

17 September 2018

NSW Government of Planning

Dear Sir/Madam

MP08_0098 MOD 13 – Construction of a New Hotel and Residential Tower (“Project”) – I OBJECT to the proposal

I am a resident of Pyrmont and plan to raise my young family here. I am strongly opposed to the Project for the reasons set out below:

- 1. Overcrowding**
Pyrmont is the most densely populated area in Australia. The proposed 30 floors of residential housing (in addition to the hotel) will put further strain on Pyrmont’s infrastructure and amenities. Of particular concern is that there is no school in Pyrmont (the closest is Ultimo). Further, current public transport options (light rail and bus) are unreliable (late and/or do not turn up) and overcrowded.
- 2. Alteration of sunlight**
The Project will cast a shadow over my home. I am also concerned about the potential of unwanted reflection from the glass windows of the tower. My family enjoys the sunlight we currently receive (both direct and reflection off current buildings in the area) – any changes to this will impact on our quality of life.
- 3. Wind tunnel**
I do not believe I saw an analysis of wind impacts of the Project in the documents submitted. A wind tunnel, coupled with the creating of a large shadow over Pyrmont, would make cooler months unbearable.
- 4. Negative impact on views**
We currently have views of the beautiful cityscape and the iconic Sydney Harbour Bridge and Westfield Tower. The Project will obscure this view.
- 5. Unsightly, large and precedent creating**
The design is not aesthetically pleasing and not similar to any structure in the area. The tower will dwarf all buildings in Pyrmont. Further, the tower would even dwarf a majority of buildings in the Central Business District – I cannot understand why a tower in a residential area can be taller than most office buildings in the CBD.

The tower does not resemble anything in the area and, if approved, I am concerned that this will allow similar projects to line the Pyrmont and Darling Harbour foreshore.

6. Impact on property values

Our home is our most significant asset which we have saved our entire working life to purchase. I am concerned that the influx in housing in the area (an additional 30 floors) will impact the value of our home and our retirement savings.

7. Pymont is a community

The Project is not suitable for the area – Pymont has grown from being an undesirable area adjacent to the CBD to a real community. A diverse range of people live in the area (eg: white collar professionals, retirees, social housing residents and young families) and we all share one thing: Pymont is our home. Planning for the area should have this in mind: Pymont is not a place for huge towers for international hotel chains and/or night clubs.

