

THE  STAR

COMMUNITY CONSULTATION REPORT

PREPARED BY



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1 EXECUTIVE SUMMARY

This report supports an application for a proposed modification (Modification 13) to The Star, Pyrmont, submitted to the NSW Department of Planning and Environment.

Star Entertainment Group Limited (SEGL) is seeking to secure approval for a modification which includes a world-class hotel and apartment complex, and other site wide improvements on the Pyrmont site. The luxury six-star hotel component will be operated by the Ritz-Carlton.

The proposal is set in the context of The Star's role in the precinct, as it aspires to continue to play an important role in Sydney as an authentic, quality and valuable asset for the city. The proposed hotel and apartment complex is envisioned as an iconic landmark building and will provide benefits for the local area and Sydney by creating employment opportunities and strengthening The Star's role as a tourist destination. The proposal also includes dedicated spaces and facilities for community use.

SEGL is committed to open, accessible and genuine consultation with the community and affected stakeholders in relation to the proposed modification.

1.1 BACKGROUND

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 approved by the Department in October 2017 as a stand-alone modification application. Modification 14 proposed works and improvements across the site including improvements to access and circulation to and within the site and to generally improve the functioning, circulation and amenity of The Star. These 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.

The proposed development has been assessed against all relevant standards/guidelines, including the Secretary's Environmental Assessment Requirements (SEARs). This report addresses the SEARs requirement in relation to consultation, specifically community consultation.

1.2 DESIGN EXCELLENCE COMPETITION

SEGL saw value in seeking community and stakeholder feedback at the early design stage, so that their views, concerns and issues could be considered to help shape the final design.

The Design Excellence Competition, held in October 2016, was the first formal engagement opportunity in relation to the proposed development. Three leading architectural firms elected to lodge design submissions as part of the competition process to design a hotel and apartment tower connected to the existing property. The purpose of the Design Excellence Competition was to promote innovation and best practice, ensuring a design that is world class, creates a place of enjoyment and excitement for visitors and tourists, and brings something fresh and positive to the local area.

The final preferred scheme was determined by a five-person Design Review Panel, which took into consideration stakeholder and community feedback. During the Design Excellence Competition, SEGL held briefings for peak groups, government agencies and local community groups. A Community Open House session was also held as part of the process, with community members invited to attend this session via a letter box drop and local newspaper advertisements. The session gave the community an opportunity to view the designs, ask questions of the architects and provide feedback through the online survey.

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Consultation feedback from the Design Excellence Competition was gathered as discussion notes and via the online survey. The online survey was developed based on the Design Review Panel selection criteria, and included the same three multiple choice questions and three open-ended questions for each design alternative. The survey was completed by 72 participants including representatives from peak groups and government agencies, community group members and the broader community.

Following a detailed analysis and the consideration of community and stakeholder feedback, the Design Review Panel selected internationally acclaimed architects fjmt to design the proposed hotel and residential tower. The design was also preferred by the majority of survey participants. SEGL announced the winning design in December 2016 via a media release, community newsletter and direct email communication with stakeholder and community members who participated in the Design Excellence Process.

1.3 PRE-LODGE MENT ENGAGEMENT

Taking into consideration feedback from the Design Review Panel, stakeholders and the community, fjmt revised elements of the proposed design. The revised proposal was presented to the community groups and the broader community during a programme of pre-lodgement consultation which included a Community Panel update (for community groups) and two community information sessions. Key stakeholders were also offered individual briefings.

Community members were invited to two community information sessions via The Star's Development Update flyer and a local newspaper advertisement. The sessions were held on a Thursday night (23 March 2017) and a Saturday (25 March 2017) during the day. These sessions provided an opportunity for the community to view the revised design, ask questions to the consultant team and provide feedback on what they liked about the proposal as well as any concerns they may have.

Consultation feedback was gathered via discussion notes and an online survey. The online survey was available at both the community information sessions. A total of 77 surveys were completed.

1.4 ARCHITECTURAL RESPONSE

Consultation feedback, gathered during the Design Excellence Competition and pre-lodgement phase, assisted with the development of the final design proposal. Key elements of the architectural response to consultation feedback are summarised below:

- The high level of community support for the proposed integration of a neighbourhood centre ensured that this element was retained and developed during and after the Design Excellence Competition and subsequent Modification 13 application. A process has been established to enable the community to have input into the design and programming of the neighbourhood centre
- Community feedback in regard to the 'ribbon' element of fjmt's scheme was generally very supportive. The organic form and expression of the ribbon was well received, with one member of the community describing it as 'subtle, sophisticated and futuristic.' During design development fjmt sought to retain the form and expression of this element despite the evolution of the brief and detailed spatial requirements
- fjmt sought to enhance the character of the Jones Bay Road streetscape to enable a better relationship to the adjacent residential uses. In response, the new residential foyer was moved to this location. Together with the adjacent retail frontages this portion of the streetscape will have a 'local' feel as compared to the more public frontages along Pirrama Road
- Community feedback highlighted an interest in incorporating high quality materials in the lower level facades to enhance the character of the street at pedestrian level. In response, fjmt has sought to incorporate materials, such as sandstone, to the lower levels of the building

1.5 KEY FINDINGS

This engagement report has identified the following key findings:

- The benefits of the tower proposal were widely acknowledged, with a notable proportion of survey respondents (pre-lodgement survey) seeing the dedicated community spaces and facilities, the aesthetics and form, and the building as an iconic landmark as favourable aspects. The proposed development's importance to Sydney as a tourist destination and the creation of new employment opportunities were also recognised as project benefits.

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- Consultation feedback also highlighted areas of concern, with top issues relating to traffic and transport in the local area, the height of the tower, and overshadowing impacts.
 - Traffic and transport, known issues in the area, were discussed in detail with concern that the proposed development would result in increased traffic congestion and access issues for locals, further exacerbating existing problems. Increased pressure on public transport services was also identified as an issue of interest. It was noted that the light rail is at capacity and that buses in the area (e.g. 389 bus) are not frequent enough.
 - The height and scale of the proposed tower was identified as a concern relating to the design of the tower. It was noted that the tower is considerably taller than the buildings in the area, with some people suggesting that it will dominate Pyrmont and set a precedent for future developments.
 - Overshadowing, particularly in relation to public open space, was also identified as a key area of concern.

SEGL is committed to reducing impacts of the proposed development where possible. Responses to key issues have been included in Section 5 of this report.

1.6 ONGOING ENGAGEMENT

Throughout the design and planning process, SEGL has kept stakeholders and the community up to date with the development of the proposal. SEGL is committed to ongoing engagement, and recognises that consultation with the community and its stakeholders is an integral part of the planning process. SEGL will continue to engage with its stakeholders and the community during the exhibition of Modification 13, as well as future stages of the planning process.

PHOTO: COMMUNITY INFORMATION SESSION (PRE-LODGEEMENT CONSULTATION)



2 BACKGROUND

The Star has been a Sydney landmark for more than 20 years. The Star occupies an irregularly shaped block in Pyrmont.

The subject site (the site) is located at 20-80 Pyrmont Street, Pyrmont, which is legally described as Lot 500 in DP1161507, Lot 301 in DP 873212 (SP56913), and Lot 302 in DP873212. The site also accommodates a light rail line (including 'The Star' light rail station) legally described as Lot 211 in DP 870336. The service road to the north of the site, comprising Lot 1 in DP 867854 and Lot 201 in DP 867855, is also part of the proposal under Modification 13.

The site is bounded by Pirrama Road to the north-east, Jones Bay Road to the north-west, Pyrmont Street to the south-west, Union Street to the south and Edward Street to the east. The location and configuration of the site is shown in the image below.

The site is leased by SEGL from the Independent Liquor and Gaming Authority (ILGA). SEGL is a leading operator of integrated resorts that appeal to both local and international visitors. SEGL is the operator of The Star Sydney (The Star), with a casino licence to operate a casino through to the year 2093.

The site has a total area of 39,206 m² (excluding Lot 1 in DP 867854 and Lot 201 in DP 867855 to the north), and is occupied by the existing integrated resort which includes a multi-storey entertainment facility, gaming areas, retail spaces, multiple restaurants and bars, the Sydney Lyric Theatre, 480 hotel rooms/serviced apartments across three towers, and basement parking.

IMAGE: LOCATION OF THE STAR, PYRMONT



Pymont is an inner city suburb of Sydney, which was once part of Sydney's industrial waterfront. Over recent decades Pymont has transformed into a diverse neighbourhood of residential apartment buildings, restaurants, bars, cafes, small businesses and large commercial offices. More people are living, working and visiting the area than ever before, with the population continuing to grow.

Back in September 2014, SEGL hosted a "Western Harbour Super Precinct" forum with the Committee for Sydney, Tourism and Transport Forum and the Sydney Business Chamber. That was the beginning of a conversation to ensure the rapidly evolving Pymont-Darling Harbour-Barangaroo precinct offers the best possible Sydney experience for residents and visitors.

SEGL's most recent development plans are set in the context of its role in this precinct, as it aspires to continue to play an important role in Sydney as an authentic, quality and valuable asset for the city.

SEGL's plans to provide Sydney with another world-class hotel at its Pymont property. The tower project includes a luxury hotel component to be operated by The Ritz-Carlton.

SEGL has employed KJA to help them engage with the local community and key stakeholders throughout the development process to ensure they are appropriately informed and consulted along the way.

SEGL implemented a program of stakeholder and community engagement activities throughout the development of its plans for Modification 13, reflecting its commitment to engagement. This report summarises the activities and findings from the community engagement process.

2.1 DESCRIPTION OF MODIFICATION 13 IMPROVEMENTS

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 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:
 - 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:
 - 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.

2.2 RELATIONSHIP BETWEEN MODIFICATION 13 AND MODIFICATION 14

Modification 14 (Mod 14) was determined in October 2017 and included approval for a range of upgrades to the existing site. These upgrades included the enclosure of the level 3 terrace to facilitate an expansion in gaming floor area and a new bar and restaurants, expansion of the level 3 pre-function space, changes to the Astral Hotel lobby and retail space, and alterations to internal vertical transportation, services and infrastructure, including the harbour heat rejection system.

Mod 13 is a modification to the development as approved under MP08_0098, up to and including Mod 14. This forms the basis for technical impact assessments.

3 PROPOSED DEVELOPMENT

The Star is Sydney's only world-class integrated resort and entertainment destination. It is one of the most important tourist destinations in Australia attracting over 11 million visitors to the property every year.

SEGL's five year vision for the site is to create a world leading luxury resort enhancing both The Star's and Sydney's attractiveness across the international market.

As part of this vision, SEGL plans to enhance its facilities with a new luxury hotel to be operated by The Ritz-Carlton, and a residential complex, to ensure that the property continues to be a world class integrated resort attracting high value international and domestic tourists to Sydney. The tower will feature 220 premium hotel rooms and 204 residences. The capital upgrade also includes the development of a new signature restaurant precinct and further expansion of the VIP gaming facilities.

3.1 DESIGN EXCELLENCE

SEGL is committed to achieving design excellence with the proposed redevelopment. The requirement for design excellence has also been reflected in the *Secretary's Environmental Assessment Requirements* issued on 9 May 2016.

Design excellence is a key principle guiding the project, with the aims to achieve the highest standard of build; encourage innovation and best practice approaches; encourage a high quality build that contributes positively to the overall architectural quality of the city; provide buildings appropriate to their context; and achieve environmentally sustainable outcomes.

Consistent with the requirements set out in the *Secretary's Environmental Assessment Requirements*, a Design Excellence process was launched which invited four alternative design options to be presented for the proposal. The process:

- Established a Design Review Panel (DRP) to review each alternative and inform the preferred design
- Established mechanisms to retain the architect during the design and construction of the scheme

The proposed tower and associated podium level treatments and extensions were the subject of the Design Excellence process. Through consideration of the three submitted design alternatives, the key outcome from the process was to achieve the best design solution for the project.

Three leading architectural firms contested the right to create the tower design, with the preferred design decided by the five person DRP. As part of their deliberations, the DRP were provided with community and stakeholder feedback gathered via community and stakeholder information sessions held on Day 2 of the Design Excellence Competition.

In December 2016, SEGL announced internationally acclaimed architects, fjmt, as the selected firm to design the proposed hotel and residential tower.

4 COMMUNITY CONSULTATION

4.1 BROAD ENGAGEMENT PROGRAM

The community and stakeholder engagement strategy targeted neighbours, stakeholders and the broader community to ensure they were appropriately informed and consulted in a coordinated and consistent way. To enable this, SEGL delivered engagement activities across the key stages of the development process (as shown in the diagram below).



The key outcome was for the local community and key stakeholders to be informed and engaged about SEGL's plans and in particular for the new hotel tower and residential complex.

An added benefit was to provide SEGL with the opportunity to continue to develop positive long-term relationships with their neighbours.

Engagement objectives:

- Inform the local community and key stakeholders about SEGL's plans and the significant benefits to the community
- Consult with the community as part of the Design Excellence process for the hotel tower and the Ribbon
- Work collaboratively to ensure community feedback is documented and acknowledged
- Ensure consistent and timely communications
- Identify issues early and resolve appropriately

4.2 ENGAGEMENT ACTIVITIES

Activity	Details	Timeframe	Results
ONGOING ACTIVITIES			
1800 Number	A dedicated 1800 number was established for community members to use to find out information and ask questions about SEGL's plans. The number, 1800 798 646, operates Monday to Friday during business hours	Ongoing	10 calls have been received to the community information line as of 6 June 2017
Email address	A dedicated email address was established for queries about the project development@star.com.au	Ongoing	A total of 29 emails have been received as of 6 June 2017. Of these emails, two were

			in relation to SEGL's Brisbane property, and 7 were from suppliers or individuals interested in working with SEGL. Other emails received included general enquires, questions or comments about specific aspects of the proposal, correspondence in relation to the consultation process, and requests to be included on the mailing list.
Microsite	SEGL launched a microsite, https://development.star.com.au/ to provide information about the plans and included the 1800 number and a dedicated contact email address. The webpage was promoted on all documents and promotions produced about the plans. The microsite is regularly updated with the latest information about the project.	Launched at the same time as the flyer was distributed.	The microsite was viewed 8,328 times between 15 September 2016 (launch) and 1 May 2017

DESIGN EXCELLENCE ACTIVITIES

The Star Development Update	A special community update was delivered to the local area to introduce the tower project. See Appendix 1. Where SEGL was unable to gain access to some of the secure buildings along Bowman Street – a letter was left with the building managers. See Appendix 2	Delivered 16 September – Tuesday 20 September 2016	Approximately 6,100 delivered. See Appendix 3
Stakeholder breakfast briefing	Invitations were emailed to identified stakeholders and government agencies to introduce the proposal and set out the details of the Design Excellence process and the breakfast briefing session on day two.	Emailed two weeks before the breakfast briefing session	50 organisations invited, 16 attended
Community panel session	Invitations were emailed to community groups and executive committees of owners corporations to invite a representative to attend the community panel session. It also set out details about the Design Excellence process and the	Emailed two weeks before the day time presentation session	19 groups invited, 16 attended

architects' presentations on day two.

Community Open House session	An invitation was distributed to the local community through a letter box drop. See Appendix 4	Delivered Wednesday 28 September – Friday 30 September 2016	10,000 invitations distributed (see purple area highlighted on the map in Appendix 5), with 44 attendees
Newspaper advertisements	Advertisements ran for the Community Open House session in the Inner West Courier (City Edition) and the Sydney Central Newspaper. See Appendix 6	From Tuesday 4 October – Tuesday 11 October 2016	<i>Inner West Courier</i> distribution is 82,402 according to Readership and Demographics, emma™ conducted by Ipsos MediaCT (12 months ending March 2016) <i>Central Sydney</i> publication circulation is 29,553 according to News Corp
Online survey	An online survey was created based on the DRP selection criteria. See Appendix 7	Available throughout day two	72 surveys were completed

PRE-LODGE MENT ACTIVITIES

The Star Development Update (Edition 2)	A further community update was delivered to the local area providing an update on the project's progress and including an invitation to one of two community drop-in information sessions about the refined plans. See Appendix 12	Delivered Monday 13 March 2017	Approximately 6,100 delivered to properties in the Pymont area. See Appendix 13
Community Panel Briefing	SEGL invited the Community Panel from Design Excellence process to attend an update briefing about the refined design	Wednesday 15 March 2017	19 invitations were sent, 13 people attended
Newspaper advertisements	An advertisement for the community drop-in sessions was placed in the <i>Central Sydney</i> newspaper. See Appendix 14	Wednesday 22 March 2017	<i>Central Sydney</i> publication circulation is 29,553 according to News Corp. See orange area highlighted on the map in Appendix 15
Two community information sessions	Two community drop-style community information sessions were held to provide an update on the refined proposal and capture community feedback	Sessions were held on Thursday 23 March 2017 from 5pm to 8pm, and on Saturday 25 March 2017 from 10am to 1pm	~80 people attended the two sessions
Online Survey	An online survey was created to capture feedback about the refined proposal at the two	Available on Thursday 23 March 2017 and Saturday 25 March	77 surveys were completed

	Community information drop-in sessions. See Appendix 17	2017 at each community session	
Stakeholder briefings	SEGL has offered to brief a range of interested stakeholders on the refined proposal	Ongoing	10 invitations were sent, 4 stakeholder briefings have been organised

4.3 DEVELOPMENT UPDATE

SEGL prepared and delivered a Development Update to the community outlining its plans for the tower project and the Design Excellence Competition. It outlined the reasons for the project, its development partners and its commitment to engage with the community. See Appendix 1.

The update provided information for the community about how to find out more details about the project. It contained the address for The Star's development microsite, and the 1800 number and email address for enquiries.

4.4 DESIGN EXCELLENCE COMPETITION

The Design Excellence Competition was held over three days from Monday 10 October to Wednesday 12 October 2016.

- Day one – architect presentations to the Design Review Panel (DRP)
- day two – architect presentations to stakeholders and community through three separate sessions: Breakfast briefing, Community Panel session (daytime session) and a Community Open House session (evening session)
- Day three – DRP review

SEGL saw value in bringing the community and key stakeholders in at the early design stage through their Design Excellence Competition, so that their views, concerns and issues could be considered to help shape the final design.

The Design Excellence Competition was the first formal engagement opportunity in relation to the proposed development plans. The engagement objectives for this phase were to:

- Introduce SEGL's proposed plans
- Present the three alternative designs
- Gain an understanding of key challenges and opportunities that could inform the design process
- Provide an opportunity for the community to contribute at early design stage

Three separate sessions were held for stakeholders and peak bodies; community groups; and the local community on day two of the Design Excellence Competition.

4.5 STAKEHOLDER INVITATIONS

A full list of invitees to the each of the sessions is outlined on the following page.

PEAK GROUPS Breakfast Briefing Session

Includes:

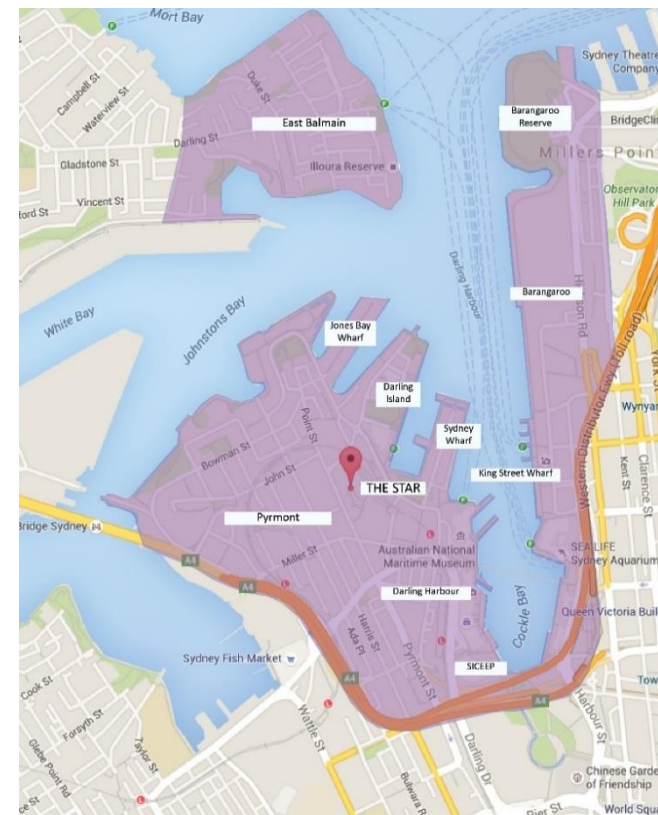
Accommodation Association of Australia
Australian Chamber of Commerce and Industry
Australian Institute of Architects
Australian National Maritime Museum
Barangaroo Delivery Authority
Business Events Sydney
City of Sydney
Committee for Sydney
Destination NSW
Doltone House
Exhibition and Event Association of Australia
Fairfax Media
Google
Greater Sydney Commission
Harbourside
ICC Sydney
Infrastructure NSW
Infrastructure Partnerships Australia
Property Council (NSW)
Property NSW (SHFA)
Seven Group
Sydney Business Chamber
Tourism Accommodation
Tourism and Transport Forum
Urban Development Institute of Australia (NSW)
UrbanGrowth
Urban Taskforce

NEIGHBOURS Day Session

Local community groups/neighbouring apartment owners corporation representatives including:

Blackwattle Cove Coalition
City West Housing
Council of Ultimo/Pymont Associations
Darling Island Apartments
Friends of Pymont Community Centre
Jacksons Landing Community Association
M North Pymont
Pymont Action
Pymont Cares
Pymont Community Group
Pymont Ultimo Chamber of Commerce
Saunders Wharf Apartments
Sydney Wharf Apartments
Watermark Terrace
Watermark Towers
Watermark Pavilion
Watermark Plaza
Ultimo Village Voice

BROADER COMMUNITY Evening Open House Session



4.6 DESIGN EXCELLENCE COMPETITION DAY TWO

4.6.1 Location

Located at The Loft, Doltone House, Pyrmont, the set up included each design displayed on a bespoke stand with six images and a model of the design provided by the architect. Each stand also displayed a fly through showing the design in context of The Star.



PHOTO: DISPLAY STANDS FEATURING THE COMPETING DESIGNS

SEGL randomly selected the display order in the room, with Design 1 – Grimshaw, Design 2 – fjmt and Design 3 – BVN. This order was reflected in the online survey.

4.6.2 Breakfast briefing

Key stakeholders, including business neighbours, were invited to a breakfast briefing where the architects presented their designs and answered questions. The stakeholders could review the design options and provide input into the Design Excellence process through a facilitated feedback session as well as through the online survey.

PHOTO: STAKEHOLDER BREAKFAST BRIEFING



4.6.3 Community panel session

Local community groups and key residential neighbours were invited to a daytime session. Each group was asked to nominate a representative to attend the session. The architects presented their designs and answered questions. The community groups could review the design options and provided input into the Design Excellence process through a facilitated feedback session after each presentation as well as through the online survey.

PHOTO: COMMUNITY PANEL SESSION



4.6.4 Community Open House session

The local community, including residents, workers and businesses in the Pyrmont and neighbouring affected area were invited to an informal drop in session on the evening of day 2. This gave the community an opportunity to view the designs, ask questions of the architects and provide feedback through the online survey.

PHOTO: COMMUNITY OPEN HOUSE



4.7 DESIGN EXCELLENCE FEEDBACK

Feedback was gathered in a number of ways.

Observation

The Design Review Panel attended the breakfast briefing and the community panel sessions to listen to the architect presentations and subsequent facilitated discussions with the attendees.

Online feedback survey

An online survey was developed based on the DRP selection criteria with the same three multiple choice questions and three open-ended questions for each design, see Appendix 7. Participants at each session could access the survey via a URL/web address using their smartphone or iPad. The URL was displayed on the screens during the presentations as well as included on a handout along with instructions on how to complete the survey. Included in the invitations for all sessions was a request for people to bring along their smartphone or iPad. For those who did not have access to a smartphone or iPad, there were some available at the event along with assistance if required. A print out of the survey was available if people chose not to submit online, however these were not required.

SCREENSHOT: ONLINE SURVEY

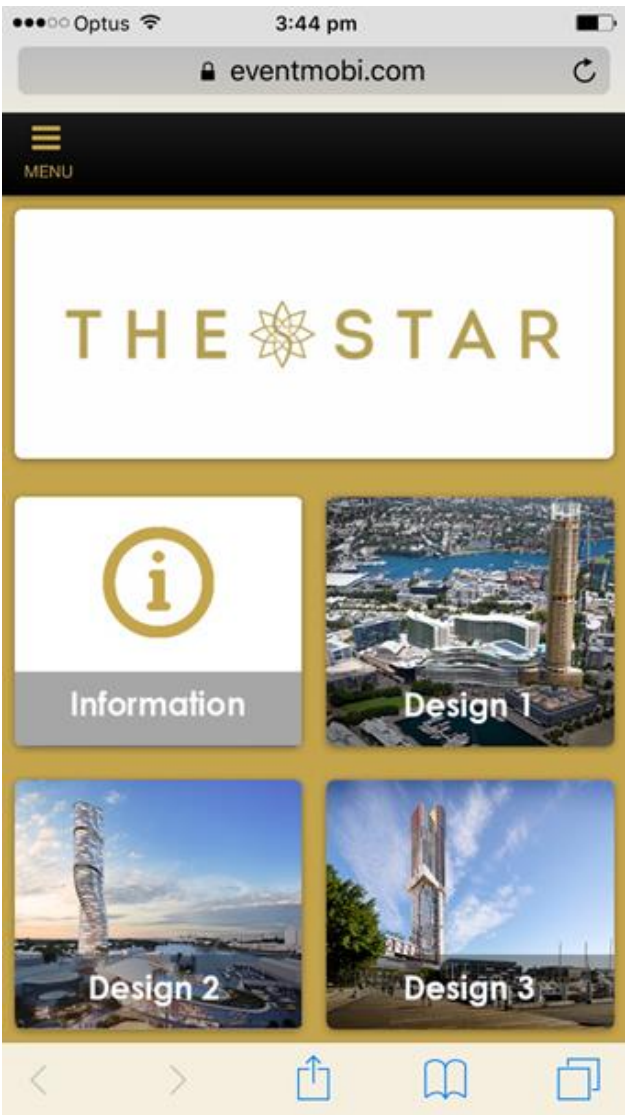
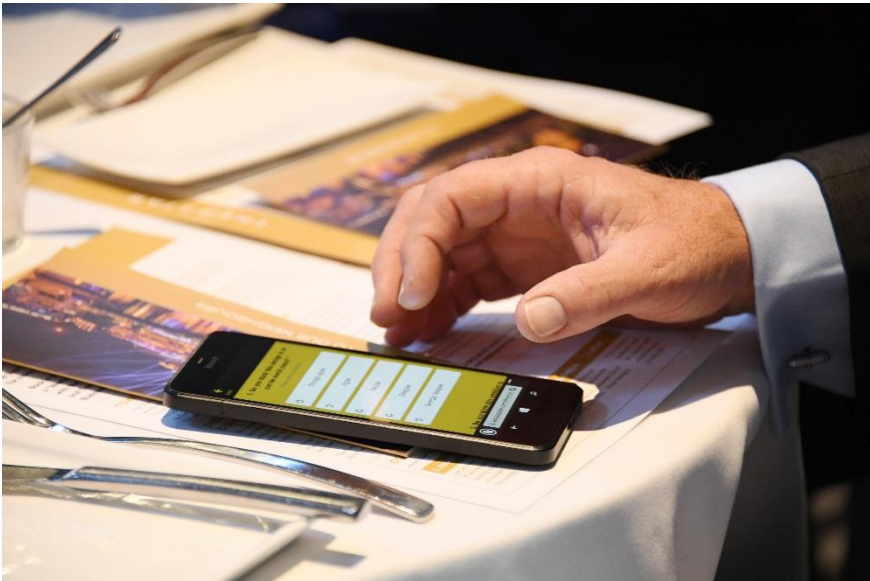


PHOTO: PARTICIPANT COMPLETING SURVEY



Discussion notes

During both the breakfast briefing and the community panel session, notes were taken on the facilitated discussions, see Appendix 9.

