

# Star City Casino - Project Star Statement of Commitments

December 2008

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# Star City Casino – Project Star Draft Statement of Commitments

Prepared for Star City Hotel and  
Casino

80 Pyrmont St  
Pyrmont NSW 2009

December 2008

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

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Job Code	SA3861
Report Number	Statement of Commitments

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## Introduction

Star City Casino and Hotel, the proponent of the Major Project application for alterations and additions to Start City hotel make the following commitments in association with that application.

### Preparation of an External Lighting Management Plan

This plan will provide full details of all external lighting associated with the proposed development. It will provide technical details of all external lighting devices including their type (i.e. LED, incandescent, neon etc), intensity and colour. The report will address:

- The hours of all lighting.
- The Lux (intensity) of all proposed lighting
- Potential traffic and navigation hazard.
- Potential amenity impacts upon surrounding properties, with particular attention to residences.
- Pedestrian safety, security and amenity

Implementation: Plan to be submitted to the Department of Planning for approval prior to the installation of any external lighting.

### Preparation of a Sustainability Plan

This plan will provide full details of all measures proposed to target a 4 Star rating in the NABERS Energy for Hotels scheme. The plan will include consideration of cogeneration / trigeneration and/or onsite renewables. Other measures that will be addressed include:

Green Star Category	ESD Initiatives – Hotel.
Management	<ul style="list-style-type: none"> <li>▪ Environmental Management Plan during construction and operation</li> <li>▪ Building user guide</li> </ul>
Indoor Environmental Quality	<ul style="list-style-type: none"> <li>▪ Increased fresh air supply</li> <li>▪ Carbon dioxide sensors</li> <li>▪ Avoidance of Volatile Organic Compound emissions</li> <li>▪ High levels of daylight atrium lobby</li> <li>▪ High frequency electronic ballasts</li> <li>▪ Efficient Air conditioning</li> <li>▪ Maximise External Views</li> </ul>
Energy Conservation	<ul style="list-style-type: none"> <li>▪ Energy monitoring</li> <li>▪ Room air conditioning linked to point of sale system</li> <li>▪ Mixed mode ventilation</li> <li>▪ High performance facade</li> </ul>
Transport	<ul style="list-style-type: none"> <li>▪ Good public transport links</li> <li>▪ Transportation and Travel Guide</li> <li>▪ Provision of cyclist facilities for staff</li> </ul>
Water Conservation	<ul style="list-style-type: none"> <li>▪ High Efficiency fittings</li> <li>▪ Alternative Sources – rainwater storage, grey water and black water</li> </ul>

	recycling systems
Materials	<ul style="list-style-type: none"> <li>▪ Preference for environmentally responsible materials</li> <li>▪ Low embodied energy &amp; high recycled content</li> <li>▪ Minimise Volatile organic compounds</li> <li>▪ Dedicated waste recycling room</li> </ul>
Emissions	<ul style="list-style-type: none"> <li>▪ 100% of all refrigerants will have an Ozone Depletion potential of zero.</li> <li>▪ Integrated refrigerant leak detection</li> <li>▪ Filtered stormwater runoff</li> </ul>

<b>Green Star Category</b>	<b>ESD Initiatives – Casino.</b>
Management	<ul style="list-style-type: none"> <li>▪ Environmental Management Plan during construction and operation</li> <li>▪ Building user guide</li> </ul>
Indoor Environmental Quality	<ul style="list-style-type: none"> <li>▪ Increased fresh air supply</li> <li>▪ Carbon dioxide sensors</li> <li>▪ Avoidance of Volatile Organic Compound emissions</li> <li>▪ High levels of daylight atrium lobby</li> <li>▪ High frequency electronic ballasts</li> <li>▪ Efficient Air conditioning</li> <li>▪ Maximise External Views</li> </ul>
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**Implementation:** To be certified by an accredited auditor prior to the commencement of each stage of construction.

## Preparation of a Noise and Vibration Management Plan – Construction

This plan will be prepared by an accredited acoustic consultant and will involve a process of consultation with affected stakeholders. It will detail administrative or engineering measures proposed to assist in reducing construction noise and vibration impacts in accordance with AS2346 and BS5228.

The following control measures will be considered:

- Providing acoustic screens and/or enclosures for stationary equipment, such as compressors; or constructing a solid hoarding (of at least 15 kg/m<sup>2</sup> surface density construction) on the site boundary to act as a noise barrier.
- Providing mobile acoustic screens and/or enclosures for construction equipment and activities, or temporary acoustic screens at noise-sensitive receivers, where possible.
- Selecting low noise plant and equipment. Noise levels of plant used on site should not exceed those given in “Schedule 1” of the *City of Sydney Code of Practice for Construction Hours/Noise within the Central Business District*.
- Regular maintenance of plant and equipment.
- Keeping engine covers and access hatches to equipment closed, e.g. compressors, etc.
- Use of alternative construction methods to minimise noise and vibration.
- Development of a construction works methodology to minimise the effect of direct line of sight (for noise) to affected receivers.
- Position access ways for major plant and trucks at the lowest grade practicable
- Scheduling noisy construction activities during times when noise impact on residents of sensitive receivers is likely to be lowest.
- Introducing respite periods during the day or at weekends where no noisy construction work can take place. These periods are to be determined through consultation and negotiation with affected stakeholders.
- Regular community communication to advise residents of impending noisy activities.

