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9 October 2018

ATT: Matthew Rosel

Department of Planning and Environment
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Re: MP08_0098 – MOD 13 – The Star City Casino, 20-80 Pyrmont Street, Pyrmont

Dear Sir,

I am not a member of any political party nor have I made any political donations.

I am a resident of Pyrmont and strongly object to the Star City Casino's proposal to build a 237m tower on the corner of Jones Bay Road and Pirrama Street.

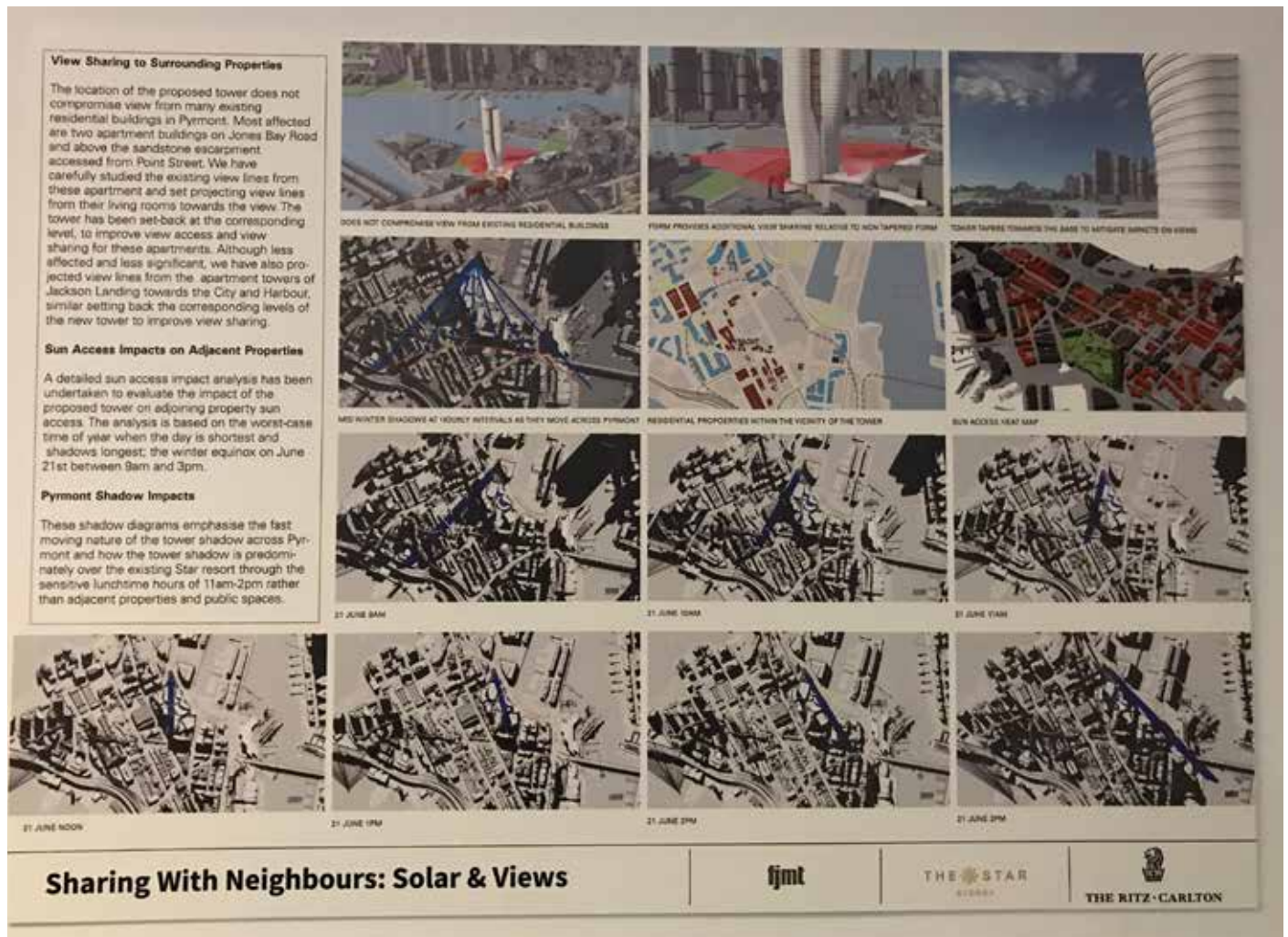
I am the owner of one of a group of three heritage listed terraces neighboring Star City Casino on the corner of Pyrmont St and Jones Bay Rd. My home, since 1986, 14 Pyrmont St, Pyrmont, will be adversely affected by the proposal to build a 237m tower. This tower directly behind my property will loom large and foreboding and block all my existing sunlight.

