

(4)

Amy Ravitz-Williams - Online Submission from Tim Mancuso (object)

From: Tim Mancuso <tmancuso@vistabella.com.au>
To: Amy Ravitz-Williams <amy.ravitz-williams@planning.nsw.gov.au>
Date: 19/11/2010 5:54 PM
Subject: Online Submission from Tim Mancuso (object)
CC: <assessments@planning.nsw.gov.au>

I strongly object to the revised proposal as it has massive impacts on all owners of the watermark building. The scale of the development is overbearing and unnecessary. Many have purchased apartments in the watermark building at a premium to market prices as a result of the views which are now being threatened. WHO IS GOING TO COMPENSATE US FOR THE FINANCIAL LOSSES??????

Name: Tim Mancuso

Address:
706/2 Jones Bay Road Pyrmont

IP Address: d110-33-7-184.bla800.nsw.optusnet.com.au - 110.33.7.184

Submission for Job: #4269 MP08_0098 MOD 7 - Expansion of Ballroom & alterations and additions
https://majorprojects.onhiive.com/index.pl?action=view_job&id=4269

Site: #626 Switching Station and Star City Casino site
https://majorprojects.onhiive.com/index.pl?action=view_site&id=626

Amy Ravitz-Williams

E: amy.ravitz-williams@planning.nsw.gov.au

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Amy Ravitz-Williams - Fwd: Proposed Modifications at Star City Casino

From: Ben Eveleigh
To: Amy Ravitz-Williams
Date: 7/12/2010 5:02 PM
Subject: Fwd: Proposed Modifications at Star City Casino

Ben Eveleigh | Planner
Government Land & Social Projects
NSW Department of Planning
23-33 Bridge Street Sydney NSW 2000
GPO Box 39 Sydney 2001
Ph: 02 9228 6391

>>> Peter Hall <phall1@bigpond.net.au> 7/12/2010 4:56 pm >>>
Hi Ben

Perhaps you would be so kind as to forward this to Amy. As discussed, her email address keeps "bouncing".
Peter Hall

Begin forwarded message:

From: Peter Hall <PHALL1@BIGPOND.NET.AU>
Date: 7 December 2010 4:47:38 PM AEDT
To: amy.ravits-williams@planning.nsw.gov.au
Subject: Proposed Modifications at Star City Casino

Dear Ms Ravits-Williams

The purpose of this letter is to lodge an objection to the proposed expansion of the existing ballroom facility into a multi-purpose entertainment facility. We are not opposed to any reasonable redevelopment, however the proposal to increase the capacity from 1,500 to 4,000, is well beyond what may be considered reasonable.

The entertainment facility is to be located adjacent to residential dwellings. Our primary concerns relate to (i) noise , (ii) traffic and (iii) anti-social behaviour by patrons (particularly dance party patrons).

We would recommend that whatever development consent is granted, ensure that there is no offensive noise impact on nearby residents. To that purpose, we would recommend that any pre-function area be covered with appropriate acoustic insulation. In any external areas, we would recommend that amplified music be prohibited.

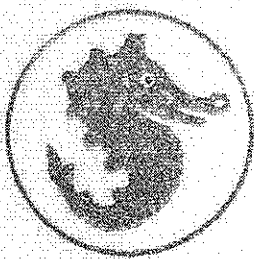
Traffic congestion is already a problem for the residents in close proximity to Star City Casino. The existing road infra-structure struggles to cope with current patronage levels. 4000 people attending an event at the entertainment centre will overwhelm local road and parking infra-structure.

Anti-social behaviour (including muggings, bashings etc) is already a problem for local residents. In the vast majority of cases, the offenders are young males, generally under the influence of alcohol. The area worst effected is on the Pirrama Road side of the Casino and is often related to "party boats" that unload their inebriated patrons at Star City Casino Wharf, in Pyrmont Bay. Patrons from the proposed Star City entertainment venue, have the potential to create a volatile environment, when mixed with the " party boat" crowd. We would recommend that a condition of approval is that Star City Casino be required to pay for Police presence in the area of Pirrama Road, Star City Casino Wharf and Doltone House, on Friday and Saturday evenings, when the party boat problems are at their peak.

In summary, we are opposed to the scale of the proposed development and believe something consistent with the preservation of community amenity, is more acceptable.

Thank you for the opportunity to comment

Peter Hall
Jennifer Mellet Hall
401/ 14 Wharf Crescent
Darling Island, Pyrmont, NSW 2009
7 December, 2010



Hippocampus whitei

Director,
Government Land & Social Projects
Department of Planning
GPO Box 39 SYDNEY NSW 2001



PCU017335

SYDNEY HARBOUR ASSOCIATION

PO Box 265 ROSE BAY NSW 2029

Department of Planning
Received
2 DEC 2010
Scanning Room

MP 08_0098 MOD 7, Star City Casino & Switching Station, Pyrmont.

We object to the proposal having regard to the established form of the casino.

The proposed multi-use entertainment facility on the roof of the casino is out of scale with the design of the original building. In particular, it dwarfs the central glass cone.

We think the facility should be incorporated within the profile of the existing building.

Accordingly, we recommend that the application be refused in its current form.

