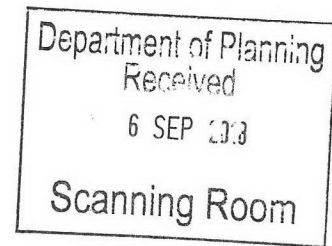


Irving & Jillian Dardick

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3rd September, 2018

Planning Services,
Department of Planning and Environment,
GPO Box 39 Sydney 2001



Attn: Director - Key Sites Assessments

Re: Modification Request for The Star Casino (MP08-0098 MOD 13)

Star Casino's 237-metre (61 storeys) residential and hotel "erection" with 220 new car parking spaces is now on exhibition.

We write to object to the proposed hotel and residential tower on the Star City Casino site, for which the Secretary's Environmental Assessment Requirements have been issued, and to ask that your department refuse to allow it to proceed to environment impact assessment.

The proposed tower fails to comply with height, floor space ratio and zoning requirements under the Sydney Local Environment Plan (LEP) 2012.

The proposed 215-metre height of the tower would represent a mammoth increase on what currently exists on the site and the permitted LEP heights of 28 metres across the site with three sections that allow for 65-metre heights. When the casino was first approved the community was promised that it would never exceed the height of the stacks of the Pymont Power Station, which was demolished to make way for the facility; building a tower on the site would be a betrayal of the community's trust.

The proposed tower would cause significant impacts for Pymont including overshadowing of residential buildings, creating wind tunnels, interrupting public and private harbour views, and creating a barrier to the harbour. Towers of such great height are not appropriate adjacent to the harbour where they privatise and minimise the public harbour experience, and in this location is in conflict with Darling Harbour precinct's planning objectives.

The site is zoned commercial core, which does not permit residential apartments and there is no public benefit for including residential apartments on the site given Pymont is already the most densely populated suburb in Australia (as of the last census). Increasing residential populations in this region will add to the already serious strain on infrastructure like open space, public transport, roads and parking, and services like schools, childcare and sporting facilities.

The development breaches height and zone restrictions but because it is being assessed as a 'modification' to a previous Part 3A approval, the minister has discretion to approve it. This proposal betrays promises to the community when the casino was first approved that development would never exceed the height of the Pymont Power Station stack demolished for the facility. Changes fail to represent strategic planning for the region – this is ad hoc planning at its worst. While the tower podium will include a five-level neighbourhood centre with tech hub, library, community space and function centre, this does not counteract the gross proposed overdevelopment.

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The existing Pyrmont Community Centre is a City of Sydney run and maintained facility. Private functions are use-pay, but community-based functions and events are "free".

During consultation with local community members, this neighbourhood centre was offered to placate the community and to make the rest of the build more palatable, but as it turned out during this consultation/presentation is a user-pay facility only and run and operated by The Star Casino.

In Parliament, Alex Greenwich MP, and others have called for the removal of the remaining provisions that allow inferior assessment processes for developments approved under former Part 3A provisions, and that this to be treated as a new development, not a modification.

From a personal point of view, we would object to the development on the following:

The Crown Casino had the approval to build a tower on the eastern shore of Darling Harbour and the management of the Star casino and "independent hotel group" deemed it appropriate to have a "complimentary" tower on the western shore. The fact that the Crown tower is part of a complex of high-rise buildings, but the Star tower is a "stand alone" did not seem to have any validity with regard to the local surroundings especially given the inappropriateness of a "high-rise" at the waterfront.

The proposal does not appear to comply with any long term approved master plan or concept plan and appears to be a desire to "compete" with the opposite tower.

It has already been colloquially dubbed as the "Pyrmont penis" and so we have three ugly erections surrounding the immediate west of the Sydney Harbour Bridge, being Blues Point tower, Crown Casino and the (to be) Star Casino tower.

Apart from the aesthetics:

Part of the DA was to include shadow projections. We live in an apartment, east-facing to the west of the tower, and we are blinded by the reflections off the Barangaroo buildings from the western setting sun. The tower is an oval tower with east and west facing sides. There has not been any "reflection projections" in order to consider the effect that it might have on the neighbouring buildings.

This complex is to have both apartment and "hotel" accommodations with a 220 vehicle underground car park as well as loading docks. The streets of Pyrmont are narrow and single lane. This will increase congestion on the already congested streets particularly with the traffic coming off the Anzac Bridge and feeding onto Pyrmont Bridge Road. With the forthcoming development of the Fish Market site, especially peak-hour traffic will be at "chaos" level.

The state government does seem to have addressed any of these issues.

Unfortunately, children live in apartments, but there has not been any concession made for child care facilities let alone primary or any new high schools made by the Department of planning to cater for these future needs.

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For the period of the build, it is going to produce traffic chaos in the adjoining streets. During the recent eastern façade refurbishment of the Star casino the congestion on Pymont Street was "considerable". The majority of the works to be carried out will affect the intersection of Jones Bay Road and Pirrama Roads with follow-on congestion at the eastern end of John Street and Harris Street.

The original DA has been "modified" to bypass the height restrictions imposed on the original. This non-limitation of height seems to be just a legal play and a total disregard of the community.

Yours faithfully

Irving Dardick

Jillian Dardick

The image shows two handwritten signatures in black ink. The signature on the left is for Irving Dardick, featuring a large, stylized 'I' that loops around and ends with a horizontal stroke. The signature on the right is for Jillian Dardick, featuring a more fluid, cursive style with a large 'J' and a long, sweeping tail that ends in a small hook.