

Mr Sam Haddad
Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
Sydney NSW 2000

Attention: Ms Heather Warton/ Ms Kate MacDonald

Dear Mr Haddad

STAR CITY CASINO

**MAJOR PROJECT MP08_0098 – ALTERATIONS AND ADDITIONS TO CASINO COMPLEX AND HOTEL DEVELOPMENT, UNION STREET/PIRRAMA ROAD, PYRMONT
SECTION 75W APPLICATION - ALTERATIONS TO EXTERNAL MATERIALS OF MULTI USE ENTERTAINMENT FACILITY**

Reference is made to the Major Project determination and conditions of approval issued by the Minister for Planning on 27 January 2009 and as subsequently modified for the above mentioned development. This submission seeks the modification of the approval to enable the use of translucent starfire glass to the external façade of the Multi Use Entertainment Facility in place of the approved stainless steel finish. This submission is made following recent discussions with the Department of Planning and Infrastructure regarding the appropriate approval pathway for the project.

This submission is being submitted by Echo Entertainment, parent company of Sydney Harbour Casino Properties Pty Ltd.

Background

MP08_0098 (MOD 7) was approved by the Planning Assessment Commission, under delegation from the Minister for Planning, on 29 July 2011. The modification of the approval provided for the demolition of the approved ballroom and pre-function area on Level 3 adjoining the base of the northern tower of the Star City Casino to create a Multi-Use Entertainment Facility (MUEF). The approved MUEF will accommodate a seated capacity of 3,000 persons or a standing capacity of 4,000 persons.

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The Environmental Assessment Report dated October 2010 described the nature of the external façade of the MUEF in the following terms

The proposed façade will be opaque material of metallic appearance, tessellated pattern and matte reflective finish. The rectangular plan of the MUEF has rounded corners the sum of which provides a diversity of azimuth planes further complicated by the tessellated panels producing a complex arrangement of orientations to analyse. However, as the finish is proposed to have matte characteristics, a matte surface produces virtually equal reflection in all directions which means the orientation of any one panel and the angle of incidence of direct sunlight will not produce the reflected brightness and or potential reflected glare that a semi-specular (semi-gloss) or specular (gloss) surface would produce. Towards any one observer location the tessellation will produce different patterns of brightness and that pattern will also change with time as the sun moves creating visual interest. It is not anticipated that any matte surfaced opaque panel will produce disability glare by solar reflection."

The approved MUEF tessellated "GEM" design incorporated stainless steel sheeting in long rectilinear strips formed within the main triangulated geometry of the GEM.

Modified External Materials to MUEF

Following the grant of modification 7 to the project approval in July 2011, Echo Entertainment with its building contractors and architects has undertaken further investigation and detailed development of the façade design and materials. As a result the stainless steel façade is proposed to be replaced with translucent starfire glass.

The proposed replacement of the stainless steel finish with translucent starfire glass represents an "up-spec" of the external finishes which will have the following benefits:

- Quality, finish and durability of material increased;
- Translucency of materials gives the GEM depth, scale and greater connectivity to the original concept of the "Jewel" or "Gemstone" object, and expresses the mechanics of the structural frame as a silhouette on the façade;
- Scale of development can be read from different distances around the city from the macro to the micro – additional levels of façade detail reveals itself as one gets closer – all within a master geometry;
- Reflectivity remains below the required 20%;
- Greater assimilation with existing and newly developed Star palette.

The tessellated pattern of the façade will be retained so delivering the complex arrangement of orientations as originally proposed. The glass will be low iron translucent laminated glass which will have a light reflective in the order of 10% (see Attachment 3). The glass façade like the approved stainless steel façade is not anticipated produce disability glare by solar reflection.

The modification to the external materials will not result in a change to the capacity or function of the MUEF nor will it alter the floor area of the approved Casino and Hotel Entertainment Complex. As such it is considered that the proposed modification is consistent with the development approved under MP08_0098 and further that no amendment to the developer contributions outlined in condition B12 would arise as a result of the proposal.

The change of material will not affect the operation or capacity of the MUEF, and internal operations will be contained within the inside shell of the building presently with the use of stainless steel façade and with the proposed glass the internal operations within the MUEF will be contained. Consequently the replacement of stainless steel with glass will not lead to any light spill from inside

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the MUEF itself. The proposal does not include any backlighting or downlighting of the MUEF façade, and any future lighting scheme on the MUEF façade will be addressed in a separate development application to the City of Sydney. Condition A6 modified on grant of Modification 7 anticipated the submission of a development application for external lighting of the MUEF. Should any proposal to “light up” the MUEF façade by way of lighting down lighting or other means will be subject of a development application.

Modification to MP08_0098

Condition A2

This submission seeks the modification to Condition A2 to delete reference to drawings numbered as outlined in **Table 1** prepared by Fitzpatrick and Partners Architects and insert reference to the drawings numbered as outlined in **Table 2**. The drawings nominated in **Table 1** include reference to the use of stainless steel as the external building material. The drawings referred to in table two maintain the same design details of the external façade but incorporate reference to the new translucent starfire glass. The drawings referred to in **Table 2** are included in **Attachment 2** of this submission.

Table 1.

