

30 May, 2022

Mr Thomas Piovesan
Department of Planning & Environment,
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Dear Thomas,

The Star MOD 18

First of all may we thank you for providing us with an extension of time in which to prepare our submission.

Whilst we are supportive of the conversion of the 4,000-seat theatre into two smaller theatres which will provide additional entertainment opportunities, we are concerned about the impacts of both the construction and operational phases of the proposed works.

1. **Noise** - We note that, overall, the number of attendees at performances will be reduced and this should result in less disturbance to nearby residents on their exit from the premises when the theatres are in operation. However, we have identified deficiencies in the noise and vibration impact assessments undertaken as the measurement were taken from monitors at The Star premises, not from nearby residential neighbours in the vicinity of Jones Bay Road, including the three heritage terrace houses fronting Pyrmont Street. Their occupants were not approached with a request to allow installation of monitors on their homes. **We ask that new noise and vibration studies be undertaken to include measurements from adjacent residential buildings.**

At our site inspection, we were advised that new structures proposed (new fly-tower and rigging loft, new dressing room complex and plant extensions) would be constructed of materials which have no capacity to absorb noise. **We recommend the use of appropriate cladding materials (eg Cross Laminated Timber or glue laminated timber) and/or green walls to soften noise impacts from the operation of the new, enlarged structures.**

Noting the proposal for use of the outside terrace on Jones Bay Road, **we ask that hours of operation be restricted to 7am to 10pm; that there be no amplified music or announcements on the terrace and no exterior cleaning works be undertaken before 7am.**

We support installation of acoustic screening to address noise emissions from the plant operations.

- 2.0 **Visual Impacts** – Fig 53 of the Visual Impact Assessment of the proposed developments indicates that there will be moderate to severe impacts for residents living in the Watermark apartment building, immediately opposite the



- area to be used for the expansion of the fly-tower, rigging loft, dressing room complex and plant tower. Residents living in apartments on the 5th, 6th, 7th 8th and 9th floors will have significant loss of open sky views. **Every effort should be made to minimize the scale of the proposed rooftop structures.**
- 3.0 Traffic Impacts** – In previous submissions we have drawn attention to the noise, emissions and other impacts of taxi-queueing in Jones Bay Road and the lack of nearby toilet facilities for drivers. These impacts will be exacerbated during construction periods. **We ask that during construction, and, perhaps afterwards, taxis be required to wait elsewhere within or near the premises, rather than in Jones Bay Road.**
- 4.0 Tree Protection** – We have already observed the damage to ground cover plants in the median strip garden in Jones Bay Road. **Protective measures be mandated for the trees and plants in the median strip during the construction period.**
- 5.0 Light Spill** - Residents in the vicinity of Jones Bay Road are already being negatively impacted by light spill associated with illuminated signage on the crane currently in operation for other works at The Star. **No additional illuminated signage or façade lighting should be approved during or after the construction period.**
- 6.0 Community Consultation** – Noting the almost continuous flow of developments being approved under MOD provisions, it is now time to establish a community consultation entity, to include representatives from nearby residential stratas and terraces. These are now required for major projects eg the new Sydney Fish Markets and would be a useful mechanism to enable those affected by the ongoing, iterative developments at The Star to provide input into both the planning and construction phases of all recently approved MODs. **A requirement of this, and future MODs should be the establishment of a permanent CCC to provide input to the planning and implementation phases of all new MODs and DAs for The Star complex.**

We really appreciated your prompt arrangement of the site visit to The Star on 23 May, 2022. It greatly assisted our understanding of the project and its possible impacts. We look forward to a more constructive partnership between local residents, The Star and the Department of Planning & Environment in the development and implementation of any future projects, including the proposed 6-Star hotel development at the corner of Pirrama and Jones Bay Roads.

Yours sincerely,

Elizabeth Elenius, Convenor