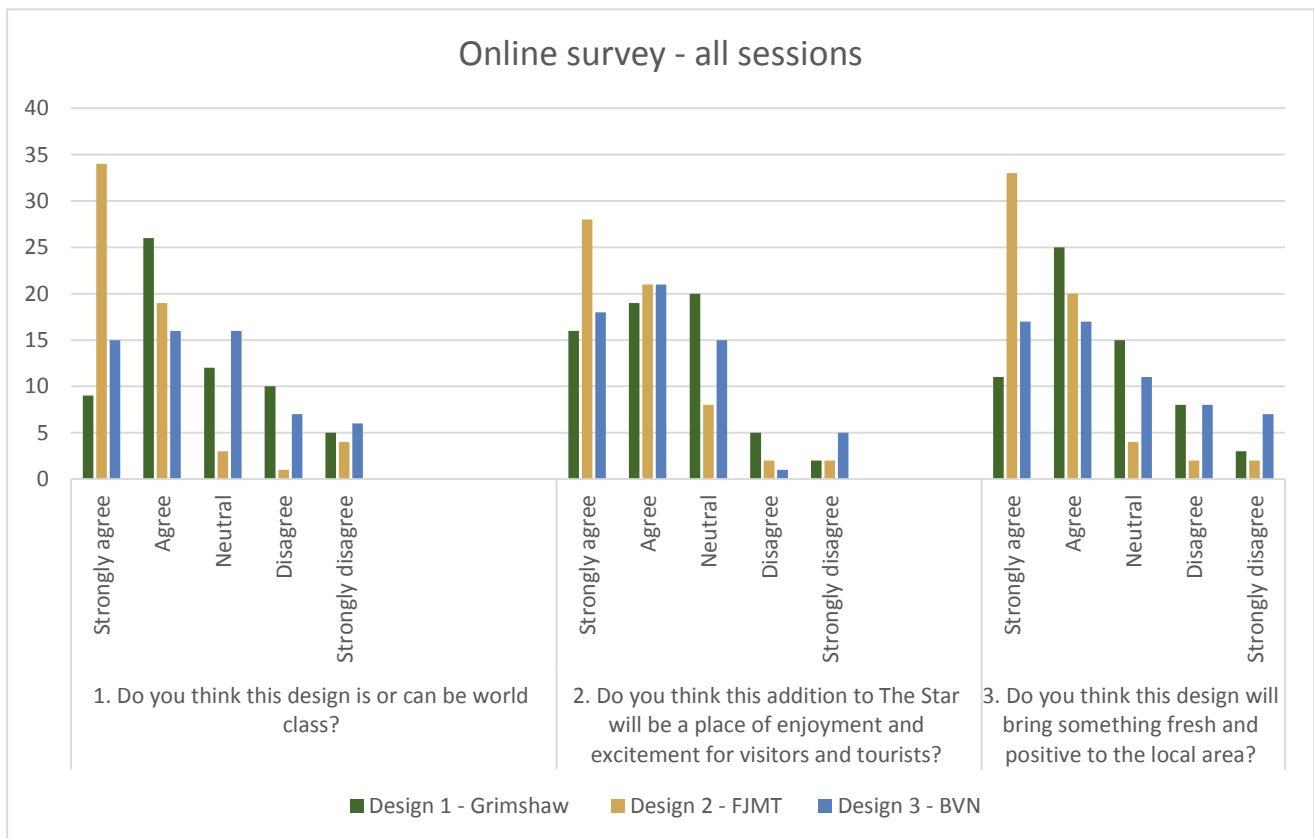
4.7.1 Online survey

A total of 72 participants answered the survey online, 16 from the breakfast session (22%), 18 from the community group session (25%) and 38 from the drop in session (53%). Participants were encouraged to provide answers for all three designs and the majority did, including the open ended questions.

Based on the architects' presentations, displays and facilitated discussions, the online survey showed that while half the respondents were positive about all three designs, three quarters (74%) agreed or strongly agreed that fjmt's design is or could be world class, with Grimshaw at 49% and BVN at 43%.

Two thirds (68%) of the respondents agreed or strongly agreed that fjmt's design could be a place of enjoyment and excitement for visitors and tourists, while half agreed or strongly agreed that BVN's (54%) or Grimshaw's (49%) could provide that kind of place.

For the final question as to whether this design could bring something fresh and positive to the local area, three quarters (74%) agreed or strongly agreed that fjmt could achieve this, while half the respondents agreed or strongly agreed that BVN (47%) or Grimshaw (50%) could achieve this. See Appendix 8 for detailed results.



Comments gathered via the online survey in regard to the fjmt proposal have been summarised below.

When asked '**WHAT ASPECTS OF THIS DESIGN DO YOU LIKE THE MOST?**', survey respondents discussed the overall design, the community space, the Ribbon, the form of the proposed tower and response to context. Other comments also highlighted the sky restaurant, bar and terrace as a favourable aspect of the proposed design.

Theme	Summary	Examples of comments (verbatim)
Overall design	Survey respondents described the proposed design as 'unique', 'modern', 'distinctive', 'iconic', 'beautiful', 'innovative' and 'visually exciting'. Participants responded to the 'beautiful colour palette' and 'originality' of the design, and acknowledged the way that the design sensitively responds to its context, mitigating potential impacts.	<ul style="list-style-type: none"> - Clearly favour this one over the other two. Overall concept is first class - Seems to have been carefully thought through and meets the idea of being an icon - Distinctive design, Responsive design to impacts - It will stand out to be one of the best in the area - Like the fully integrated design, the iconic features - Very impressed with all considerations taken into account here - Respect for sun, light and views for neighbouring residents, interesting shape of tower - Originality of design, thoughtful integration of community services, consideration for sight lines, integration with the whole complex. What not to like? - Unique design, something totally new to the city. International design quality - That it is innovative in the Sydney skyline - Creativity and uniqueness - Fluidity and creativity of the design. It improves a very bleak corner - I like the design because it's unique yet full of light
Neighbourhood centre	Survey respondents commended the inclusion of a dedicated community space, which caters to locals rather than tourists. In particular, a tech library area was identified as a facility which would cater to the ageing population of the area. The proposed design was also seen as an opportunity for the revitalisation of the Harbour area as well as Pirrama and Jones Bay roads.	<ul style="list-style-type: none"> - The community resource is good - Public benefit via community facility - Great to see we will have community space with this design - Community is looked after remember hotel guests go out community people come in - Inclusion of community facilities - not just focused on tourists - Inclusion of community and shopping facilities - Also the space set aside for community use is very commendable and important for Pyrmont - The consideration of the local community and also the revitalisation of the harbour area and Pirrama/Jones Bay roads - Tech hub Library (Great Mix of tech in the area with aging population of area)
Ribbon	Survey respondents discussed the form and look of the Ribbon as positive aspects of the proposed design. The way that the Ribbon integrates the old with the new was discussed by several participants.	<ul style="list-style-type: none"> - Beautifully integrated Ribbon with the tower, very refined, yet subtle and futuristic - The ribbon and use of geometry - Integrates the existing areas of the Star with the new tower via the "ribbon" in an extremely good manner - The ribbon effect integrates the new building & original - Ribbon looks really good and modern and the hotel is very unique

Theme	Summary	Examples of comments (verbatim)
		<ul style="list-style-type: none"> - The ribbon with the pools design is nicer than the other 2 designs - The canopies above the rooftop pools on the ribbons tie the new building to the existing buildings
Form	The form of the tower was also discussed by several participants as a feature they liked. Survey respondents highlighted the shifting, turning, twisting nature of the tower, describing the 'visual interest in the form' and the way the tower 'spirals upwards elegantly'. Participants also acknowledged the way the architect has designed the tower to minimise wind, light and overshadowing impacts.	<ul style="list-style-type: none"> - The shifting turning shape as it rises - Curved facade. Narrow design Limited shadow impact on neighbours - The whole soul and feel of a forming structure that rises like a coral reef - The visual interest of the form, the address of the streetscape - The tower is excellent - I like the twist and how it's been ergonomically designed to allow for light and wind effects - Love the curves of the building
Integration with context (including Pyrmont/ Darling Harbour)	Participant comments acknowledged the design proposal's response to its context. It was noted that the tower sits comfortably within its surroundings and the overall design considers both the history of the local area as well as its contemporary use. The use of natural and local materials (i.e. sandstone) as well as the commitment to reducing to tower's impact on the local area was also acknowledged.	<ul style="list-style-type: none"> - It sits comfortably with the emerging design of other SYDNEY buildings such as at Barangaroo - The Sydney identity integrated into the design and the minimal impact on the skyline and the fascinating skylobby that can be used by public - The interface with the ground plane via the organic structure - Opening up of the Jones Bay Rd corner and the incorporation of sandstone as well as the curved design - There was a huge effort in decrease local impact. The neighbourhood still have the park without shadows and the green area was well executed
Terrace, Sky bar and restaurant	A number of participants described the terrace area and sky bar/restaurant as positive features of the design. The layout and design of this area were highlighted as positives.	<ul style="list-style-type: none"> - The public amenities, the rooftop pools and the open terrace - Rooftop bar Double pools Externally appealing to the eye designwise - layout of terrace area, Sky bar - love the proposed sky restaurant bar, love the proposed changes to the front with the pools
Unsupportive	A small number of participants provided unfavourable comments in response to this question. Majority of these comments were about the aesthetics and form of the tower. One participant felt that the shape of the tower would lead to negative wind and overshadowing impacts.	<ul style="list-style-type: none"> - I don't like the look of it - reminds me of an exhaust pipe. Will date very quickly - My own view is that this design tends to look top heavy - It is an eyesore and completely out of character for the area - Narrowness of base build is positive, diameter higher is not a positive feature for wind and shadow cast

When asked '**ARE THERE ANY CONCERNS ABOUT THIS DESIGN THAT SHOULD BE CONSIDERED?**', survey respondents discussed issues relating to the increase in people and traffic to the area, the removal of the roundabout, the aesthetics and form of the tower, height and overshadowing, the Ribbon, and local context.

Theme	Summary	Examples of comments (verbatim)
No concerns	In addition to those who did not provide a response to this question, a number of survey respondents specifically noted that they had no concerns with the proposed design.	<ul style="list-style-type: none"> - No - None at this stage - Not at this stage - Not really
Form	The form of the tower was raised by some participants as a potential issue. The proportions of the tower concerned some participants, while others questioned the lack of symmetry and unusual design.	<ul style="list-style-type: none"> - The form and nature of the pool decks - The above building swimming pools look a bit weird - not attached to the building below - The narrow base is in fact disturbing....how can it stay up will that concern keep people away...understand that technically it works but it is a bit off putting - I think the tower looks too large, dominates the sky. There is too much similarity with the Barangaroo towers in the rounded organic form. The city needs more diversity in tower shape - Its wider from the mid section compared to the others. Wind tunnel?? - Building resembles a cactus shape which may give the building a tag which is possibly good or possibly bad. The use of stairs on the northern end would be something to redesign and avoid stairs
Height and overshadowing	Some participants identified the height of the tower as an issue, with one describing the proposed building as 'imposing' on the Pyrmont skyline. These participants were concerned with potential view impacts and overshadowing.	<ul style="list-style-type: none"> - It's too tall - The height is a problem. Nothing should be built higher than the existing buildings. It looks like jenga - This is the biggest, bulkiest of all three. The additions to the bulk of the remainder of the site (4 or more levels?) are unacceptable and will block many views - Shadow on Sydney Wharf
Integration with context	A few participants questioned whether the proposed design was appropriate for the location. Others wanted to ensure that sufficient consideration was given to the design of the public space surrounding the proposed development.	<ul style="list-style-type: none"> - Not sure if there is sufficient room to build the amenities at the front of the star complex - It looks like it should be in Dubai! - I think Pirrama Road and waterfront should be more activated perhaps closing Pirrama Road and creating a plaza or piazza - Careful considerations around the casino wharf ferry area - it would be bad to lose the ferry wharf and replace it with something else like a floating cinema
Aesthetics	A small number of participants raised concerns about the aesthetics of the proposed design, suggesting that the tower looks 'industrial' or like an exhaust stack or	<ul style="list-style-type: none"> - Polarising? Looks quite industrial - Looks like exhaust pipes of large Diesel engine & a bit weird whereas design looks clean & brilliant

Theme	Summary	Examples of comments (verbatim)
	pipe. Another participant suggested that the Ribbon will date.	<ul style="list-style-type: none"> - Possibly an exhaust stack look - Possibly using more distinct facade types - Similar style and feel to crown at Barangaroo - The 'ribbon' will date
Increase in people and traffic to the area	Some survey respondents raised concerns around the flow-on effects of the proposed development, specifically the increase in people, traffic, and noise in the local area.	<ul style="list-style-type: none"> - It is bringing more people into the area - Noise and traffic - Dealing with traffic on jones bay ref loading dock and car parking at adjacent buildings - The staged seating area is lovely during the day for meeting and greeting and milling - this space will pose security and noise pollution after dark for locals ...more security and cameras
Removal of roundabout	A small number of participants felt that the proposed removal of the roundabout would cause traffic issues, with one participant questioning how traffic flow would be managed if the roundabout was removed.	<ul style="list-style-type: none"> - Traffic implications of removing the roundabout - Traffic conditions caused by the removal of the roundabout
Other	Some participants provided responses which cannot be categorised using the themes above.	<ul style="list-style-type: none"> - Waterfront / water view event spaces for business events (conferences, meetings, corporate incentives- highest yielding sector of tourist) - As as one. My preference was design 3 - That the design looks good and not kitch

When asked '**DO YOU HAVE ANY OTHER COMMENTS ABOUT THIS DESIGN?**' survey responses were largely favourable towards the proposed design, with only a small number of unsupportive comments.

Theme	Summary	Examples of comments (verbatim)
Supportive comments	Participant comments generally referred to the proposed design as a whole describing it as 'very interesting', 'attractive', 'great', 'amazing', 'unique', 'stylish' and 'world class'. Multiple participants noted that they 'love it', while others felt that it made a statement and was iconic.	<ul style="list-style-type: none"> - Exciting implementation of the brief - Impressive and well thought out - Thumbs up, love it - Looks fresh and modern - This is the best answer for Pyrmont and Sydney as a whole - Very impressed By far the best design, the most beautiful and integrated and the architect have considered demands of most stakeholders - It's exciting and has a wow feel for pyrmont and certainly will make a statement - Very iconic, like the way the bottom is 'slimmer' to keep harbor views as much as possible from neighboring buildings. Best one in my opinion - Very attractive and interesting building, love the addition of a community building and consideration of neighbours - Like the consideration of public spaces and interface with building - I like how the front of the existing star building flows into the rooftop leisure area. - Great outdoor bar
Unsupportive comments	A small number of comments were unfavourable, with some participants raising concerns about specific aspects while others were unsupportive of the design as a whole.	<ul style="list-style-type: none"> - Dislike white cloud effect - Not sure about the birds' wings - This is the ugliest of all three designs. And they are all ugly. - It is awful - Least favourite. Reminiscent of blobs and 'iconic' form making in Dubai which constantly fails - Will be very controversial
Other	Some participants provided responses which cannot be categorised using the themes above.	<ul style="list-style-type: none"> - The look to be compromised with limited foot ? - Considerations for locals - Need to drill down what the benefit of the community space is - is it a tech hub? A library?

4.7.2 Community Panel Discussion Feedback

Feedback gathered during the community panel session discussions included the need for an iconic or landmark building, integration of the new with the existing building, community facilities, traffic impacts, taxi drop off/parking, and overshadowing and reflection impacts.

Community Panel attendees provided several comments which applied to all three design alternatives. Comments included concerns in relation to parking, traffic and lighting impacts. Other discussions focused on seeking further detail about programming (number of apartment/residential units), community facilities, height, transport (including the ferry route), the provision of retail/ hospitality and public space, ventilation and the consultation process.

Discussions in relation to the fjmt scheme were largely positive and discussed the overall design, community facilities, the Ribbon and the form of the tower. Comments have been categorised and summarised below:

Theme	Comments
General	<ul style="list-style-type: none">- The proposed scheme is both unusual and iconic- Impressive proposal- The scheme takes into account sustainability, materiality and community- 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- Concept has a 'Wow' and vision for the area- The architect has thought through the concept more comprehensively. The thought process is impressive- Like this design as well as previous scheme, functionality is also interesting
Community facilities	<ul style="list-style-type: none">- It addresses the community aspect well- Addressed community related issues better than the other proposals. The proposed schemes provides a nice area for community to gather- 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- There are many 'brownie point' opportunities here to get the community involved in terms of what happens within the community centre
Ribbon	<ul style="list-style-type: none">- Like the treatment of the Ribbon- Likes the way the Ribbon feature integrates with the proposed tower and the connection into the streetscape and down to the water- The treatment of the Ribbon integrates the pool area. It also marries the current mismatched building with the new proposed tower- Love the way that the scheme plays with the Ribbon in a way that is subtle, sophisticated and futuristic
Form	<ul style="list-style-type: none">- 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

A few comments raised specific concerns in relation to truck access, the level change across the site, the form and orientation of the tower and social issues. Comments have been categorised and summarised below:

Theme	Comments
Truck access	<ul style="list-style-type: none"> - 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
Access/ level change	<ul style="list-style-type: none"> - 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?
Form	<ul style="list-style-type: none"> - The tower design is slimmer at the bottom and wider at the top. Can this building be built? - Although the footprint is small, the building gets larger as it gets higher. It is not as slender as the first scheme (Grimshaw Architects proposal)
Orientation	<ul style="list-style-type: none"> - 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 Pyrmont. In light of this, why was the decision made to orientate the building north-south and not the other way?
Social issues (i.e. antisocial behaviour)	<ul style="list-style-type: none"> - 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?

4.8 DESIGN EXCELLENCE COMPETITION: ARCHITECTURAL RESPONSE

fjmt responded to feedback gathered during the Design Excellence Competition. Key elements of the architectural response are as follows:

- The geometry and form of the tower has been rationalised such that the overall form is more refined and elegant. This revised geometry resulted in a simpler tower form that retained and improved upon the initial design intent whilst also addressing structural, construction and internal planning flexibility
- The hotel porte cohere has been redesigned and enhanced to ensure a more memorable experience for people arriving at the hotel
- The tower floor plan has been amended to incorporate a side core positioned to the west. This allows the lift lobbies to the residential and hotel levels to be opened up to the outside, allowing views into the tower from the west whilst providing a high quality of amenity to the lift lobbies. The glazed curtain wall is peeled back to reveal this core and the associated glazed lift lobbies. This reduces the area of curtain wall and allows a different facade treatment to be employed in this area
- The western junction between the northern and southern tower forms has been modified to incorporate a 'green spine' with vertical planting. This 'green spine' allows for an outward expression of the sustainability aspirations of the brief
- The hotel sky lobby has been redesigned such that it occupies a full level, with the restaurant space located on a mezzanine within the sky lobby volume. This publicly accessible space will be one of Sydney's great rooms to visit
- The design proposal has been developed with consideration of future opportunities for public domain upgrades
- The floor plates to the hotel and residential levels have been refined and enhanced to provide improved operation and future flexibility

4.9 FURTHER PRE-LODGE MENT ENGAGEMENT

4.9.1 Winning design - Community and Stakeholder emails

Coinciding with an announcement to the media about the winning design for the tower project, SEGL emailed all stakeholder and community attendees from day two of the Design Excellence Competition.

The email advised those who had contributed to the Design Excellence process that SEGL was about to announce fjmt had been selected to design the hotel and residential tower. SEGL's media release was attached to the email. A copy of the media release can be found at Appendix 10.

4.9.2 Community newsletter

SEGL's regular community newsletter distributed in December 2016, contained an article about the Design Excellence Competition and the winning architects. A copy of the newsletter is available at Appendix 11.

4.9.3 Development update

A second Development Update was delivered by letterbox drop to the Pyrmont community on 13 March 2017. A total of 6,100 properties received the Development Update. It was also sent to people who had registered their interest in the project via email and to those who had attended the Design Excellence Community Open House.

The update explained that fjmt has been selected to design the hotel and residential tower. They were selected following a Design Excellence Competition overseen by a panel of industry experts who also took into account stakeholder and community feedback.

A copy of the update is available at Appendix 12.

4.9.4 Community Panel update

Representatives of local community groups and key residential neighbours, who were invited to a daytime session during the Design Excellence process, were invited back to The Star to hear about the refined design for the hotel and residential tower at 5.30pm on Wednesday 15 March 2017. A total of 13 community representatives attended the briefing.

PHOTO: COMMUNITY PANEL UPDATE



The session was opened by a representative from SEGL. This was followed by a presentation from fjmt which outlined how the design had evolved since the competition and how community feedback had been taken into account. Key members of the project team were available to answer questions at the end of the presentation.

Feedback from the session was captured and has been summarised below. Discussions focused on the community space, green spine, the proposed materiality, the height of the tower, expected occupancy numbers, traffic, transport, taxis and parking.

Neighbourhood centre

The proposed neighbourhood centre was well received by the Community Panel, with one participant noting that the dedicated community space is 'exciting' proposition. There were some questions around the management model and the cost for hiring the community/ multifunctional spaces. A representative from SEGL noted that it is very early in the process and therefore decisions around management and hiring are yet to be made.

Another participant asked whether there was an opportunity for artists' spaces to be incorporated into the neighbourhood centre. The project team confirmed that one of the preliminary ideas for the community space is a 'maker space' which could be used by a range of artists and creatives using different technologies and mediums.

Green spine

The green spine, a feature added to the design after the Design Excellence Process, was also favoured by a number of participants. While attendees liked the look of the green spine, one questioned how it marries with the existing structure, including the proposed Ribbon. A representative from fjmt advised that they are still working on this as the Ribbon structure has been the most complex element to resolve. The addition of the green spine responds to the changes to the concept (following the Design Excellence Process) which means that the form is softer and more sculptural. The green spine fits well with the material palette which includes variation while maintaining harmony between the different elements (i.e. sandstone, wood, glass, green elements).

Another attendee questioned fjmt's level of experience with vertical green spaces, noting that the proposed green spine is west facing and may be difficult to maintain. A representative from fjmt advised that the green spine is made up of gardens every 3 levels and will be accessible from a common area for maintenance. fjmt are working closely with a landscape consultant on the green spine element.

Materiality

A couple of participants had questions about the materiality of the proposed design. A representative from fjmt noted that the lower levels will be sandstone and as the building rises, the sandstone will be interwoven with glass. The sandstone will provide a different material quality at street level which will 'gently transition' into the tower form.

One attendee questioned whether there will be balconies. A representative from fjmt advised that no balconies have been proposed, but there will be wintergardens or large outdoor rooms enclosed in glass which can be opened up to the elements.

Noting that the building will be primarily glass, one participant highlighted that the tower will glow like a 'candle in the night'. The participant questioned if anything will be done to protect the local area from this light reflection. A representative from fjmt advised that at night the light will mostly be from within the building. Although there may be some LED lighting integrated into the tower design, the project team is committed to minimising light spill and ensuring that the building is sustainable.

Height

One participant queried the height of the building. In response, the project team confirmed that the top occupied floors will be level 61/62.

Occupancy

One attendee was interested in the 'anticipated population' or number of people (workers, residents, visitors) expected to occupy the proposed development. SEGL expects an average of 500 additional people at any given time.

Traffic and transport

Participants raised concerns around traffic and transport in the Pyrmont area. One participant was concerned that the proposed development would see more local commuters. The traffic consultant advised that this would depend on who purchases the residential units, however assured participants that traffic studies reflect the 'worse case' scenario (including local commuter traffic).

During the Design Excellence Process, fjmt proposed the removal of the roundabout adjacent to the community space. A representative from fjmt noted that roundabouts are difficult for pedestrians to negotiate and that a lighted pedestrian crossing takes up less space and is safer for pedestrians. One participant questioned whether there were still plans to remove the roundabout. The project team confirmed that the current proposal does not include the removal of the roundabout and assured participants that if this was to go ahead, the necessary traffic studies would need to take place prior to submitting an application.

One participant noted that it was dangerous entering the street from the Watermark Apartments and felt that SEGL's suppliers (i.e. those using the loading dock on Jones Bay Road) require better supervision. Another participant proposed traffic lights at the intersection of Jones Bay Road and Pyrmont Street. The traffic consultant advised that although this would be a good idea for pedestrians, there is currently insufficient traffic at this intersection to justify the introduction of traffic lights.

One attendee emphasised the transport challenges in the local area. Another participant was interested in the option of a ferry service to and from the venue. A representative from SEGL confirmed that they have been exploring this option and are currently in discussions with the relevant authorities. There was also a question about whether the existing bus stop at Pirrama Road and Jones Bay Road will be retained. It was confirmed that the bus stop will not be removed.

Taxis

There were questions in relation to the movement of taxis around SEGL. The project team confirmed that from early April, taxis will be directed through a temporary facility under the building (near the light rail stop). This will help to reduce the build-up of taxis around the venue, and in turn contribute to a decrease traffic congestion in the area.

Parking

The issue of parking was also raised, with one participant questioning whether each residence will be allocated two off-street parking spaces. The transport consultant confirmed that off street parking would be provided. Allocation of spaces has not yet been undertaken and will occur post Development Application, prior to the sales launch. The transport consultant assured attendees that they will be encouraging residents to use other transport options for short distance trips, such as cycling and walking.

Other

One participant questioned which existing buildings will need to be demolished to accommodate the proposed design. A representative from SEGL confirmed that the only active business function that will need to be relocated is the Century Restaurant. Other functions that will be moved to accommodate the proposal are administrative and include offices and back of house facilities.

Another participant raised a safety issue relating to pedestrian movements between the light rail and the waterfront. The project team confirmed that they plan to address this issue as part of The Star's long term public domain strategy. This is a work in progress and is not proposed as part of Modification 13.

4.9.5 Community information sessions

Pyrmont residents, workers and business owners were invited to two community information sessions via the Development Update distributed on 13 March 2017. An advertisement for the session was also placed in the *Central Sydney* newspaper.

The sessions were held on Thursday 23 March from 5pm to 8pm and on Saturday 25 March from 10am to 1pm.

A series of display boards outlining the refined design for the hotel and residential tower were available for the community to view, with an online survey offered to attendees to capture their feedback. A copy of the project boards can be found at Appendix 16. Representatives from the project team were also available to explain the proposal and answer any questions from the attendees.

A total of 73 people registered their attendance at the sessions (34 attendees on 23 March and 39 attendees on 25 March). In some instances, when people attended in groups or pairs, only one person signed the registration sheet. It is expected that approximately 80 people attended the community information sessions.

