

Martin & Katharine Stevenson

16/1 Murray Street, PYRMONT, NSW 2009
km.stevenson@aol.com

15 September 2018

Submission Re Modification Request
The Star City Casino -- 20-80 Pyrmont Street, Sydney

Application No MP 08 0098 MOD 13

Attention: Director-Key Sites Assessment
Planning Services
Department of Planning and Environment
Sydney

Dear Sir/Madam,

We have lived in the Pyrmont apartments "Gateway" for the past 11 years. Our building is a close neighbour of the Star City Casino. We are not affiliated with any political party and have made no reportable political donations.

Our move to Pyrmont was prompted by the then excellent layout of the suburb and the apparent excellent mix of old and new, buildings and green spaces. The grand vision for Pyrmont was described in a late 1990 brochure issued by the City West Development Corporation: *"If there is one main principle propelling the corporation's vision for redevelopment of its land in Pyrmont, it is quality. Planning and development for Pyrmont has been carefully coordinated through the City West Strategy which commenced in 1991. Urban Design Strategy prepared by the City West Development Corporation for its land in Pyrmont provides a unified vision and detailed guidelines for the developers to ensure quality in the urban form."* In the proposed development and subsequent modification request it appears that this vision has been lost.

We have closely followed the planning stages of the proposed Star redevelopment and have several comments about this latest amendment.

1. The proposed building will be an extraordinarily dominant feature of the Pyrmont area and will completely intrude on general sightlines of the city and harbour and overpower the lower-built surrounding suburb. The height of the proposed buildings is completely incongruous compared to the relatively low height of near-by buildings, including the Star itself. We strongly recommend a major reduction in the height of the building to preserve the character of Pyrmont
2. The area will now be subjected to moving projector lights, fixed on to the top of the Astral Hotel, and this will occur on at least 53 nights per year. This will add to the light pollution already emanating from the Star.
3. One of the amenities of our apartments are two tropical gardens which will be in the mid winter shade path of this high tower.
4. We are concerned about the solar reflectivity and the very real possibility that glare and heat will be beamed on to our apartment block in the mornings and towards apartments to the west in the afternoons.
5. The proposal is for 2777 car parking spaces underneath the Star and mentions another 2892 off street spaces within walking distance and 1200 street parking spaces which have been reported as being available for the extra patronage the Star expects as a result of this expansion. (We are not certain where these 1200 street parking spaces can be found.) We also note that there is only a limited height in the parking spaces

underneath the Star, which will increase the actual volume of traffic by large 4WD vehicles searching for parking spots and parking entrances.

Consequently, a very serious concern for us are traffic issues both in Murray Street, Pirrama Road and Edward Street, which are the streets surrounding our apartments. There is already very high traffic, starting late afternoon until the early hours of the morning. Obviously traffic will increase with any expansion of the Star's facilities. There will also be a lot of disruption during the period of the redevelopment.

Even with the current level of the Star's casino and restaurant clients and visitors to the Lyric theatre, the traffic around Murray St and Edward St can be chaotic until the early hours of the morning. Taxi queues line up along Murray Street and Pirrama Road throughout the night. In spite of no parking signs, cars do park in Murray Street and Pirrama Road and it gets quite noisy with drivers revving engines and loud conversations prior to leaving.

Starting at the Light Rail crossing within about 50 metres in Edward Street, are entrances to: the car parks for Gateway apartments and Bay Centre, Coles loading dock, Coles customers car park, The Star loading dock and Lyric theatre stage door, and the entry and exit drives for the Star car park. The constant flow of traffic is exacerbated by cars double parked, or illegally standing in the turning circle adjacent to the light rail line. The street is often impassable. And to add to the chaos, customers leaving the Star frequently drive out at a dangerous speed.

In respect of traffic management we have a suggestion which we ask you to strongly consider to designated both Murray Street starting at the Pymont Bridge Hotel to the entrance of the Star car park and Edward Street up to the corner of Union Street as NO PARKING or Loading Zones Only. With some minor kerb changes this would permit double lanes of traffic to smoothly flow in and out of the casino car parks all day and night. It would also mean that hopeful patrons would stop cruising the streets in the hope of finding a parking space. It might mean that residents of our building wouldn't have to queue in traffic to just get home.

As an added safety measure of other users of Edward Street, a speed bump could be placed at the casino exit, to stop patrons speeding out.

As we understand that there will be renovation and development of two new food and beverage outlets in the Star on the corner of Union and Edward St, it will be important to ensure that the extra road disruption around this building site will be minimised.

Thank you for your attention.

Your sincerely,

Handwritten signature in black ink, appearing to read 'm k Stevenson'.

Martin and Katharine Stevenson