LOSS OF SUNLIGHT

The loss of sunlight caused by the 237m tower will have a seriously detrimental effect to my quality of life. I have very real concerns for not only my own but my neighbors mental, spiritual and physical health. This tower will see my garden and the trees in neighboring yards die off – there will be no direct sunlight – light is crucial to plant survival as well as the mental health of people.

We will not be losing partial sun but all our sunlight!

[See photos attached]



SHARING WITH NEIGHBORS: SOLAR & VIEWS (?)

This massive 237m tower has extremely detrimental impacts on sunlight and views throughout the precinct!

The tower will completely block the existing precious sunlight that enters my property from the east. My property as a result will not have any sunlight throughout the whole year. This will have a major negative impact on my quality of life. The lack of sunlight will also see my garden, as well as my neighbors, die off – sunlight is essential. (Sunlight is blocked in the north throughout the year by the adjoining large heritage listed warehouse No. 12 Pyrmont St – maintaining the eastern light is crucial.)

My home is dark throughout winter and autumn. The increasing light entering my property after winter is always joyfully anticipated and appreciated. The eastern sunlight begins to enter my property in spring when the sun is higher. The sunlight to my property is extended as the height of the sun increases through summer. Beautiful sunlight enters my property from the east as late as 2pm in the height of summer – this light which I receive in the spring and summer months makes up for the lack of it in autumn and winter.

In winter no direct sunlight enters my property from the east – as the sun being at a lower angle is blocked by the Star building at this time of year. This zone of the Star had a strict height restriction placed on it by the State Government to protect the amenity and quality of life of its neighboring residents in 1994. I would also like to mention that the expansive view I had of the city was blocked by the Star building – “nobody owns a view” I was told by planners.

Today in 2018, if this tower is approved, it will mean that no-one has a right to light and that the profits and concerns of major corporations far out way legality, government promises and human rights.

[See photos attached]



DESIGN PRINCIPLES (?)

This massive **237m tower** on the elevated peninsular of Pyrmont has no connection to the area. The design has no regard for any building legislation or environmental planning principles in the area! It greatly exceeds any existing building heights and is completely out of scale – Pyrmont is a predominately residential area with light commercial zoning and is not a high rise area. It is not the CBD of Sydney!

It is unbelievable that this 237m tower with its 220 hotel rooms, 204 residential apartments and 204 car parking spaces is being submitted as a “modification”. Star City has a long and exasperating history of wearing down residents with its countless modifications – the addition of “63” storeys as a modification is beyond belief!

The tower is a stand alone imposing monument to Star City Casino positioning itself against **Crown Casino at Barangaroo** in the CBD to compete for international high rollers. It is not being created to benefit the community. Locating a neighborhood centre in this tower is totally disingenuous!

A **neighborhood centre** in a Casino is not appropriate. It is a commercial enterprise and has no connection with the community. Star City is a stand alone insular enterprise – it is all about itself and its own operations confining its activities and clients within its own walls. Pyrmont has a great neighborhood centre located in a large and beautiful historic building in Mount St which I attend. Where is the community need, or desire, to move it coming from? As a resident of Pyrmont since 1986 I have never heard of this.

Star City has never been a well designed site. It is a mish mash of additions and finishes. This final incarnation appears as an “**oversized gigantic vase**” on top of a mess of poorly designed buildings – it is not “architecture”. It is not considered – its been rushed through – it does not respond to the site where it sits, has no visual or historical connection. This is all big money and no integrity – it is not world class!

DA APPROVED (MAY 2018) REAR OF 14 PYRMONT ST, PYRMONT

Architecture firm: Andrew Donaldson Architecture & Design (ADAD).

