

Dear Sir/Madam

I wish to register my opposition to the major project proposal *MP08\_0098 MOD 13 – Construction of a new hotel and residential tower and alterations to existing building* in Pymont.

A 60-storey tower is completely inconsistent with the existing local planning laws that have been effective to date in ensuring that Pymont remains a vibrant, diverse, pleasant community. The existing maximum building height of 35m as specified in the Sydney Local Environmental Plan 2012 is what differentiates this part of Sydney from the CBD. It is part of what attracts people to live, raise families, invest, run small businesses and work in Pymont, despite it already having the highest population density of any suburb in Australia.

In addition, a development of the size proposed, will result in significant, negative impacts for the residents of Pymont (i.e. those who have chosen Pymont as a place to *live*) including increased traffic congestion; parking and public transport inaccessibility (it is nearly impossible now to get on the light rail in Pymont during peak hour); degradation of services (e.g. water pressure, sewer etc.); overcrowding and access to childcare/school facilities and supermarkets.

Approval of this development will set a precedent for the area and Pymont will quickly lose its livability. The result will be yet another unappealing, crowded high-rise suburb, with shadows cast from unnecessarily high towers, the creation of wind tunnels and very limited direct sunlight reaching the ground.

I urge the State Government to reject this proposal.