

GOVERNMENT ARCHITECT NEW SOUTH WALES

19th August 2021

David Brenac

General Manager,
Property Development,
The Star Entertainment
Group

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PROJECT: Pyrmont Key Sites Masterplan – Star Casino

RE: State Design Review Panel (SDRP) – Review No.2, 12th August 2021

Dear David,

Thank you for the opportunity to review the above project a second time. Please find below a summary of advice and recommendations arising from the design review session held on 12th August 2021.

Overall, the effort to provide concrete and deliverable initiatives that align with the Pyrmont Peninsula Place Strategy (PPPS) was noted and welcomed. The project is encouraged to continue developing the various initiatives to demonstrate measurable and positive place outcomes and delivery strategies.

The following elements of the masterplan are supported:

- general approach to public domain improvements to surrounding streets, street corners and entrances
- public domain improvements to Pirrama Road, including the consolidation of vehicular drop off to only one porte-cochere, provision of on-site bus and coach parking and the proposed removal of traffic and drop-off from the central shared space to enable street fronting and active uses that better connect with the bay
- the introduction of a new pedestrian link between Jones Bay and Pirrama Roads
- approach to introduce uses and better street interfaces that activate the streets around the perimeter of the site
- approach to defining building envelopes with low height podiums and setbacks driven by the imperative to minimise negative solar access and wind impacts onto the public domain. Building envelopes should be consistent with the PPPS overall built form strategy.

The following commentary provides advice and recommendations for the project:

Street activation and streetscape

As noted above, public domain improvement initiatives are supported, however the information provided is still too high level and lacks the detail that enables a more nuanced commentary on its design quality. The project is encouraged to further develop:

1. the proposed improvements and footpath widening to Edward Street, in particular the removal of existing barriers and provision of a safe and at grade pedestrian crossing to Pirrama Road, coordinated with TfNSW

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2. the plans to widen footpaths and increase tree canopy and greenery along Union Street
3. improvements to Pyrmont Street and Jones Bay Road which remain marginal.

It is noted that the above public domain improvements are part of the project's public benefit contribution, and not in lieu of established contributions and infrastructure plans for the area.

While the move to improve corners, entry points and spaces with street frontage to increase legibility and street activation is supported, the resolution of how this will be achieved requires further work. This includes:

4. developing an alternative solution to the proposed canopy structure at the corner of Union and Pyrmont Streets that has a more sympathetic response to the context and character of Pyrmont and the surrounds
5. development of the proposal for the corner of Union and Edward Street to develop a solution which has a demonstrable benefit to the street frontage and public realm
6. details of how facades and peripheral spaces will be modified to enable interaction with the street. For example, resolution of level differences and required modifications to existing façades
7. every new intervention in the periphery of the site should be delivered at the street level, be of high architectural quality and accommodate uses that positively contribute to street activation

Site permeability

Continue to develop the pedestrian link between Jones Bay and Pirrama Roads. The design of this space should deliver:

8. a link that is read as an unambiguously public thoroughfare
9. minimal obstruction of views to the sky and the experience of an open-air space.

Built form

It is noted that the views shown were indicative only, however at the Pyrmont Bay Rd and Pirrama Street interface they demonstrated a blank wall at the lower level, and uniform and inaccessible glazing at the upper level. Further develop the street interface of the new hotel tower to demonstrate:

10. high quality architectural treatments including consideration of articulation, scale, depth, texture, transparency and material detail and quality
11. provision of spaces that can be accessed directly from the street and can house uses that will contribute to the vibrancy of the street

Advice from the first SDRP review in relation to shadow impacts onto residential uses is reiterated.

12. at a minimum, overshadowing impacts should be established based on existing built forms and location of residential uses.

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Assessment of built form impacts (including overshadowing, wind, views, etc) should be based on the analysis of the cumulative outcome of existing and proposed built forms, in the immediate and nearby area of influence of the proposal. Such analysis should also evidence impacts on the future development potential of nearby sites.

13. Confirmation that the Elizabeth Hayley reserve will not be overshadowed was noted and this approach should be maintained.

Sustainability

Due to the extent of material intended to be presented at the review session, the sustainability strategy could not be discussed in detail. Following the SDRP session and upon further review of the material, consolidated commentary is included in the attachment to this letter.

