

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. 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).
2. Will shroud apartments in the Watermark complex in shadow for part of the day.
3. Will shroud James Watkinson Reserve, clifftop walk and Ways Terrace in shadow, making this an unappealing open area.
4. Will have a major increase traffic flow on Jones Bay Road, which will no longer be a quiet connecting street between Pyrmont Road and Pirrama Road. No major modification to this Jones Bay Road to accommodate the excess vehicles can be accommodated (widening of road). Likely this will result in traffic grid lock especially in the evenings with drop off to the new hotel, combined with the existing and proposed taxi rank / waiting zone which is and will be used for the whole of The Star complex.
5. Major increase in late night noise on Jones Bay Road detrimental to residents of the Watermark complex and other local residences. The current one small back entrance to The Star on Jones Bay Road will be replaced with a Hotel Entrance changing completely the focus from the Pirrama Road and Harris Street entrances to The Star.
6. 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.

7. Heritage sympathy in this application is only a token gesture. There is currently is no visible signage or information within The Star about the local Pyrmont area or the History of the local area, or that this is Heritage area (including their own Sydney Electric Light Station being within The Star complex). This indicates the applicants do not wish to inform their visitors of any other attractions in Pyrmont other than their own, and care little for the community they are in.

8. 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.

9. 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".

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

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