



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

TREASURY
BRISBANE

THE STAR
GOLD COAST

6 September 2019

Ms Dianne Leeson
Panel Chair
Independent Planning Commission
Level 3
201 Elizabeth Street
SYDNEY NSW 2000



Dear Ms Leeson,

Please find attached the final submission from The Star Entertainment Group in relation to the application, Modification 13 to Major Project Approval MP08_0098 (Mod 13) referred to you for determination by the NSW Department of Planning, Industry and Environment.

Three key points underpin this submission:

1. We offer proof points for why our application, in its current form, meets the necessary environmental assessment requirements to warrant approval.
2. Despite our confidence in the existing proposal and its limited environmental impact, we would be prepared to reduce the overall height of the tower from Max RL 237m to Max RL 213m if the IPC considered that overshadowing of Union Square was unacceptable. Modelling at the time of the Design Excellence process showed overshadowing of Union Square would be removed at this lower height. It would also reduce the limited shadow impacts to Pyrmont Bay Park, western approaches to Pyrmont Bridge and the Clifftop Walk that the Department described as "minor" at the current tower height.
3. We reference our expert analysis and assessment reports provided to the Department and the IPC to:
 - a. challenge assumptions made in the Department's recommendation to reject; and
 - b. correct the record on subsequent inaccurate public statements.

The works as initially submitted, now to a value of more than \$600 million, include:

- Partial demolition of existing building/structures;
- Construction of a 237-metre tower including podium and basement to provide for:
 - o 220 Ritz-Carlton hotel rooms;
 - o 204 residential apartments;
 - o 204 basement car parking spaces; and
 - o Neighbourhood centre within the podium;

- Construction of an extension above The Star's Pirrama Road frontage to provide for a landscaped space and amenities for The Star, hotel and residential uses;
- An overall increase in gross floor area of 48,840 m2 (to 189,040 m2);
- Internal and external amendments to the existing buildings, including facade works, amendments to tenancies, roofs, awnings and associated works; amended operational hours and patron capacities for food and beverage tenancies;
- Pirrama Road transport interchange, loading dock and local road infrastructure upgrades;
- A new lighting strategy including special events lighting;
- Stormwater, public domain and landscaping upgrades;
- Building and business identification signage and road signage upgrades; and
- The consolidation and surrender of existing development consents and signage approvals.

The Star Entertainment Group is also committed to providing benefits for the local community. In previous correspondence, we extended an offer to fund the five-level Neighbourhood Centre for the term of our lease on the site. The previous 30-year funding support will now be extended to 2093. This public benefit, which equates to an estimated \$80 million in current value over the life of the lease is more, we understand, than has been offered for other developments of similar magnitude. We note that the Department supports the Neighbourhood Centre as a direct public benefit. At 1691sqm it is significantly bigger than the Pyrmont Community Centre at 600sqm.

We also believe that the food and beverage offerings included as part of Mod 13 will create an outstanding dining precinct for locals and interstate/international visitors alike. The proposal will create up to 15 new and refurbished food and beverage opportunities. Many will be located atop a new sky deck where extraordinary food, prepared by world-class chefs, will be served with a stunning harbour backdrop.

The Star is committed to driving considerable economic benefits for NSW. Creating jobs and playing a key role in capturing increased visitation to drive tourism growth is just part of our DNA. We already employ more than 4000 people in Sydney and around 9000 across all our properties in NSW and Queensland, which welcome around 21 million people per year.

In Queensland, we have a development pipeline of around \$5 billion to further grow visitation and realise the latest tourism opportunity. We hope NSW will give us the opportunity to do the same here in Sydney. Let us be clear, there is no gaming infrastructure within this development. It is a tourism-led investment, designed to help Sydney compete in an ultra-competitive sector against other Australian states and countries around the world.

If you have any further queries, please do not hesitate to contact me directly.

Regards,



Matt Bekier,
Managing Director & CEO
The Star Entertainment Group