PHOTO: COMMUNITY INFORMATION SESSION



4.9.6 Online feedback survey

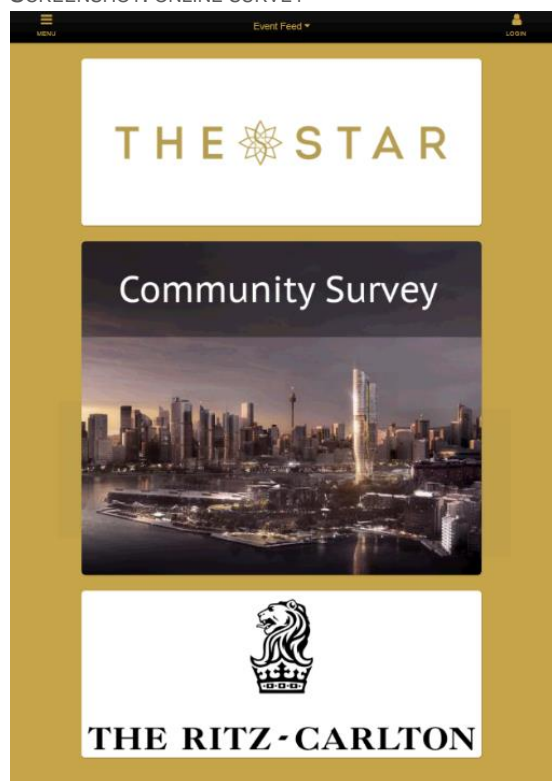
An online survey was developed to identify aspects of the proposal that the community liked as well as any concerns they had about the overall design, and the hotel and apartment complex. The survey also provided an opportunity to test preliminary ideas for the proposed community space. The survey included four multiple choice questions and five open-ended questions. A copy of the survey can be found at Appendix 17.

Participants at each session could access the survey via a URL/web address using their smartphone or iPad. The URL was displayed on the screens during the sessions. Included in the invitations for all sessions was a request for people to bring along their smartphone or iPad. For those who did not have access to a smartphone or iPad, there were some available at the event along with assistance if required. A print out of the survey was available if people preferred submit their response in hardcopy rather than online.

For all four multiple choice questions, participants were allowed to select more than one response and were encouraged to select up to three. Percentages shown in the graphs below reflect the number of participants who selected the response as a proportion of the total number of surveys completed. This reflects the level of support for each option as a proportion of the number of people who completed the survey.

Participant comments have been categorised by theme, with examples of comments included in the tables below. Where necessary, comments have been split to enable categorisation. Themes have been presented in order, based on the level of support and number of times this theme was mentioned by participants in the open-ended responses.

SCREENSHOT: ONLINE SURVEY



Summary

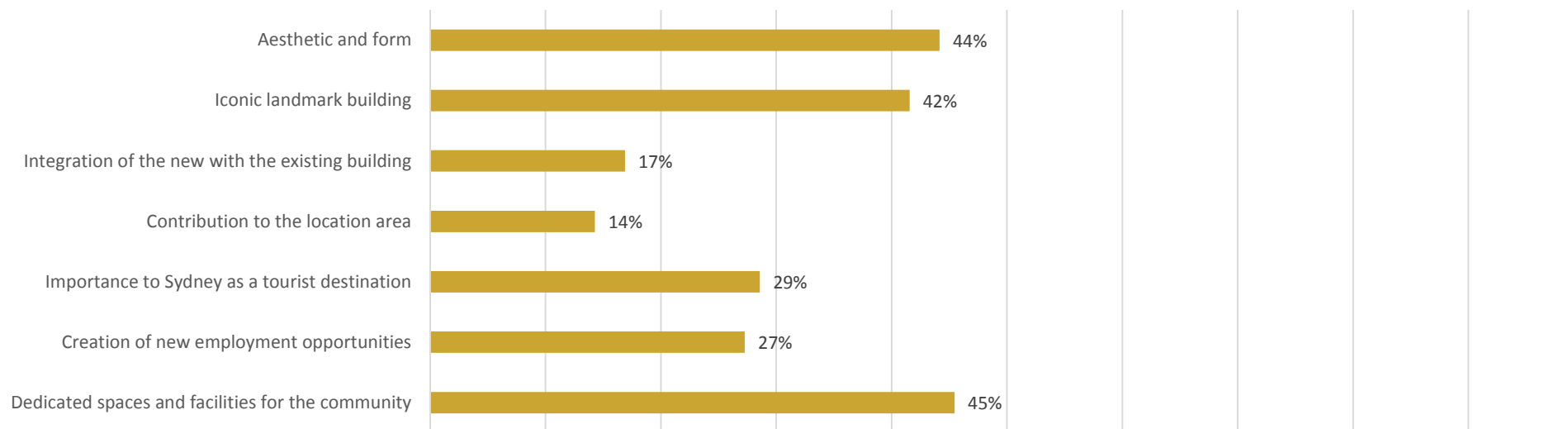
A total of 77 feedback surveys were completed. When considering the design of the proposed development, participants felt that 'Dedicated spaces and facilities for the community' (45%), 'Aesthetic and form' (44%) and 'Iconic landmark building' (42%) were the aspects they liked the most. Participants generally saw the neighbourhood centre as a positive, identifying the need for more community spaces and amenities in the local area. Many survey respondents provided favourable comments in regard to the aesthetics and form of the building, noting that it will contribute visually to the local area and to Sydney. The need for an iconic building in the area was also discussed.

In terms of concerns, 'Height/Scale' (45%) and 'Overshadowing' (44%) were the two main issues raised in relation to the design of the proposal. It was suggested by some participants that the height of the tower was not in keeping with the predominately low rise nature of Pyrmont, while others were concerned that the building would set a height precedent for new developments in the area. 'Traffic and transport' was identified as the major concern in regard to the proposal. It was acknowledged that there are currently issues with traffic congestion/flow and transport being at capacity. Participants expressed concern that the proposal will draw more people into the area and exacerbate existing problems.

In regard to the proposed neighborhood centre, 'Library/Reading Room/Children & Youth Library' and 'Multi-function space for community events' were identified as the two top options (from the list of preliminary ideas) favoured by survey respondents. Feedback received in regard to the community space will help drive further engagement around the design and programming of the proposed neighborhood centre.

Findings by Question

Participants were asked to consider the question **'WHAT ASPECTS OF THIS DESIGN DO YOU LIKE THE MOST?'**, and were allowed to select up to three of the options listed below. A significant proportion of respondents, selected 'Dedicated spaces and facilities for the community' (45%), 'Aesthetic and form' (44%) and 'Iconic landmark building' (42%) as aspects of the design they liked the most.

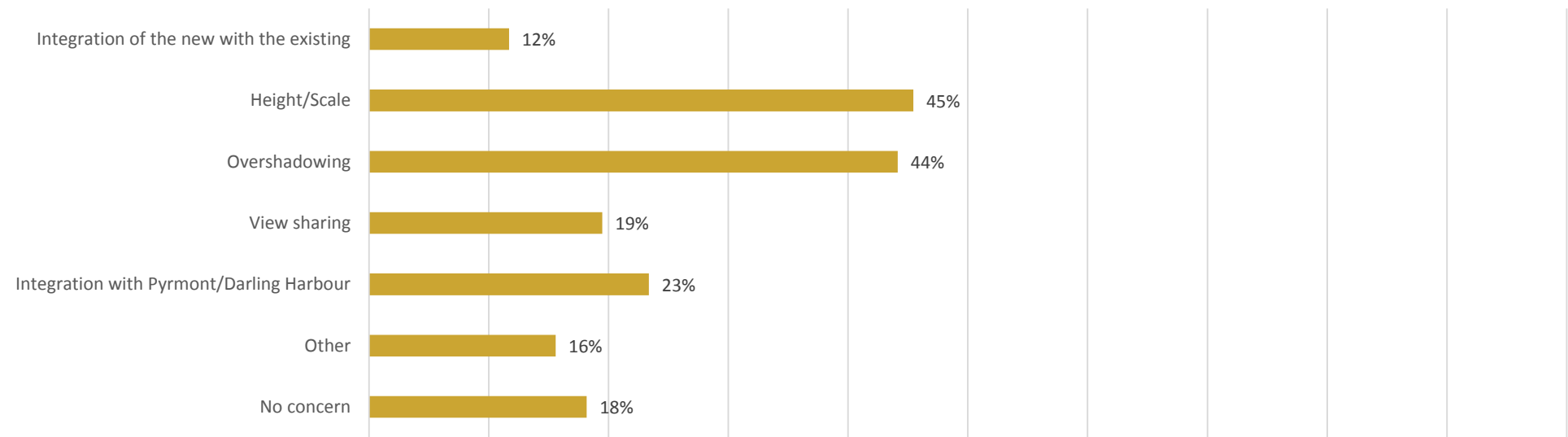


Theme	Summary	Examples of comments (verbatim)
Dedicated spaces and facilities for the community	Survey respondents generally saw the dedicated neighbourhood centre as a positive, with one participant describing it as 'thoughtful'. Participants expressed the need for more community spaces and amenities in the local area, particularly spaces that will cater to the diverse socio-economic mix of local residents. The provision of community facilities and food outlets were identified by some as opportunity to activate the street and the corner and give back to the community.	<ul style="list-style-type: none"> - It is important to have spaces for the community, in particular the locals. With a large influx of people in a small area it is essential for Pymont of retain it[s] community feel. - I am a resident of Jackons Landing and I believe we need more community space - Also very important to be considering the local neighbours and developing space and amenities for them - If they stay true to their intent of addressing community needs (eg for a library, collaboration centre) then perhaps it is a good thing - Fact there is going to be a community centre with food outlets and it will bring some life to that corner - As the building area is getting larger I think it's important to give back with open space & Community areas.

Theme	Summary	Examples of comments (verbatim)
	One respondent was critical of the dedicated community spaces, describing their inclusion as a 'token gesture.'	<ul style="list-style-type: none"> - The dedicated community spaces actually mean very little when compared to the other impacts made by this development and are a token gesture.
Aesthetic and form	A notable proportion of survey respondents provided comments in favour of the aesthetics and form of the proposed design. Respondents described the building as 'beautiful', 'interesting', 'progressive', 'modern', 'luxurious', 'elegant', 'unique', 'slick' and 'attractive'.	<ul style="list-style-type: none"> - Design offers style and function in a satisfying blend. - Progressive design, could create a new area for people to go. - Love the look and shape of the design - "The design achieved [a] good balance of appearance, style, community considerations, and commercial consideration."
	Comments highlighted the need for beautifully designed buildings in Sydney and noted that the proposal will contribute to the aesthetics of The Star as well as local area.	<ul style="list-style-type: none"> - It is a beautiful structure that will only add to the local area. It is great to see a building being planned that is not an ugly box. - It would be a nice addition to the pyrmont skyline. And help improve the look of The Star. - The building will bring Pyrmont into the 21st century - Pyrmont needs more than just a casino for tourist[s], it needs great hotels, and iconic building[s] to beautify the place - I think it effectively utilised the location – as in since it's such a good location, you might as well make the best out of it
	A small proportion of participant comments noted that although the design is visually appealing, it may not be appropriate for the location.	<ul style="list-style-type: none"> - It's a good looking building but in the wrong place - It's a visually pleasing design despite looking a little odd on a peninsula where the surrounding building [are] low rise in comparison
Iconic landmark building	Participant comments discussed the need for an iconic building in the area, outside of Sydney's CBD.	<ul style="list-style-type: none"> - The area needs an icon - Variation of skyline. - Sydney needs an iconic building outside the CBD. - I think an iconic design will be a great asset to Sydney
Importance to Sydney as a tourist destination	Participant comments noted that the proposed development will function as an attraction, promoting Sydney as a tourist destination. The proposal's proximity to Darling Harbour and the International Convention Centre was also seen as a drawcard.	<ul style="list-style-type: none"> - You can see how this building will ask [act] not only as landmark with its location and design but also draw people to visit Sydney as an attraction. - Sydney/Darling Harbour needs a quality hotel - It is a beautiful landmark building which will create a balance with Bangaroo - Tourists will be attracted to the hotels proximity to the darling harbour area – and the ICC.

Theme	Summary	Examples of comments (verbatim)
Creation of new employment opportunities	Survey respondents acknowledged that the proposal will bring new employment opportunities to the area, however it was noted that this should not be at the expense of the local 'community feel'.	<ul style="list-style-type: none"> - We need more employment opportunities - New employment is good for the economy. I do not want the community feel to be dimi[ni]shed - Certainly this build will create many jobs as will the new hotel! - As a special uses zoning it is important that focus be on the economic benefits to Sydney and job creation. The design and form is important to attract people to site so as to achieve the above.
Integration of the new with the existing building	A few survey respondents noted that the design was well integrated into the current collection of buildings. It was suggested that the design was an improvement on the several styles which make up The Star currently.	<ul style="list-style-type: none"> - It is an improvement on present jiggle-de-pigglede development of several different styles! - I like the look of the design and the integration with the current Star building
Contribution to the location area	Survey respondents highlighted that it was important that the building considered its contribution to the amenity of the local area, and the sustainability of Pyrmont.	<ul style="list-style-type: none"> - Important to consider the local community and how to add to the amenity of the area. - Important for sustainability of Pyrmont
Other	Some respondents provided a response which focused on their concerns around the proposal – particularly in regard to increases in traffic, parking related issues, height/scale of the tower, overshadowing, the loss of the local heritage feel and gambling related issues. One respondent provided suggestions for the neighbourhood centre (this comment has been summarised with the other responses to the questions 'What would you like to see included in the proposed community space?')	<ul style="list-style-type: none"> - Parking will be a nightmare - I moved into the area 17 years ago thinking it was a quiet, calm part of Sydney and really don't like the overdevelopment going on. - Not in agreement with commensurate increase in casino for gambling which surely will follow this nice building which I think is worthy of recognition. - Other than employment options and increased tourism I do not consider this to be acceptable development. It is completely out of scale and character with the surrounding area. It overwhelms Pyrmont. - 1. Does not severely impact on existing road access. 2. Does not increase footprint. 3. Good community relations - The aesthetic is OK but the height is unacceptable, especially shadow impact on Union Square. Sets a precedence for foreshore development elsewhere in Pyrmont, especially Bays Precinct.

Participants were asked to consider the question ***‘IF YOU HAVE ANY CONCERNS ABOUT THE DESIGN, PLEASE SELECT UP TO THREE ISSUES’***. ‘Height/Scale’ and ‘Overshadowing’ were identified by survey respondents as key concerns in regard to the design, however over half of respondents did not identify these aspects as issues.

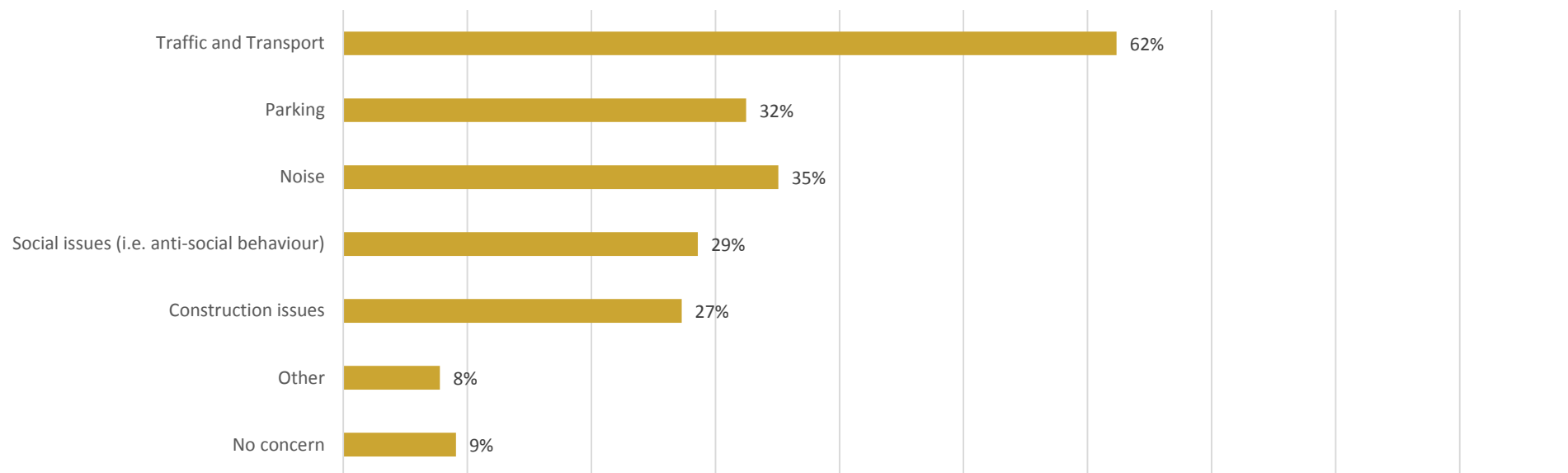


Theme	Summary	Examples of comments (verbatim)
Height/Scale	Height and scale were a key concern for survey respondents. Most comments noted that the proposed tower is considerably taller than the buildings in the local area, which is primarily low rise. There was some concern that the building may dominate Pymont, with one participant suggesting that there are insufficient green spaces to ‘balance out’ the scale of the building.	<ul style="list-style-type: none"> - Height of proposed building seems excessive - The height is considerably higher than the surrounding area, but hopefully will be balanced by all the new buildings. - This is by far the highest structure in Pymont and may dominate the suburb surrounds - As much as I do like the design, it is really going to stick out like a sore thumb as it will tower over the current Pymont/Darling Harbour skyline. - My apartment in Watermark, Jones Bay Road, is going to be affected by this gigantic structure - This is a low rise area precinct and do not need another tower! Would have preferred original low rise design considered in competition with Packer's casino. - Original agreement when The Star was negotiated stipulated height should not exceed the top of Pymont Power Station stacks. This should be respected.

Theme	Summary	Examples of comments (verbatim)
		<ul style="list-style-type: none"> - There are not enough green spaces to facilitate a building of this scale.
	Some participants felt that the tower may set a height precedent for new developments in the area, including the foreshore and the Bays Precinct area.	<ul style="list-style-type: none"> - It is So big compared to the surrounding area. There is no parallel to this in the district. It therefore makes me concerned that this becomes a precedent for further oversized developments.
Overshadowing	There was some concern around overshadowing, particularly the overshadowing of public open space (e.g. Union Square), nearby residential properties and commercial spaces.	<ul style="list-style-type: none"> - the overshadowing is OK - Possibly overshadowing, though because of its slenderness I don't think it will block much sun, plus density is good for a city. - Did view the shadowing diagrams and accept it has been to some extent ameliorated. Is a concern if there are changes in DA - Overshadows key public square in winter - I live in a heritage listed terrace home 30 meters from the star. Our home will be in shadow by day - I live in mccaferreys tower which will be impacted re shadow and view - Overshadowing over union square and other commercial spaces should be looked at seriously
Integration with Pyrmont/Darling Harbour	Although some participants felt that the proposal was well integrated with the local area, others were of the view that the height and character of the tower are not in keeping with the Pyrmont.	<ul style="list-style-type: none"> - It is well integrated with the future surroundings. - I do not feel this large scale development 'integrates' with Pyrmont - I don't feel it integrates well with the historic Pyrmont area. It looms over Pyrmont, shadowing community areas and setting a height precedent for possible future development. - It is a very large building which will stand out rather than blend into the current surroundings. - Pyrmont currently does not have tall buildings, they are all relatively short which is a plus for the area. - I love the current heritage feel of the local community spaces in Pyrmont and feel they could be lost and Pyrmont will end up just another modern city space.
View sharing	Only a few participants specifically mentioned concerns around blocked views.	<ul style="list-style-type: none"> - View block is a problem - With regards to view sharing I think it's inevitable.

Theme	Summary	Examples of comments (verbatim)
Aesthetics	Of the two comments in response to this question which related the aesthetics, one compared the tower to a funnel. The other response suggested that that the design was 'done tastefully.'	<ul style="list-style-type: none"> - It looks like a funnel - The design has been done tastefully
Other concerns (related to broader issues) Some participants raised concerns in relation to the proposed hotel tower and apartment complex as a whole. Majority of the comments below relate to themes discussed by other respondents later in the survey. For the purpose of this analysis, the survey responses have not been reallocated to other questions.		
Traffic and transport	Several participants raised concerns in relation to increased traffic congestion in the area as a result of the proposed development. One participant highlighted the need for an integrated transport and traffic strategy in the area, taking into consideration new developments such as Harbourside, Cockle Bay, The Ribbon and Bays Precinct.	<ul style="list-style-type: none"> - Also more traffic congestion on Pirrama Road, especially the taxis banking up to Pyrmont Bridge Hotel - The traffic is terrible now it will be impossible if this building gets approved. - Need to integrate this development with Harbourside, Cockle Bay, The Ribbon and Bays Precinct especially re transport and traffic. - With the added residential component, the already heavy populated area will be under more pressure.
	Increased pressure on public transport services was also identified as a concern. One participant felt that there was a role for SEGL in addressing this issue.	<ul style="list-style-type: none"> - Due to the height there is also a large influx of visitors, employees, and residents which means more people on the roads and the public transport. It would be great to see the star assisting with the overcrowding or frequency of public transport to move the additional people in the area.
	Traffic during the construction period was raised as an issue.	<ul style="list-style-type: none"> - Traffic and disruption while building.
	Other traffic related issues raised include the 'loss of roundabout' (no longer proposed under this application).	<ul style="list-style-type: none"> - Loss of round about
Parking	One participant was concerned that there was no provision for additional parking, while another felt that parking would be a 'nightmare.'	<ul style="list-style-type: none"> - It seems that no provision is being made for extra parking.
Social issues (i.e. antisocial behaviour)	One participant raised concerns around the increase in people and, in turn, antisocial behaviour.	<ul style="list-style-type: none"> - The volume of people attracted to the area will no doubt bring more crime
Whole of Site Approach	One participant emphasised the need for a whole of site approach, noting that some of the existing buildings at The Star are dated.	<ul style="list-style-type: none"> - Some existing buildings are dated. The site should be looked at a whole
Other	Participants raised other concerns including the impact on existing facilities and open space, light spill (particularly from LED lights), the planning process and the appropriateness of residential development on the site. Other participant comments discussed the increase in the cost of living in Sydney and the need for cities to protect the history, culture and style of the inner city to ensure a 'sustainable future'. One respondent felt that the design 'ticks the boxes.'	<ul style="list-style-type: none"> - Very concerned about encroachment on existing facilities and open space - Additionally residential development is not appropriate on this site. - how can a community have confidence in this when there has so much distortion of planning rules and community concerns in the Darling Harbour and Barangaroo developments

Participants were asked to consider the question ***'IF YOU HAVE ANY CONCERNS ABOUT THE PROPOSED HOTEL TOWER AND APARTMENT COMPLEX, PLEASE SELECT UP TO THREE ISSUES'***. Unsurprisingly, 'Traffic and Transport' was identified as a key concern by over half of participants (62%), with many noting that this is already an issue in the local area.



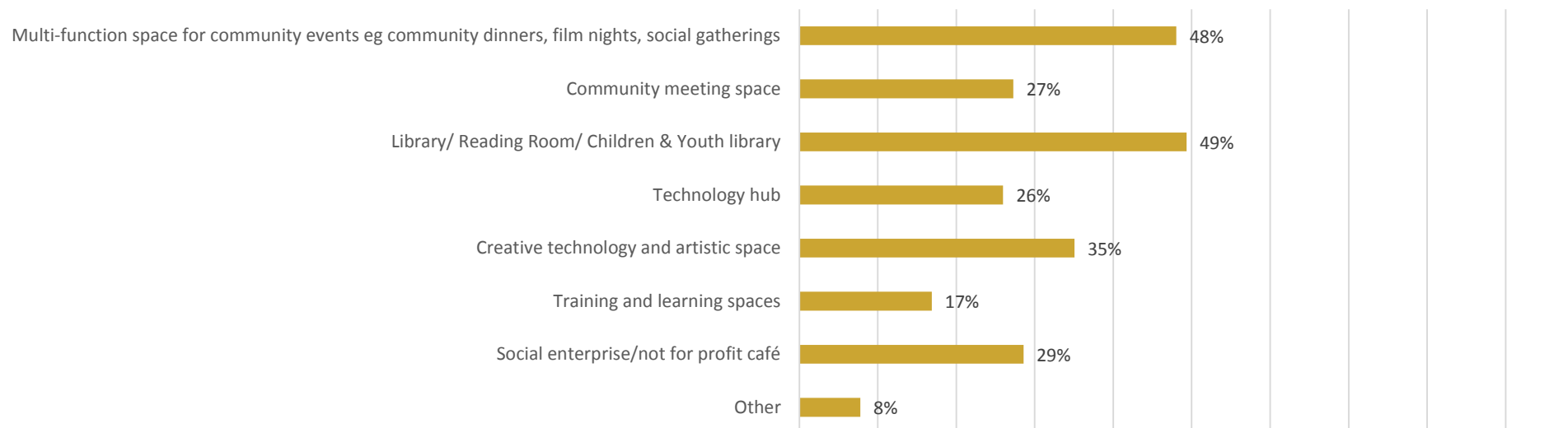
Theme	Summary	Examples of comments (verbatim)
Traffic and transport	As a known issue in the area, traffic and transport was a theme discussed by a notable proportion of participants in response to this question. Survey responses highlighted that traffic congestion was already an issue in Pyrmont. One participant described Harris Street and Sydney's 'slowest moving street' while another identified issues around accessing the Anzac Bridge. Other areas of concern include Pyrmont Bridge Road, Pyrmont Street, Pirrama Road and Point Street. There was concern that the residential component of the development will generate further traffic and transport problems. Participants were keen to ensure that the proposed development did not create additional traffic flow issues during or after construction. Further, it was suggested that traffic issues should be addressed holistically, considering other new or proposed developments in the area.	<ul style="list-style-type: none"> - Traffic congestion around the area is already bad. Something needs to be done to make traffic flow better. - Please make sure this building creates no additional traffic flow problems in the area. - My major concern is the added traffic congestion that will arise from the addition of even more apartments to the area as well as the coming and going of additional hotel guests. Pyrmont is already the most densely populated suburb in Australia so we don't need more apartments with little regard to how that is going to impact the Pyrmont Peninsula traffic - Point street is already affected very considerably with the overflow cars looking for parking and is a real problem with the locals - Already on the weekend and at peak hour on a week day various roads around Pyrmont are almost at a stand still with traffic. Thus, extra resident

Theme	Summary	Examples of comments (verbatim)
		<p>density will only make matters even worse!</p> <ul style="list-style-type: none"> - Pirrama road near the entry to car park currently has a long line, backed up from, the traffic lights towards Pymont Bridge Hotel. Moving the taxis to flow through the coach entry does alleviate part of the issue however patrons in cars line up and block the road as they wait to enter the car park from the lights. This is a big issue for local residents. The transport is also crowded as is, with additional people visiting the area and living in Pymont it would be great to see the Star assist with the problem rather than add to it. - The congestion into The Star car park is terrible now and I don't believe the sub road with taxis will help traffic too much as they still need to get into the area. That's the ongoing problem. - The traffic flow into the car parks will need to be addressed as you will be sending in more taxis. The problem arises around the traffic lights at the entrance on pirrama road. Heavier traffic on point street will not alleviate the traffic problems.
	Locals were particularly concerned about how changes to traffic flow would impact upon access to their residences.	<ul style="list-style-type: none"> - Some concern about increased traffic and road closures during and after construction making access a little difficult for locals. - Increase in traffic will certainly be a problem and will result in difficulty getting into and out of my Gateway building. - And I guess our accessibility to the roads nearby star will be blocked for sometime, I just hope the plan doesn't prolong so much...really hope this will be done by 2020/21 as planned
	One participant specifically requested more information about the potential traffic impacts.	<ul style="list-style-type: none"> - I would like to see more information about the potential traffic impacts from new hotel and apartments on pymont bridge road and pymont street as it is hard to understand how this will not create an impact on an already busy road.
	Some participants provided suggestions to address potential traffic issues.	<ul style="list-style-type: none"> - Need a tunnel to link Darling Drive with Murray St/Pirrama Rd to create a shared zone at the end of Pymont Bridge.
	Participants also discussed public transport issues, noting that the light rail is at capacity and buses are not frequent enough. Some respondents provided suggestions in regard to improving local public	<ul style="list-style-type: none"> - 1. Overcapacity on Light Rail. Essential to increase the frequencies of light rail. 2. Essential to increase frequency of 389 bus. 3. Perhaps introduce frequent Star Casino bus services.