Architect: Andrew Donaldson

(Brief to maximise sunlight into terrace and improve amenity and privacy.)



1. PERSPECTIVE

as cm dm dr extg fg fl fs gl gs sj time uno vos	adjustable shelf clear mirror column drawer existing fixed glass insect screen fixed shelf glass not to scale silicone joint to match existing unless noted otherwise verify on site	• COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS • COMPLY WITH THE BUILDING CODE OF AUSTRALIA • COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS • DIMENSIONS IN MILLIMETRES • USE FIGURED DIMENSIONS ONLY • DO NOT SCALE FROM DRAWING • VERIFY ALL DIMENSIONS ON SITE • IF DISCREPANCY EXISTS NOTIFY ARCHITECT • IF IN DOUBT ASK	DATE	ISSUE	REVISION	SCALE @ A3 UNO NTS	Andrew Donaldson Architecture & Design <small>Registered Architect NSW 8472 0412 828 465 PO Box 655 Surry Hills NSW 2010 Australia andrew@andrewdonaldson.com.au www.andrewdonaldson.com.au</small>
			22.12.17	A	DEVELOPMENT APPLICATION		
			13.1.17	B	DA REVISED: CITY OF SYDNEY ADDITIONAL INFO REQUEST		
			3.4.18	C	DEVELOPMENT APPLICATION REVISED		
				PROJECT	PHASE	DRAWING NO	REVISION
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RENOVATIONS TO REAR OF 14 PYRMONT ST

It is extremely upsetting for me, after receiving DA approval in May 2018 to increase light and amenity inside my terrace, to find that Star City are proposing a massive 237m tower directly behind me. This tower will block all sunlight to my home and garden as well as destroy all of my privacy.

I have at great cost and time engaged an award winning architect specializing in contemporary yet sympathetic additions to heritage properties to work on upgrading my home. I would never have pursued this work had I known of the Stars intentions. I will absolutely have no privacy as thousands of people look into my living area from the enormous tower which will completely dominate the skyline. The build with its glass walls and large skylight to maximise on natural light will allow clear view into my home from the tower building.

This tower has destroyed my plans for the future at my home as well as wasted money which could have been put to better use as I reach retirement.

(Brief to maximise sunlight into terrace and improve amenity and privacy.)

[illegible]

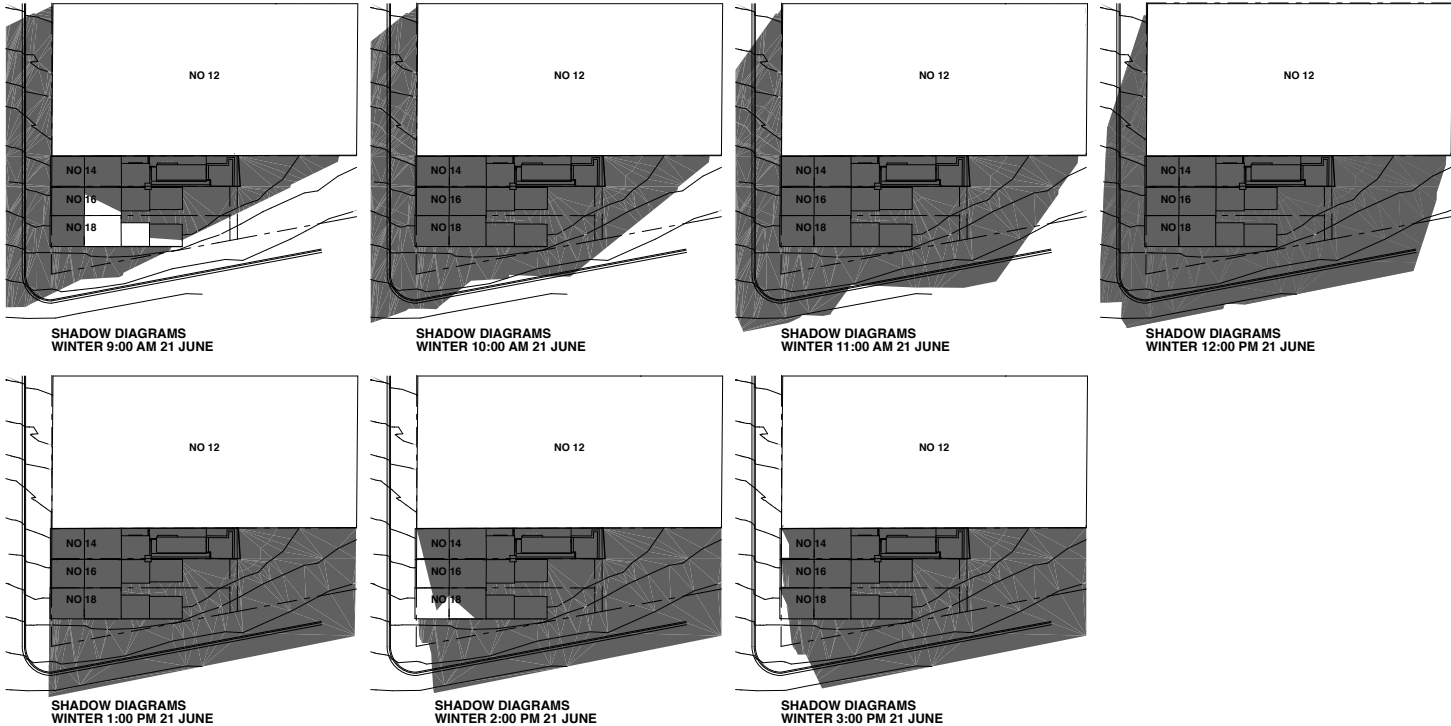
DA APPROVED (2018) EXTERIOR OF 14 PYRMONT ST

