

8 June 2021

Our Ref: R/2016/1/F  
File No: 2021/231668  
Your Ref: MP08\_0098 MOD 15

Thomas Piovesan  
Planning Officer – Key Sites Assessments  
Department of Planning, Industry and Environment

Via Planning Portal

Dear Thomas

### **Star Casino – Internal and external design changes – MP08\_0098 MOD 15**

Thank you for your correspondence dated 24 May 2021 inviting the City of Sydney Council ("the City") to comment on the proposed modification to MP08\_0098 for the Star Casino relating to internal and external design changes. As outlined in the submitted modification report prepared by Ethos Urban, the proposed modification seeks approval for the removal of five (5) existing signs, the provision of sixteen (16) signage zones, repainting of The Star Grand Residences and The Star Grand Hotel, internal alterations to The Darling Hotel port cochere, new awnings and cladding and screening of Level 5 rooftop plants.

The City has reviewed the proposed modification and provides the following comments for your consideration.

## **1 Signage**

### **1.1 Signage Strategy**

The proposed modification seeks consent for several changes to signage within the site including changes to business identification signage and directional signage. As such, the preparation of a signage strategy for the site is strongly recommended. Any strategy should outline signage zones for all types of zones for existing and proposed signage including building identification, business identification and directional and wayfinding signs. The strategy should also outline the type of sign in each location and restrictions to each sign (i.e. digital screens above loading dock and car parks are for directional purposes only).

A signage strategy is recommended to be prepared and included in this application to be applicable to all future signage visible from the public domain.

### **1.2 Edward Street**

Of the proposed signage zones, clarification is sought as to whether the existing projecting wall signage and wall signs along Edward Street are proposed to be removed as well as this is not clear on the drawings. Signage should be simplified, and visual clutter is to be avoided.

### **1.3 Pirrama Road Frontage**

No objection is raised in relation to the relocation of the individual lettering 'The Star' sign.

### **1.4 Edward Street Entry**

Clarification is sought as to what the digital sign beneath 'The Star' sign will be used as. Further, the plans are not clear in showing whether the signage for 'The Darling' sign or 'Sokyo' will be removed as part of the works. The submitted written report shows the signs will be removed, however, the plans do not indicate this.

### **1.5 Pyrmont Street Entry**

It is recommended that the new signage for 'The Darling' be simplified to avoid visual clutter. The proposed signage is recommended to be reduced to a single sign either on the sandstone wall or within the Porte Cochere.

### **1.6 Rooftop Signage**

No objection is raised regarding the proposed changes to rooftop signage.

### **1.7 Signage and lighting – general**

It is recommended that all new signage and lighting be powered by a renewable energy source.

## **2 Awnings**

### **2.1 Pirrama Road**

No objection is raised in relation to the proposed awning along part of the Pirrama Road frontage.

### **2.2 Edward Street Entry**

The new entry canopy is not supported as this proposed canopy combined with the existing awning extending to Edward Street, the canopy over the existing escalators and the proposed extended awning around the corner of the Union Street commercial tenancy creates visual clutter and does not exhibit design excellence. This is evident in the 3D rendering on page 7 of the submitted architectural package. The canopy design should be simplified to avoid unnecessary clutter.

The extension of the awning around the corner from Union Street is supported and despite the height exceeding the height of awning controls in the Sydney Development Control Plan 2012. There is no objection as the continuation of the existing awning height simplifies the awning.

### **2.3 Pyrmont Street Entry**

The new awning/canopy above the Pyrmont Street entry is not supported. The proposed awning has a different expression from the existing architectural expression of the simple awning at the Pyrmont Street entry. An awning using the same language/ expression as the existing awning should be considered.

The proposed change of the existing glass balustrade to a concrete wall clad in Corten to the same height is not supported by the City. The existing glass balustrade allows views and light to the below ground courtyard and outdoor seating, allowing passive surveillance and a greater sense of an open street corner. The proposed concrete wall will be a visual and physical obstruction.

Further, the use of Corten is not supported unless solutions to predictable issues are incorporated. For example, it is likely to leach rust onto the adjacent footpath and cause damage if a drainage grate at the base of the wall is not detailed correctly. There is no drainage grate shown on the drawings and a material that is likely to cause damage to the public domain should be avoided.

### **3 Porte Cochere**

The City raises no objection to the proposed works within the Porte Cochere of the Darling hotel.

### **4 Plant Room Screening**

The City raises no objection to the proposed plant room screening on the rooftop of the Event Centre.

### **5 Landscaping and Green walls**

The City raises no objection to the proposed landscaping works throughout the site. It is recommended that all landscaping works comply with the conditions provided in Appendix 1 attached to this letter.

### **6 Repainting of The Star Grand Residences and Hotel**

The City raises no objection to the proposed repainting works to The Star Grand Residences and Hotel.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Specialist Planner, on 9265 9333 or at [mburge@cityofsydney.nsw.gov.au](mailto:mburge@cityofsydney.nsw.gov.au).

Yours sincerely,



**Graham Jahn** AM LFRAIA Hon FPIA  
**Director**  
City Planning | Development | Transport

## **Appendix 1 – Recommended Landscaping Conditions**

### **(1) Landscaped (Green) Walls**

The design of the green wall must demonstrate the response to site conditions, including light availability, sun and wind impacts.

- (a) Prior to the issue of the relevant Construction Certificate, the following design details of the proposed green wall must be submitted to, and approved by the Planning Secretary:
  - (i) Detailed drawings demonstrating how the green walls are constructed, including proposed materials, planter dimensions, and integration into the wall structure;
  - (ii) Details of the proposed growing medium, including soil depth and type;
  - (iii) Location, numbers, type and size of plant species selected (with plants being selected on the basis of the site conditions);
  - (iv) Drainage, irrigation and waterproofing details (as applicable); and
  - (v) Details of any additional lighting (where applicable).
- (b) Prior to the issuing of a Construction Certificate a maintenance plan is to be submitted to and approved by the Accredited Certifier. The maintenance plan is to include information on:
  - (i) How access will be provided to the plants, soil and structural elements for installation and maintenance; and
  - (ii) Details outlining the intended strategy for decommissioning the planting works should plants fail. This strategy is to ensure that the finish to the wall is well maintained throughout its life.

### **(2) Landscaping of the Site**

- (a) A detailed landscape plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Planning Secretary prior to the issue of the relevant Construction Certificate for landscaping works. The plan must include:
  - (i) Location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features;
  - (ii) Details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable). The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers;
  - (iii) Location, numbers, type and supply of plant species, with reference to the relevant Australian Standards (if applicable);
  - (iv) Details of planting procedure and maintenance;

- (v) Details of drainage, waterproofing and watering systems.
- (b) Prior to the issue of the relevant Construction Certificate, a maintenance plan is to be submitted to and approved by the Accredited Certifier. The maintenance plan is to be complied with during occupation of the property.
- (c) All landscaping in the approved plan is to be completed prior to any Occupation Certificate being issued.