

STAR CITY

Client
Star City

Location
Darling Harbour, Sydney

Value
\$870m

Completion
1997



APP Corporation Pty Ltd
NSW 02 9957 6211
VIC 03 8866 0200
QLD 07 3238 0400
ACT 02 6285 1097
WA 08 9486 1144

www.app.com.au

Sydney's largest entertainment centre, "Star City" Casino, opened in November 1997, five months ahead of program and under budget.

Since its concept stages during the early 1990's the project had been fraught with complexities and design delays. Star City decided a team of experts was needed to guide their interests through the difficult steps of an enormous Design and Construction Contract. In May 1995 APP, in joint venture arrangement with Tracey Brunstrom and Hammond, were appointed Principal's Representative to oversee the construction of the permanent and temporary casinos.

The brief included management of design (inclusive of \$200m of Provisional Sums), construction cost, quality and time. In addition, twelve months into construction the Casino Board and Management decided that APP should reset

the interior design direction according to the Board's requirements. This required painstaking negotiation with the incumbent designer, the Casino Control Authority, Star City and Leightons to ensure that all stakeholders were satisfied with the outcome.

Opening night was set four months out, international acts booked and the Casino locked into a massive media opening extravaganza. Furniture, fittings and equipment was ordered under the management of APP/TBH.

With a staff of 4,000, facilities in the 218,00m² complex include:

- 352 room Hotel
- 139 Apartments
- 2,000 Seat Lyric Theatre
- 900 Seat Show Theatre
- 12 Restaurants and Bars
- 4,000m² Office Space
- 2,500 Car Parking Spaces
- One of the largest themed gaming plates in the world.



APP CORPORATION PTY LIMITED

PROJECT MANAGEMENT · BUSINESS PROJECT MANAGEMENT · URBAN DEVELOPMENT & PROPERTY · EVENTS · TECHNOLOGY

STAR CITY



28 January 1998

Mr John Taylor
Managing Director
Australian Pacific Projects Corporation Pty Ltd
P O Box 1573
North Sydney NSW 2060

Dear John,

Star City Development

It is now two months since Star City opened its door to the public, never to close again. The project was completed five (5) months ahead of the original completion date and on budget.

As you are well aware, this did not happen by chance. In April 1995, several months into the project, we appointed APP in conjunction with Tracey Brunstrom and Hammond (TBH). Sydney Harbour Casino, as we were at the time, were experiencing difficulties in our contract for the development of the permanent casino.

The expertise and professionalism of the APP/TBH team in establishing processes, management systems, and more importantly, bringing together SHC operations and management, the developer and contractor and the authorities to work co-operatively towards completion, was a critical factor in the project being successfully completed.

Further, your personal role in working with SHC and Leighton to facilitate a contractual settlement in early 1996 which provided for early completion on a firm date at a firm price, can be judged on the basis that Star City opened 11 days ahead of that date and on budget.

It is our view that Star City as an entertainment facility is second to none in the world, and the interior theming which your team had a deep involvement in managing provides a point of difference for our product.

I would like to thank you and the APP/TBH team for your efforts in bringing this unique and complex project to a successful completion.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Neil Gamble'.

Neil Gamble
Chief Executive Officer

Star City Pty Limited
ACN 060 510 410

80 Pyrmont Street
Pyrmont NSW 2009
Australia

Postal Address
PO Box Q192
QVB Post Office
NSW 1230 Australia

Tel (61 2) 9777 9000
Fax (61 2) 9657 8344

APP CORPORATION PTY LIMITED

PROJECT MANAGEMENT · BUSINESS PROJECT MANAGEMENT · URBAN DEVELOPMENT &
PROPERTY · EVENTS · TECHNOLOGY