

26 March 2018

TK046-02F03 The Star Mod13 Acoustic Review (r1)

Mr David Brenac
The Star Sydney
80 Pyrmont Street
PYRMONT NSW 2009

Dear Mr Brenac,

The Star Modification 13 - Noise Impact Assessment - Peer Review

The Star is an entertainment venue located in Pyrmont offering restaurants, nightlife venues, five-star accommodation including a boutique hotel, day spa, a collection of retail outlets, and a casino.

The Star Entertainment Group (SEGL), which operates The Star, is proposing to redevelop The Star (Redevelopment). The Redevelopment, known as Modification 13, involves the construction of a new tower containing a hotel, restaurants and bar space, offices, a function centre, entertainment deck, pool deck and residential apartments. SEGL is seeking to apply for planning approval for the Redevelopment pursuant to section 75W of the Environmental Planning and Assessment Act 1979 (EP&A Act).

I am retained by The Star to review the report "Modification 13 Planning Submission - Noise Impact Assessment" prepared by WSP Australia dated 23 March 2018 (**WSP Report**). Accordingly, I present the findings of my desktop review of the WSP Report.

The WSP Report is prepared in accordance with the Secretary's Environmental Assessment Requirements dated 9 May 2016 (**SEARS**) in which Key Issue 1 and Key Issue 11 are relevant to noise:

Key Issue 1 to '*Address the provisions of state environmental planning policies, strategies, plans and guidelines that would apply...*' and to '*Demonstrate that the proposal has limited environmental impacts beyond those already assessed for project approval MP 08_0098 and any subsequent modifications to that approval*'; and,

Key Issue 11 to '*Address potential ...noise... impacts, in particular during the construction and operation of the development and appropriate mitigation measures*'.

Section 5 of the WSP Report presents the results of measured existing ambient noise levels at the nearest residential and commercial receivers surrounding The Star. Using this data, Section 6 and Section 8 establish the relevant noise criteria applicable to a) operational noise sources (comprising

mechanical plant, entertainment noise and other operational noise) and b) construction noise and vibration, in accordance with the current conditions pertaining to The Star and EPA policies and guidelines. Section 9 outlines the EPA guidelines pertaining to noise on local roads from traffic associated with The Star.

Section 11 presents the results of predicted noise levels for mechanical plant, entertainment noise and other operational noise using an appropriate 3D acoustic modelling program. Section 12 is an assessment of traffic noise impacts generated by The Star and concludes that traffic noise levels will comply with EPA guidelines.

Section 15 addresses construction noise and vibration and recommends that the contractor prepare a Construction Noise and Vibration Management Plan (**CNVMP**) to manage any risk associated with the construction phase of the development in accordance with the EPA's Interim Construction Noise Guidelines (**ICNG**). This requirement is included in Condition B21.

Section 16 addresses the requirement of the second dot point of Key Issue 1 to *'Demonstrate that the proposal has limited environmental impacts beyond those already assessed for project approval MP 08_0098 and any subsequent modifications to that approval'*. This assessment is undertaken by comparing the predicted future noise levels from the Star including the proposed Modification 13 with current noise levels from the Star including the approved Modification 14. The WSP Report assesses the change in noise levels associated with mechanical plant and other operational noise combined, noise emission from the licensed areas and traffic noise and concludes that the proposal has *'limited environmental impacts'* in the terms required by Key Issue 1.

In section 18, the WSP Report concludes that *"the development can be built to meet all noise limits imposed by the conditions of approval and all applicable policies and guidelines. Therefore, demonstrating compliance with the SEARs Key Issues 1 and 11"*. It also concludes that *"On the basis of this review, noise and vibration aspects of Modification 13 will have limited environmental impact and will be acceptable"*.

Having reviewed the WSP Report in detail as described above, I concur with a) the methodology used to establish noise criteria in accordance with established EPA guidelines and policies, b) the assessment of noise impacts associated with Modification 13 and c) the conclusions drawn as quoted in the previous paragraph.

In Appendix A of the WSP Report there are recommended changes to the noise conditions in Modification 14 so as to make those conditions pertinent to Modification 13 and to address some areas of ambiguity. I fully support those recommendations.

I conclude that the WSP Report satisfies the requirements of the SEARS and I support its findings.

Signed,

A handwritten signature in blue ink, appearing to be 'RT' with a flourish, positioned above the printed name.

Renzo Tonin

Consultant

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