

Application Number - MP08_0098 MOD 18
Main Project - MP08_0098
Assessment Type - SSD Modifications
Development Type - Gambling Activities
Local Government Area - City of Sydney
Location - 20-80 Pyrmont Street, Pyrmont
Applicant - Foundation Theatres
Consent Authority – Minister for Planning

Mr Thomas Piovesan
Department of Planning & Environment
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31 May 2022

Star City Casino Upgrade Modification 18

Dear Thomas

We are grateful for arranging the site inspection on 23rd May 2022. Also, it was terrific to have material samples shared with us. And we also thank you for providing us with an extension of time to prepare our submission.

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), amenity and incorrect building materials to mitigate residential sleep awakening.

Architectural descriptions of proposed modification Items, fronting Jones Bay Road residents (as per Architectural Drawings). The new façade envelope and roof proposed building materials are predominantly metal based.

1. Construction of a new fly-tower and rigging loft, a new dressing room complex
 2. Extension of roof on plant room.
 3. New louvered roof over cooling towers.
 4. New metal deck roof.
 5. New screen on front of plant room to match dressing room façade, with exhaust flue to existing diesel generator and new services riser behind.
 6. A new outside terrace.
 7. A new uniform façade wall is to provide visual and acoustic separation to the neighbours (building envelope).
 8. New wall to provide visual and acoustic separation to neighbours (Thank you for this privacy/safety and noise consideration. This is not made from frosted Plexiglass or solid formed concrete, as per NSW Gov. used noise barrier walls)
- & New glazing orientated away from neighbours (Thank you for this privacy/safety consideration. The glazing area is negligible within the wall dimensions).

Location, the new Foundation Theatres building and extended plant rooms on Jones Bay Road shares the immediate environment with purpose built, privately owned, sensitive residential buildings that open onto Jones Bay Road (Watermark & three terrace houses).

Environmental impact - **MOD 18, the new previously numbered items proposed building materials are hard surfaces (metal base materials). Hard surfaces bounce noise, rather than absorb/soften noise.**

Rather than specifying the Jones Bay Road, new Foundation Theatre wall façade envelope and plant room extension all be made from metal-based material, as the proposed façade wall will bounce the noise generated by the projected increases in people, traffic, deliveries attending this venue, plus additional building exhaust noise pollution.

We strongly suggest the new Foundation Theatre wall façade envelope and the plant room extensions absorb/soften generated noise pollution, by way of being made from Cross Laminated Timber (CLT) and Glulam (glue laminated timber).

Look at the Leadlease wooden commercial office tower at Barangaroo development, by Sydney architect Alec Tzannes, of Tzannes Associates. Which set a benchmark in the use of sustainable building material. Apart from the lower carbon footprint, panels are prefabricated, the timber has very good thermal performance and is generally faster to build with, lessening the build time and ongoing environmental impact of noise pollution.

Previous Star Casino Modification proposals, wind studies of Jones Bay Road have resulted in anxiety over the comfort of people walking, let alone sitting along the length of Jones Bay Road. Building shapes/design and façade material have a direct role in increasing, decreasing, or mitigating downdraft and wind tunnel impacts off a building façade in a public/private shared environment.

The proposed new flat walled façade envelope along Jones Bay Road is to replace the current return stepping of the building façade and increase the downdraft/wind tunnel. The impact will be felt by the public walking at street level and those that live/work/study/sleep along Jones Bay Road.

Google is also a Pyrmont neighbour to this proposal. Where Architects, Warren and Mahoney Architects Australia designed the Google Gatehouse building modification to be coherent and sympathetic to the industrial cultural evolution of the area. And are installing a vertical timber façade screening wall/exoskeleton, additionally to the building's new façade.

Should the proposed design not be altered in building shape or façade material, then we propose the CLT and GLULAM blades or timber battens be additional to the building façade as a solution.

Modification merit and assessment of the existing noise environment results based on missing or incomplete information leads to inaccurate noise/vibration observations, projections and outcomes for MOD 18 building design, materials, shape, and property management. We **strongly object** to the Consent Authority only having environmental noise monitoring results: acoustic, vibration and construction noise studies taken from the Star building, not privately owned residential, neighbouring dwellings.

