
Larry Mullin  
CEO



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