

16 September 2018

The Hon. A Roberts
Minister for Planning
GPO Box 5341
Sydney NSW 2001

RE: Construction of New Hotel and Residential Tower
MP_080098 MOD 13

Submission: Objection to the proposed modification

Dear Minister,

I am a resident of Pyrmont and enjoy the benefits afforded from living in this diverse and vibrant community. Pyrmont is already one of the most densely populated residential communities in Australia and with recent developments adding new residents and more workers, there has been a growing strain placed on our public amenities, parklands, waterways and roads.

I understand that this is the price of progress but there needs to be a sensible balance between preserving the charm of the existing community and allowing properly planned development that is in keeping with planning processes and laws.

I am however vehemently opposed to the proposed development at The Star casino which flies in the face of both common sense and established planning regulations. The Star's proposed 237 meter tower redevelopment including both a new hotel tower and residential block, breaches long established height, floor space and zoning restrictions for the Pyrmont area.

I note that the proposal as it stands will create new and devastating impacts for many residents and visitors including the overshadowing of parklands, obliteration of some residents' views, intensified traffic congestion and increased risks for pedestrian. As Pyrmont is already subject to increased levels of alcohol related violence and anti-social incidents due to your Government's lock out laws, I am appalled that the redevelopment application also seeks an expansion of the current nightclub by some 1,600 square meters.

The proposed redevelopment application contravenes The Star's initial development application and approval. I am at a complete loss to understand how this development could possibly be considered a "modification" rather than a new development given the very significant differences between the original application and the current one. I am alarmed that the application clearly states it will triple the size of the current footprint of the complex.

While the hotel aspects of the development are acceptable, I do not understand why the Sydney Local Environment Plan 2012 should not be used to assess this application. It would appear that the NSW Government no longer values the expert planners views which engaged extensively with the community to prevent perverse development impacts and protect local amenities. At no time was a residential tower ever contemplated as part of the Star's original plans and yet, because the NSW Government seeks to underwrite casino development, luxury residential developments can now secure *State Significant* status. No doubt the 200 residential units added since the original approval was granted are there to fund the build.

The recent Sofitel development at Darling Harbour set a new height standard for the local area, but this development breaches the LEP limit of 28 meters across most of the site by more than eight times, and the limit of 65 meters in three sections by more than three times. Commitments made by government to the community in the recent past have been blatantly disregarded at this site.

The proposed height of the tower at The Star is obscene and would totally dwarf all adjacent buildings. The excessive height and bulk of the complex would no doubt be used by other developments as a "new standard" without due consultation or considered planning. The sites plans also include large scale illuminated signage that would cause light pollution to neighboring apartment complexes.

Traffic in and around The Star and Pyrmont peninsula is congested at the best of times but traffic is gridlocked every Thursday, Friday and Saturday night between 10pm-2am, making it difficult for residents of nearby apartments to access their buildings. I have recently been queued along Pirrama Road on a Saturday night at 11pm, for 30 minutes unable to drive a short 250 meters to access my residential apartment block driveway. This is simply not acceptable and yet more residents and traffic are planned. The claim that the existing network has significant road capacity is simply not supported by the experience of those living in this area.

Rejecting the current redevelopment plan and rightfully acknowledging it is a new development application would at least allow some semblance of proper engagement and consultation with the community. The fig leaf of community consultation undertaken for this development to date is a master class in Clayton's community engagement and there will be many in the local community who remain completely unaware of what is foreshadowed.

I ask that existing planning standards and processes be used to reject this proposed redevelopment. This would no doubt result in a smaller complex that should be in keeping with the existing laws and regulations for any amendment at the current site.

Yours sincerely

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