



31st May 2022

Application Number - MP08_0098 MOD 18

Mr Thomas Piovesan

Department of Planning & Environment

Thomas.piovesan@dpie.nsw.gov.au

Dear Mr Piovesan,

Star City Casino Upgrade Modification 18

Thank you for providing me with the opportunity for a site inspection on 23rd May 2022. It greatly assisted my understanding of the project and its possible impacts.

The location of the new Foundation Theatres building and extended plant rooms on Jones Bay Road shares the immediate environment with Watermark Tower (2 Jones Bay Road). The other Watermark Buildings and Pyrmont Street terrace houses also are in very close proximity.

As per the Architectural descriptions of proposed modification Items, fronting Jones Bay Road residents, the new façade envelope and roof proposed building materials are predominantly metal based.

We are supportive of the conversion of the 4,000-seat theatre into two smaller theatres which will provide additional entertainment opportunities.

However, we have genuine concerns for environmental impacts (both during construction and operational phases), local amenity and the use building materials to mitigate residential noise and other kinds of disturbances and inconveniences.

Noise

I have discussed with others that the number of attendees at performances will be reduced, and this should result in less disturbance to nearby residents upon patron exit from the premises when the theatres are in operation. However, it has been brought to my attention that deficiencies in the noise and vibration impact assessments undertaken have been identified. The readings were taken from monitors on The Star premises itself, not from nearby residential neighbours in the vicinity of Jones Bay Road, including the three heritage terrace houses fronting Pyrmont Street. **We ask that new noise and vibration studies be undertaken to include measurements from adjacent residential buildings.**

I support the use of appropriate cladding materials and/or green walls to soften noise impacts from the operation of the new, enlarged structures. These would also assist in lessening the noise from the street and traffic from being reflected towards our residential building.

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

Heritage Impacts

My neighbours report little information regarding vibration impacts to nearby heritage items which include: a warehouse and three residential terraces, SELS, St Bede's church and accompanying buildings. **I support that the proponent conducts a pre- and post-vibration assessment of these buildings which should be provided to these property owners and make good any damage.**

Tree Protection

Many of us have observed the terrible damage to the ground cover plants in the median strip garden on Jones Bay Road due to the recent crane works for The Star. **We ask that protective measures be required for all trees and plants in the median strip and other gardens along Jones Bay Road during the construction period. If any accidental damage should occur directly from construction or indirectly from pedestrians taking short cuts, that it be remedied as soon as possible and to the same standard it was before damage.**

Traffic Impacts

Haulage routes of large trucks moving and stopping for extended periods of time on Jones Bay Road will significantly increase noise and air pollution. In previous UVV submissions we have drawn attention to the noise, emissions, and other impacts of taxi-queueing in Jones Bay Road. These impacts will be exacerbated during construction periods. **I support that during construction, and for it to be considered afterwards, taxis be required to wait to be called elsewhere in The Star, rather than on Jones Bay Road.**

Light Spill

It has been brought to my attention that residents in the vicinity of Jones Bay Road have in previous submission stated they are already being negatively impacted by light spill associated with The Star illuminated signage at the Porte Cochere entrance. And recently objected to crane illuminated signage. **No additional illuminated signage or façade lighting should be approved during or after the construction period.**

Community Consultation

It has been suggested by others that given the almost continuous 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 in 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. **I am supportive of this suggestion.**

Yours sincerely,