Michael Rolfe, President
30 November 2010

**Amy Ravitz-Williams - Fwd: Exhibition of Modifications to the Ballroom at Star City
(MP08_0098 MOD 7) - Attn: Director, Government Land & Social Projects**

From: Sam Coco <samcoco@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/12/2010 4:16 PM
Subject: Fwd: Exhibition of Modifications to the Ballroom at Star City (MP08_0098 MOD 7) -
Attn: Director, Government Land & Social Projects

Dear Sir/Madam,

Our names: Sam Coco & Rebekah Nichol

Name of Application: Exhibition of Modifications to the Ballroom at Star City (MP 08_0098 MOD 7)

We object to the Project.

'We are the proprietors of Unit 201, Watermark Tower, 2 Jones Bay Road, Pyrmont affected by the proposed modification.

The Visual Impact Assessment concedes that the effect of the proposed development upon Level 6 will be 'high impact'. The views currently across the casino courtyard from the Level 6 living areas across to the stunning city building envelope and existing glimpses of the water behind the casino will be lost. The views of the city skyline will be lost forever to the residents of Level 6. The effect of the proposed modifications on level 6 is even more pronounced by the emphasis of the Assessment on the impacts on the higher levels 7 and 8, and discussion of the possibility as to those higher levels retaining some view.

In its place will be a grey concrete wall to look across to.

The proposal will seriously affect the amenity of the unit. The resident in the unit can sit in the lounge room and look through the sliding glass doors on the unit balcony to admire the views, the light and enjoy the sun. The modifications will extinguish any enjoyment of the views currently available, and will considerably reduce the available light and solar access. Compare the views shown at page 19 of the Visual Impact Assessment, which approximate to the Level 6 views. The Assessment concedes 'high impact', but cynically offers that 'no mitigation measures are considered necessary'. This evidences the absence of consideration given by the developers to those affected by its proposal.

By reference to the diagrams at page 72 of the Visual Impact Assessment, the massing already approved for the for the top of the of the podium will impact the existing views, but the effect of the massing for the proposed facility will be to extinguish virtually all of the views. The proposal is brazen in its overriding of the amenity currently enjoyed by the residents affected.

There will also be an effect on the shadows in the morning on the unit, as the proposed structure will stand in the way of the morning sun as it rises above the cityscape in the east.

In addition, the proposal ignores the way the precinct has evolved with the extensive residential development around the area. The proposal assumes the area has not evolved from when the casino was first erected. The area is clearly no longer the same from the time of Premier Wran. It is a residential area that now surrounds the casino site. It is now a community, not a venue. The casino no longer defines the Pyrmont peninsula, and it can no longer be granted unquestioned priority in the evolution of Pyrmont. The casino is now just one part of the fabric of the area, and no longer the primary one. The responsible authority must evolve its priorities to keep in step with the evolution of the surrounding community and give proper and due consideration to the effect of the proposal upon the residents who live there.

The expansion of the casino is not a 'refurbishment', as stated. It is a commercial project, designed to increase gambling revenue. The increase in gambling and visitors to the casino will have a deleterious effect on the social amenity of the surrounding area. The proposal fails to have regard to the amenity of the people who live in the surrounding residential area. I note the emphasis now given by social regulators to minimise the impact of existing gambling, yet there is no mention of what measures will be put in place to deal with the effects of the increase in gambling activity upon the local residents and community.

There is no comment provided upon the increase in the proliferation of gambling and its effect on the area surrounding the casino, or of the measures (if any) to be taken in this regard. Issues such as the increased noise and social problems which will result need to be addressed. We are not informed what is proposed to be done to control the effect upon those who have windows facing the casino of increased numbers of gamblers at night leaving the casino, whether as pedestrians or by the increase in traffic in an area already notorious for parking difficulties.

Please keep us informed upon the progress of the proposal. '

Yours faithfully,

Sam Coco & Bek Nichol

Amy Ravitz-Williams - Exhibition of Modifications to the Ballroom at Star City (MP 08_0098 MOD 7) - Attn: Director, Government Land & Social Projects

From: "Tsathas" <tsathfam@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 8/12/2010 10:36 PM
Subject: Exhibition of Modifications to the Ballroom at Star City (MP 08_0098 MOD 7) - Attn: Director, Government Land & Social Projects

Dear Sir/Madam,

Our names: Peter & Leah Tsathas, 44 Stuart Street, Blakehurst NSW 2221

Name of Application: Exhibition of Modifications to the Ballroom at Star City (MP 08_0098 MOD 7)

We object to the Project.

We are the proprietors of Unit 606, Watermark Tower, 2 Jones Bay Road, Pyrmont affected by the proposed modification.

The Visual Impact Assessment concedes that the effect of the proposed development upon Level 6 will be 'high impact'. The views currently across the casino courtyard from the Level 6 living areas across to the stunning city building envelope and existing glimpses of the water behind the casino will be lost. The views of the city skyline will be lost forever to the residents of Level 6. The effect of the proposed modifications on level 6 is even more pronounced by the emphasis of the Assessment on the impacts on the higher levels 7 and 8, and discussion of the possibility as to those higher levels retaining some view.

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Please keep us informed upon the progress of the proposal.

Yours faithfully,
Peter & Leah Tsathas