

24 September 2019

Ms Dianne Leeson
Chair of the IPC Panel
Star Casino Redevelopment
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Attention: Planning Officer – Xanthe O’Donnell
Email: xanthe.odonnell@ipcn.nsw.gov.au

Dear Ms Leeson,

**Star Casino redevelopment MP 08_0098 (MOD 13)
Review of the Independent Assessment and Design Advice**

The National Trust of Australia (NSW) provides the following comments in support of the review by Yvonne von Hartel of the independent assessment and design advice provided by former NSW Government Architect Professor Peter Webber.

Ms von Hartel concluded that Professor Webber’s report “...is a very concise and economical summary and commentary on the Application. In addition, his 5 conclusions are to the point and in my view, in the main, justified by his analysis.”

Further Ms von Hartel indicated that she believed that Professor Webber’s report would have had even greater strength if he had amplified his report to include the missing information that she had noted and if he had expanded on his rationale underpinning his assessment and further questioned the view assessment criteria and evaluation presented by Architectus.

In her report Ms von Hartel comments on the Design Competition for the building:-

“It is assumed that the competition’s accommodation brief was prepared by the proponent, not by the planning authorities; hence the resultant tower may well suit the proponent without acknowledging or complying with planning controls.”

In the National Trust’s view this is the inherent flaw in such design competitions. That is, they frequently do not take as their starting point the acknowledgement of and compliance with planning controls. This leads to the general public losing faith in the planning system.

In terms of overshadowing Ms von Hartel supported the Department’s analysis that the overshadowing to Union Square would only occur as the result of an unacceptable development. In her view Ms von Hartel argued that Union Square must be regarded as a unique space with a unique character within Pyrmont and this space should not be any further compromised by development.

The National Trust strongly supports Ms von Hartel’s comments on the unique character of Union Square and that it should not be any further compromised by development. The Pyrmont Square Group was listed on the



National Trust Register in January, 1976, forty three years ago. The Group consisted of seventeen individual listings – Post Office; Duke of Edinburgh Hotel; Commonwealth Bank; Houses, Cottages and Terraces; Former Bank; Memorial to World War I; Former Church; Georgian Terraces; Commercial Terrace; Terrace House; Commercial Terrace; Terrace. The Reasons for Listing of the Pymont Square Group noted:-

An important group of mainly two and three storey Georgian residences and Victorian commercial buildings forming a rare civic square.

Adding to the civic consciousness is a well considered bronze and stone War Memorial in the centre of the space.

With careful traffic re-routing and sympathetic restoration this urban place has the potential to be one of the finest Victorian residential precincts in Australia.

Ms von Hartel concludes that with distant and medium distant views the proposed tower would be intrusive from fourteen geographically dispersed locations:-

Milson's Point Wharf
McMahons Point Lookout
Observatory Hill
Barangaroo Headland Park
King Street Wharf
Cockle Bay
Peacock Point
Ewenton Prk
Robert Street Reserve
Glebe Foreshore Park
Black Wattle Bay/Rozelle Bay
Foreshore walk near Bridge Road
Union Square
Pirrama Park

The National Trust strongly opposes this development proposal as previously indicated in its submissions of objection on 24 September 2018 and 18 December 2018 and concurs with the views and position put by Ms von Hartel in her Review of the Independent Assessment and Design Advice.

Yours sincerely,



Graham Quint
Director, Conservation