

16 September 2018

The Hon Rob Stokes MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Dear Minister

Modification 13 & 14 - Star City Casino

I write on behalf of 285 households in the Pymont area to strongly object to the proposed modifications of the project approval for The Star City Casino.

The Star has been a constant source of disturbance to the largely residential neighbourhood of Pymont since its opening. The disturbances have grown in recent years with the implementation of the "lock out laws" in Kings Cross. This has caused the Star to become one of the after hours binge drinking locations of choice in Sydney. It has presented itself in the form of increased violent incidents, damage to property, litter and noise after hours on our streets. The proposal to spend a substantial sum to "improve" facilities at The Star should be subject at the very least to a full DA approval process not the current attempt by the Star to sneak in via a Modification. However, whether a modification or a full DA we strongly object to the proposal. We request the planning department block the proposal on the grounds it fails to comply with a number of planning items imposed on the original development as noted below and is not in the community of Pymont or Sydney's best interest.

- 1) The substantial sums being spent can only be justified on the basis of Star expecting increased patronage and hence more bad behavior on our streets.
- 2) They propose in their transport impact statement to not need to increase carparking but instead to let the increased patronage spill out onto our streets, increasing an already unacceptable situation.
- 3) Their transport impact statement is full of factual errors, for example the claim the current light rail runs 24 hrs a day is incorrect. The light rail is already overloaded with significant contribution to that coming from patrons of the Star. There is no capacity for increased patronage.
- 4) The traffic modelling is clearly selective in its sampling as any resident will tell you that long delays exist now in just getting out and into Pymont during peak times.
- 5) We already have the highest density of population in Australia and the Star wants to increase this further. The 200 apartments proposed will add a minimum of 200 additional cars to the already difficult traffic situation, there are no more routes into and out of the peninsula and those that exist are heavily loaded during peak times.
- 6) Additional patronage which the Star expects to attract will only add to the congestion.
- 7) The proposed right turning lane into the Casino entrance coupled with the new entrance to the underground car park in Pymont st will only exacerbate the problem already existing of the traffic associated with the Star in the narrow streets around the area. Star patrons regularly cruise at low speed looking for car parks on the street and dropping off passengers without signaling causing additional traffic congestion.

- 8) The proposed tower would be a complete overdevelopment of the site.
- 9) Its construction would seriously disrupt the whole community.
- 10) It doesn't comply with height, floor space ratio and zoning requirements under the Sydney Local Environment Plan (LEP) 2012.
- 11) Its 215-metre height would represent a mammoth increase on what currently exists on the site and the permitted LEP heights of 28 metres across the site with three sections that allow for 65-metre heights. When the casino was first approved the community was promised that it would never exceed the height of the stacks of the Pyrmont Power Station, which was demolished to make way for the facility; building a tower on the site would be a betrayal of the community's trust.
- 12) The proposed tower would cause significant impacts for Pyrmont including overshadowing of residential buildings, creating wind tunnels, interrupting public and private harbour views, and creating a barrier to the harbour.
- 13) Towers of such great height are not appropriate adjacent to the harbour where they privatise and minimise the public harbour experience.
- 14) The site is zoned commercial core, which does not permit residential apartments and there is no public benefit for including residential apartments on the site given Pyrmont is already the most densely populated suburb in Australia.
- 15) In fact increasing residential populations in this region will add to the already serious strain on infrastructure like open space, public transport, roads and parking, and services like schools, childcare and sporting facilities.
- 16) The proposal does not comply with any long term approved master plan or concept plan and appears to be a desire to match recently proposed and approved towers in Darling Harbour and Barangaroo.
- 17) The proposal represents ad hoc planning at its worst.
- 18) Changes to the original casino approval are significant. As noted above we support the City of Sydney's concern that a modification application is inappropriate and new development application is needed.

In closing, we are told this is a period of consultation and yet the press is already touting the upcoming opening of the Ritz Carlton hotel, what do they know that we don't, is this another Packer Palace development which is going ahead whether it is good for the state or not?

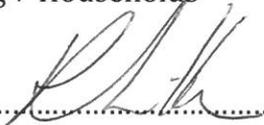
We trust you will take our concerns into account. Please advise if you require any further information.

Yours faithfully

Executive Committee Macarthur, Pirrama Road, Pyrmont – Representing 7 Households
Executive Committee of Promontory, Point Street, Pyrmont – Representing 88 Households
Executive Committee of Promontory, Point Street, Pyrmont – Representing 88 Households
Executive Committee Watermark, Point Street, Pyrmont – Representing 102 Households

Executive Committee Macarthur, Pirrama Road, Pyrmont -

Representing 7 Households

Signed..........

R. Miller

On behalf of

Executive Committee of Promontory, Point Street, Pyrmont -

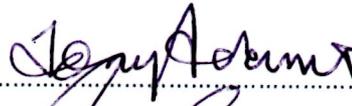
Representing 88 Households

Signed.....



Daniel Lockereil, strata choice,
on behalf of The Owners
SP 68998

Executive Committee 10 Point Street, Pymont - Representing 6 Households

Signed.....  ANTHONY ADAMS
 IAN THOMPSON

Executive Committee Watermark, Point Street, Pymont -
Representing 102 Households

Signed.....*Janet P. Gardner*.....