Details in the Star –Modification Application 18 Acoustic Report, very clearly show a lack of noise monitoring results:

2.4 Site details and local sensitive receivers

As residential property's running parallel to Jones Bay Road are three privately owned, purpose built, occupied residential terraces (marked in blue) as nearest noise/vibration-sensitive receivers (Figure 3) to the project site. And are of **equal importance** to the larger watermark building (in blue) behind the Jones Bay Road Watermark residence (in blue). See Image 1.

Missing from the existing noise environment summary of the nearest sensitive receivers surrounding the development site in Table 1. are the three privately owned and occupied residential terraces, approximately 30 meters distance from the MOD 18 site.

3.3 Environmental noise monitoring locations

We understand the Watermark Tower residential building owner's corporation or strata manager did not provide permission to install a noise logger by Foundation Theatres and Acoustic Studio.

And considering the previous missing information in Item 2.4. Table 1. The other highlighted blue, three privately owned/occupied known sensitive receiver residential terrace owners/occupants were **not approached** by either Foundation Theatres or Acoustic Studio to arrange existing noise environmental, noise monitoring locations. See Image 2.

Consequently, this acoustic, vibration, construction noise receivers' assessment **results are misleading.**

5.4 External noise emission criteria – patrons and sound systems

Using the Checklist for consideration, “Offensive Noise” assessment in the Noise Guide for Local Government (NGLG), 2010. The checklist strongly implies that **more than one known sensitive residential receiver should have been contacted and consulted** in relation to the providing permission to install a noise logger by Foundation Theatres and Acoustic Studio.

This model acknowledges that talking to other neighbours that are likely to be exposed to the same environmental noise and how it affects them may assist in deciding what action to take.

It is substantially cheaper and in the long term easier for the applicant to be inclusive at this ‘observation’ stage of the design process, rather than retrofit a new build for noise mitigation after completion.

Despite noting the three terraces as nearest noise/vibration-sensitive receivers to the project site, in the Site details and Local Sensitive Receivers’ item.

The direct consequence of omitting Environmental Noise Monitoring and assessment which included the three heritage items terraces, therefore Environmental Noise Results for heritage item terrace property’s occupants running parallel to Jones Bay Road. Is that the three occupied, privately owned, purpose built residential terraces, as nearest noise/vibration-sensitive receivers to the project site are overlooked and excluded from the Construction Noise and Vibration Criteria. The knock-on effect (pun intended).

7 Construction Noise and Vibration Criteria

We **vehemently object** to the overview of construction noise and vibration criteria not representing, reviewing, or considering potential impacts from construction noise and vibration during demolition, excavation, piling works (if required) and large truck haulage routes - on residential receivers in occupied heritage item terraces approximately 30 meters distance from MOD 18 site. The occupants of these terraces live, work, study, and sleep in these terraces.

Likewise,

8 Construction Noise and Vibration Assessment Considerations

8.4 Methodology

Much of Pymont, 20-80 Pymont Street and MOD 18 site shares a sandstone base with known listed heritage items: warehouse, three residential terraces, SELS, Church and accompanying buildings. As ‘vibration levels are difficult to predict without detailed material and structural information which affects the vibration at source (related to the material being worked on), and the vibration transmission through the receiving structure. Therefore, vibration risks are assessed at a high level’

We strongly object to the lack of a physical Vibration Assessment/dilapidation report occurring for each privately owned nearby heritage item structure (three residential terraces, warehouse, church and accompanying buildings).

We strongly support the Consent Authority ensures as part of the Construction Management Plan, that a current structural damage/a dilapidation report is taken and made available to the applicant and the private property owners prior to MOD 18 works commencing and vibration induced impacts occur during the demolition, excavation and piling works (if required).

And the same assessment/report needs to occur again at 6 months after works have been completed to assess negative vibration impacts to privately owned heritage item property. Plus, contracted assurance (in writing) is needed that any adverse effects/dilapidation damage sustained to any sensitive structures will be made good by appropriately heritage qualified professionals at the contractor’s/applicant’s expense.

Additional...

