



RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	The Star Mod 18 – Changes to MUEF (MP08_0098-Mod-18)	
Meeting Location:	Star City Casino, 20-80 Pymont Street Pymont NSW 2009	
Date:	Tuesday, 17 January 2023	
Time:	3.30pm – 4.30pm	
ATTENDEES		
Commissioners:	Ms Dianne Leeson Mr Adrian Pilton Dr Peter Williams	Panel Chair
Office of the IPC:	Jane Anderson Oliver Cope Heather Warton	A/Principal Case Manager Planning Officer Consultant
Applicant:	Paul Rigby Derek Carroll Juliet Wittenoom Louw	Director of Operations, Foundation Theatres Director, Altis Architecture Senior Urbanist, Ethos Urban
Community Group Representative	Elizabeth Elenius	Convenor, Pymont Action Inc
LOCATIONS AND KEY OBSERVATIONS		
<p>1) Star City Casino (near to Lyric Theatre Box Office)</p> <ul style="list-style-type: none">Opening statement by Panel ChairIntroductions and safety briefing <p>2) Pymont Bay Park</p> <ul style="list-style-type: none">Viewed site from south-east at Pymont Bay Park and Pymont WharfsObserved location of proposed fly tower <p>3) Pirrama Road/Jones Bay Road Roundabout</p> <ul style="list-style-type: none">Viewed site from north at Pirrama Road/Jones Bay Road roundaboutObserved location of proposed fly tower <p>4) Jones Bay Road</p> <ul style="list-style-type: none">Viewed site from north-west adjacent to Jones Bay Road pedestrian crossingObserved location of proposed fly tower and plant.Discussion about architectural changes to the existing building <p>5) Lyric Theatre</p> <ul style="list-style-type: none">Viewed Box Office area <p>6) MUEF</p> <ul style="list-style-type: none">Viewed lobby – noted no significant changes will be madeViewed interior of existing theatre and link corridor – noted location of live room, dimensions of theatre stage and proposed fly tower above		
Meeting closed at: 4.30pm		



New South Wales Government
Independent Planning Commission

SITE INSPECTION PHOTOS

17 January 2023

Location 1

Star City Casino (near to Lyric Theatre Box Office)

No photos taken.

Location 2

Pymont Bay Park

The Panel viewed the site from the south-east at Pymont Bay Park and Pymont Wharfs, and observed the location of the proposed fly tower.



View of site (looking north-west) with proposed fly tower location roughly at image centre.



SITE INSPECTION PHOTOS

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Location 3

Pirrama Road/Jones Bay Road Roundabout

The Panel viewed the site from the north at the Pirrama Road/Jones Bay Road roundabout, and observed the location of the proposed fly tower.



View of site (looking south), with proposed fly tower location roughly at image centre.



View of site (looking south-west), with the Star Grand Hotel in background.



SITE INSPECTION PHOTOS

17 January 2023

Location 4

Jones Bay Road

The Panel viewed the site from the north-west adjacent to Jones Bay Road pedestrian crossing, and observed the location of the proposed fly tower and plant room.

The Panel discussed architectural changes to the existing building with the Applicant.



View of site (looking south-east), with MUEF (image-top) and entrance to the Star (image-bottom) visible.



View of site (looking south), with the Star Grand Hotel in background.

Location 5

Lyric Theatre

The Panel viewed the Box Office area for the Lyric Theatre en route to Location 6.

No photos taken.



SITE INSPECTION PHOTOS

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Location 6

MUEF

The Panel viewed the lobby to the existing MUEF, and noted no significant changes will be made to this space.

The Panel additionally viewed the interior of the existing theatre within the MUEF and the existing link corridor. The Panel noted the approximate location of the proposed live room above, as well as the dimensions of both the existing theatre stage and the proposed fly tower above.



View towards back of existing theatre within MUEF.



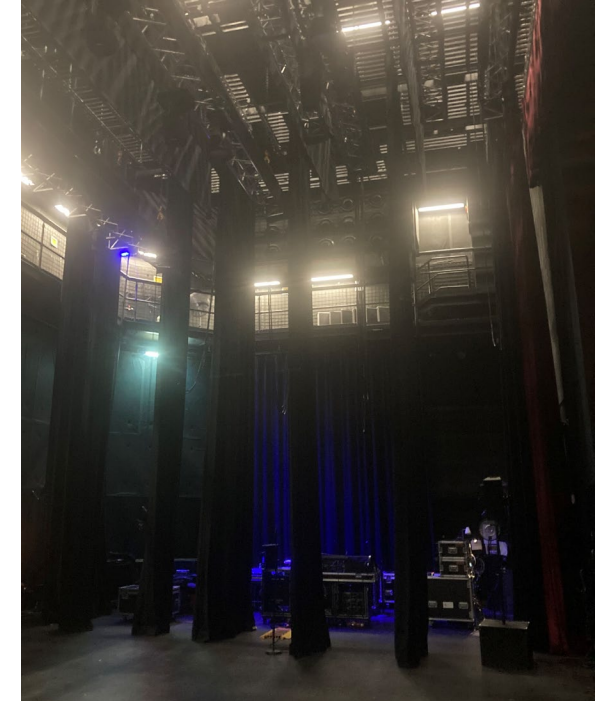
View towards back corner of existing theatre within MUEF, with proposed live room above.



View towards Watermark Tower (image left) and other nearby residential buildings, looking north.



View towards Watermark Tower (image right) and other nearby residential buildings, looking south-west.



View of existing theatre dimensions with proposed fly tower location above.