

9<sup>th</sup> June 2021

## **Submission Star Casino MOD 15**

Dear Sir/Madam.

### **I support Mod 15, delivering on: -**

- Long term economic strength, spending on the health of building structure and spending on design changes
- Being accountable for choosing quality long-life materials and workmanship
- Facade colour renewal choice of a less-saturated shade of green (as above), over off-white

### **However I have concerns this Mod 15 proposal missed key planning choices at this stage such as choosing: -**

- Noise mitigation acoustic materials that absorb noise for the large facade, instead Mod 15 chose further noise bouncing/amplifying solid materials.
- To provide wall remediation and paint materials safety information for this application. Considering vast amounts of paint will be applied to a large facade in a residential area - Health.
- To lose an opportunity to incorporate permanent noise monitoring equipment and CCTV during the illumination wiring of this proposal - Safety.

### **Lighting / Illumination Zones**

I appreciate that Mod 15 illumination plan has been considered and is adjustable if necessary. I encourage future lighting / illumination mod designs for the Star buildings to be consistently respectful to residential neighbours and the environment by also being designed adjustable.

### **Integral timing for amenity, safety and the public benefit**

At this time, a Mod 15 focus is lighting devices, logos design and signage. Mod 15 is an excellent opportunity to increase The Star's contribution to the community by extending new electrical works, to include increasing building perimeter installation of CCTV and permanent noise monitoring equipment at ground level locations (streetscape).

Good design future planning does not address today's problems, it also plans for the future.

As the Star grows, by intention the patrons, staff and local residents' numbers will also increase. So does the need/ opportunity to passively reduce 'unwanted issues' and/or provide data, plus footage to the Police, NSW Health, City of Sydney Council/ as needed.

Assessment and granting consent for this proposal and future proposals on this site, must ensure the proponent is positively impacting the community's safety and wellbeing it sits within.

The Star's commitment to act on improving the amenity and safety of the community is ongoing. Therefore, the streetscape design and smart technology of a State Significant site (SSs), Mod 15 and future Star design

changes needs to ensure at planning and proposal stage that this SSS sets the highest standard of support for its local community safety and wellbeing. Great direction will influence the way future NSW wide SSS's and the construction industry at large performs in the future.

### **Other Modifications**

I would like to express my appreciation for the proposed improvements to the Edward Street and Union Street pedestrian entrance. The area has been a slipping hazard on wet days and the proposed new glazed awning should minimise this.

### **Materiality**

The Star Mod 15 has proposed continuing the facade materials/treatments, finishes that are primarily hard surfaces: stainless steel, timber look battens (metal) and concrete. The Sydney Harbour Casino's choice of hard surface building materials of 25 years ago left living neighbours (past and current) with ongoing direct and negative noise impacts 24/7. Noise mitigation materials have improved, the Star's Mod 15 and future Star site changes, can do better and take environmental impact accountability now.

I call for this panel of assessors to adopt the principles of good design and direct the Star to substantially change its choice of surface façade treatments (material choices), that amplify noise bounce. Instead encourage the Star to choose at this critical point in time to replace and or cover noise bouncing external hard surfaces (stainless steel, timber look battens (metal) and concrete), with noise absorbent materials (acoustic panelling and timbers). With the goal to dampen/ mitigate noise for direct sensitive residential neighbours of this building. In turn, set a SSS external material benchmark for other State wide significant builds of the future, in mixed zoned to follow. Or on balance, will the consenting authority have the Star add to Mod 15, additional works - By way of installation/fitting out the walls that follow the driveway off Jones Bay Road into the porte-cochere and the external Star walls alongside the Jones Bay Road taxi zone, with sound absorbing acoustic panels please?

**Painting – Façade Paint Refresh** 'Item: Building Paint. Description: Keim Mineral Paint or Similar. Finish: Off white TBC.

Mod 15 painting proposal covers expansive areas of building publicly seen façade. However, in its current form this proposal lacks details that identify a final paint product or final colour choice and omits a paint application method at a NSW Planning and Public Spaces assessment stage.

As such, without final choices at a proposal stage, how can the assessors approve a Mod that has not provided a painting procedure (spray/roller), painting management report, safety data sheets. And a risk management plan showing planned hazard control measures of chemical solvents airborne in a residential area with active parks, popular harbour, tree canopy streets and a strong urban wildlife population. This degree of environmental planning and assessment plus community/visitor and workers consideration for health is worryingly absent.

### **Painting – Façade Pallet, Visual impact**

The Star is seen from considerable distance currently, should the Star's new builds in the future look anything like One Central Park, Chippendale (we can

only hope) then the exterior paint colour of the expansive façade of the Star Grand Residences and Hotel needs to integrate with the future Star facade composition (including external noise mitigating timbers and plantings). Colour contributes to the locality through a design choice that considers form, scale, and landscaping. Design changes and responds with our surrounding environment. Green is strongly resonating with commercial paint companies (increased demand) since 2020/COVID, with organic, less- saturated shades such as sage, moss and olive gaining more popularity than traditional greys and off whites for exterior paint choices.

This move to more earthy, natural hues, greens reminiscent of nature, foliage, and the outdoors. It's very much about reconnecting with nature and is restorative in uncertain times. There are numerous psychological associations with green, it can symbolise nature and the natural world, represent tranquillity, money, good luck, health, and environmental awareness. Feng Shui claims that green eases absent-mindedness, nervousness, and rudeness.

As planning authorities look to the PPPS, the List of Directions issued by the Minister for Planning, the Environmental Planning and Assessment Act and the Principles of Good Design moving forward, this SSs Star, Mod 15 preludes significant new modifications and builds. The proposed Mod 15 neutral paint palette façade is bland.

Many thanks