We **strongly request** the Consent Authority consider the health of known residential neighbours (including the three terraces’ occupants) as many of us live/work/study/sleep from our homes, regarding the impact of construction noise and air pollution. **By ensuring the applicant establishes effective and inclusive neighbours/community consultation panels which meet regularly (after work hours) to enable the contractor to outline works schedules and measures to mitigate impacts. Plus, for residents/community to raise issues to be addressed throughout the entire construction timetable.**

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 emissions. And health concerns/impact on nearby residents, workers, and visitors. In previous submissions by residents and community groups the ongoing issue of noise, emissions, and other impacts of the taxi-queueing in Jones Bay Road are yet to be resolved. These impacts will be exacerbated during construction periods. **We strongly suggest that during construction, and consider afterwards, taxis be required to wait to be called elsewhere in The Star, rather than on Jones Bay Road.**

We fervently support strong procedures for monitoring and controlling construction dust, in a wind tunnel work site. Stringent dust emissions air assessments with effective and regular contractor/resident/community consultation meetings and a text message notification policy for warnings, should be made available to known residential neighbours (including the three terraces' occupants) and local businesses.

Tree Protection, the current healthy large green street canopy treescape and relationship to noise and wind is seasonally impacted. **We strongly support the current street trees be protected, not be removed or severely damaged during the proposed works. As has been the case for the plants removed and/or damaged in the median strip garden on Jones Bay Road.**

We support the internal lighting installed to be controlled by either a daylight sensor or a time switch which is capable of being pre-programmed for different times of day on variable days.

Light spill, we strongly object to external Jones Bay Road façade lighting or signage lighting, approximately 25 meters across the road from many privately owned/occupied residential neighbours living/working/studying/sleeping in the Watermark building. 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. And recently objected to crane illuminated signage. **No additional illuminated signage or façade lighting should be approved during or after the construction period.**

We do not support the new outside terrace on Jones Bay Road being open before 7am or open after 10pm. Also, we do not support amplified music or announcements being used on the new outside terrace on Jones Bay Road. And we do not support external cleaning works to take place prior to 7am.

We strongly support the external plant noise emissions having additional localised acoustic screening in the design and at this stage. Not 'as required'.

Sustainability, leadership and strategic planning to deliver good design for mixed communities to work, be inclusive, safe, socially connected, healthy, visited and lived in. MOD 18 needs policies that influence and fast track the development of technological infrastructure. The intelligent use of data, integrated with physical infrastructure and shared (with Council, Police and Liquor & Gaming) systems to be in place to support the growth of the city and communities.

It is critical to preserve and protect the health of shared neighbourhoods (residential/commercial/ entertainment) and the distinctive character of heritage and iconic places to visit within our city's communities. We **want** to see strategic planning and future ready action which reinforces the importance of 20-80 Pyrmont Street, Pyrmont as a growing building and venue committing to and championing alongside its economic growth, City Living, plus Health and Safety by installing permanent data collecting equipment, noise pollution trackers and CCTV along Jones Bay Road.

Consent Authority, currently MOD 18 proposal lacks the commitment for inclusivity of all the sensitive privately owned, purpose built residential neighbours in close proximity to MOD 18.

Considering living as sensitive neighbours facing Jones Bay Road past the construction phase. The proposed façade building material, for the wall envelope size increase (height and width), façade unification of the old building and extension of new plants rooms, is directly opposite many sensitive privately owned, purpose built residential neighbours, that open to Jones Bay Road.

MOD 18 will change environmental noise and amenity. As such, the proposed choice of building design and materials also need to change. The proposed new façade envelope, including the mechanical plant rooms, design and material choices need to mitigate sleep awakening noise and diminish wind tunnelling.

Consent Authority, please set a **high standard now** so that future modifications within 20-80 Pymont Street, Pymont have an exemplar, by amending the building façade material to respect the amenity of sensitive neighbours in a shared residential /entertainment/commercial environment.

We respectfully request consideration of the above and appropriate action to be taken.

Sincerely
Local Neighbour

Image 1

A summary of the nearest sensitive receivers surrounding the development site is presented in Table 1.

