



Mr Brendon Roberts
Team Leader
Key Site Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Michelle Nettlefold

Dear Mr Roberts

RE: Modification request for Star City Casino and Switching Station – Modification 14 (MP 08_0098 MOD 14)

I refer to your letter dated 28 October 2016, requesting advice and comments from the Office of Environment and Heritage on the above State Significant Development Modification, which proposes to:

- Modify the major project approval (MP 08_0098) for The Star to increase the gross floor area by 6,633 sqm (to a total of 139,998 sqm) including an expansion to the gaming floor space and upgrades to the food and beverage offerings, infrastructure, access and circulation spaces; and
- Consolidate existing approved plans and conditions, including development consents granted by the City of Sydney Council.

There are no State Heritage Register listed items involved in the Modification. The Modification mainly pertains to the former Pyrmont Power Station Administrative building (SELS building), located in the northwest corner of The Star Complex, which is of local significance (I1259 on the *Sydney LEP 2012*), as well as being listed on the Register of the National Estate (ID100714). The following advice and comments on this Modification mostly relate to preserving the heritage values of the SELS Building.

SELS BUILDING

Exterior: Any proposed changes should not impact negatively upon the overall integrity of the exterior, including design and fabric, of the SELS building.

Upgrades and tenancy improvements to the northern end of the SELS building, which includes replacement of existing canopies along Jones Bay Road, should be carried out in a way that the integrity of the façade is not compromised. Careful consideration should be given to the recommendations made in the Heritage Impact Statement report, by URBIS Pty Ltd.

Any proposed changes to the external lighting to the SELS building should be in keeping with the recommendations made in the Heritage Impact Statement report, by URBIS Pty Ltd. In

addition, a mock-up of the proposed lighting effects to the SELS building should be organised, on site, to be inspected and approved by a suitably qualified heritage consultant.

The design of the proposed water feature, including its form, proportions, material and colour should sit well and engage harmoniously with the architectural style of the SELS building. More information and design detail should be submitted by the applicant to enable proper assessment.

The design of the proposed Porte Cochere Canopy should, including its form, proportions, material and colour, sit well and engage with the architectural style of the SELS building. More information and detail design should be submitted by the applicant to enable proper assessment.

The proposed glazed balustrade F05 should be either clear glass or dark grey glass. It should not be in greenish coloured glass as indicated in the photomontage.

Proposed Sovereign Room expansion (Roof top building) - This roof top glazed addition does not appear to sit well with its surrounds. The proposed building is monotonous and lacks the subtle detailing and character of the surrounding heritage buildings. The elegance of the existing north east elevation appears to be lost with the introduction of the proposed building (Refer existing and proposed northeast and northwest views in submitted photomontages dated 15.9.2016). Further input and careful consideration is required towards the design of the proposed building, keeping in mind the qualities of contrast, articulation, movement and depth evident in the existing heritage buildings, so that the overall proposed design engages well with the surrounding heritage context. More information and detail design should be submitted by the applicant to enable proper assessment.

Interior: Any internal changes should not impact negatively upon the overall integrity of the early interior, including early design and fabric, of the SELS building.

Views to and from the Sels Building: The proposal should not impact negatively upon identified significant views toward or from the SELS building.

Potential damage to the Sels Building during construction works: The SELS building should be protected, externally and internally, from potential damage during construction works.

If you have any questions regarding the above submission, please feel free to contact Reena Goyal, Heritage Officer, Heritage Division, Office of Environment and Heritage, at e-mail: Reena.Goyal@environment.nsw.gov.au or on telephone: 8837 6040.

Yours sincerely



02/12/2016

Katrina Stankowski
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council