Drawing Number	Revision	Name of Plan	Date
DOP-13	02	Section A-A	17/01/2011
DOP-14	02	Section B-B	17/01/2011
DOP-15	02	Pirrama Road/Edward Street Elevations	17/01/2011
DOP-16	02	Union Street/Pymont Street Elevations	17/01/2011
DOP-17	02	Jones Bay Road/Pymont Street Elevations	17/01/2011
A-1108	06	Plans – General Arrangement Level 06/Catwalk	28/04/2011
A-1109	04	Plans – General Arrangement Level 07/Truss	28/04/2011
A-1110	06	Plans – General Arrangement Roof Plan	28/04/2011
A-1200	03	Elevations Pirrama Rd & Edward St	28/04/2011
A-1201	03	Elevations Union & Pymont St's	28/04/2011
A-1202	03	Elevations Jones Bay Rd	28/04/2011
A-1250	03	Sections General Section	28/04/2011
A-1251	03	Sections General Section	28/04/2011
A-1252	03	Sections General Section	28/04/2011

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Table 2.

Drawing Number	Revision	Name of Plan	Date
DOP-13	03	Section A-A	30/09/2011
DOP-14	03	Section B-B	30/09/2011
DOP-15	03	Pirrama Road/Edward Street Elevations	30/09/2011
DOP-16	03	Union Street/Pymont Street Elevations	30/09/2011
DOP-17	03	Jones Bay Road/Pymont Street Elevations	30/09/2011
A-1108	07	Plans – General Arrangement Level 06/Catwalk	03/11/2011
A-1109	05	Plans – General Arrangement Level 07/Truss	03/11/2011
A-1110	07	Plans – General Arrangement Roof Plan	03/11/2011
A-1200	04	Elevations Pirrama Rd & Edward St	03/11/2011
A-1201	04	Elevations Union & Pymont St's	03/11/2011
A-1202	04	Elevations Jones Bay Rd	03/11/2011
A-1250	04	Sections General Section	03/11/2011
A-1251	04	Sections General Section	03/11/2011
A-1252	04	Sections General Section	03/11/2011

The details of the modification of the wording of condition A2 is set out in **Annexure 1**. The drawings be incorporated into condition A-Z include a reference to the glass as the external finish to MUEF façade modification to condition A2 and the use of translucent glass as the external materials for the MUEF does not change the intent of the Minister's approval to MP08_0098. The modification sought is consistent with the current approval and under section 75W(2) of the EP&A Act prior to 1 October 2011 and is considered a matter that the Director-General can determine.

The modifications proposed will not result in an alteration of floor space within the complex and will not alter the overall intensity of the activity currently approved on site.

The Director-General is able to determine under former section 75W(3) whether an environmental assessment report is required to support an application to modify an approved project. An environmental assessment report is not considered necessary given the nature of the modifications proposed and the continued application of approved conditions relating to the operation of the Casino and Entertainment Complex. This submission identifies the relevant matters for consideration.

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In discussions with officers of the Department of Planning and Infrastructure an invoice will be issued for this application calculated in accordance with the amended EP&A Regulations.

Should you have any questions concerning the modification application please do not hesitate to contact the undersigned on 9657 7553.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Henry', with a stylized, cursive script.

Michael Henry
Divisional General Manager
Strategy and Commercial Development

Attachment:

1. Annexure 1 – Modification of Condition A2
2. Project application drawings DOP-13, DOP-14, DOP-15, DOP-16, DOP-17 revision 03 dated 30.09.2011. A-1108, A-1110, issue 07; A-1109 issue 05; A1200, A-1201, A-1202, A-1250, A-1251, A-1252 issue 04 dated 03/11/2011 prepared by Fitzpatrick and Partners Architects
3. Letter dated 24 October 2011 from Sharvain Projects

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ANNEXURE 1 – MODIFICATION OF CONDITIONS A2 AND A3

Star City Casino

Amendment to Conditions of Approval

Under section 75W to Major Project 08_0098

Alterations and additions to Casino Complex and Hotel development on the switching stations site

Union Street/Pirrama Road Pyrmont

Requested amendment to condition of approval as detailed below:

A2 – Development in Accordance with Plans

Amended the drawing references in condition A2 to read as follows:

Drawing Number	Revision	Name of Plan	Date
DOP-13	02-03	Section A-A	17/01/2011 30/09/2011
DOP-14	02-03	Section B-B	17/01/2011 30/09/2011
DOP-15	02-03	Pirrama Road/Edward Street Elevations	17/01/2011 30/09/2011
DOP-16	02-03	Union Street/Pyrmont Street Elevations	17/01/2011 30/09/2011
DOP-17	02-03	Jones Bay Road/Pyrmont Street Elevations	17/01/2011 30/09/2011
A-1108	06-07	Plans – General Arrangement Level 06/Catwalk	28/04/2011 03/11/2011
A-1109	04-05	Plans – General Arrangement Level 07/Truss	28/04/2011 03/11/2011
A-1110	06-07	Plans – General Arrangement Roof Plan	28/04/2011 03/11/2011
A-1200	03-04	Elevations Pirrama Rd & Edward St	28/04/2011 03/11/2011
A-1201	03-04	Elevations Union & Pyrmont St's	28/04/2011 03/11/2011
A-1202	03-04	Elevations Jones Bay Rd	28/04/2011 03/11/2011
A-1250	03-04	Sections General Section	28/04/2011 03/11/2011

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A-1251	03 04	Sections General Section	28/04/2011 03/11/2011
A-1252	03 04	Sections General Section	28/04/2011 03/11/2011

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