Vibration levels will be measured at sensitive internal and external receivers at the beginning of each stage of construction/demolition, and work practices modified accordingly to minimise the vibration impact from the works. Consultation with affected receivers should be followed, and if necessary vibration monitoring could be conducted to assist in controlling the vibration and/or structureborne noise impact of the works.

Control of vibration and structure borne noise from construction and demolition activities will include the following measures:

- Conduct a site dilapidation survey to determine the vibration sensitivity of the nearest receivers, particularly heritage buildings on Union and Pymont Street.
- Use of trenches to block the propagation path of surface vibration
- To mitigate the effects of structure borne noise and vibration, any sections of the existing structure to be demolished should be separated from the remainder of the complex by cutting slots in slabs etc, subject to the confirmation of the temporary stability of the structure to be demolished.
- Vibration levels at the nearest receivers should be measured by a qualified acoustic consultant when works commence. Site-specific vibration limits should be established based on vibration measurements and the findings of the site dilapidation surveys.
- Smaller or hand-driven equipment, such as jackhammers, should be used where possible when working in vibration sensitive areas (such as near the Lyric Theatre or heritage buildings).

The principles of 'Best Management Practice' (BMP) and 'Best Available Technology Economically Achievable' (BATEA) will be applied at all times.

Implementation: No construction works will be commenced until a Noise and Vibration Management Plan for the relevant stage of works has been submitted to the satisfaction of the Department of Planning.

## Preparation of a Noise and Vibration Management Plan – Operation

This plan will be prepared by an accredited acoustic consultant and will involve a process of consultation with affected stakeholders. It will detail administrative or engineering measures proposed to assist in reducing operational noise impacts upon surrounding properties. The following control measures will be considered:

Noise control treatments will be incorporated into the design of the mechanical systems so that the industrial noise criteria are met at all noise sensitive receivers. In the detailed design of these systems, noise control measures, such as acoustic enclosures or louvres and attenuation, will be incorporated where necessary to ensure that the industrial noise criteria for noise from these systems are met.

- Engineering and administrative noise control measures to reduce the noise generation in the new hotel porte-cochère including:
  - Encouraging drivers and hotel staff to minimise noise by not slamming doors or boots
  - Incorporating a road surface in the porte-cochère with sufficient roughness to provide additional slip resistance (which reduces the incidence of wheel squeal noise)
- Measures to mitigate noise from entertainment venues operating after midnight including:
  - Incorporating acoustic separation to restaurants
  - Restaurants opening onto the arcade, not directly onto Jones Bay Road
  - Operable windows or doors of the night venue and conference centre being kept closed when amplified music is played in these venues.

Given the presence of noise-sensitive receivers in the Star City locality, all venues will be managed so that noise emission from the venue is controlled. Management measures that may be considered to control entertainment venue noise levels include:

- Restricting the hours of operation of venues
- Keeping operable doors or windows closed when noisy activities are underway within the venue (especially night venue and conference centre, and particularly after midnight); this might include closing or restricting access to outdoor areas of the venues.
- Designing venues to control noise emission, including construction of external partitions, internal acoustic treatments, and physical separation between noisy areas and sensitive receivers

Implementation: Plan to be submitted to the Department of Planning for approval prior to occupation of the proposed buildings.

## Preparation of a Pedestrian Safety Management Plan

NSW Police and the City of Sydney will be consulted in the preparation of this plan, which will inform the operational management and detailed design resolution of all street edge public domain areas and the retail arcade, with particular regard to:

- Pedestrian / vehicular conflict.
- Night lighting

- Detailed design of pedestrian crossings and thresholds.
- The safety of crowds gathered at the Pirrama Road entry during events.
- Potential distraction of pedestrians and motorists on Pirrama Road, with particular regard to lighting effects, events and video screens.

Implementation: Plan to be submitted to the Department of Planning for approval prior to the occupation of any building.

## Preparation of a Green Transport Plan

This plan will detail a range of incentive and management options to encourage public transport and other sustainable transport modes to the site by staff and visitors. Options to be considered include:

- Subsidised transport for staff.
- Customer buses to and from key metropolitan areas.
- Provision of bike racks.
- Use of the existing wharf for ferry services.

Implementation: Plan to be submitted to the Department of Planning for approval prior to occupation of the proposed buildings.

## Preparation of a Reflectivity Mitigation Plan

This plan will provide analysis of a detailed façade design confirming the full extent of potential rogue reflections resulting from the proposed glazed façade to Pirrama Road. It will have particular regard to ensuring that no unreasonable solar reflections impact upon locations OP2, OP4 and OP5 (see Section 6.14 and Appendix S of the Environmental Assessment).

Implementation: Plan to be submitted to the Department of Planning for approval prior to construction certification of the Pirrama Road façade.

## Works to Pyrmont Bay Park

In consultation with the Sydney Harbour Foreshore Authority, the proponent will undertake improvement works to a value of \$2,948,060.80 to Pirrama Road, Pyrmont Bay Park and surrounding public domain spaces, in lieu of monetary contributions generated under the City of Sydney Section 94 Contributions Plan – Ultimo Pyrmont 1994.

Implementation: Such agreement is to be in place prior to the issue of an occupation certificate for each relevant stage of construction