

# GOVERNMENT ARCHITECT NEW SOUTH WALES

10<sup>th</sup> June 2021

**David Brenac**

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**PYRMONT KEY SITES MASTERPLAN – STAR CASINO.**

**STATE DESIGN REVIEW PANEL Session 4<sup>th</sup> June 2021**

Dear David,

Following the first State Design Review Panel session for the master planning of the Star Casino Key Site in Pyrmont, please find the summary of observations and recommendations.

The project approach to investigate impacts and benefits from the proposal beyond the site boundary is commendable. However, there is a general misalignment between the project ambition and what is proposed to be delivered.

As presented, the master plan does not meet the aspirations of the Pyrmont Peninsula Place Strategy (PPPS). Further work is required to demonstrate compelling and meaningful public benefit outcomes from the proposal.

Place outcomes should be realistic and genuine, clearly articulating what is fixed, what is committed and what is contingent on other circumstances. A similar level of investigation and detail to what has been developed for the built form is expected for the public domain.

Developing scenarios to assist the decision-making process is recommended. For example, such scenarios can inform the viability of the proposed consolidated light rail stop on Edward Street or built form outcomes.

Coordination and iterative work with the sub-precinct master planning that is currently in progress and Sydney Metro processes will be essential to develop a successful proposal.

The following commentary and advice should be addressed as part of the master planning process.

#### **Public benefit contribution**

1. The ability to deliver meaningful place outcomes for the adjacent public spaces of Metcalf and Pyrmont Bay parks is questioned. Clear deliverables and an implementation strategy should support this initiative.
2. The proposal to consolidate the light rail stop on Edward Street and enable a secure pedestrian crossing could constitute a welcomed initiative. However, it is understood that there may be significant technical and spatial constraints. In order to support further discussion, technical and economic investigations should outline its viability.

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3. Consider delivering Action 1 of the PPPS Big Move 1 - '*A world-class harbour foreshore walk*', to allow the continuity of the foreshore promenade between Jones Bay Wharf and Darling Island (Page 36 of the PPPS).
4. Public domain and sustainability benefits should be considered from a precinct wide perspective, which would create greater public benefit for the precinct.

#### **Street activation and streetscape**

5. The current proposal does not meet the aspiration of activating ground floor facades and improved streetscape amenity to a satisfactory level. Explore further the introduction of spaces scattered along the entirety of the façades, which can be accessed from the street and can house uses that contribute to street vitality.
6. Removal of mature trees must be avoided. For any exception, an ambitious tree replacement ratio should be set as part of an overall tree replacement strategy.
7. Deep soil and tree canopy targets should be provided.

#### **Site permeability**

8. It is unclear how or whether the aspiration for site permeability will be delivered in a meaningful manner. Permeability across the site should provide clear and effective connections where people need to go at a precinct level, not simply navigation of the building complex itself.
9. Consider the provision of an open to the sky pedestrian link between Jones Bay Road and Pirrama Road as part of the delivery of the proposed hotel tower.

#### **Walking, traffic and parking**

10. A comprehensive traffic study should be provided, outlining:
  - mitigation of any identified future traffic impacts around the site and its surrounds
  - access and management of buses, coaches and taxis. Parking of buses and coaches should be accommodated within the site.
  - mapping of pedestrian desire lines and walking distances and strategies to improve walkability around and across the site.
11. The proposed porte cochere to access the new hotel tower on Pirrama Rd is questioned as it can negatively impact the walkability and amenity of the street. Strongly recommend a whole of site approach to drop-off and vehicular access to the site, including designing a consolidated facility.

#### **Built form**

12. The level of investigation on potential shadow impacts onto residential uses and public spaces is commended. These impacts should be fully understood and documented, and appropriate performance criteria agreed.
13. The extent of the Elizabeth Hayley reserve should be preserved and solar access requirements to this public space met.
14. Lack of significant built form setbacks from podium levels was a concern. Wind modelling impacts from proposed new built form should be fully understood and documented, and appropriate performance targets agreed. Mitigation of any wind impacts should be delivered through the manipulation of the built form rather than retrofit features in the public domain.
15. A clear intent for the formal treatment of the proposed towers should be provided.
16. Identify any key view corridors and potential impacts generated by new built forms.

## Uses

17. The activation of the streetscape and amenity of the site should be supported by the introduction of a diverse and appropriate mix of uses, which should not detract from the diversity and economic viability of local businesses in surrounding areas.
18. A performance and rehearsal space for the community should be considered.
19. The design of new roof top garden facilities should create an unambiguous definition of public and private spaces, particularly in relation to access.

## Sustainability

20. In addition to site specific sustainability initiatives, precinct scale initiatives and coordination is strongly encouraged.
21. Site specific sustainability targets should be more ambitious, clearly identifying targets and initiatives.
22. Ambitious net zero targets and initiatives, for both the site and the precinct, should be developed and integrated into the overall sustainability strategy.

Please contact Melizza Morales ([melizza.morales@planning.nsw.gov.au](mailto:melizza.morales@planning.nsw.gov.au)) if you require further clarification.

We look forward to seeing the design in future sessions as it evolves.

Sincerely,



## Abbie Galvin

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Chair SDRP Pyrmont Key Sites Masterplan - Star Casino

## Distribution:

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