

18 September 2018

Mr Matthew Rosel

Project Planner
NSW Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Rosel

I write on behalf of the Tourism & Transport Forum (TTF) the peak industry association for the tourism, transport and aviation sectors, representing some 100 organisations ranging from airlines and airports to major hotel operators and entertainment venues.

I write concerning the following major project application '*MP08_0098 MOD 13 - Construction of a new hotel and residential tower and alterations to existing building*', assessment type '*Part3AMod*', project type '*Entertainment, Tourism & Recreation, Tourist Facilities*', which commenced public exhibition on 22 August 2018 and due to end at close of business on 18 September 2018.

The **Tourism & Transport Forum strongly supports this development proceeding**, which will facilitate the construction of a 237-metre tower housing The Ritz-Carlton Hotel and apartments underneath as well as a 'ribbon' development of an additional two levels on the Star Entertainment Group's existing street façade.

The project will deliver 220 hotel rooms in the Ritz-Carlton in addition to around 200 residences below. It will also provide for 15 additional food and beverage outlets covering a range of culinary options, a signature restaurant, multiple gymnasiums and importantly for the local Pyrmont community, a neighbourhood centre.

The \$500 million investment will boost the local economy and create jobs, providing for around 1000 construction roles over the development stage and an additional 500 ongoing jobs, once fully operational.

The reason this development and others like it are essential is that Sydney and Australia is on the cusp of a new significant visitor economy led growth phase.

Australia welcomed a record 8.3 million international visitors in the year ending March 2018, an increase of 8 per cent on the last 12 months and last year these visitors spent a record \$42.3 billion across the country. This record growth is set to continue, with Tourism Research Australia projecting 13.5 million visitors to arrive by 2024-25.

These increasing volumes of both international visitors and domestic travellers all require a range of accommodation options and at multiple price points, which is why it is important that Australia, and its tourism gateway city of Sydney, maintains a strong pipeline of investment in hotels to meet this growing demand to ensure the tourism industry can maintain balanced and sustainable occupancy rates and offer market choice.

These strategic significant private tourism investments, when built responsibly, not only benefit visitors and boost the visitor economy, but also enhance local amenity. With this development, residents will now have an additional local hub in the form of a neighbourhood centre to enjoy and gather as a community.

This development at the Star also has the potential to enable the wider West Harbour precinct to become the tourism and entertainment hub of Sydney, with the nearby Sydney Fish Market redevelopment and new International Convention Centre combining with long time favourites like the Australian National Maritime Museum and ongoing Darling Harbour rejuvenation to provide the complete tourism experience.

It is clear that tourism, already totalling 171,000 direct jobs in NSW, is fast becoming the underpinning driver of the NSW and Australian economies. Direct tourism employment is forecast to grow nationally from 4.9 per cent in 2015/16 to 7.7 per cent of total employment by 2022. Tourism is already higher than financial services, agriculture and mining and is also set to leapfrog manufacturing.

The sector is set to supercharge the economy and that is why it is critical that major tourism boosting projects go ahead, whether they be joint private and government partnered infrastructure, congestion busting public transport projects, or a strong private sector driven accommodation pipeline, such as this important new development.

Yours sincerely

Margy Osmond
Chief Executive Officer
Tourism & Transport Forum (TTF) Australia

A large, stylized handwritten signature in blue ink, written over the typed name and title. The signature is fluid and cursive, with a prominent loop at the end.