Theme	Summary	Examples of comments (verbatim)
	transport including increasing the frequency of the light rail and 389 bus, and introducing casino bus services. It was also suggested that the ferry service be extended from Barangaroo to the Bays Precinct via Pyrmont.	<ul style="list-style-type: none"> - Need extension of the ferry service from Barangaroo to Bays Precinct via Pyrmont. Could be a fleet of small ferries similar to vaporettos in Venice.
Noise	A few participants provided comments to support their concerns around noise impacts. Some of these comments highlighted the current noise related issues, suggesting that the proposed development (during both construction and operation) may further exacerbate the problem.	<ul style="list-style-type: none"> - Noise from The Star is currently awful - I live in a heritage listed home 30 meters from the star. Our home will be subjected to further noise pollution during construction and after - Noise in the area has been steadily increasing in recent years disturbing existing residents in the vicinity. Concerned that this may exacerbate the problem.
Parking	Parking was identified as an issue for some participants, with a few providing responses in relation to this theme. Respondents noted that parking was currently an issue, describing it as 'virtually non-existent' and 'a big problem.' It was suggested that street parking is currently insufficient, particularly when there are events on. One participant felt that the changes to taxi and bus parking will not be enough to address parking and traffic issues.	<ul style="list-style-type: none"> - A lot more people in the area. Parking already a big problem for local residents and their visitors. - The current on street parking is virtually non-existent so don't expect that will change. - Existing parking under the casino will not be sufficient for the number of apartments and hotel. Although some adjustments to taxi and bus parking have been considered, I feel the already horrific traffic chaos on weekends will only be worsened.
Social issues (i.e. antisocial behaviour)	Participants described their concerns around social issues in the local area, suggesting that the proposed development may further contribute to these issues. Respondents discussed anti-social behaviour, crime, substance abuse and the behaviour of tourists. One participant also felt that the proposal will put increased pressure on local services and amenities including health services and childcare.	<ul style="list-style-type: none"> - The Casino already attracts a certain criminal crowd and late night incidents requiring police and ambulances...this has escalated significantly since last additions were built and lock out in Sydney. - There is already anti social behaviour in the area and this type of development will bring more of it to what is, at this point, a family area. - Increase in crime will definitely happen and The Star should be made to hire security guards to patrol the streets immediately around the casino complex 24 hours a day - the impact to the community and increased load to public services e.g. child care, GP's - I also am against another casino expanding their offering from a social good perspective
Construction issues	A few participants provided comments relating to the construction of the proposed development. One noted that there is already a significant amount of construction in the area, citing Barangaroo as	<ul style="list-style-type: none"> - We have had a lot of construction re Barangaroo etc. - The construction period will bring lots of additional traffic problems as well as pollute the air around the site.

Theme	Summary	Examples of comments (verbatim)
	an example. Another felt that the construction period would have negative flow on effects including addition traffic problems and air pollution. One participant requested that the construction only take place during daylight hours.	<ul style="list-style-type: none"> - Hours of construction... pls only daylight hours
Other concerns Some participants raised concerns in relation to the design of the proposed hotel and apartment complex. Some of the comments below relate to themes discussed by other respondents earlier in the survey. For the purpose of this analysis, the survey responses have not been reallocated to other questions.		
Height/Scale	One participant provided a comment about the height of the building, describing it as 'too big.'	<ul style="list-style-type: none"> - It's too big.
High density development	One participant felt that the Pyrmont community cannot support more high density developments.	<ul style="list-style-type: none"> - Isn't this obvious? Our community cannot absorb anymore hidensity properties/towers. Enough is enough!
Other	A few respondents provided comments which cannot be categorised into the above themes.	<ul style="list-style-type: none"> - I would love to live so close to the city, everything else that comes with that are part of living in the city. - Looks good - In the short term, it might be an issue for the people living in the surroundings. - I live nearby and will be impacted - New building should be all hotel, not apartments - How it will increase further the already high COST OF LIVING - Pretty obvious isn't

Participants were asked to consider the question **‘WHAT WOULD YOU LIKE TO SEE INCLUDED IN THE PROPOSED COMMUNITY SPACE?’** and given the opportunity to select up to three of the preliminary ideas listed below. ‘Library/Reading Room/Children & Youth Library’ and ‘Multi-function space for community events’ were the two top options favoured by survey respondents.



Participants were asked to consider the question **‘WHAT OTHER IDEAS FOR THE COMMUNITY SPACE WOULD YOU LIKE TO SEE CONSIDERED IN THE PROPOSED BUILT FORM?’** In response to this question, majority of participants expressed their support for one or more of the preliminary ideas identified above. A few participants provided additional ideas.

Theme	Summary	Examples of comments (verbatim)
Library/Study Space	The suggestion of a library or study space was popular with survey respondents. One participant suggested the inclusion of a well serviced Sydney City library branch, while another thought a full library service would be useful.	<ul style="list-style-type: none"> - I personally would like a nice library space where I can study sometimes for a change, but if it's accessible to anyone I fear it will be crowded, so perhaps introduce a membership of some sort? Preferably free though. (Perhaps if u live close, etc.). - As well as technology and artistic space, multifunction space, a well serviced Syd City library branch would be valuable: something that has routes in the area and its heritage! - Full library service will be a plus.

Theme	Summary	Examples of comments (verbatim)
Multi-function space for community events	<p>Participants showed support for the idea of a multi-function space for community events. It was suggested that the space be designed to accommodate cultural, food and music events, and provide performance spaces for the local choir, theatre and dancing groups. One respondent suggested that the space could be used for young people to learn instruments, providing the example of the Redfern Community Centre.</p> <p>It was also suggested that spaces be designated for certain groups including children and local residents.</p> <p>One respondent suggested that the neighbourhood centre be operated by the City of Sydney.</p>	<ul style="list-style-type: none"> - I like the idea of multifunction space, maybe allow the option for people to be able to rent a space for a personal event/function at a reasonable price? and perhaps have some options for catering/ services (decorating or cleaning the space??) - performance and rehearsal space for community choir, theatre group, and teaching of music to young people, eg ukelele group. - Thus space must meet community needs not be able to be met at Pyrmont Centre. - Cafés, space to hire for events, kids space and an area zoned just for residents
Creative technology and artistic space	<p>The idea of creative technology and artistic spaces was supported by participants. One participant suggested that the proposed development presents an opportunity to introduce 'something new' – such as an art gallery. Others suggested a 'mini exhibition' space and art installations.</p>	<ul style="list-style-type: none"> - You have an opportunity to introduce something new to the community, ie an art gallery
Community meeting	<p>Participants were supportive of the idea to incorporate community meeting spaces, with one noting that there are insufficient spaces in Pyrmont currently while another felt it would encourage residents from Darling Island to socialise with those from the greater Pyrmont area. Survey respondents suggested that the space should be free of charge or low cost and could be used for strata meetings or get togethers.</p>	<ul style="list-style-type: none"> - Too little community shared spaces exist in Pyrmont currently. - Any community space would be fantastic as it would encourage residents from Darling Island and greater Pyrmont to mix more readily. - Just a space the community could use free of charge. - Low cost for example for strata meetings and get togethers
Community Museum	<p>A couple of survey respondents suggested that the facility would benefit from a community museum with exhibitions on the history of the site and of Pyrmont.</p>	<ul style="list-style-type: none"> - Community museum with the history of Pyrmont. - History of the existing site as power generation during 1900's
Other	<p>Generally, participants were supportive of the neighbourhood centre and the preliminary ideas presented. There was some concern that the community facility would be 'sidelined' due to commercial considerations.</p>	<ul style="list-style-type: none"> - I would have listed all of the above as all are needed in the area for the use of the local population. I mentioned to the architect that I was impressed that community facilities were to be incorporated however the cynic in me wonders whether a 6star hotel will appreciate their guests mingling with the locals. As such, what are the chances of the community centre being sidelined. Again this cynicism arises by the disappearance of

Theme	Summary	Examples of comments (verbatim)
		<p>the public facilities originally proposed for Barangaroo in the name of commercial necessities.</p> <ul style="list-style-type: none"> - As long as it's a good use of space and includes most of the above I think it will be great - would have ticked more but only allowed up to 3
	The importance of creating a space for everybody was emphasised. One participant suggested that SEGL should work closely with existing Pyrmont community groups, while another provided a list of what they understood to be local community needs.	<ul style="list-style-type: none"> - If there is a community space, it has to be for everybody. - more coordination with existing Pyrmont community groups - Pleased that space and facilities provided for community but as presented won't meet community needs not met at Pyrmont community centre.
	Some participants expressed the need for park, landscaped or garden spaces. The provision of shaded seating was identified as a priority, particularly due to the number of elderly residents in the area.	<ul style="list-style-type: none"> - Seating with garden areas, as there are very many elderly residents in the area - More park space - More soft landscaping
	Other suggestions included a recreational space, a speakers corner, a small/art cinema with a bar/café, and a childcare/ playschool facility. Low cost dining options were also suggested.	<ul style="list-style-type: none"> - Play school facility for the local community - Need an art cinema with Bar/Café - Need an art cinema to encourage workers to remain in Pyrmont and stimulate patronage of high street cafes and restaurants. - Need child care centre. - Open spaces, low price dinning options for all types of people. No visible fast food outlets , eg McDonalds etc - Social Networking
No need for community space	One participant felt that there was no need for additional community facilities in Pyrmont, noting that they are currently 'terrific.'	<ul style="list-style-type: none"> - Community facilities in Pyrmont and Ultimo are terrific now. This area doesn't need anymore.
No other ideas	Some participants specifically noted that they were happy with the options presented and did not offer any additional ideas.	<ul style="list-style-type: none"> - No others - Nothing I can think of - No other ideas - Need to think about this

Participants were asked to consider the question **‘DO YOU HAVE ANY OTHER COMMENTS ABOUT THIS PROPOSAL FOR A NEW HOTEL AND RESIDENTIAL TOWER AT THE STAR?’** Generally, participants provided responses relating to themes raised in response to earlier questions in the survey.

Theme	Summary	Examples of comments (verbatim)
Traffic and parking	In response to this question, traffic and parking were identified as key issues. Participants provided suggestions to help address these issues including education for taxi drivers and patrons to assist with traffic flow, more frequent transport services (including light rail), and a traffic meeting for local residents to discuss existing and potential problems.	<ul style="list-style-type: none"> - Quite a big concern on educating taxi drivers & patrons to help with traffic flow. If the street is for residents only in evenings, patrons would need to utilise the car parks & surrounding car parks which might relieve the congestion. Perhaps discount parking for events & utilise Harbourside parking for overflows - Parking, Traffic. Only do it if you have NO cars. Bring in more light rail to fit people in. - Transport services need to run every few minutes - Efficient traffic flow management - Can't reiterate how this is going to impact on local traffic and roads so this really needs to be sorted first I feel. I'd be happy to attend a traffic meeting if there was one
Height	Some respondents made further comments about the height of the proposal, requesting that the height of the tower be reduced.	<ul style="list-style-type: none"> - Please do not destroy Pymont in pursuit of your silly mine is bigger than yours war with Crown. This could be a disaster. I really hope this turns out to be stunning though. Nothing against height in cbd but you need to tread carefully outside - Please reduce the height
Community contribution	Some participants were particularly interested in the potential benefits for the local community. Suggestions included cultural/ community events for local residents, public transport upgrades, incentives and discounts, publicly accessible spaces in the hotel and use of hotel facilities.	<ul style="list-style-type: none"> - It would be great if The Star could provide more to the Pymont community than it is taking. This could be in the form of cultural/community events for local residents of Pymont, upgrades for public transport (or assisting the community with the options they have), incentives for locals in the area (discounts, community nights). - Would be great if there could be some public spaces in the hotel. Restaurants or viewing areas that are not only exclusive to hotel guests - Given the inconvenience of increased traffic, overshadowing of properties and obstructing of views, I really think that consideration needs to be given to what else can be done for local residents including use of hotel facilities and discounting arrangements at restaurants, cafes, etc on the premises.

Theme	Summary	Examples of comments (verbatim)
Preserve the heritage and character of Pymont	A few participants emphasised the need to retain the heritage and character of the area, and had some concerns about the alignment of the proposed development with the style and scale of the area.	<ul style="list-style-type: none"> - As you gather my number one concern is to preserve the heritage and feel of the area as much as possible. Massive new tower complexes will be more of the same as found anywhere around the world. - I believe Pymont is unique and this building is totally out of proportion with what is on this side of the harbour. - Smaller. More integrated. Community friendly
Social issues (i.e. antisocial behaviour)	One participant raised a concern around the potential for the proposed development to exacerbate existing social problems in the local area due to increased visitation.	<ul style="list-style-type: none"> - Most of these apartments will be marketed overseas? Some may be high rollers but how will the bad elements be vetted. Star precinct already has social issues such as brawls, etc which usually get pushed on to public streets around Pymont. This new development with increased activity and visitation may enhance this particular social problems.
Programming	One participant felt that the inclusion of apartments was unnecessary, suggesting that the height of the tower could be reduced if the residential component was removed. Another survey respondent felt the proposal would benefit from more green space.	<ul style="list-style-type: none"> - Given the star is a casino I understand the need for hotel accommodation however I do not see the need for residential apartments on this specially zoned site. Height of building could be reduced if apartments were removed and this would lessen overshadowing impact and traffic impact along pymont bridge road and pymont street. - More green space
Aesthetics	One participant described the design as 'rather outstanding'.	<ul style="list-style-type: none"> - Design is rather outstanding in aesthetics
Construction	One respondent raised concerns in relation to the construction phase.	<ul style="list-style-type: none"> - My only concerns are for the construction phase, affecting access and comfort of locals.
Generally supportive	Several comments provided support for the proposal, with respondents noting their excitement about the proposal and its benefits – including increased employment and tourism in the area.	<ul style="list-style-type: none"> - I can't wait to see it finished. - Congratulations on your commitment to tourism and Pymont. Best wishes for success - Good luck with the application - It will be good to have any high quality hotel in the area and the opportunity for increased employment is to be commended. - If Packer's Crown monstrosity can be stopped then The Star as [the] only casino in the area won't be too bad

Theme	Summary	Examples of comments (verbatim)
Generally unsupportive	One participant felt that there was no need for the development.	<ul style="list-style-type: none"> - Generally the community has not been convinced of the need for this development and find its scale incompatible with current built forms.
Future engagement	One respondent specifically requested to be kept up to date in regard to the proposal. Another respondent was keen to learn more about how SEGL plans to manage the increase in patronage.	<ul style="list-style-type: none"> - Keep us up to date? - we will like to understand how you plan to manage the increase patronage
Other	A few respondents provided comments which cannot be categorised into the above themes.	<ul style="list-style-type: none"> - As long as it is not a opening gambit, pun, for more gambling - I hope that the community facilities are indeed built and that the needs of the local community are considered with respect to the other issues such as overshadowing (ie the building design isn't modified post approval to increase the bulk) public transport, traffic. Whatever happens I hope that the Star is honest and honourable in its consultation with the community - As with any development, everything goes with the tide including COST OF LIVING - Major concern for the health, privacy and safety of our home and living in our home

4.9.7 On-site display

SEGL plan to establish an on-site display located on the harbourside of its Pyrmont property. The display will be open to the public from 1 June 2017.

5 ISSUES RAISED AND PROJECT RESPONSES

A broad range of topics, issues and comments were covered during the briefings and community information sessions, and in the online survey. Key topics of concern included:

- Traffic, transport and parking
- Height and scale of tower (including overshadowing)
- Noise and acoustics
- Integration with Pyrmont/Darling Harbour (preservation of the heritage and character of the local area)
- View impacts
- Social issues (i.e. anti-social behaviour)
- Construction issues
- Contribution to the community

5.1 TRAFFIC AND TRANSPORT

Based on the consultation feedback gathered, traffic and transport were identified as reoccurring themes. It was acknowledged that the local area currently experiences traffic and transport related issues, and there was concern that the proposed development would further intensify these problems.

Feedback highlighted concerns in relation to increased traffic congestion in the area as a result of the proposed development – both during the construction and operational phases. Comments noted specific areas of concern including Harris Street, Pyrmont Bridge Road, Pyrmont Street, Pirrama Road, Point Street and access to the Anzac Bridge.

Some people felt that the residential component of the development will generate further traffic and transport issues. Local residents were particularly concerned about how changes to traffic flow would impact upon access to their properties.

Increased pressure on public transport services was identified as an issue of interest. It was noted that the light rail is at capacity and that buses in the area (e.g. 389 bus) are not frequent enough. It was suggested that there is a need to increase the frequency of light rail and bus services, and introduce a regular ferry service to and from the venue.

There was also discussion around the need for an integrated traffic and transport strategy for the area, taking into consideration new developments including, but not limited to, Harbourside, Cockle Bay, The Ribbon, and Bays Precinct. It was suggested that SEGL has a role to play in developing a holistic approach to traffic and transport in the area.

Project Response

SEGL is very conscious of community concerns in relation to traffic and transport in the Pyrmont area. Key concerns from local residents include:

- Heavy reliance on Pirrama Road as the main car entry to The Star site
- Operational issues related to taxi queuing in Pirrama Road
- Special events such the Aria awards or Vivid which generate unusual traffic peaks during the year

SEGL's strategy to mitigate the traffic impacts of the proposed development include:

- Providing a new car park entry on Pyrmont Street and a new taxi entry to the Jones Bay Road Port Cochere in order to distribute The Star traffic more evenly across the road network and reduce the pressure on Pirrama Road
- Redirecting taxis into the service road, under The Star site, to significantly reduce taxi queueing on Pirrama Road

Analysis indicates that with the SEGL mitigation strategies in place, the local road network will continue to operate at existing or acceptable performance levels despite the additional traffic generated by Modification 13.

Analysis of parking trends in locations such as Pyrmont, which have excellent public transport options and are within walking distance of a major employment centre, suggests that the traffic impact of the residential apartments will be minimal. The apartments are expected to generate less than 36 trips in the AM peak and 20 trips in the PM Peak.

SEGL supports the community's desire for increased public transport services in the Pyrmont precinct and will continue to lobby the State Government for improvements.

SEGL also support an integrated government approach to the management of travel demands within the Pyrmont precinct.

5.2 PARKING

Local residents were also concerned about parking related issues, noting that there is currently insufficient street parking, particularly when there are events in the area. There was some concern that there will be no provision for additional parking.

Project Response

Parking on The Star site is limited by the original development approvals to 3,000 spaces (MP08_0098). This limit was considered appropriate by approval authorities given the excellent public transport facilities the site has access to. As part of the new Tower development, SEGL will provide 221 additional parking spaces to ameliorate the parking impacts of Modification 13. This will increase on-site parking up to the maximum limit permitted.

Further, there are another 2,900 off-street spaces available at other commercial car parks within walking distance of The Star site. To facilitate driver access to these alternate parking spaces during peak parking periods, SEGL will be contributing to an upgrade of the Pyrmont Parking Guidance System. This system will be providing dynamic information to drivers entering the Pyrmont precinct about the availability off-street parking. The main benefits of the upgraded system include:

- It reduces unnecessary circulation of traffic in the precinct. Drivers are warned early to enable them to choose an alternate parking facility if their first choice is full
- It does not impact on mode-share decisions (drivers have already committed to car use)
- Driver focus remains on the road and not on a mobile navigational device
- Most of the system is already in place

5.3 TOWER – HEIGHT AND SCALE

One of the major concerns raised during the consultation process, was the height and scale of the proposed tower. It was noted that the proposed tower is considerably taller than the buildings in the local area. Some comments highlighted concern that the building will dominate Pyrmont, while others suggested that the proposal may set a height precedent for future developments in the area (including the foreshore and Bays Precinct).

Project Response

The location and scale of the proposed development has been developed in response to existing site constraints, the requirement to limit environmental impacts and a commercial brief to deliver a hotel as part of an integrated resort to an International Standard.

The height of the tower as proposed is consistent with recent and ongoing developments in the broader Cockle Bay context and responds to The Star's aspiration "to be an authentic, quality, and valuable asset for contemporary Sydney."

In response to concerns around setting a precedent in terms of height, developments are treated on a case by case basis in the planning process. Under the original planning approval for the site and given the unique nature of The Star, this proposal requires approval by the State rather than the City of Sydney. Future building heights in Pyrmont will typically remain as set by the City of Sydney LEP 2012.

5.4 TOWER - OVERSHADOWING

A number of community members provided feedback in regard to potential overshadowing. There was particular concern around the overshadowing of public open space (e.g. Union Square). Some local residents were concerned about the overshadowing of nearby residential properties and commercial spaces.

Project Response

The location of the tower has been chosen to minimise shading on neighbouring properties and ensure that the shadow falls predominately on the existing property. Though a tapering tower form, with a reduced footprint to the lower levels, the tower seeks to minimise impacts on neighbouring residential dwellings and share both views and access to winter sun. Detailed modelling and studies have been undertaken in relation to overshadowing impacts with particular consideration of key public spaces within Pyrmont. These shadow studies will be made available as part of the approval process. As the tower is slender, the shadow is 'fast moving' ensuring that the shadow impacts to any particular area are limited in time.

5.5 NOISE AND ACOUSTICS

Local residents raised concern around potential noise impacts. It was suggested that the proposed development has the potential to further exacerbate current noise related issues, during both the construction and operation phases.

Project Response

The noise and vibration assessment for Modification 13 is being conducted according to the Department of Planning and Environment's requirements which includes existing planning approvals and current state guidelines and policies on managing noise emissions. The assessment includes a comprehensive survey of existing noise levels and a noise mapping exercise of the current and expected operations of Modification 13. The assessment has considered aspects of potential noise emissions including; mechanical plant and operational noise; traffic and transport noise; music, patron and entertainment noise; and construction noise and vibration. The assessment has identified a number of management and mitigation measures to control noise emissions to meet the requirements set by the Department of Planning and Environment. The assessment and recommendations will be detailed in the noise and vibration assessment report prepared as part of the Modification 13 planning submission.

5.6 INTEGRATION WITH PYRMONT/DARLING HARBOUR

Some community members felt that the proposed tower was not well integrated with the local area. It was suggested that the height of the tower is not in keeping with the existing scale of Pyrmont. Further, some people felt that the proposed development is at odds with the historical and heritage feel of Pyrmont.

Project Response

The proposal seeks to create landmark architecture that is unique and true to the character of Pyrmont, that enhances and supports the public spaces and local community, while creating an exciting destination for all. The tower is conceived as an organic responsive architectural form growing from the sandstone of Pyrmont to create a unique identity, responding to the very special qualities of this beautiful place. The podium levels and lower portions of the tower will incorporate sandstone to tie the tower to Pyrmont through its materiality.

The podium levels, including the proposed neighbourhood centre, respond to the local scale. The tower steps back at the north to ensure that the parapet of the neighbourhood centre is the defining edge. The northern edge of the site is strategically positioned in relation to Pyrmont's public space network. There is the opportunity for the project to enhance and extend this network, and also to appropriately mark this important north facing corner with the new neighbourhood centre.

Jones Bay Road is redefined by co-locating the residential lobby, neighbourhood centre and food & beverage opportunities reinforcing the intimate public and community centric nature of this address. An upgraded Jones Bay Road has opportunity to engage with the local pedestrian network, including the steps to the north west that lead to the upper escapement and Giba Park Beyond.

5.7 VIEW IMPACTS

Some local residents raised concerns around blocked views as a result of the proposed tower structure.

Project Response

The tower form has been developed to allow for a reduced footprint at the lower levels. This tapering tower form helps mitigate view impacts from adjacent buildings. A detailed view impact analysis will form part of the submission and will be available for public viewing and comment during the exhibition process.

5.8 SOCIAL ISSUES (I.E. ANTI-SOCIAL BEHAVIOUR)

Some participants felt that the increase in people as a result of the proposed development will bring about increased levels of anti-social behaviour, crime and substance abuse.

Project Response

SEGL is committed to ensuring the safety of its patrons, neighbours and the local community and believe this to be of paramount importance. Although it has been suggested otherwise, assaults at The Star have not been on the rise since lockouts. In fact, from CY2014 to CY2015, they fell around 30%.

SEGL's approach to safety and security represents best practice. SEGL will continue to develop and implement plans and processes to improve safety in and around the venue.

5.9 PROVISION OF APARTMENTS

There was some concern around the inclusion of apartments in the tower complex. It was suggested that if the apartments were removed, the height of tower could be reduced.

Project Response

SEGL is of the view that the provision of apartments is consistent with mixed use projects where the infrastructure and amenities add to the appeal and livability of the area. The proposed development will help to energise the Pyrmont and West Harbour precinct, and the inclusion of apartments plays to that appeal factor.

5.10 CONSTRUCTION ISSUES

Some feedback was received in relation to construction issues, specifically around increased traffic, access and noise/air pollution.

Project Response

SEGL acknowledges community concerns in relation to the construction phase. SEGL is working with its consultant team, including its traffic and acoustic consultants, to reduce impacts during the construction period.

5.11 CONTRIBUTION TO THE COMMUNITY

Some feedback reflected an interest in the potential benefits for the local community. Suggestions raised by community members included cultural/community events for local residents, public transport upgrades, incentives and discounts, publicly accessible spaces (in the proposed development) and the use of hotel facilities.

Project Response

SEGL will continue to engage with stakeholders and the community during future stages of the planning process, including the public exhibition phase. SEGL is committed to minimising impacts on the local community, where possible and is open to working with the relevant authorities, including the City of Sydney, to support the upgrade of public spaces and amenities in the neighbouring area.

The proposed development also includes dedicated spaces and facilities for community use. SEGL is committed to ongoing engagement with the community to refine the design, uses and programming of this space.

6 CONCLUSION AND NEXT STEPS

SEGL is seeking to deliver a world-class hotel and apartment complex in Sydney that complements the rapidly evolving Pyrmont-Darling Harbour-Barangaroo precinct.

The proposed hotel and apartment complex is designed to be a visually appealing iconic landmark building which contributes to Sydney and the local area by creating employment opportunities and strengthening The Star's role as a tourist destination. The proposed development also incorporates dedicated spaces and facilities for the local community.

The proposed development has been assessed against all relevant standards/guidelines, including the SEARs.

A broad range of engagement has been undertaken to ensure stakeholders and the community were appropriately informed and consulted throughout the planning process. Various engagement methods and tools were used to gather feedback during the Design Excellence Process and pre-lodgement period. This report is a record of the community engagement process and responds to the SEARs requirement in relation to consultation.