Matters for further coordination

It was noted that:

14. Public benefit contributions related to the adjacent public spaces of Metcalf and Pyrmont Bay or enabling the continuity of the foreshore promenade between Jones Bay Wharf and Darling Island are subject to development contribution negotiations with the City of Sydney.
15. Consideration of providing a community space is subject to the social infrastructure audit for the precinct.
16. Deep soil and tree canopy targets would be coordinated with the proposed targets in the PPPS.
17. Traffic impacts from the proposal would be coordinated with the traffic study for the overall Peninsula.

Please contact GANSW Design Advisor, Melizza Morales at melizza.morales@planning.nsw.gov.au, if you have any queries regarding this advice.

Sincerely,



Abbie Galvin

Government Architect NSW LFRAIA

Chair SDRP Pyrmont Key Sites Masterplan - Star Casino

Distribution:

SDRP Panel	Sophie Dyring, Penny Collins, Digby Hall, Graham Jahn (City of Sydney nominee)
Client	David Brenac, Jon Stewart The Star Entertainment Group

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State Design Review Panel (SDRP) – Review No.2, 12th August 2021
Distribution (continued)

Design Team	Christopher Bridge, Sean McPeake Craig Allchin, Ivan Ip	FJMT Studio Ethos Urban
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Attachment Pyrmont Key Sites Masterplan – Star Casino

Letter of Advice SDRP Review No.2, 12th August 2021

Post session review of sustainability initiatives

Response to Country

1. Integrating initiatives that promote the health and wellbeing of Country is strongly supported and encouraged. Country related initiatives should be:
 - developed in partnership with the local traditional custodians and knowledge holders of the Country that the site belongs to
 - led by a suitably qualified Cultural Advisor.

For further information please refer to GANSW [Draft Connecting with Country Framework](#)

Precinct sustainability strategy, targets and commitments

2. The proponent is encouraged to demonstrate alignment with the Pyrmont Peninsula Place Strategy ‘Big Move 4’ concepts, including consideration of how the proposed works would support a coordinated precinct-scale response.
3. The proposed Climate Adaptation Plan is strongly supported, however developing further detail is recommended in relation to the context of the wider precinct, the impacts on and opportunities for the local community, and the level of risk that is being accepted. Other aspect to consider include:
 - timelines adopted
 - Representative Concentration Pathways (RCP) and Shared Socioeconomic Pathways (SSP) scenarios
 - discussion on how the IPCC’s Sixth Assessment Report (AR6) is being adopted
 - discussion on how any mitigation or adaptation strategies might impact the public space and/or surrounding neighbourhoods.
4. Provide further detail on the landscape approach for within and outside the site, in particular how it would contribute to establishing a green infrastructure system. Outline how such system can contribute to climate resilience (referencing Better Placed Objective 2). This could include consideration of matters such as urban landscape concepts (e.g. façade treatments), nature-based solutions or urban cooling. Many of the items listed under ‘other precinct opportunities’ could be integrated into this approach to green infrastructure.
5. The proposed ‘Skyfarm’ concept is strongly supported. Provide further detail on the logistics for its implementation including consideration of plot location/s, how the community would be involved and funding mechanisms.
6. The listed opportunities for Circular Economy Education are supported. Provide further details on implementation including consideration of logistics, location, and how these would be developed in collaboration with the community.

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Building sustainability strategy, targets and commitments

7. While the Green Star target is noted, the adoption of the newer version of Green Star (Green Star Buildings), which has a stronger focus on place making, biodiversity, climate change, and community is strongly recommended.
8. Opportunities relating to biodiversity and urban water (listed under ‘Core initiatives for The Star Sydney redevelopment projects’) should be included in the green infrastructure strategy (i.e. green grid and blue grid) mentioned above. This approach should enable the integration of various initiatives listed including landscape, urban heat resilience, place making, green roofs, urban water systems and biodiversity.
9. Provide details on spatial implications in the design in relation to circular economy initiatives. Consideration of precinct-scale initiatives and programs that support the wider community’s transition to a circular economy is encouraged.
10. Provide further detail on whether The Star Entertainment Group Carbon Neutral scope applies only to energy-related emissions or to the full emissions scope for the organisation as outlined in the Climate Active Carbon Neutral Standard for Organisations.

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