Architecture firm: Andrew Donaldson Architecture & Design (ADAD).

Architect: Andrew Donaldson

SHADOW DIAGRAMS

NOTE: No. 12 Pyrmont St – This historic warehouse blocks the northern sun to 14 Pyrmont St all year round. The spring and summer sun enters the rear of the property as the height of the sun rises in the east (behind the low rise zone of Star City Casino). The autumn and winter sun is blocked by Star City Casino in the east. The new tower at a staggering 237m will completely block the existing light entering from the east at the Star City site. This will leave all three terraces 14,16 & 18 with no direct light throughout the year.



LEGEND BWK Brick Work CCF Concrete Slab COP Concrete Off Form MEP Metalwork PST Plaster PLY Formply Plywood RFS Roof Sheeting TBD Timber Boards TDL Timber Decking TCL Timber Cladding TMS Timber TSF Tiled Surface Finish			as cm mm m m ² m ³ m ⁴ m ⁵ m ⁶ m ⁷ m ⁸ m ⁹ m ¹⁰ m ¹¹ m ¹² m ¹³ m ¹⁴ m ¹⁵ m ¹⁶ m ¹⁷ m ¹⁸ m ¹⁹ m ²⁰ m ²¹ m ²² m ²³ m ²⁴ m ²⁵ m ²⁶ m ²⁷ m ²⁸ m ²⁹ m ³⁰ m ³¹ m ³² m ³³ m ³⁴ m ³⁵ m ³⁶ m ³⁷ m ³⁸ m ³⁹ m ⁴⁰ m ⁴¹ m ⁴² m ⁴³ m ⁴⁴ m ⁴⁵ m ⁴⁶ m ⁴⁷ m ⁴⁸ m ⁴⁹ m ⁵⁰ m ⁵¹ m ⁵² m ⁵³ m ⁵⁴ m ⁵⁵ m ⁵⁶ m ⁵⁷ m ⁵⁸ m ⁵⁹ m ⁶⁰ m ⁶¹ m ⁶² m ⁶³ m ⁶⁴ m ⁶⁵ m ⁶⁶ m ⁶⁷ m ⁶⁸ m ⁶⁹ m ⁷⁰ m ⁷¹ m ⁷² m ⁷³ m ⁷⁴ m ⁷⁵ m ⁷⁶ m ⁷⁷ m ⁷⁸ m ⁷⁹ m ⁸⁰ m ⁸¹ m ⁸² m ⁸³ m ⁸⁴ m ⁸⁵ m ⁸⁶ m ⁸⁷ m ⁸⁸ m ⁸⁹ m ⁹⁰ m ⁹¹ m ⁹² m ⁹³ m ⁹⁴ m ⁹⁵ m ⁹⁶ m ⁹⁷ m ⁹⁸ m ⁹⁹ m ¹⁰⁰ m ¹⁰¹ m ¹⁰² m ¹⁰³ m ¹⁰⁴ m ¹⁰⁵ m ¹⁰⁶ m ¹⁰⁷ m ¹⁰⁸ m ¹⁰⁹ m ¹¹⁰ m ¹¹¹ m ¹¹² m ¹¹³ m ¹¹⁴ m ¹¹⁵ m ¹¹⁶ m ¹¹⁷ m ¹¹⁸ m ¹¹⁹ m ¹²⁰ m ¹²¹ m ¹²² m ¹²³ m ¹²⁴ m ¹²⁵ m ¹²⁶ m ¹²⁷ m ¹²⁸ m ¹²⁹ m ¹³⁰ m ¹³¹ m ¹³² m ¹³³ m ¹³⁴ m ¹³⁵ m ¹³⁶ m ¹³⁷ m ¹³⁸ m ¹³⁹ m ¹⁴⁰ m ¹⁴¹ m ¹⁴² m ¹⁴³ m ¹⁴⁴ m ¹⁴⁵ m ¹⁴⁶ m 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THE BATTLE FOR LIGHT IN 1993