Feedback from local community groups, the broader community, peak groups and government agencies was made available to the Design Review Panel and informed the selection of the preferred option. Feedback also assisted with the development of the final design proposal. While the benefits of the proposal were acknowledged, the key concerns raised relate to traffic and transport in the local area, the height of the tower, and overshadowing impacts. SEGL is working with its consultant team to reduce the impacts of the proposed development where possible.

SEGL has kept all its stakeholders, including the local community, neighbours and government authorities, up to date with the proposal's progress throughout the development of its plans for Modification 13. SEGL will work closely with the community, including local community groups, regarding the neighbourhood centre and potential uses.

SEGL will continue to engage with stakeholders and the community during the public exhibition of Modification 13 and future stages of the planning process.

7 APPENDICES

Appendix 1: The Star Development Update (Edition 1)

Appendix 2: Letter to local residents

Appendix 3: Map showing distribution area of Development Update (Edition 1)

Appendix 4: Design Excellence Competition Community Open House invitation

Appendix 5: Map showing distribution area of Community Open House invitation

Appendix 6: Design Excellence Competition Community Open House newspaper advertisement

Appendix 7: Design Excellence Competition survey

Appendix 8: Design Excellence Competition survey findings

Appendix 9: Design Excellence Competition discussion notes (peak group briefing and community panel session)

Appendix 10: Media Release

Appendix 11: The Star Community Newsletter

Appendix 12: The Star Development Update (Edition 2)

Appendix 13: Map showing distribution area of Development Update (Edition 2)

Appendix 14: Newspaper advertisement for community information sessions

Appendix 15: Map showing distribution area of Central Sydney newspaper

Appendix 16: Community Information Session Project Boards

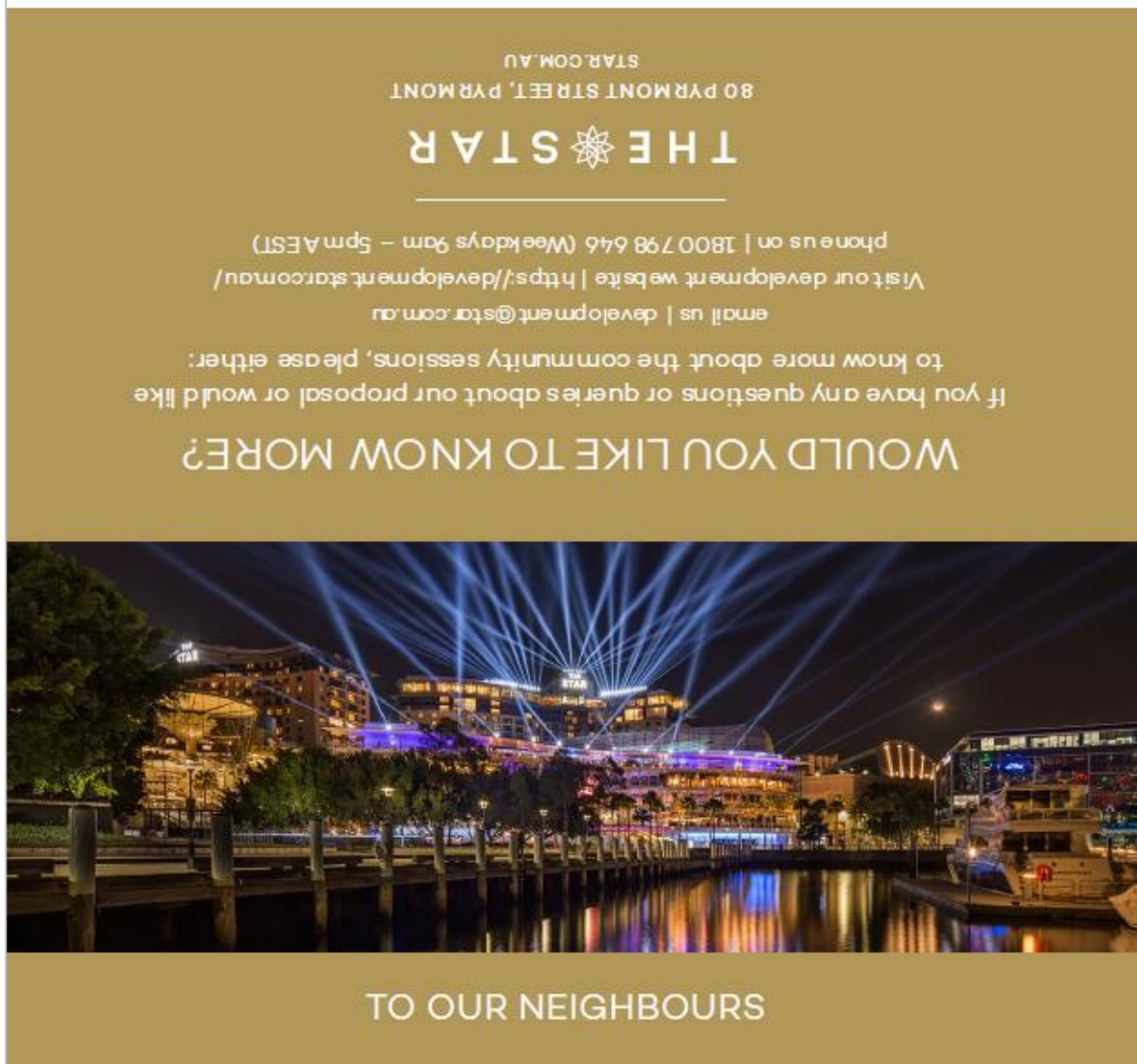
Appendix 17: Pre-lodgement feedback survey

7.1 APPENDIX 1: DEVELOPMENT UPDATE (EDITION 1)

Note: The Development Update (below) was delivered as a tri-fold brochure.

As part of the vision for its Sydney property, The Star Entertainment Group is seeking various approvals to develop a hotel and residences tower at The Star to be operated by The Ritz-Carlton. The Star is embarking on a design excellence competition for the hotel tower with three leading architectural firms to contest the right to create the design.

The Star is developing the project in a joint venture with our partners in the Queen's Wharf Brisbane project, Chow Tai Fook Enterprises and Far East Consortium. The aim is to deliver an architectural masterpiece within The Star's existing footprint. Throughout the process, The Star will engage with the local community to ensure they are appropriately engaged and informed.



THE  STAR**Design Excellence Competition**

Highly-credentialled architectural firms will compete for the opportunity to create the design for the new tower and associated works to connect the hotel to the existing property. This section of the development will feature food and beverage options, a ballroom, plus a number of other attractions. The local community will be invited to comment on each of the designs as part of the competition process. The preferred architect will also be required to factor in this feedback before returning with a final design.

This is the first step in a long process. The Department of Planning and Environment will invite public submissions on the final design proposal under the usual planning processes.

Community Engagement

An important component of The Star's design excellence competition is the opportunity for the local community to contribute at this early design stage.

The Star will be holding a panel session for representatives of community groups and a community open house for local residents. Invitations will be sent out in the coming weeks.

These sessions are part of a broader engagement program about the proposal.

Once the design has been decided, The Star will continue to engage with the local community on the project's progress.

Our Partners**The Ritz-Carlton****THE RITZ-CARLTON**

Synonymous with luxury, elegance and refinement, The Ritz-Carlton inspires life's most meaningful journeys in the most desirable destinations on earth. 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.

Chow Tai Fook Enterprises Limited

周大福企業有限公司

Chow Tai Fook Enterprises Limited

Chow Tai Fook Enterprises is the flagship investment holding company for the Cheng family in Hong Kong. It is one of Asia's largest diversified conglomerates with interests in real estate, consumer and hospitality sectors globally and a proven track record in long-term tourism and infrastructure investments. Chow Tai Fook Enterprises has significant financial capacity to support large scale international development and highly complementary VIP relationships in Greater China and Asia.

Far East Consortium International Limited

遠東發展有限公司
Far East Consortium International Limited

Far East Consortium (FEC) is an international property developer who commenced operations in Australia in the mid 1990's. FEC have been the driving force developing some of Melbourne's most renowned residential apartment projects including, Upper West Side, The Fifth, West Side Place (250 Spence St), Northbank Place, Flinders Wharf, Royal Domain and Regency Tower and has been responsible for over \$2 billion worth of projects to date in Australia. It has a strong property and hotel development track record and an experienced on the ground Australian development team.

7.2 APPENDIX 2: LETTER TO LOCAL RESIDENTS



THE STAR

SYDNEY OFFICE
80 PYRMONT STREET
PYRMONT NSW 2009
AUSTRALIA

BRISBANE OFFICE
LEVEL 3, 159 WILLIAM STREET
BRISBANE QLD 4000
AUSTRALIA

POSTAL ADDRESS
PO BOX Q192
QVB POST OFFICE
NSW 1230
AUSTRALIA



THE STAR
SYDNEY



19 September 2016

To whom it may concern,

The Star is undertaking a community and stakeholder engagement program as part of its Good Neighbour Plan. From time to time, The Star will be delivering Updates to its neighbours regarding our plans for The Star property and our activities.

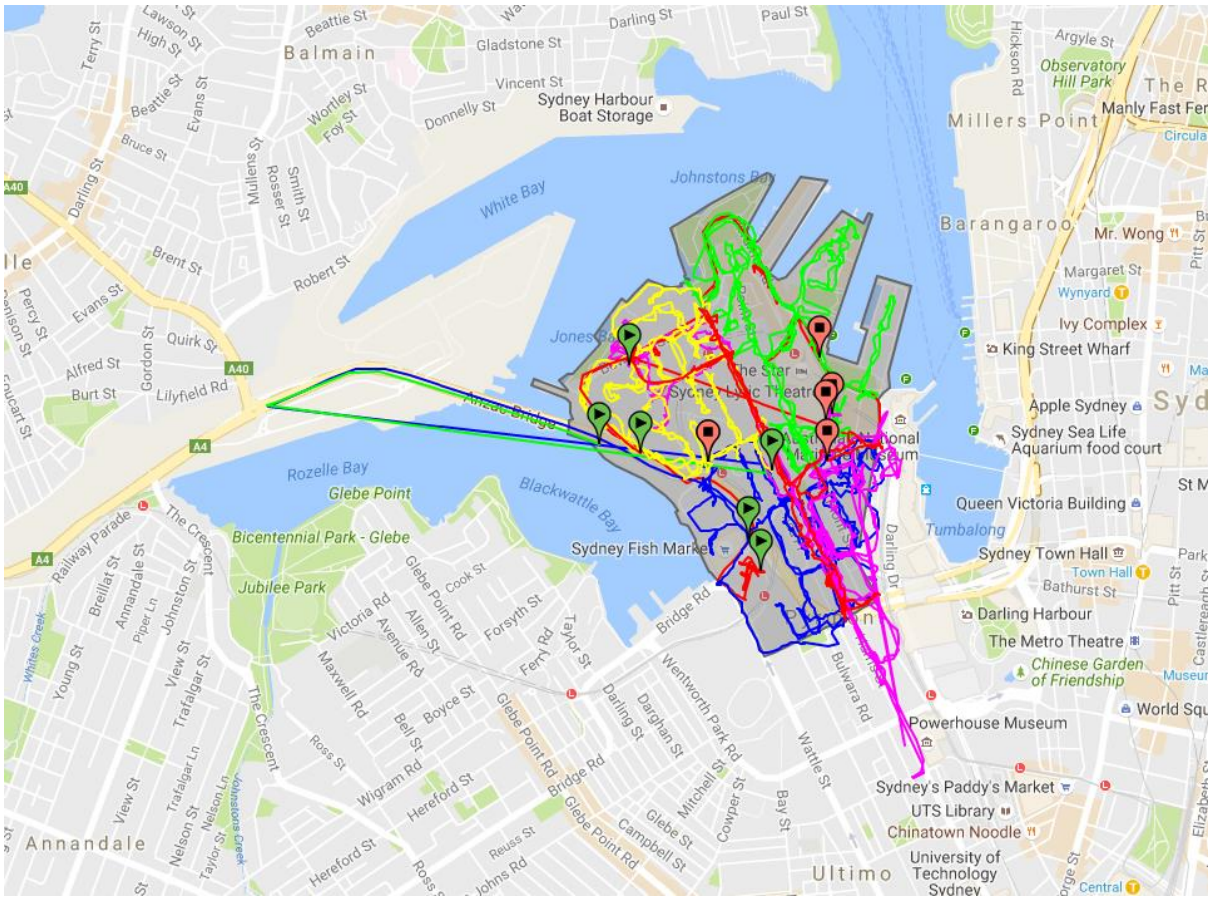
It's important that all of our neighbours are provided with this information. If you have any questions or concerns please feel free to contact me by phone 9657 7643 or by email chris.downy@star.com.au.

Yours sincerely,

Chris Downy
General Manager External Affairs
The Star Sydney

STARENTERTAINMENTGROUP.COM.AU
T + 61 2 9657 7600
THE STAR ENTERTAINMENT GROUP LTD
ABN 85 149 629 023

7.3 APPENDIX 3. MAP OF DISTRIBUTION AREA (DEVELOPMENT UPDATE EDITION 1)



7.4 APPENDIX 4: DESIGN EXCELLENCE COMPETITION COMMUNITY OPEN HOUSE INVITATION

THE STAR

INVITATION

THE STAR

The Star is conducting a design excellence competition for its plans for a new hotel and residential tower. The aim is to deliver an architectural masterpiece on its existing Pyrmont property.

You are invited to view and comment on the initial designs at a Community Open House on Tuesday 11 October. Please drop in anytime between 5.00pm and 8.00pm.

You will be able to provide feedback about the designs through a survey, available online while you're at the session. If you have a smartphone or iPad please bring it along. Your views will be considered as part of the competition process.

The preferred architect will also be asked to factor in community views before returning with a final design. This session is part of a broader engagement program about the proposal.

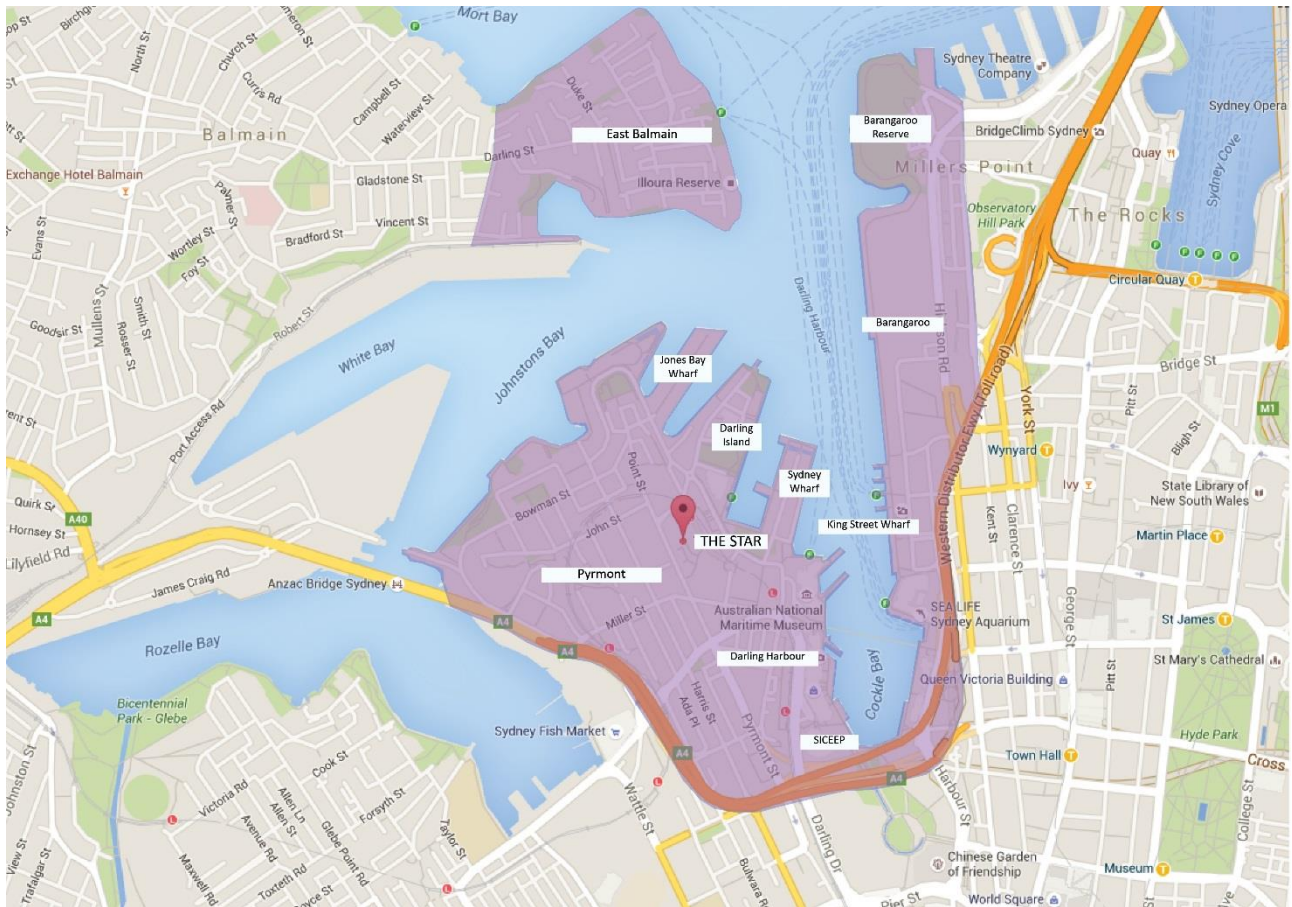
For more information about The Star's plans, please visit the website development.star.com.au or call 1800 798 646 Monday to Friday between 9am to 5pm.

Date:	Tuesday 11 October 2016
Time:	Drop in between 5.00pm and 8.00pm
Where:	Doltone House, The Loft, Level 3 Jones Bay Wharf, 26-32 Pirrama Rd, Pyrmont
RSVP:	Friday 7 October 2016
Email:	development@star.com.au

If you have a smartphone
or iPad please bring it along.



7.5 APPENDIX 5: MAP OF DISTRIBUTION AREA (DESIGN EXCELLENCE COMPETITION COMMUNITY OPEN HOUSE INVITATION)



7.6 APPENDIX 6: DESIGN EXCELLENCE COMPETITION COMMUNITY OPEN HOUSE INVITATION NEWSPAPER ADVERTISEMENT

THE STAR

The Star is conducting a design excellence competition for its plans for a new hotel and residential tower. The aim is to deliver an architectural masterpiece on its existing Pyrmont property.

You are invited to view and comment on the initial designs at a Community Open House.

You will be able to provide feedback about the designs through a survey available online while you're at the session. Your views will be considered as part of the competition process.

The preferred architect will be asked to factor in community views before returning with a final design. This session is part of a broader engagement program about the proposal.

For more information about The Star's plans, visit the website development.star.com.au or call 1800 798 646 Monday to Friday between 9am to 5pm.

Date: Tuesday 11 October 2016

Time: Drop in between 5.00pm and 8.00pm

Where: Doltone House, The Loft, Level 3 Jones Bay Wharf, 26-32 Pirrama Rd, Pyrmont

Email: development@star.com.au

RSVP is essential by Friday 7 October 2016

If you have a smartphone or iPad please bring it along.



7.7 APPENDIX 7: DESIGN EXCELLENCE COMPETITION SURVEY

Note: The following is a copy of the survey content ONLY. A screenshot of the online survey can be found in the report.

Please answer the following questions for design <insert design alternative number (1-3)>.

1. Do you think this design is or can be world class?

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree

2. Do you think this addition to The Star will be a place of enjoyment and excitement for visitors and tourists?

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree

3. Do you think this design will bring something fresh and positive to the local area?

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree

4. What aspects of this design do you like the most?

(max 350 characters with spaces)

5. Are there any concerns about this design that should be considered?

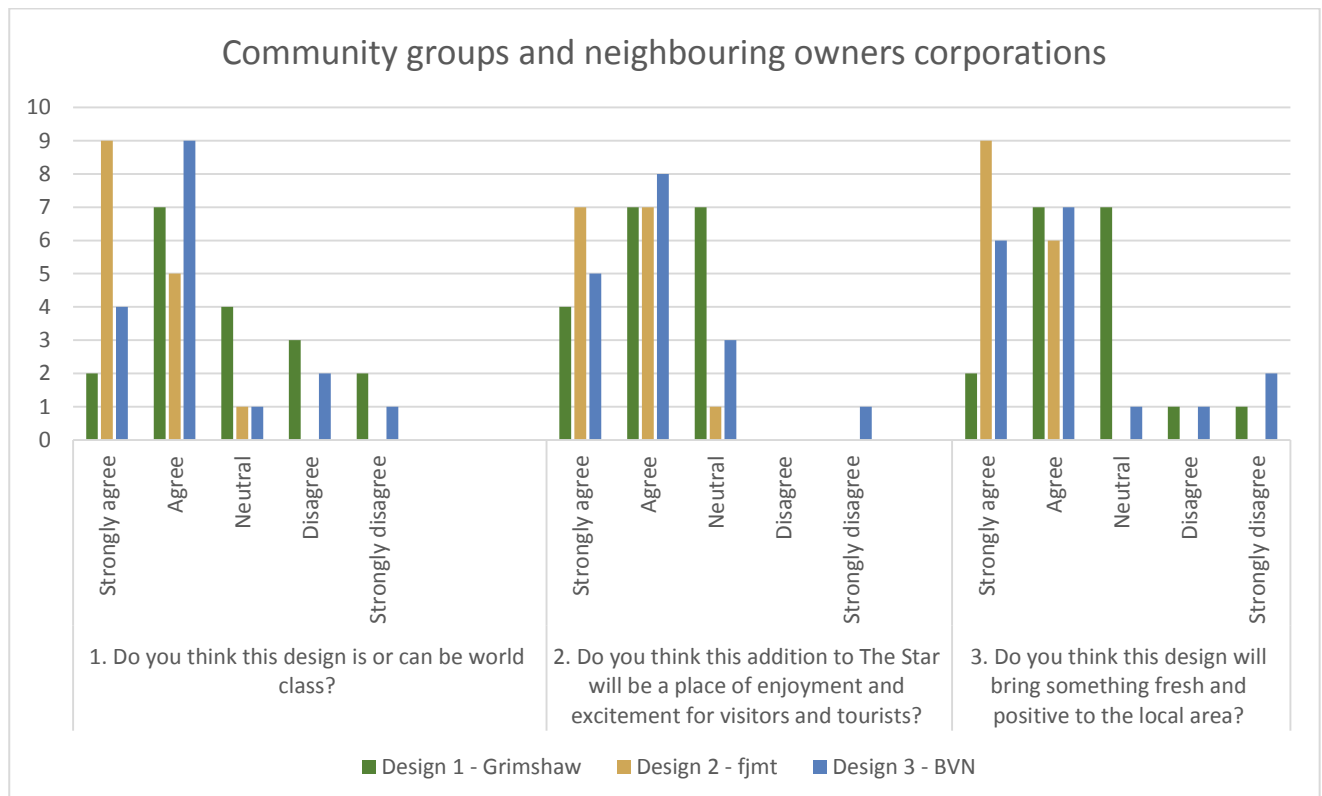
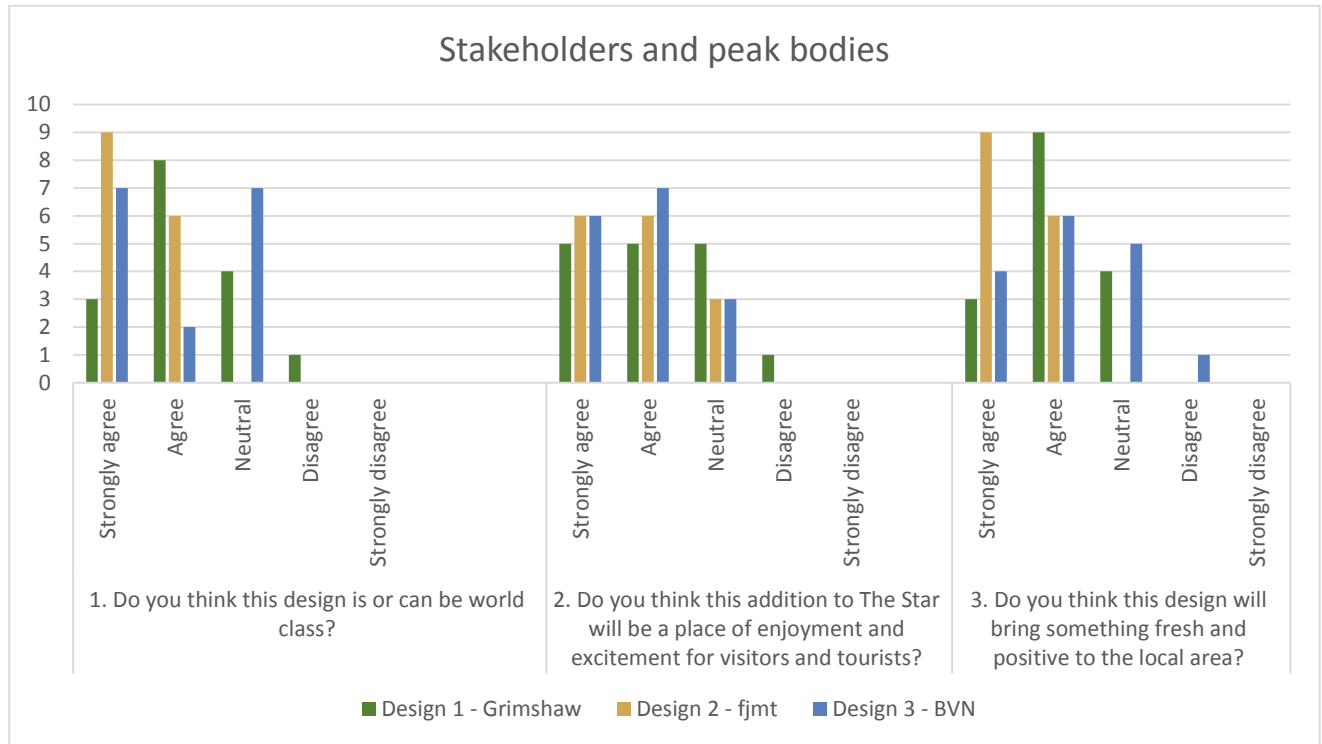
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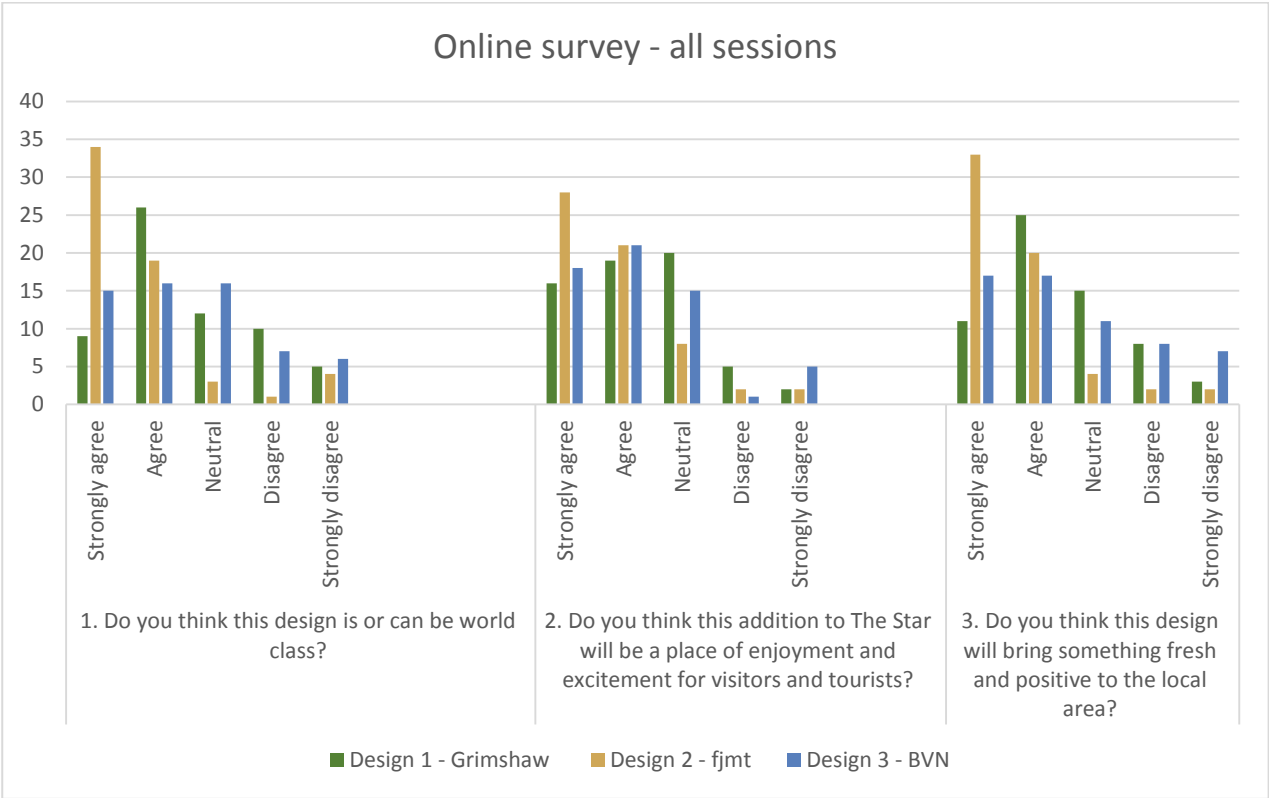
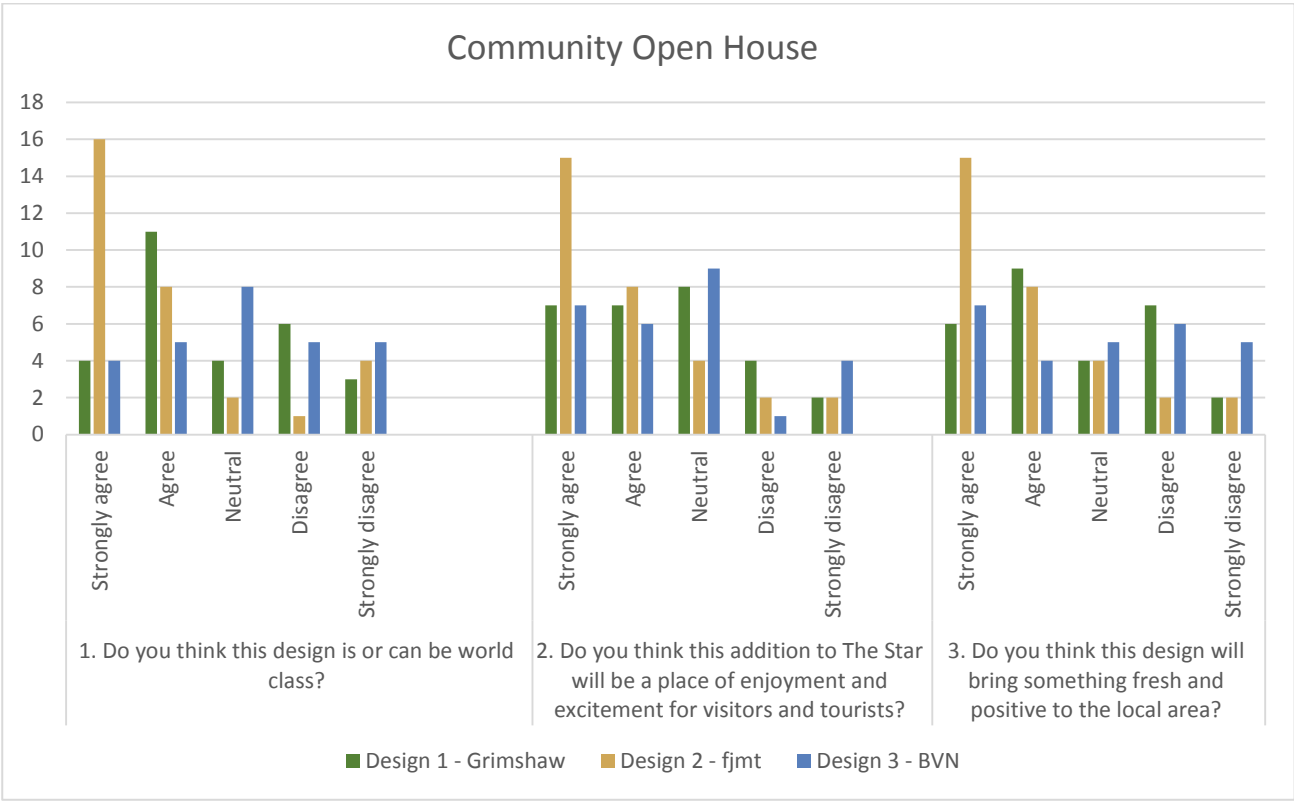
6. Do you have any other comments about this design?