Sensitive Receiver	Receiver Type	Approximate distance from site – closest receiver to closest point of site, m
Residential on Jones Bay Road, Watermark Tower	Residential	35 m
Commercial & Retail on Pirrama Road	Commercial	25 m
Commercial & Retail within The Star, including hotels	Commercial	7 m - Adjacent Hotel Below Floor Slab - Gaming Floor
Park	Passive Recreational	100 m

Table 1: Nearest noise and vibration sensitive receivers surrounding the Project site

Image 2

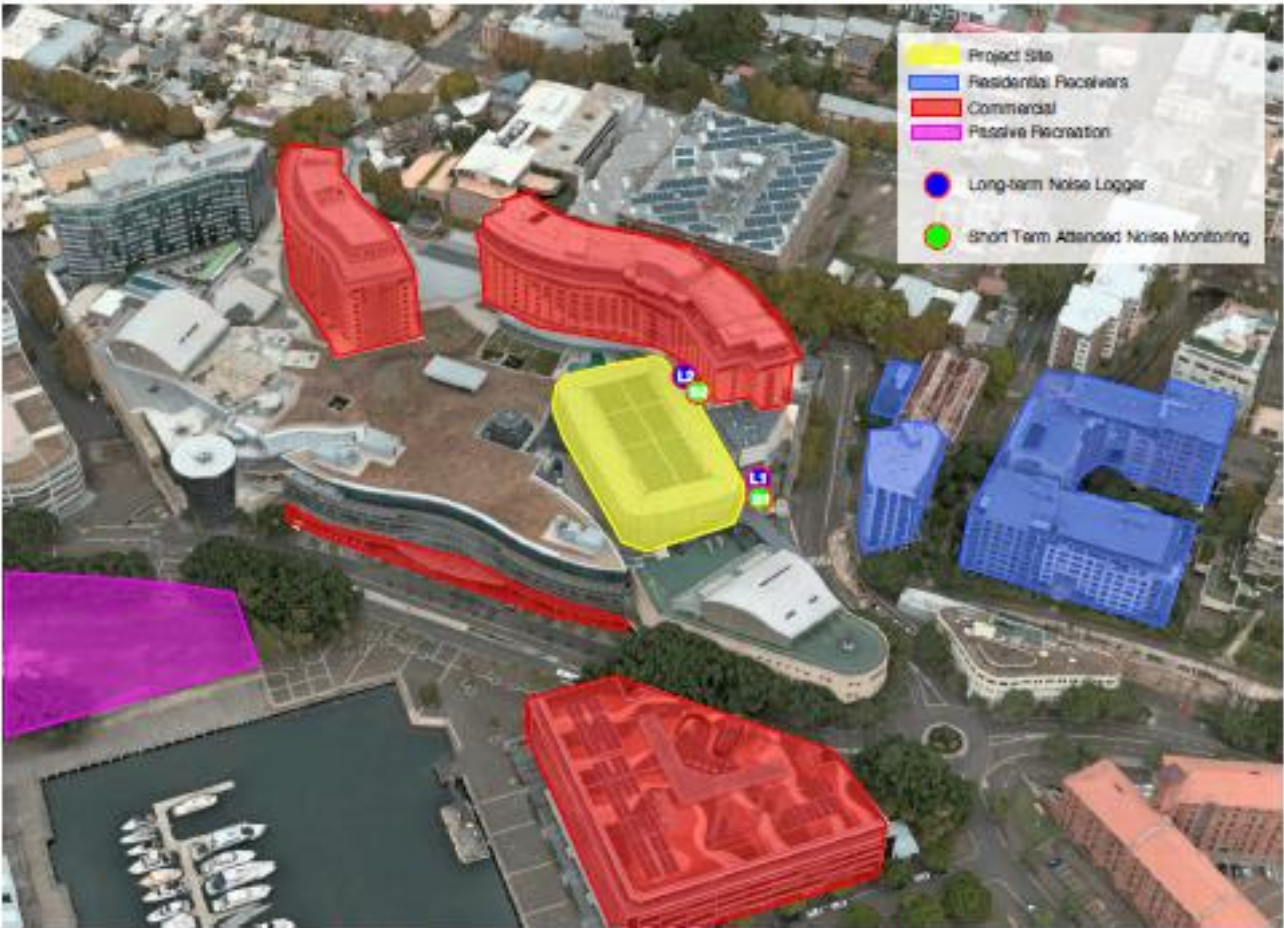


Figure 3: The proposed Project site in relation to noise-sensitive receivers, and locations for both unattended long-term noise monitoring and attended short-term noise measurements