

20 April 2022

Our Ref: R/2016/1/I
File No: 2022/239454
Your Ref: MP08_0098 MOD 17

Thomas Piovesan
Planning Officer – Key Sites Assessments
Department of Planning and Environment
Via Planning Portal

Dear Thomas

Star Casino – Outdoor Gaming Area Conversion – MP08_0098 MOD 17 – Advice on Modification

Thank you for your correspondence dated 29 March 2022 inviting the City of Sydney Council (“the City”) to comment on the proposed modification to The Star Casino. The proposed modification seeks consent for the following:

- Conversion of 410m² of the existing Level 3 Sovereign Room to an unenclosed gaming area
- Associated landscaping works
- Minor alterations to existing kitchen exhausts
- Clarification of trial periods relating to the use of speakers and music within various outdoor gaming areas.

The City has reviewed the proposed modification and provides the following comments for your consideration.

1. Built Form

The City notes the proposed works convert internal gaming areas to unenclosed gaming areas located on Level 3. It is understood that the existing curved form will be partially demolished, and a new louvred wall will be constructed, disrupting the continuous curved wall fronting Pyrmont Street.

The curved form of the buildings within The Star precinct are a prominent design feature and any significant modifications to building form such as those proposed in this modification application should be avoided. It is recommended that any building modifications to convert internal gaming areas to outdoor gaming areas should occur within the existing footprint of the building, respecting the existing curved form of the building. Additionally, plans and supporting documentation should demonstrate that direct views to surrounding residential uses are mitigated, either with the provision of louvres fixed at an angle or closable louvres that have a restricted opening area.

It is also noted that the modification documents do not discuss whether the application has gone through any consultation process with the original building architect, Cox Architecture. Any significant change to the main building form should be proposed in consultation with the original architect and evidence of consultation should be submitted for consideration.

It is further noted that the drawings are unclear in areas and are difficult to follow. Plans should, at minimum, indicate where existing structures are being demolished or be accompanied by separate demolition plans.

2. Acoustic and Smoke Impacts

The City notes the proposed unenclosed gaming area is to be used by premium members and be provided with private gaming pods and lounges. The application submits that the main sources of noise will be gaming activities in the modified area with minimal patrons talking and provision of low background music.

The acoustic report, however, has not specified the number of patrons which is proposed or recommended for using the area and patron noise has not been assessed. It is recommended that a more robust Acoustic Report, accompanied by a Noise Management Plan and Plan of Management be submitted with the application that addresses the management of noise (from patrons and speakers) and smoke from outdoor gaming areas. The number of patrons for the new unenclosed gaming area needs to be clarified and some confirmation provided by an acoustic consultant that the noise from the patrons will not result in any adverse acoustic issue. Other aspects of the application, such as the green wall, could also be explored as acting as an acoustic barrier or the use of additional noise-absorbing materials within the construction. It is further noted that no location for the speakers has been provided and should be detailed in the acoustic report.

Regarding cigarette smoke impacts and ventilation, it is recommended that the application be accompanied by a statement confirming that the application is capable of complying with the *Building Code of Australia* and *AS1668.1 and AS1668.2 - The Use of Ventilation and Air-conditioning in Buildings - Mechanical Ventilation in Buildings*. Further, it is recommended that the application address compliance with the relevant requirements in *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Clean Air) Regulation 2010*, ensuring that smoke from outdoor gaming areas will not have an adverse impact on surrounding residential uses.

3. Community Consultation

The City has received correspondence from members of the public requesting a walk-through with DPE staff to get a better understanding of the application and discuss any issues that may impact surrounding residential uses. It is understood that this walk-through has occurred however, further correspondence received confirms that residential uses within close proximity to the site will be impacted by noise and smoke, adding to the cumulative impact of other outdoor gaming areas within The Star that have not adequately addressed acoustic privacy in previous works undertaken and are now only addressed intermittently rather than incorporating a permanent solution that protects residential amenity.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Senior Planner, on 9265 9333 or at mburge@cityofsydney.nsw.gov.au.

Yours sincerely,



Andrew Thomas
Acting Director

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