(max 350 characters with spaces)

7.8 APPENDIX 8: DESIGN EXCELLENCE COMPETITION SURVEY FINDINGS

Design Excellence Competition Online Survey – multiple choice responses





Online survey open-ended responses – Stakeholders and peak bodies

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
4. What aspects of this design do you like the most?	<ul style="list-style-type: none"> It's iconic. Shadow casting and views were considered. Top floors are fantastic - very open and spacious Simple Simplicity The thin tower is very dramatic. The new podium nicely understated Arrival and ground floor areas It's slender Simplicity Slender tower design and colours used. Compared to 2 nothing was exceptional The colour of the facade. Narrow design Limited shade impact on neighbours The thought of materials and linkage back to surrounds. The reference in design to local area and native flora. Views from rooms/apartments. 	<ul style="list-style-type: none"> The shifting turning shape as it rises Ribbon. Local street. It sits comfortably with the emerging design of other SYDNEY buildings such as at Barangaroo Curved facade. Narrow design Limited shadow impact on neighbors The consideration of the local community and also the revitalisation of the harbour area and Pirrama/Jones Bay roads. The whole soul and feel of a forming structure that rises like a coral reef Consideration to local area history and contemporary use. Inclusion of community facilities - not just focused on tourists. The visual interest of the form, the address of the streetscape. The tower is excellent. That it is innovative in the Sydney skyline Beautiful architecture Unique design, something totally new to the city. International design quality 	<ul style="list-style-type: none"> Podium Narrow design Facade finish Street entrance is inviting The bow tie Don't like the changes of the two fabrics Texture and playfulness Viewing deck Bold design - the two tower combo is very clever. Facade is beautiful and complex. Lobby double height Sky lobby - something different. The use of colour Not much Split towers and the sky lobby open to the public which makes it an attractive destination if not staying in the hotel Visual interest Colour
5. Are there any concerns about this design that should be considered?	<ul style="list-style-type: none"> Price to build it? The sky lobby looks a little cramped. It is a bit pedestrian Will it work for a hotel? Is it bold enough? No Victor tower a bit retro? Does not address the public spaces around it No Pirrama road or waterfront activation Connection with the area/place was not made or obvious. Not sure it considers the surrounding area and amenities enough as these also need to be brought up to date. No but it lacks wow factor 	<ul style="list-style-type: none"> Height Polarising? Looks quite industrial. Height. The building is imposing/ dominating the Pyrmont skyline Not sure if there is sufficient room to build the amenities at the front of the star complex I think Pirrama Road and waterfront should be more activated perhaps closing Pirrama Road and creating a plaza or piazza Waterfront / water view event spaces for business events (conferences, meetings, corporate incentives- highest yielding sector of tourist) The form and nature of the pool decks 	<ul style="list-style-type: none"> Not distinct enough. It could be anywhere. Personally I don't like the integration of the ribbon design. It's very industrial and stark. The focal point is the bow tie. It doesn't look like it should be there. Is the boxy shape suitable Big of an eye sore The truss section is a bit dull - doesn't make much sense with the overall design. Busy. Will it age? It was very busy, just too much happening Overly complex, busy, with changing shapes, angles, and generally ugly. Very angular and might not fit with surrounding architecture

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
	<ul style="list-style-type: none"> Building design is quite imposing at the ground level and doesn't have a soft inviting feel. The building resembles a pencil and has an overly dominant impact on the skyline Design doesn't come across as amazing, small floor plates Less consideration for local use / facilities. What consideration for area/flow/adding value and experience to precinct? 	<ul style="list-style-type: none"> The above building swimming pools look a bit weird - not attached to the building below. The narrow base is in fact disturbing....how can it stay up will that concern keep people away...understand that technically it works but it is a bit off putting No Not really 	<ul style="list-style-type: none"> Facade seems extraordinarily complex Ordinary design Limited public facilities? Consideration for broader impact on local area/value add.
6. Do you have any other comments about this design?	<ul style="list-style-type: none"> Great design, something new and fresh to Sydney. No More work needs to be done of the public spaces The design is just..... What event/business event facilities will be included? 	<ul style="list-style-type: none"> Very attractive and interesting building, love the addition of a community building and consideration of neighbours Love it Like the consideration of public spaces and interface with building Need to drill down what the benefit of the community space is - is it a tech hub? A library? Will be very controversial No Very iconic, like the way the bottom is 'slimmer' to keep harbor views as much as possible from neighboring buildings. Best one in my opinion. 	<ul style="list-style-type: none"> No Needs to understand the brief Shame to not have any transformation of the public realm - and to ignore the intersection next to it. Why not incorporate public community space? Lack of address at the base to the public domain is concern. I don't think any of the design presentations addressed sustainability/leadership in this area. Surely as a key addition to Australia's global city this must be considered/aspired to?

Online survey open-ended responses – Community groups and neighbouring owners corporations

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
4. What aspects of this design do you like the most?	<ul style="list-style-type: none"> None Simplicity Colour representation Small footprint Less wind impact, shadow impact, view impact. The simplicity of this design will not date-timeless classic style...for the investment...smart choice!!! I like the colour and the fact they took the surroundings into consideration. The 	<ul style="list-style-type: none"> Seems to have been carefully thought through and meets the idea of being an icon The community resource is good Beautifully integrated Ribbon with the tower, very refined, yet subtle and futuristic. Very innovative Beautiful colour palette Very impressed with all considerations taken into account here 	<ul style="list-style-type: none"> Interesting design Hotel look out The visual interest, mix of facade types, smart articulation and twin towers Variation of design It is different to other buildings. It would appear to be something that will develop an iconic status. Interim Ideas

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
	<p>viewing areas and activation of retail spaces</p> <ul style="list-style-type: none"> Elegance and the public domain. Rooftop bar and restaurant Entrance / arrival experience The offset of the tower to the podium and the facade choice Simple tall building. Car access key importance. Simplicity of circular tower, colours of column, public space at several levels Minimal footprint and simplicity Simplicity and slenderness. Attempts to reflect quarrying. Openness to the harbour. Narrow, elegant, addresses history of site, need 2 have subdued lights 2 define shape of building Relatively simplistic and least shadowing and bulk. The proposed parking and taxi plans are good. Slender and respectfull 	<ul style="list-style-type: none"> Distinctive design Responsive design to impacts Public benefit via community facility Great to see we will have community space with this design The ribbon and use of geometry It will stand out to be one of the best in the area My own view is that this design tends to look top heavy. Like the fully integrated design, the iconic features and the idea of a community/resource centre. Clearly favour this one over the other two. Overall concept is first class. As it entrelaces at the top end and takes care of jones Bay and pirrama road corner. Community space, respect for sun, light and views for neighbouring residents, interesting shape of tower Iconic and visually exciting. Integrates the existing sreas of the Star wiyh the new tower via the "ribbon" in an extremely good manner. It incorporates community space, the ribbon effect integrates te new building & original Originality of de sign, thoughtful integration of community serivices, consideration for sight lines, integration with the whole complex. What not to like? Community is looked after remember hotel guests go out community people come in Community Community Community Narrowness of base build is positive, diameter higher is not a positive feature for wind and shadow cast. Tech hub Library (Great Mix of tech in the area with aging population of area. 	<ul style="list-style-type: none"> Nothing None I do like the design and feel it could become an iconic visual representation of the Community. Desire to create an icon and landmark Arrival from pirrama road The pool taken back from the edge in the Ribbon Sandstone base Thought for reflection impact It stands out, whether you love or detest it. Many eye catching features make one pay attention! Iconic and exciting development for an entertainment precinct The combining two towers with different view aspects The hotel look out More of an iconic design. This deign will stand out more and could become feature of the area.

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
5. Are there any concerns about this design that should be considered?	<ul style="list-style-type: none"> Should be disregarded Aerodynamics of a tall circular tower Impact on total area with Mirvac and fish market developments need to be considered No Energy efficiency-what's the green star rating?? Would the top be a wind tunnel with the high sides and open top? Does the reflection act like a magnifying glass on the ground for people walking around? Is it going to be icon and attract people to Pymont as a destination? Is the terrace at the top open to everyone? Lightening at night - I think we should avoid the new tower to become an extension of Darling Harbour which is too touristy and tacky, lightening should be ore subtle and 'classy' rather than too colourful and reminiscing of a playground as it is in this design. I m also not convinced about the colour scheme and sandstone. Try to incorporate a unique aspect Too bulky Taxi access not off Jones Bay Road Issues of light into neighbouring residential area Is the design iconic? Rooms may be narrow? Lighting could be intrusive? Need 2 consider how 2 b better intergrated into rest of structure. Is the outside Not as iconic as might be appropriate to uplift the Star to a higher position on the internationsl stage. Will the roof top be public? 	<ul style="list-style-type: none"> It is bringing more people into the area Careful considerations around the casino wharf ferry area - it would be bad to lose the ferry wharf and replace it with something else like a floating cinema No Do believe so Possibly using more distinct facade types Its wider from the mid section compared to the others. Wind tunnel?? As as one. My preference was design 3 None at this stage. Dealing with traffic on jones bay ref loading dock and car parking at adjacent buildings. Traffic implications of removing the roundabout Building resembles a cactus shape which may give the building a tag which is possibly good or possibly bad. The use of stairs on the northern end would be something to redesign and avoid stairs No The 'ribbon' will date The staged seating area is lovely during the day for meeting and greeting and milling - this space will pose security and noise pollution after dark for locals ...more security and cameras 	<ul style="list-style-type: none"> None immediately No Not at this early stage Relationship with tower form with street level - appears to minimal setback. Adds to visual bulk and potential for wind impacts. Activation strategy at street level is also unclear. Not at present. To messe It is a dog's breakfast to my eye - unharmonious design of 2 towers, mishmash of facade coverings and the bow tie looks structural rather than aesthetically pleasing Footprint appears larger then previous presentation hence larger shadow We need more surrounding activation in the area and bringing people into Pymont is clearly important, but keeping them moving around the area is also important for local business Facade may be too fussy in terms of variety of materials used, particularly in context of the existing buildings in the resort (old hotels, glass structure on top of the ribbon) Unsure about colours and too much 'glitziness' The design will date and the implication of changing ALL the star to reflect this design will also date it and be inefficient cost wise on a whole! Lack of community engagement at the ground level (due to wind) Not open enough...negative sound issues???? The building is too masculine The building is sharply different from its neighbours and the precinct. The facade utilises a wide variety of finishes quite different from finishes elsewhere in the complex. Important to

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
			<p>integrate other areas particularly, in the initial phases, along Pirrama Rd</p> <ul style="list-style-type: none"> • No • No other • No
<p>6. Do you have any other comments about this design?</p>	<ul style="list-style-type: none"> • No • Boring • No • Not got enough info on reflective surfaces during summer daylight -impact... • I'd like to see something to compete with city and Barangaroo buildings so that we can increase foot traffic into Pyrmont for local businesses • Not iconic enough, too simple and plain. Feeds well into the existing structure with curvatures of the ribbon etc but the existing structure is very poor and should be changed. Design not innovative enough, not a building for the future. • A little simple in appearance • Not very timeless • Concerns about traffic management and insufficient parking. Visitors currently spill into surrounding streets and create noise and nuisance when they return to their cars in the early morning • N/A • It does not relate to the neighbourhood except in cosmetic ways. • Is the outside going to look the red colour as displayed • The proposal to open up the Pirrama Rd side of the Star are excellent and ferry access to the are both to and from the city (ie Barangaroo) would be good as well as a bit more emphasis on resident parking to alleviate resident concerns. 	<ul style="list-style-type: none"> • Very interesting • Very impressed By far the best design, the most beautiful and integrated and the architect have considered demands of most stakeholders • No • It's exiting and has a wow feel for pyrmont and certainly will make a statement • Impressive and well thought out • Looks attractive • This is the best answer for Pyrmont and Sydney as a whole. • Iconicly appealing. • Not sure about the birds' wings • Exciting implementation of the brief. • Great!! • I love, it. • Considerations for locals 	<ul style="list-style-type: none"> • Interesting • No • Amazing will be a landmark • N/A • General comment which relates to all is that all authorities and The Star need to work positively together on the traffic control and parking issues. • Cccto • Not much going for it • The design is solid and had good appeal from all directions. It could be easily identified as the Star in Pyrmont from all directions. • In the right direction but do not like the Ribbon and how it integrates into the towers. Too rectangular, too fussy not easy on the eye Could be ok if refined further • The building appears narrowest from the city perspective...what about the narrow from the shadow cast perspective...negative concern on this design decision • It seems an isolated tourist resort. • Like the proposals to move retail and upscale restaurants, bars and the like. • I simply agree with the design. • No other

Online survey open-ended responses – Community Open House

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
4. What aspects of this design do you like the most?	<ul style="list-style-type: none"> The blandness Elegant design, improvement along Pyrama road add pubic utility areas, refresh of facades to existing buildings to form more pleasing cohesive look. The enhanced rooftop terrace and improved dining area Simply and elegant for Pyrmont's first tower. It's ok, but a bit ho hum Simple shape Sleek simple tower. Elegant Slender. Clean lines Slim line and symmetry It is less ugly than #2 Red tower The roundness fits well Lower section of the design It is elegant yet simple in looks and will look beautiful at night. It blends beautifully with the existing ribbons. The case study and concept was successful. This project thought about the local neighbourhood, decreasing possible impacts in the area. The shadow studies was really realistic. The look of the ribbon. The ribbon front Simple i actually haven't found anything interesting about this design The ribbon is impressive. 	<ul style="list-style-type: none"> The interface with the ground plane via the organic structure Outstanding something different Beautiful Fluidity and creativity of the design. It improves a very bleak corner. Opening up of the Jones Bay Rd corner and the incorporation of sandstone as well as the curved design Love the curves of the building, love the propped sky restaurant bar, love the proposed changes to the front with the pools The public amenities, the rooftop pools and the open terrace Unique design, something different Unique. Roof top access Sky restaurant and bar Modern It is an eyesore and completely out of character for the area. Smallest foot print and yet spirals upwards elegantly. The ribbon with the pools design is nicer than the other 2 designs None I like the twist and how it's been ergonomically designed to allow for light and wind effects I like the design because it's unique yet full of light. The canopies above the rooftop pools on the ribbons tie the new building to the existing buildings. Also the space set aside for community use is very commendable and important for Pyrmont. The ribbon and the whole designs uniqueness. There was a huge effort in decrease local impact. The neighbourhood still have the 	<ul style="list-style-type: none"> I love the sky lobby, is of real value to the community . The tower form is great as it mimimises mass and turns away from blobby round things and brings a sharpness and crispness to the skyline. This is a unique form and creates diversity in what is fast becoming a generic city skyline. Nothing Don't like the design, angular elements of the design don't fit in with the area or rest of the casino development, strait podium lines over curves below, Slim sleek Seems like a good functional design Not sure Unique Nothing Busy Something new Too high. Please do not add to the height of the existing casino. At least it is the minimalist option and confines the massive overdevelopment to the tower Symbolic star shape on one level The middle tie of the building, this could be an iconic feature that brings in tourism I think the design is really interesting but I'm not sure how to rate it just yet. It could grow on me. It doesn't seem to be as elegant as Designs 1 & 2. It looks the most 'sydney'! Not much except it is better than Design 1 but inferior to Design 2 Nothing Sky lobby The lower podium Could look really unique

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
		<p>park without shadows and the green area was well executed.</p> <ul style="list-style-type: none"> • The shape of the tower. • The ambient study. • Creativity and uniqueness • Community access • The sky bar • Inclusion of community and shopping facilities • The Sydney identity integrated into the design and the minimal impact on the skyline and the fascinating skylobby that can be used by public • Ribbon looks really good and modern and the hotel is very unique. That the design will 	
5. Are there any concerns about this design that should be considered?	<ul style="list-style-type: none"> • Not sure another circular tower is what the Sydney city needs... • The blandness • Additional hotel drop off zones at roadabout, increased traffic risks to vehicles and pedestrians • Shadow lines • Is the rooftop public? Would be fabtastic if so. • Red colour component to similar to Barangaroo • The style of the rooftop • Noise and traffic • Possible dated due to Aussie sq shape • No • Small floor plan • All of these tower proposals are massive overdevelopments that add nothing to the precinct or the amenity of Pyrmont. It is clearly evident that profit is the motive. I cannot see how residential can be justified in an entertainment precinct. And do you need a third hotel? • Monolith and boring tower • The very top looks untidy, too angular 	<ul style="list-style-type: none"> • I think the tower looks too large , dominates the sky. There is too much similarity with the Barangaroo towers in the rounded organic form. The city needs more diversity in tower shape. • No • No • No • No • Looks like exhaust pipes of large Diesel engine & a bit weird whereas design looks clean & brilliant • Noise and traffic • Possibly an exhaust stack look • Similar style and feel to crown at Barangaroo • No • The height is a problem. Nothing should be built higher than the existing buildings. It looks like jenga. • I think it is taller than others? • This is the biggest, bulkiest of all three. The additions to the bulk of the remainder of the site (4 or more levels?) are unacceptable and will block many views 	<ul style="list-style-type: none"> • The appearance of the building. I think it lacks any style at all and resembles an angular disco ball. • Any public viewing areas from hotel? High up restaurants, rest of casino look left unaddressed • Reflectivity • No • Noise and traffic • No outdoor at higher levels • It's hideous. Resembles Australia 108 in Melbourne. Not pretty. Will date quickly • No • Weird • Too high. • The montage view from Observatory Hill says it all. It is completely out of character for Pyrmont. • Shadow • Mildly industrial • I don't want to offer any criticism just yet as I'd like to know more of the architects thinking behind the structure. • No • Shadows, traffic and view blocking

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
	<ul style="list-style-type: none"> Mildly bland Not at this stage. Is visible the effort in decrease the impact in the area, however the project still have huge impacts in the neighbourhood. The shadows in the park, Bay Area and Pymont street should be considered. The local mobility too, since there's a huge traffic jam in the area. Not too red! What the top of the building will be. It is too high. Shadows Shadows, traffic and view blocking This design looks like 18th century architecture Colour, it looks very red 	<ul style="list-style-type: none"> Lack of symmetry Traffic conditions caused by the removal of the roundabout Not at this stage. As it is such an unusual design it could look funny if not done correctly. It looks like it should be in Dubai! It's too tall. The concern with surroundings. Shadows, traffic and view blocking Traffic ? flow, how to manage without the round about No Shadow on Sydney Wharf That the design looks good and not kitch 	<ul style="list-style-type: none"> It's too tall and is quite unattractive. The look is not appealingly harmonised with the street scape Design is unattractive Too high Sky lobby is ugly It highly looks like a building built in dubai with no australian identity That the design is unique
6. Do you have any other comments about this design?	<ul style="list-style-type: none"> Some public accessible viewing areas high in the hotel would be a good attraction and should be confided, perhaps even a public restaurant high up, shape could accommodate revolving restaurant Hopefully it won't actually be red. The facade is beautiful though. Red colour similar to Bangaroo. Other than that good It's a bit bland - looks like a commercial tower Boring Is there an open roof top? It looks like a red toilet plunger No Probably a cost effective design that fills the needs but in my eyes does not have that glamor factor Hopefully at ground level it will beautify what is now an ugly corner. Not as busy looking as the other designs and blend in better with the area. 	<ul style="list-style-type: none"> Least favourite. Reminiscent of blobs and 'iconic' form making in Dubai which constantly fails. Good Very interesting proposal Thumbs up, love it Dislike white cloud effect No No Sexy This is the ugliest of all three designs. And they are all ugly. I like it It is awful I like how the front of the existing star building flows into the rooftop leisure area. Not at this stage. Looks fresh and modern. The look to be compromised with limited foot ? Trully unique and World Class Towering Stylish 	<ul style="list-style-type: none"> It's ok but no different if you prefer the same thing then that's ok Favourite by far. I think the least said about this design, the better Road and pedestrian safety especially at road about need to be carefully considered No The viewing platform looks a bit naf Bulky and clunky No further comment At least it is not as offensive as design 2. No I prefer design 2 Not at this stage. Love it!! No The podium is not muti funtional Only one I don't support - it looks cheap Unattractive It looks like an space ship that doesn't have any connection to the public realm and

Question	Design 1 – Grimshaw	Design 2 – fjmt	Design 3 - BVN
	<ul style="list-style-type: none"> • Apart from being too tall, it has no attractive features. It looks like a chimney. • It looks really boring • Would like it to look modern 		<ul style="list-style-type: none"> • urban fabric ignoring local community and identity • Use the corner of Jones Bay & Pirrama Rds effectively

7.9 APPENDIX 9: DESIGN EXCELLENCE COMPETITION DISCUSSION NOTES

BREAKFAST SESSION – PEAK GROUPS

Architect Presentation 1: fjmt

Question to Architect	Responses (if required)
Can this building be built? (In reference to the tower design, which is slimmer at the bottom and wider at the top)	<ul style="list-style-type: none"> • It can be built • There will be technical challenges but we make buildings differently now, using automated production-based systems • The building has a natural balance, you will observe that the scale model stands very directly • The hotel is also completely repetitive, including services • Complexity comes in the point of the building where it bends and turns • We are currently working on another building that is doing this • The automated systems of today allow us to recreate nature in the way that they rise up out of the ground • This has enabled us to shape a building that is a great contributor but also unique and special

Architect Presentation 2: Grimshaw Architects

Question to Architect	Responses (if required)
None	None

Architect Presentation 3: BVN

Question to Architect	Responses (if required)
Is the viewing platform part way up the structure the only point where people can move between the two towers?	As you come out of the lift, you will have views in both directions. So the lift goes up the centre of the two towers

