

Director – Key Sites Assessment
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2000

Star City Casino – Modification Request MP 08_0098 MOD 13
Proposed 237-meter tower complex – Ritz Carlton Hotel & Residential

As a property owner and resident near to the proposed development, I submit an objection to the tower component of this proposed development. I would support the non-tower component of the proposed redevelopment.

For context, the Star City Casino complex is located approx. 300 meters from my residence and it is in clear view to the west from each room of my elevated apartment and my extensive balcony. The proposed tower would loom large and omnipresent in the extensive western outlook I enjoy from my apartment.

The grounds of my objection are set out below:

1. The proposal is out of place and context of Pyrmont which is a residential location serviced by local businesses. It does not enhance or contribute to the character of Pyrmont or to local businesses.

The strategic context articulated by the proponent is self-serving and not supported by any strategic plan endorsed by City of Sydney or the State Government:

- a. An emerging global waterfront precinct;
- b. That any such precinct (should it be a valid strategy) needs to extend to the site of the Star Casino location or is compatible with the Pyrmont area.

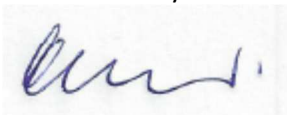
The simple explanation for the proposal would appear to be to compete and maintain 'status' with the Crown Casino development in Barangaroo. Crown has a landmark tower and Star casino wants one too. Such developments should be confined to the Barangaroo cluster area which is and will be well serviced by infrastructure and has direct proximity with the City in an established tower precinct. There is no rational justification to extend tower development to the Pyrmont peninsula.

2. This proposal betrays promises to the community when the Casino was first approved that development would never exceed the height of the Pyrmont Power Station stack which formerly occupied the site.
3. I support the City of Sydney's position (expressed in February 2016) that the proposed development is well beyond the scope of the approved development of the site and is inconsistent with that approval. The proposed process is an abuse of planning, where the scope of the amendments were never envisaged as part of the creation of Section 75W of the former Part 3A of the E&P Act. The scale and mass of the proposal well exceeds what would be considered appropriate under an application for modification to the existing Project Approval. The proposal needs to be treated as a new development, as would be the case for any similar scale development, which in reality is a standalone development, and not a modification of an existing approval.

4. The tower adds little enduring benefit to the local community and precinct; It is geared solely for tourism – an ecosystem where tourists are catered for within the casino complex or by tourism operators who funnel the tourists to preferred outlets which operate within an obviously closed economic ecosystem careful to ensure that there is minimal value leakage outside of that ecosystem, to local business. Observing the current overseas tourist patrons of the Star Casino indicates that they have no material engagement with local businesses.
5. There is no public benefit for including residential apartments to the tower development. The accommodation will do nothing to address Sydney housing availability or pricing; it makes no positive contribution to Sydney housing stocks. The proposed apartments will be exclusive residences available only to very high net worth people who are unlikely to be permanent residents and in my estimation, will make little contribution to the Pyrmont community or local economy.
6. Construction will create considerable traffic, access and noise issues for the local community and delays and inconvenience for users of the busy 389 and 501 bus routes which pass through Pyrmont and along an already congested Harris Street.

The hotel and residences (served by an additional 204 car parks) will add to traffic congestion, despite the Casino's claims of improved traffic flows around the casino complex. There will be a compounding traffic impact caused from the Casino development and Bays Precinct development and any redevelopment approved for Harbourside both during the construction phases (which are overlapping) and post completion. The traffic impacts cannot be simplistically viewed in isolation as the Star is attempting to do.

Yours faithfully



Carleton Nothling
Resident owner, Apartment 114, Mirage Apartments
1-29 Bunn Street, Pyrmont

6 September 2018