

As a resident and owner-occupier of Pyrmont I am fundamentally opposed to Development Application Number MP08\_0098 MOD 13, being a modification to an existing approved development application made by the Star Casino. The modification proposes a 237 metre / 61 storey residential and hotel.

I strongly encourage the Minister for Planning to reject the request from the applicant, made on 13 August 2018, for a section 75W modification of the existing Development Application Number MP08\_0098, for the following reasons:

- The nature of the project and the changes proposed are fundamentally different to the development originally approved in MP08\_0098. These changes have an undeniable material adverse impact on the local community that the application should be assessed anew, not as a modification of an existing approved application.
- The proposed building fails to comply with, and demonstrates an obnoxious and blatant disregard for, height, floor space ratio and zoning requirements under the Sydney Local Environment Plan (LEP) 2012. For example, at 237 metres the height of the proposed building is well above the height limits placed on developments under section 4.3 of the Sydney Local Environment Plan (LEP) 2012. The most recent hotel development at the Star site was the development of the "Darling" hotel on the "switching station" site. This hotel development was required to comply with height limits of the adjacent casino property of 10 levels (reduced from original plans for 13 levels).
- The design of the proposed building will create shadowing for local residents, wind tunnel effects on pedestrian pathways to and from the Sydney CBD, and block residential and public space views to the Sydney city and harbour. These impacts cannot be mitigated or compensated. Residents and pedestrians will suffer and so will, indirectly, local Pyrmont businesses.
- Much work has been done over the past 20 years to create a vibrant local residential and business community in Pyrmont. Parks and public spaces are central to this; places where people and families can come and feel safe and enjoy the sun, water, trees and views. The proposed development would obliterate all that has been done to create this by making the central feature of Pyrmont an obstructive tower that takes away from all of these positives of Pyrmont's community.
- Pyrmont is the most densely populated suburb in Australia. Allowing such a large commercial development will add to traffic and pedestrian congestion, placing further strain on local infrastructure such as public transport and exponentially increasing the amount of private and taxi vehicle traffic.
- Furthermore, the incidence of crime around the casino has risen over recent years, with patrons attracted to Star's 24/7 liquor license in a trend which is in direct reversal of the city-wide and state-wide trends over the same period. The rate of assaults in the Pyrmont area has increased at 2.0% p.a. over the past 10 years, in contrast to the city of Sydney, which has seen the rate of assaults decrease by 3.8% over the past decade. The general reduction in crime rate is seen across the whole of NSW, which is falling at the rate of 4.9% p.a. The addition of more bars in the Star Casino precinct is likely to further increase crime and jeopardise resident safety due to unruly patrons, particularly those who are denied entry to the casino.

On the basis of the above, I respectfully submit that the Minister should reject Section 75W modification MP08\_0098 MOD 13.

Regards,  
Eugene Tan