COMMUNITY PANEL SESSION – COMMUNITY GROUPS

Architect Presentation 1: Grimshaw Architects

Questions and comments (directed to the Architect)	
Question to Architect	Responses (if required)
<p>Impressed with the scheme</p> <p>Noted that the architect has provided shadow diagrams. Asked whether there was a reflection diagram available. Concern that with the materials used, there will be an element of reflection, particularly with some of the hard surfaces.</p>	<ul style="list-style-type: none"> The colour of glass is clear and the façade is double skinned. The external glass is low iron glass, and a blind (on the other side of the cavity) put in place to abate reflection Angled fins The façade is broken down into a series of surfaces, not large planes that will reflect light
<p>Impressed with the scheme</p> <p>Concern that the tower will be a 'blaze of light' at night</p>	<ul style="list-style-type: none"> Sydney is a global city – the proposed tower considers this context Light and visual impacts will be managed by SEGL, particularly in terms of the impacts on residents and the community Given its location, it is expected that the proposed tower will be part of regular Darling Harbour celebrations
<p>The visuals presented suggest that there will be external lighting (other than light from within the tower) to give the illusion that the tower is lit. Will there be external light?</p>	<ul style="list-style-type: none"> The building will reflect the amenity of residents The lighting strategy will take into consideration both the guests as well as impact on the community and neighbouring properties At the right opportunity, the building may be lit externally, whereas in other instances, the light may be primarily from within the tower
<p>Will the main entrance be at Jones Bay Road?</p>	<ul style="list-style-type: none"> The main entrance will be accessed from Pirrama Road but there is connection to Jones Bay Road This connection promotes permeability through the site The proposed tower will also be accessible from Jones Bay Road The multiple entrances and the permeability will enable a finer grain of activity to normalise the tower within its context
<p>How much of the tower will be dedicated to permanent apartment living?</p>	<ul style="list-style-type: none"> 160 permanent residential apartments
<p>The proposed tower has a circular cross section and is quite tall. There is concern that due to the shape of the tower, high winds will have impacts (i.e. materials may peel off under wind pressure)</p>	<ul style="list-style-type: none"> The slender tower (31 m in diameter) enables wind to move around the tower Although the tower is circular, there is a square rigid core

	<ul style="list-style-type: none"> The tower is set back from the podium. As such wind impacts are buffered by the podium
Will there be additional parking under hotel?	<ul style="list-style-type: none"> Yes, there will be additional parking accessed via the existing carpark entrance and adjacent to the light rail
Will there be other outlets such as retail that are of benefit to the wider community?	<ul style="list-style-type: none"> Food and hospitality offerings will be provided in the Ribbon. Opportunities at ground level of the hotel and the upper level of Jones Bay Road. Street level retail will be accessible by community

Additional Comments		General comment (applies to all schemes)
Question/Comment	Responses (if required)	
Concerned about what is going on in Jones Bay Road in relation to taxi parking. Currently, taxis are a nuisance	Representatives from SEGL explained the strategy to address taxi drop off and parking	✓
External illumination in the evening is a concern for residents, particular those located on the western side	<p>Representatives from SEGL explained that a lighting assessment will be undertaken. This will demonstrate the lighting approach and impacts. Conditions may be imposed to minimise lighting impacts</p> <p>No direct lights into sensitive locations such as apartments</p> <p>No light well effect</p>	✓
Ventilation, including ventilation for the car-stacking system	Representatives from SEGL responded to this question	✓
Additional parking and access to car-stacking system	Representatives from SEGL responded to this question	✓
Should the tower look more iconic? This scheme is a bit plain but is also less intrusive	N/A	
The proposed tower looks like a city tower. This calls for something more iconic particularly given current and proposed developments	N/A	
Like the simplicity of this scheme	N/A	
Like the simple look, the height makes it iconic. The design is pleasant	N/A	
Does each scheme have the same specification for apartments/ residential units?	Representatives from SEGL explained that the same brief was provided to all. Each architect has interpreted the brief differently	✓
This scheme is not favoured. The proposal is underwhelming		

How many residential apartments will be provided under this scheme?	160 apartments and 222 hotel rooms	
Concern that the proposed development will increase traffic	<p>SEGL is working with RMS on signaling and is undertaking traffic studies. Options including changing car parking arrangement, a new entrance on Pymont Street and directional signage, are currently being explored</p> <p>Conscious of cumulative effects of other developments on traffic</p>	✓

Architect Presentation 2: BVN

Questions and comments (directed to the Architect)	
Question to Architect	Responses (if required)
How does the scheme address potential reflective impacts of the tower? This is an important concern for residents.	<ul style="list-style-type: none"> ▪ The scheme has adopted a few strategies to address this ▪ Changes in geometry and the tower as it steps in and out ▪ Changes in the plan ▪ Fragmentation of the façade – reflection impacts are dispersed further, instead of intense strong reflection focused locally ▪ Cladding and materiality
How do the materials for the façade fit in with the materiality of the existing resort? The resort is currently a mismatch of materials and design. Does adding new materials mean that The Star will be more mismatched?	<ul style="list-style-type: none"> ▪ Resort has a challenging material palette ranging from precast (early) to more prestigious and sophisticated elements like sandstone (more recent) ▪ The scheme considers the base of the building (sandstone or beige precast) and draws from this ▪ The new materiality palette will help define future development as it is intended that the aesthetic will make its way back down ▪ The Star currently disappears within the city skyline ▪ The proposed tower will be the new identifier for The Star, defining its own sense of place and setting its own agenda
This scheme appears to have a bigger footprint than previous. Is it a higher building? How many floors is the proposed tower?	<ul style="list-style-type: none"> ▪ The tower is built to a defined height ▪ The overall footprint is defined by available space with respect to the existing constraints

	<ul style="list-style-type: none"> It may be more visually prominent as flares out at the top 62 floors, with small suites located at the top of the building
How does the building address sustainability standards (i.e. Green Star rating)?	<ul style="list-style-type: none"> The proposed tower meets the brief set by SEGL As a practice, BVN have high standards for sustainability
Are there facilities for the local community use – for example cinemas or public spaces?	<ul style="list-style-type: none"> There are plans to work towards an integrated resort The Star will continue to evolve to give more opportunities for a broader range of people, the proposed tower will provide an opportunity for this

Additional Comments		
Question/Comment	Responses (if required)	General comment (applies to all schemes)
How do the heights of each building compare to one another?	<ul style="list-style-type: none"> All architects were given a maximum height, and all schemes work within that constraint As the footprints vary slightly, the volume of each scheme is different 	✓
Provision of community facilities	<ul style="list-style-type: none"> The site not large enough to accommodate cinemas Feedback from the neighbourhood project is being considered. Ideas and suggestions raised by the community are being worked through It is important to keep dialogue with the community open to explore ideas 	✓
Like the iconic approach, the scheme puts forward a landmark building	N/A	
Like the way it fits in with the surrounding context - this is important too	N/A	
Retail outlets are currently not used much	N/A	✓
Retail should be relevant to the community	N/A	✓
It would be interesting to know what the retail strategy is – currently does not attract a lot of people.	The new strategy is to move the retail precinct and align with the hotel. The target offer will be different and strategically aligns the	✓

I understand that The Star might be moving the current retail	retail with the resort. The existing retail space will be reinvigorated by replacing the retail with restaurants and bars	
Looks like a 'dog's breakfast'. The towers are not harmonious with one another and the 'bow tie' looks like it is holding the towers together. I do not think that it makes a contribution to the broader community	N/A	
It is nice to have something iconic There is a mismatch of materials - integrate an element around front to bring together in terms of materiality and aesthetics Integrate programming and aesthetics so that it appears unified	Difficult for new elements to respond to the architectural language of the existing resort complex It is the intention that the new architectural language for tower will create a new aesthetic for the complex as a whole. This strategy will mean that the building will evolve and become more modern, feel like a destination and meet 5 star property standards	
The scheme is 'awkwardly industrial' It is iconic but treatment seems unfriendly. It does not seem like a place that you want to visit	N/A	
Fantastic, and creates visual interest. Everyone will want to be in the 'bow tie'. It is iconic and as long as the impacts (i.e. overshadowing) are minimised, I like this option	N/A	
Concern that the tower is not considered within new development context, but prefer this design over the first scheme (Grimshaw Architects Design 1)	N/A	
It would be interesting to know how much money has been allocated for this project. I consider the current retail and food court to be 'a joke' as the offering is limited and it does not cater to the current residents. Food offerings are expensive and appeal to guests rather than the community. New offerings need to deliver to the community – to bring families back into The Star and provide services and facilities that the community can use.	<ul style="list-style-type: none"> 1 billion has been allocated for the whole redevelopment The number of restaurants and bars will double to 50 	✓
The ferry system is currently one way. Is there an opportunity to activate Pyrmont with a ferry that goes both ways?	<ul style="list-style-type: none"> SEGL is currently exploring an option that looks at a connection to Barangaroo 	✓
As a resident of Darling Island, we experience flow on impacts from the entertainment precinct including the use of car parking spots by those visiting the precinct, increased noise and rubbish. Can The Star assist with advocating for more resident parking and for limited timing on parking spots?	<ul style="list-style-type: none"> SEGL is aware of traffic and parking issues and are/will be working with City of Sydney and Property NSW. 	✓
A number of cars with disabled stickers are parking in the area around The Star. This should be monitored as some may not be parking legally	N/A	✓

Architect Presentation 3: fjmt

Questions and comments (directed to the Architect)	
Question to Architect	Responses (if required)
<p>Impressive proposal</p> <p>Likes the way the ribbon feature integrates with the proposed tower and the connection into streetscape and down to the water</p> <p>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</p>	<ul style="list-style-type: none"> Building seen from different points around the city. Composition and form is important from all perspectives, and the view from different angles has been considered
<p>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?</p>	<ul style="list-style-type: none"> To address the level change at this corner, the proposed public terrace (at the northern end) can be accessed directly from the footpath or via the stairs (accessible from near the intersection) The stairs also function as places to sit and gather. Double steps or bleachers have been proposed here to invite people to sit and enjoy the sunlight (north facing) and views to the park
<p>The building is facing north-south. This is a surprise as the air flow will generate an air pocket</p> <p>Similarly, the orientation of the tower means that the shadow will be over Pyrmont</p> <p>In light of this, why was the decision made to orientate the building north-south and not the other way?</p>	<ul style="list-style-type: none"> If the building was orientated the other way, the shadow will shade Pyrmont Bay Park With tall buildings like this, it is important to mitigate wind impacts. The curvilinear form reduces the pressure differential which stops down drafts which would have impacts at street level The northern end of building steps back to reduce negative impacts at street level The form of the building is shaped by considering wind flow and sun access The height and angle of the highest point of the tower has been shaped to maximise sun access to surrounding public spaces
<p>Addressed community related issues better than the other proposals</p> <p>The proposed schemes provides a nice area for community to gather</p>	N/A
<p>Impressed with the scheme</p> <p>The scheme takes into account sustainability, materiality and community</p> <p>Love the way that the scheme plays with the Ribbon in a way that is subtle, sophisticated and futuristic</p>	N/A

<p>The public terrace (made possible by the removal of the roundabout) is a great space for the community during the day</p> <p>However, do you think it this public space will create safety issues at night?</p>	<ul style="list-style-type: none"> From my perspective, roundabouts are negative in urban environments and make it difficult for pedestrians to cross roads. The proposed removal of the roundabout means that the footpaths can be built out and allows for safer pedestrian passage The space is currently undervalued and underappreciated. The proposed public space would be an opportunity to make this area more 'local' in its character Community spaces, shops and cafes at this corner will improve safety. These spaces will promote higher visibility compared to a larger tower The programming and design promotes a more accessible, lively, activated and safer space
<p>The proposed scheme is both unusual and iconic</p> <p>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</p> <p>2SM building should be purchased</p>	N/A
<p>The treatment of the Ribbon integrates the pool area. It also marries the current mismatched building with the new proposed tower</p>	<ul style="list-style-type: none"> When buildings change over time they can become fragmented or disjointed The scheme focuses on how to make the whole resort complex appear as if it was built at the same time. We worked hard to make the building look resolved and to ensure that it contributes to the architecture of Pymont in a progressive way We consulted with the previous architect when developing the design The treatment of the ribbon works with the new tower and unifies the whole complex

Additional Comments		
Question/Comment	Responses (if required)	General comment (applies to all schemes)
<p>Like this design as well as previous scheme, functionality is also interesting</p> <p>Like the treatment of the Ribbon</p>	N/A	
<p>There are many 'brownie point' opportunities here to get the community involved in terms of what happens within the community centre</p>	N/A	
<p>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</p>	N/A	

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	N/A	
This scheme shows the public space 'spilling' out onto the street and connects to the water. Is this something that The Star will consider?	<ul style="list-style-type: none"> Representatives from SEGL explained that they are looking at opportunities to achieve better connections to and from, and around the site. It is a fairly difficult process to get these ideas realised. However, this is about identifying these opportunities 	✓
The architect has thought through the concept more comprehensively. The thought process is impressive.	N/A	
The concept has a 'Wow' and vision for the area	N/A	
Will we receive a report back on the outcomes of this process? This would help us relay the discussion and outcomes to the community groups we represent	<ul style="list-style-type: none"> The outcomes from today's session will be compiled into a report which will go to the Design Review Panel to make a decision. After the decision is made, we will go through the final design and explain how the feedback has been incorporated SEGL has noted this and will consider an appropriate report back forum/ mechanism 	✓
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)	<ul style="list-style-type: none"> Each architect was given the same brief, however the footprint and form varies 	

7.10 APPENDIX 10: MEDIA RELEASE

**Media Release****WINNING DESIGN SELECTED FOR THE PROPOSED RITZ-CARLTON HOTEL
AT THE STAR SYDNEY**

8/12/2016

Internationally acclaimed architects FJMT have been selected to design the proposed hotel and residential tower at The Star Sydney which will herald the return of The Ritz-Carlton to the Harbour City.

A design excellence competition, overseen by a panel of industry experts, featured submissions from three major architectural firms with FJMT confirmed as the winner after detailed analysis and consideration of community and stakeholder feedback.

The Star Entertainment Group and its partners in the proposed development – Chow Tai Fook and Far East Consortium – will now work with FJMT on finalising a design for lodgement with the NSW Department of Planning and Environment. The local community will continue to be engaged on the project as the design progresses.

The Department of Planning and Environment will be inviting public submissions on the final design when it is submitted for consideration and approval under the usual planning processes.

The Star expects to submit the final design to the Department mid-2017.

"We're delighted this process has us on the path to delivering Sydney another world-class luxury hotel, and enhancing the city's appeal to domestic and international tourists," said The Star Entertainment Group Managing Director and CEO, Matt Bekier.

"I want to thank the five members of the Design Review Panel for bringing their expertise to the table.

"I also want to congratulate FJMT for a design so unique and contemporary, and of such widespread appeal in the feedback to date, that we feel sure this tower will become one of Sydney's most recognisable landmarks.

"It is a significant commitment from The Star, and our partners, and a significant contribution to this city's tourism story.

"The tower and the associated developments will see the return to Sydney of The Ritz-Carlton, our room inventory at The Star increase to around 1000, and more than 20 food and beverage venues across a broad range of price points added to existing offerings.

Page 1 of 3

"We're proud to be working with The Ritz-Carlton and our partners Chow Tai Fook and Far East Consortium to deliver what will be a world-class hotel and tourism experience in one of the world's great cities."

Following the first round of presentations to the Design Review Panel, stakeholders and the local community in mid-October, the competing architects were provided an opportunity to revise elements of their designs.

FJMT Design Director Richard Francis-Jones said the firm was delighted to emerge as the preferred architect.

"This is a very significant project for Sydney and Pyrmont that will figure the Harbour skyline and enhance the local streets and public domain," Mr Francis-Jones said.

"Our vision is for a beautifully sculpted architecture, that will seem to grow from the great sandstone of Pyrmont.

"It will be a unique tower, shaped organically in relation to the local environment and character. The form and profile adjusts progressively to preserve sun access into public space, mitigate wind effects, and to share views and amenity with neighbours.

"It will be a landmark for Pyrmont shaped by uniqueness of this special place."

The Star Entertainment Group will undertake the tower project in a joint venture arrangement with Hong Kong-based Chow Tai Fook and Far East Consortium, who are also its partners in the \$3 billion Queen's Wharf Brisbane development,

Pending all necessary approvals, the tower will include a six-star hotel component to be operated by The Ritz-Carlton.

In addition to the tower, FJMT will also design associated development work to connect the hotel to the existing property. This section of the development will feature food and beverage venues plus a number of other attractions.

Investment in the project overall will be up to \$500 million.

A further \$500 million of other improvements are already underway or in planning at The Star, including the comprehensive refurbishment of the Astral Tower and Residences, work on the arrivals area, and upgrading of internal spaces, including VIP facilities.

"As an international tourism operator, you face competition at a domestic, regional and global level," Mr Bekier said.

"If you want to be not only successful, but a leader in the industry, you need to invest and redevelop your assets to ensure the quality of experience is never compromised.

"That is the strategy we have adopted across all three of our properties in Queensland and Sydney.

"The Queensland Government has entrusted us with a \$3 billion Queen's Wharf Brisbane transformation project that we are undertaking with Chow Tai Fook and Far East.

"We are investing close to \$1 billion, with potential for more, at the Gold Coast. Existing rooms have been refurbished, a new luxury hotel is under construction and an additional 200-metre hotel and residential tower is awaiting final approvals.

"The Star Sydney underwent an \$870 million transformation that was completed in 2013 and now we're investing another \$1 billion to make the Pymont property an integrated resort to compare with any in the region."

Greg Hawkins, Managing Director The Star Sydney, was part of the Design Review Panel, together with: Peter Poulet, NSW Government Architect & Executive Director, Office of State Architect; Lisa-Maree Carrigan, Director, Group GSA; Craig Allchin, Adjunct Professor, University of Technology Sydney and Director, Six Degrees Urban Pty Ltd; James Doolan, Regional Vice-President Hotel Development – Asia Pacific, Marriott International.

"Our aim is to develop an integrated resort that reflects the unique character of our city and the design excellence competition, with early involvement from external stakeholders and the local community, is integral to that journey," Mr Hawkins said.

"Now that we have a winning design, we look forward to the next stage of the planning and approvals process so The Star can continue to enhance the Pymont precinct and Sydney's broader tourism appeal through a world-class development."

The tower can commence upon receipt of all necessary approvals. Build time is estimated at 36 months.

For more information:

Peter Jenkins
Head of Media and Communications
The Star Entertainment Group
+61 439 015 292



Season's greetings and welcome to another edition of The Star, our quarterly round up of what's making news in The Star's local area, especially for our valued local community.

Since the last newsletter we launched our Design Excellence Competition for a hotel and residential tower at The Star. Three local architectural firms have been engaged to supply their designs and the community has provided initial feedback. The process has been an exhaustive

one and I very much look forward to sharing the progress of this ongoing process of development with you.

At The Star, we're committed to being a good neighbour and enhancing the local community, so read on to learn more about the Uptown Cricket

program for kids, our community grants program, and how to become a member of our Neighborhood Advisory Panel.

I wish you and your loved ones a joyful holiday season and best wishes for the new year.

Greg Hawkins
Managing Director,
The Star Sydney



NEW HOTEL & RESIDENTIAL TOWER DESIGN COMPETITION

In September The Star launched a Design Excellence Competition for a hotel and residential tower at its existing Pyrmont property.



The Star Entertainment Group has partnered with Hong Kong-based Chow Tai Fook and Far East Consortium in the development, pending all necessary approvals for the project. World-renowned The Ritz-Carlton will operate the hotel upon its completion.

On 11 October 2016 The Star invited the local community to provide feedback at the early design stage of the project. Panel sessions were held for representatives of local community groups and the broader community was invited to a drop-in session as part of a wider engagement program about the proposal. As part of this process 10,000 brochures were letterboxed.

Internationally acclaimed architects Francis-Jones Morehen Thorp (FJMT) have been confirmed as the winner of the design competition after exhaustive analysis and consideration of community and stakeholder feedback. The Star will now work with FJMT on finalising the design for lodgement with the Department of Planning and Environment.

The Star will continue to engage with the local community on the progress of the project. This is the first step in a long process, and the Department of Planning and Environment will invite public submissions on the final design proposal when it is submitted for consideration and approval by the Department.

If you would like to know more, please contact us:

Email us: development@star.com.au
Phone us: 1800 798 646 between 9am and 5pm Monday to Friday (AEST)

COMMUNITY GRANTS PROGRAM

The regular support of local groups and charities plays an important role in building relationships between The Star and our neighbours – the people who live and work in Ultimo and Pyrmont.

The Star's community grants program proudly provides support to projects and initiatives that enhance the local community. It provides a mechanism to fund activities through a consistent, fair and transparent process, to ensure a diverse range of activities and community groups are supported.

Projects eligible for cash (up to a maximum of \$10,000) or in-kind grants must be community-based, offer value for money, display diversity, be transparent, collaborative and outcome-focused. Each application will be assessed based on specific criteria and approved by panel members from the Senior Management Team.

Find out more and how to apply via www.star.com.au/community/grant

UPTOWN CRICKET

The Star is proud to partner with City West Housing and Bendigo Bank to get local kids moving, with the Uptown Cricket pilot program.

The Star teamed-up with affordable housing provider City West Housing and the Pyrmont branch of Bendigo Bank to offer an exciting free cricket club for boys and girls aged 10 - 16, living in Ultimo and Pyrmont.

On Monday, 24 October 2016, The Star invited Ben Dwarshuis and Henry Thornton from the Sydney Sixers to kick off the program and support up-and-coming young athletes, passing on some of their wisdom and encouraging the kids to fall in love with the game of cricket.

Cricket equipment and afternoon tea for the kids was provided by The Star, and this pilot program is a fantastic example of locally-based businesses, such as City West Housing, creating initiatives which provide a fun and safe environment for inner city kids to get together, get healthy and make new friends.

Congratulations to CityWest Housing for being the instigator of this program.



CALLING FOR EXPRESSIONS OF INTEREST TO JOIN OUR NEIGHBOURHOOD ADVISORY PANEL



The Star is calling for expressions of interest to join a new Neighbourhood Advisory Panel.

The panel is a formal engagement opportunity, with members of the panel acting as a two-way communication link to build ongoing relationships between The Star and the local community.

It offers the opportunity for the community to request and suggest areas of community support, while also providing a platform for any concerns to be raised.

The Neighbourhood Advisory Panel will discuss issues relating to The Star and the local community, provide information on The Star's plans that may impact the community and identify recommended areas of community support. It will not replace the community panel that was established for the design excellence competition. This panel will be convened when the final preferred design is chosen.

It is hoped the membership will reflect the diversity of the local area and include residents, community groups and businesses within Pyrmont. The panel will meet quarterly at The Star.

If you would like to submit an expression of interest to join the panel please register via www.star.com.au/community/working-with-our-neighbours

CHRISTMAS IN PYRMONT

The Star has proudly supported Christmas in Pyrmont for the last four years and we were delighted to continue to support the event this year, which brings the community together to raise funds for local charities.



Christmas in Pyrmont is a fun filled afternoon for the whole family, which this year took place on 27 November 2016 at John Street Square. The afternoon was filled with entertainment, children's activities, stalls and food.

As part of The Star's commitment to being a good neighbour and enhancing the community, we were proud to support this fantastic festival.

We hope you enjoyed Christmas in Pyrmont!

KEEPING PYRMONT SAFE

The Star has a zero tolerance approach to any form of anti-social behaviour, in or around our property, and we are committed to working with our neighbours to create a better community for everyone who works and lives in Pyrmont.

Our Asset Protection team regularly patrol the streets and parks in the immediate vicinity of The Star. If they observe anti-social behaviour they will ask the individuals concerned to move on, or in some cases call the police.

If residents have cause for concern over any incident, including loud and anti-social behaviour, please call our Asset Protection Team on **02 9657 8723** and we will do our best to assist.

LOCALS SAVE 10%
Present this card when you dine at Antidote, Balla, BLACK Bar & Grill, Sakyo, Harvest Buffet, Pizzaperta or any of our Main Gaming Floor bars or restaurants. Conditions apply.
Find out more at www.star.com.au/2009

THE STAR
80 Pyrmont Street, Pyrmont
Valid until 31 December, 2016. Not to be used in conjunction with any other offers. The Star practices the responsible service of alcohol. Guests must be aged 18 years or over to enter the Casino. Think About your choices. Call Gambling help 1800 858 858. www.gamblinghelp.gov.au

THE STAR

80 PYRMONT STREET, PYRMONT

STAR.COM.AU | [f/THESTAR](https://www.facebook.com/thestar) | [t/THESTARSYDNEY](https://www.instagram.com/thestarsydney) | [@THESTARSYDNEY](https://www.twitter.com/thestarsydney)


For feedback or questions please contact Guest Services (02) 9777 9000

7.12 APPENDIX 12: DEVELOPMENT UPDATE (EDITION 2)

Note: The Development Update was delivered as a tri-fold brochure.


INVITATION

Community update on plans for proposed The Ritz-Carlton Hotel at The Star



WOULD YOU LIKE TO KNOW MORE?

For more information about The Star's plans,
please visit the website | development.star.com.au or
call us on | 1800 798 646 (Monday to Friday between 9am to 5pm AEST)

THE  STAR

80 PYRMONT STREET, PYRMONT
STAR.COM.AU

Invitation Community Information Drop-in Session

You are invited to attend one of two information sessions about the project.

The session is an opportunity to view the final designs by FJMT and see further information regarding the project.

You will be able to provide feedback through a survey, available online while you're at the session.

Please bring along your smartphone or iPad.

Session One: Thursday, 23 March 2017.
Drop in anytime between 5:00pm and 8:00pm

Session Two: Saturday, 25 March 2017.
Drop in anytime between 10:00am and 1:00pm

Where: Australian National Maritime Museum
- Conference Centre
2 Murray Street Sydney, NSW 2000

RSVP: Please register for your preferred session at <https://www.surveymonkey.com/r/TheStarRSVP> or call 1800 798 646 (Weekdays 9am – 5pm AEST).

THE  STAR

To Our Neighbours,

In December, The Star announced internationally acclaimed FJMT as the architects to design the proposed hotel and residential tower at The Star Sydney. The hotel component of the tower is set to be operated by The Ritz-Carlton, a renowned leader in the luxury hotel sector.

FJMT were confirmed following a design excellence competition, overseen by a panel of industry experts who analysed and considered community and stakeholder feedback.

Following further refinement, FJMT have now finalised the design for the new tower. An invitation to a community drop in session to view the final design is overleaf. In the coming months, The Star intends to seek the necessary planning approvals from the NSW Department of Planning for the new tower.

Community Contribution

An important component of The Star's design excellence competition was the opportunity for the local community to contribute and provide feedback on the design. The Star held panel sessions for representatives of local community groups and the broader community. These sessions were part of a broader engagement program about the proposal.

Information regarding how community views were implemented in the final design will be available at the upcoming community information session. Now that the design has been finalised The Star will continue to engage with the local community on the project's progress.

