

16 September 2018

RE: **Development Proposal Reference** MP08_0098 MOD 13 - Construction of a new
 hotel and residential tower and alterations to existing building
Site: **The Star, Pyrmont**

I/we wish to lodge our objection to the development proposal with details recorded above, on the following basis:

The proposed 237m height of the expanded tower (hotels, apartment's community facilities etc)

1. Tower exceeds to the 15m maximum height standard as documented in clause 4.3 of the Local Environment Plan.

Application is with a Heritage area and adjoins SYDNEY REGIONAL ENVIRONMENTAL PLAN No 26 CITY WEST Schedule (heritage item clause 28).

102 Escarpment and Fencing, Jones Bay Road 100
102 Escarpment Face
129 Western and Northern Escarpment and Cliff face.

Adjacent to the Royal Edward Victualling Yards including the Historic Channel 7 Building

Current recent buildings (Google, existing Star on Jones Bay Road Corner) adhere to this requirement of 15m, which is to ensure the items 102,102 and 109 and not detrimentally effected.

Overpower and dwarf the Western and Northern Escarpment and Cliff face, thus detracting from the heritage aesthetics of the area.

2. Will create and increase heavy traffic congestions and road block around Jones Bay Road, Pirrama Road and area as there is no plan of modification to this Jones Bay Road to accommodate the excess vehicles can be accommodated (widening of road).
3. Increase noise in late night around Jones Bay Road to residents and local area as well as pollution around the area.
4. It will not safe for young families with children around Pyrmont area due to increasing traffic and increase crime rate.
5. The Pyrmont Conservation Area will severely and negatively impacted.

This development is planned to include community facilities eg:- Meeting rooms/library. Therefore this application is designed move the centre of the Pyrmont community away from Pyrmont Conservation Area and into The Star complex. The existing Pyrmont Community Centre on John Street may be adversely affected.

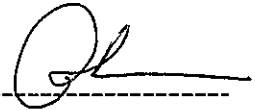
The increase in new entertainment bars, restaurants, retail etc within the proposed development, will remove further the likelihood of having a vibrant prosperous community hub based around Union Square and Harris Street.

6. The Proposed development does not meet the Local Environment Plan 2013) as while encouraging growth, it will not "encourage diversity for the residential community of the City of Sydney by providing a range of appropriately located housing, including affordable housing".
7. Will kill the local business such as Pubs such as Pyrmont Bridge Hotel, local Restaurants and local shops which represents to Pyrmont Heritage Conservation suburb.
8. It will not protect Pyrmont Community Centre where is already exist supporting Pyrmont community.
9. Will be devastating to the property values and city views enjoyed by owner and tenants within the Watermark Complex.
10. Will be devastating to the city views enjoyed by the families and communities from the James Watkinson Reserve, and Ways Terrace. (Children's play park and nature reserve).
11. Will create heavy traffic congestions around Jones Bay Road, Pirrama Road and area.
12. Will shroud James Watkinson Reserve, clifftop walk and Ways Terrace in shadow, making this an unappealing open area.

Therefore we do not consider that this development proposal is in the public interest.

Full Name / Signature:

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