Community Space

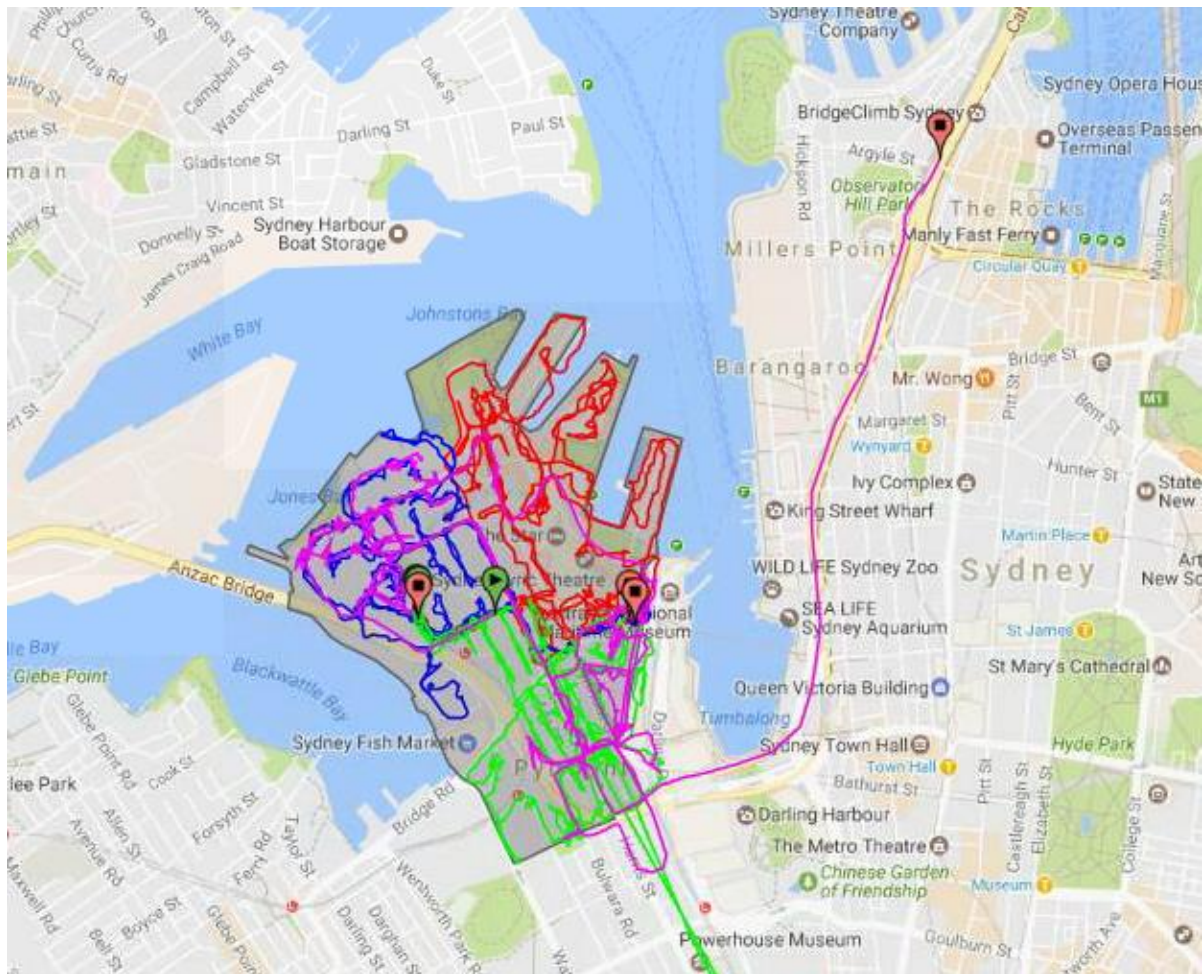
As part of the project a potential area of community space has been identified which The Star intends to develop for public use. At the upcoming Community Information Sessions, and over the following months, The Star will be seeking the community's views about how this space can be used.

Planning Process

The upcoming community sessions are another step in an ongoing process of consultation in the lead up to the lodgement of the planning application for The Star's new hotel and residential tower. The NSW Department of Planning and Environment will invite public submissions on the final proposal when it is submitted for consideration by the Department under the usual planning processes.

The final design, including location and scale of the proposed development, has been developed in response to existing site constraints, the requirement to limit environmental impacts and a commercial brief to deliver a hotel as part of an integrated resort to an international standard.

7.13 APPENDIX 13: MAP OF DISTRIBUTION AREA (DEVELOPMENT UPDATE EDITION 2)



7.14 APPENDIX 14: COMMUNITY INFORMATION SESSIONS NEWSPAPER ADVERTISEMENT

THE  STAR

In December 2016, The Star announced internationally acclaimed FJMT as the architects to design the proposed hotel and residential tower at The Star Sydney.

The hotel component of the tower is set to be operated by The Ritz-Carlton, a renowned leader in the luxury hotel sector. Following refinement, FJMT have now finalised the design for the new tower.

The Star would like to invite the community to a drop in session to view the design. The session will also be an opportunity to learn how community views were considered in the final design.

In the coming months, The Star intends to seek the necessary planning approvals from the NSW Department of Planning for the new tower. The Star will continue to engage with the local community on the project's progress.

For more information about The Star's plans, please visit the website development.star.com.au or call 1800 798 646 Monday to Friday between 9am and 5pm.

Community Information Drop-in Session

You are invited to attend one of two drop-in information sessions about the project. You will be able to provide feedback through a survey, available online while you're at the session.

Session 1: Thursday, 23 March 2017
5pm – 8pm

Session 2: Saturday, 25 March 2017
10am – 1pm

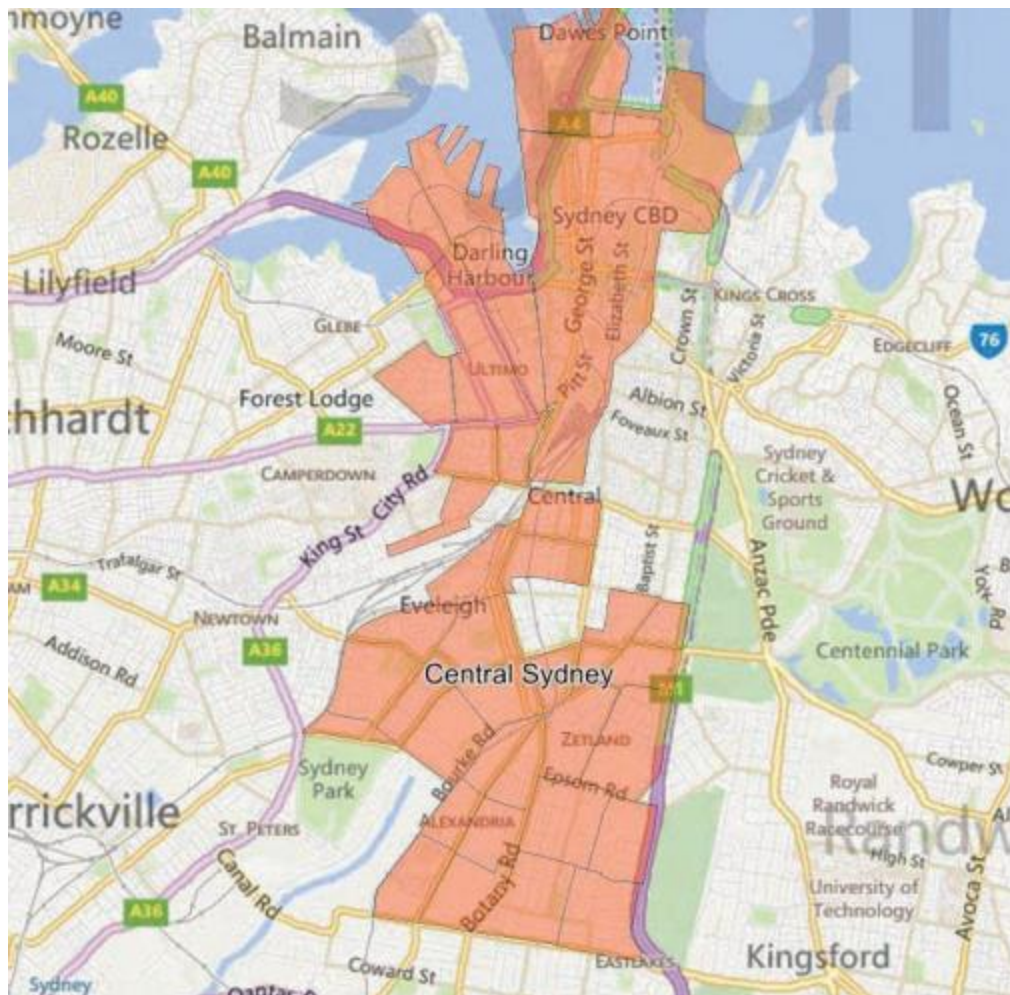
Where: Australian National Maritime
Museum – Conference Centre
2 Murray St Sydney, NSW 2000

RSVP: Please register for your preferred session at: surveymonkey.com/r/TheStarRSVP or call 1800 798 646

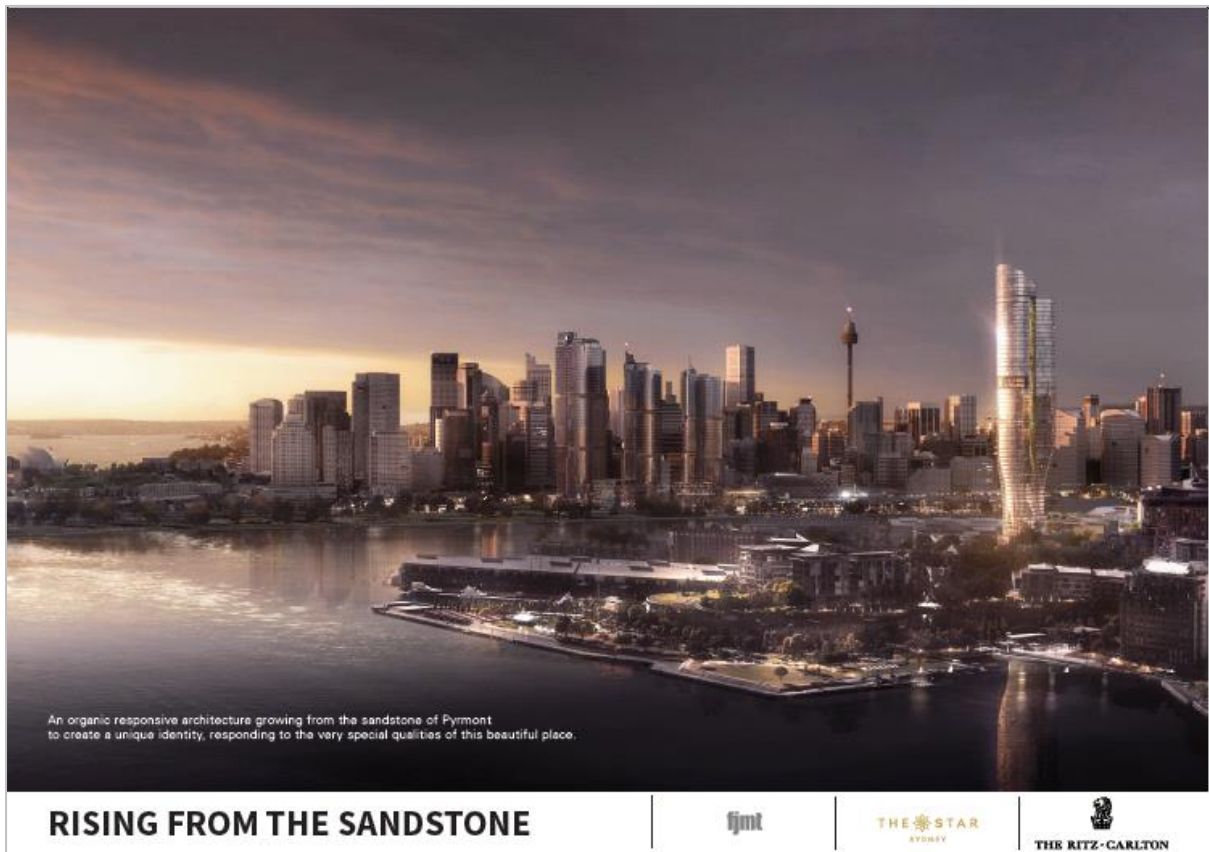
If you have a smartphone or iPad please bring it along.




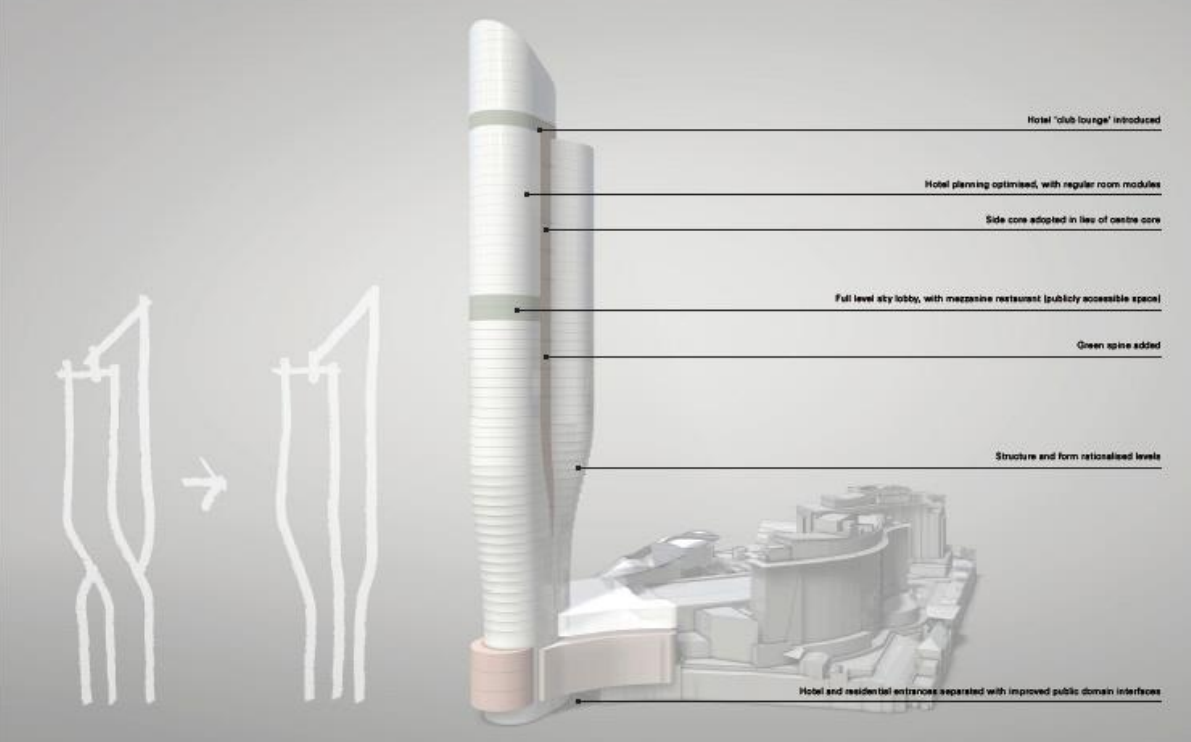
7.15 APPENDIX 15: MAP OF DISTRIBUTION AREA (INVITATION FOR COMMUNITY INFORMATION SESSIONS)



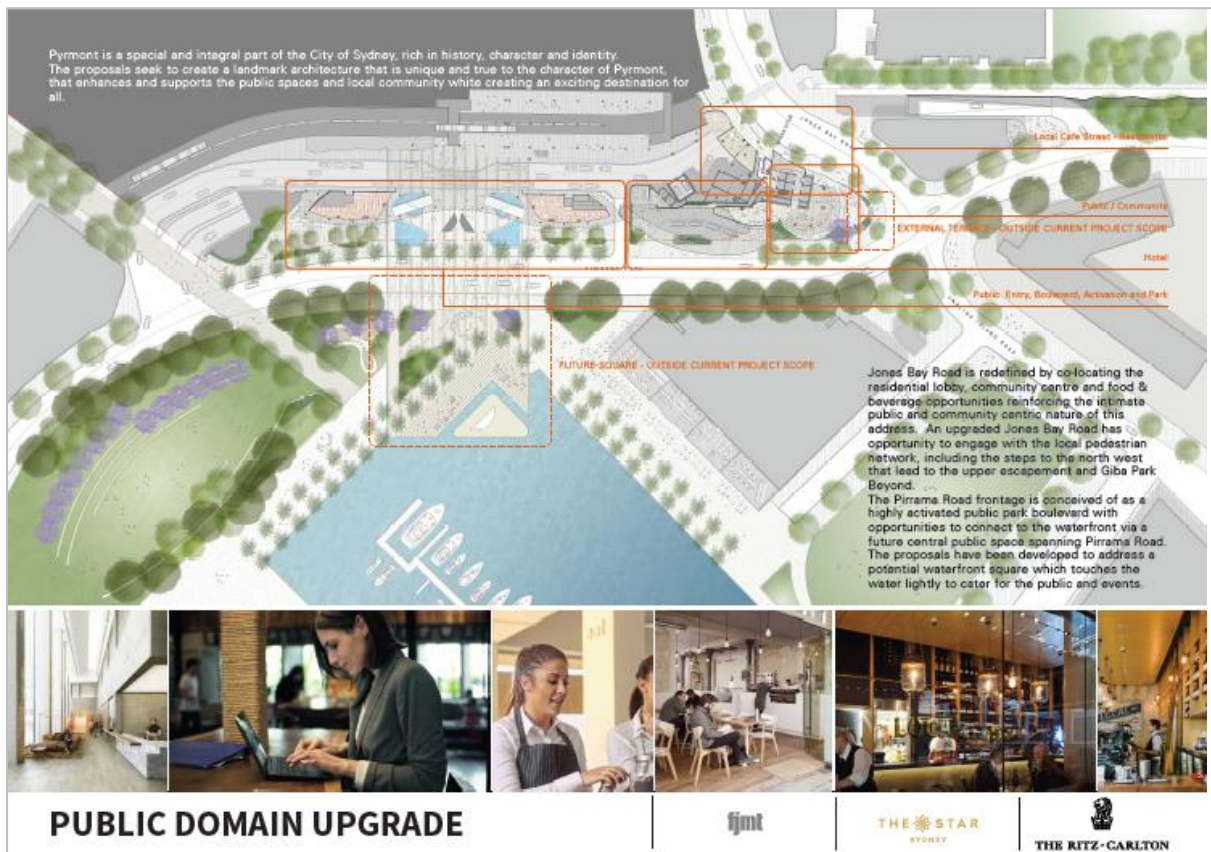
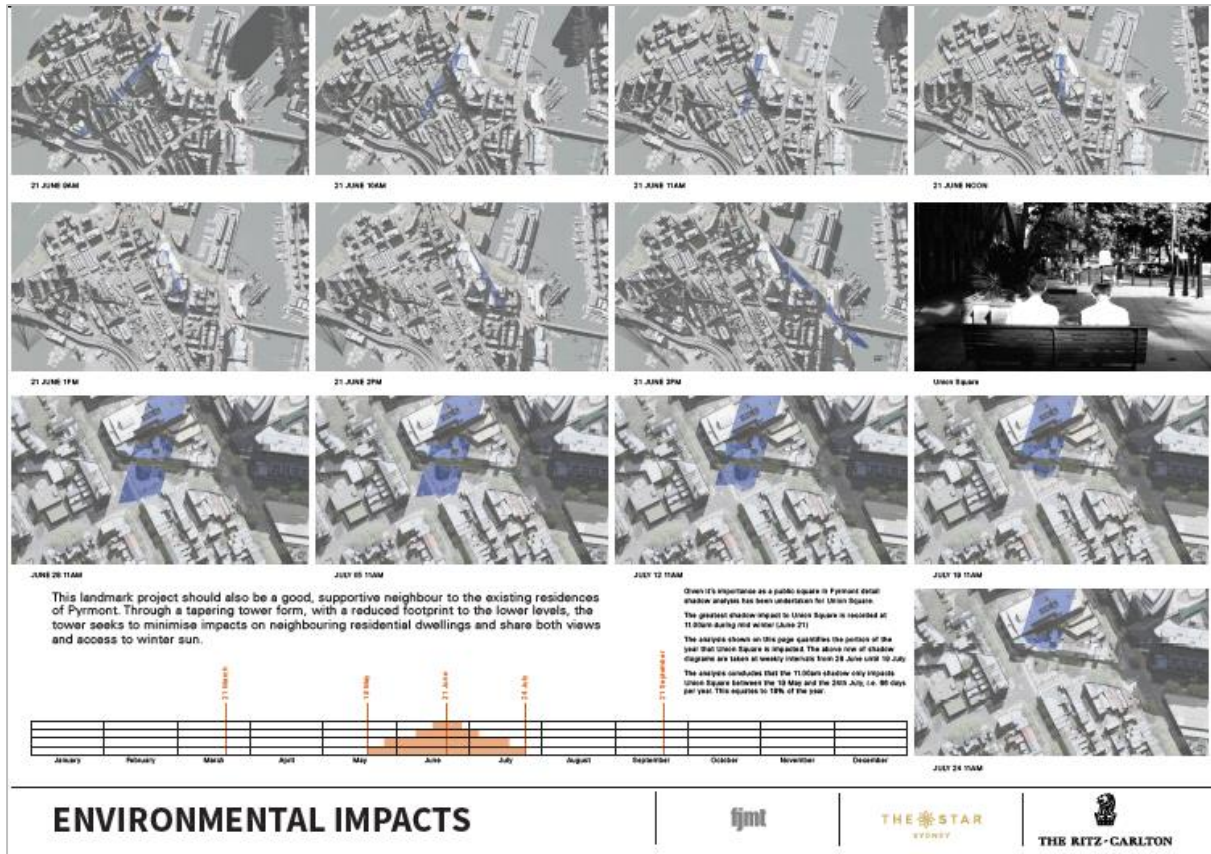
7.16 APPENDIX 16: PROJECT BOARDS



COMMENTS COMMON TO ALL SCHEMES	COMMENTS SPECIFIC TO EMT	PROCESS
<p>Need for an iconic and landmark building</p> <p>Integration of the new with the existing</p> <p>Community facilities</p> <p>Traffic impacts including traffic increase and traffic flow</p> <p>Taxi drop off / parking</p> <p>Overshadowing and reflection impacts</p>	<p>Impressive proposal</p> <p>Like the way the ribbon feature integrates with the proposed tower and the connection into streetscape and down to the water</p> <p>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</p> <p>The proposed scheme is both visual and iconic</p> <p>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</p> <p>Real building should be permanent</p> <p>The treatment of the ribbon integrates the pool area. It also marries the current mismatched building with the new proposed tower</p> <p>Like the design as well as previous scheme, functionality is also interesting</p> <p>Like the treatment of the ribbon</p> <p>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</p> <p>The concept has a 'Wow' and vision for the area</p> <p>Although the footprint is small, the building gets larger as it gets higher. It is not as slender as the first scheme (Grimsley Architects Design 1)</p> <p>There are a number of stairs at the corner adjacent to the proposed community space. Have you thought of a way to address the level change?</p> <p>The building is facing north-south. This is a surprise as the air flow will generate an air pocket</p> <p>Similarly, the orientation of the tower means that the shadow will be over Pymmet</p> <p>In light of this, why was the decision made to orientate the building east-south and not the other way?</p> <p>Addressed community related issues better than the other proposals</p> <p>The proposed scheme provides a nice area for community to gather</p> <p>Impressed with the scheme</p> <p>The scheme takes into account sustainability, materiality and community</p> <p>Love the way that the scheme plays with the ribbon in a way that is subtle, sophisticated and futuristic</p> <p>The public access space created by the removal of the overland is a great space for the community during the day</p> <p>However, do you think it is the public space will create safety issues at night?</p> <p>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</p> <p>Has architect has thought through the context more comprehensively</p> <p>The thought process is impressive</p> <p>The tower design is slimmer at the bottom and wider at the top. Can this building be built?</p>	<p>Design Excellence Competition</p> <p>10 October 2016 Initial Community Panel Presentation</p> <p>Stage 2 Design Excellence Competition</p> <p>08 December 2016 Competition Announcement</p> <p>Post Competition Design Development</p> <p>15 March 2017 Updated Community Panel Presentation</p> <p>16 March 2017 Design Review Panel</p> <p>23 March 2017 Community Drop in Sessions</p> <p>25 March 2017 Ongoing Design Development</p> <p>Mid 2017 Development Application</p>
		<p>PROCESS + COMMUNITY</p> <p>fjmt</p> <p>THE STAR SYDNEY</p> <p>THE RITZ-CARLTON</p>

		<p>Hotel "club lounge" introduced</p> <p>Hotel planning optimised, with regular room modules</p> <p>Side core adopted in lieu of centre core</p> <p>Full level sky lobby, with mezzanine restaurant (publicly accessible space)</p> <p>Green spine added</p> <p>Structure and form rationalised levels</p> <p>Hotel and residential entrances separated with improved public domain interfaces</p>
<p>TOWER FORM EVOLUTION</p> <p>fjmt</p> <p>THE STAR SYDNEY</p> <p>THE RITZ-CARLTON</p>		







A NEW RITZ CARLTON FOR SYDNEY

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THE STAR
SYDNEY

THE RITZ-CARLTON

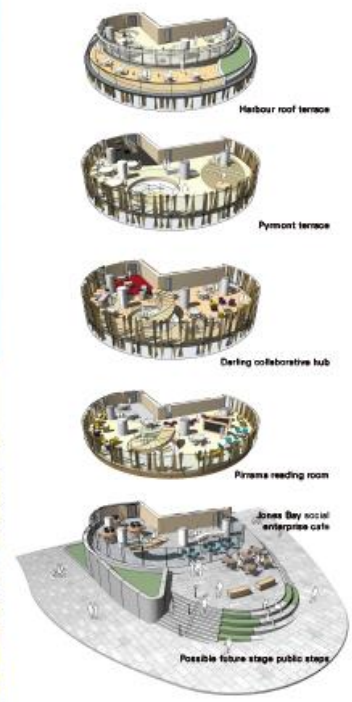


TRAFFIC IMPROVEMENT MEASURES

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THE STAR
SYDNEY

THE RITZ-CARLTON



COMMUNITY BUILDING

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DESIGN EVOLUTION

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7.17 APPENDIX 17: PRE-LODGE MENT FEEDBACK SURVEY

Please note the following is a copy of the survey content ONLY. A screenshot of the online survey can be found in the report.

Please answer the following questions.

1. What aspects of this design do you like the most? Please select up to three (3) options.

- ☐ Aesthetic and form
- ☐ Iconic landmark building
- ☐ Integration of the new with the existing building
- ☐ Contribution to the location area
- ☐ Importance to Sydney as a tourist destination
- ☐ Creation of new employment opportunities
- ☐ Dedicated spaces and facilities for the community

2. Please outline why you chose the topic/s above

3. If you have any concerns about the design please select up to three issues.

- ☐ Aesthetics
- ☐ Integration of the new with the existing
- ☐ Height/Scale
- ☐ Overshadowing
- ☐ View sharing
- ☐ Integration with Pyrmont/Darling Harbour
- ☐ Other
- ☐ No concern

4. Please outline why you chose the topic/s above?

5. If you have any concerns about the proposed hotel tower and apartment complex, please select up to (3) issues.

- ☐ Traffic and transport
- ☐ Parking
- ☐ Noise
- ☐ Social issues (i.e. anti-social behaviour)
- ☐ Construction issues
- ☐ Other
- ☐ No concern

6. Please outline why you chose the topics above

7. What would you like to see included in the proposed community space? Some preliminary ideas are listed below. (Please select up to three options)

- ☐ Multi-function space for community events eg community dinners, film nights, social gathering
- ☐ Community meeting space
- ☐ Library/ Reading Room/ Children & Youth library
- ☐ Technology hub
- ☐ Creative technology and artistic space
- ☐ Training and learning spaces
- ☐ Social enterprise/not for profit café

8. What other ideas for the community space would you like to see considered in the proposed built form?

9. Do you have any other comments about this proposal for a new hotel and residential tower at The Star?