I purchased my terrace, 14 Pymont St, in 1986 at the age of 27 – before gambling and Casinos were legalised in Australia in 1991. The site where Star City now sits was the Pymont Power Station (demolished in 1994). This site was being planned as a mix of residential and light commercial buildings in the late 1980s. It became the site for the Casino in 1993. My terrace had wonderful light in the east and an expansive view of the city. The view was lost, “nobody owns a view” I was told, but we fought hard to protect our right to sunlight. I had the support of the Prime Minister who described the Casino building as “ugly” and I was featured on the front page of the *Sydney Morning Herald* with an in depth editorial by the heritage reporter Geraldine O’Brien.

A height restriction was placed on The Star in 1994 by the State Government in the area where they now propose to build a staggering 237m tower! It is very depressing and disappointing for me that promises made by the Department of Planning in 1994 to protect our existing amenity and light has all but been forgotten. Now as I approach the age of 60 the worse possible scenario is eventuating – disregarding promises, flaunting all planning and environmental controls, an ominous completely out of scale tower is being proposed directly behind us!

We are not losing partial sun but all our sunlight!

[See photos attached]

LOSS OF PRIVACY

This excessive 63 storey 237m tower with its 220 hotel rooms and 204 residential apartments will have windows looking directly down into my garden and living areas. There will be no privacy when I walk into my yard or in the rear living areas and bedrooms but a feeling of being on display. One only needs to look at the scale of the tower and its close proximity to my home, to imagine the impact and the overwhelming lack of privacy.

[See photos attached]

I urge the Minister for Planning to reject this excessive tower development and protect the right to light and the existing amenity of Pymont residents.

Yours faithfully

Robert Wirth

Michael Wirth

Warrick Saunders



14 PYRMONT ST, PYRMONT
(MY HOME SINCE 1986)

JONES BAY RD, PYRMONT

237M STAR CITY CASINO TOWER



14 PYRMONT ST, PYRMONT (MY HOME SINCE 1986). WILL BE IN THE SHADOW OF THE GIGANTIC TOWER PROPOSED BY THE STAR CITY CASINO LOSING ALL EXISTING SUNLIGHT IN THE EAST. THE TERRACE IS IN THE SHADOW OF AN HISTORIC WAREHOUSE WHICH BLOCKS THE NORTHERN LIGHT – THE EXISTING EASTERN LIGHT TO THE TERRACE IS CRITICAL TO MAINTAIN.



APPROXIMATE POSITION OF PROPOSED 237 METRE TOWER BEHIND HERITAGE TERRACES

14, 16 & 18 PYRMONT ST, PYRMONT (PHOTO TAKEN FROM 14 PYRMONT ST BACKYARD 30.9.18 AT 7.34AM.)

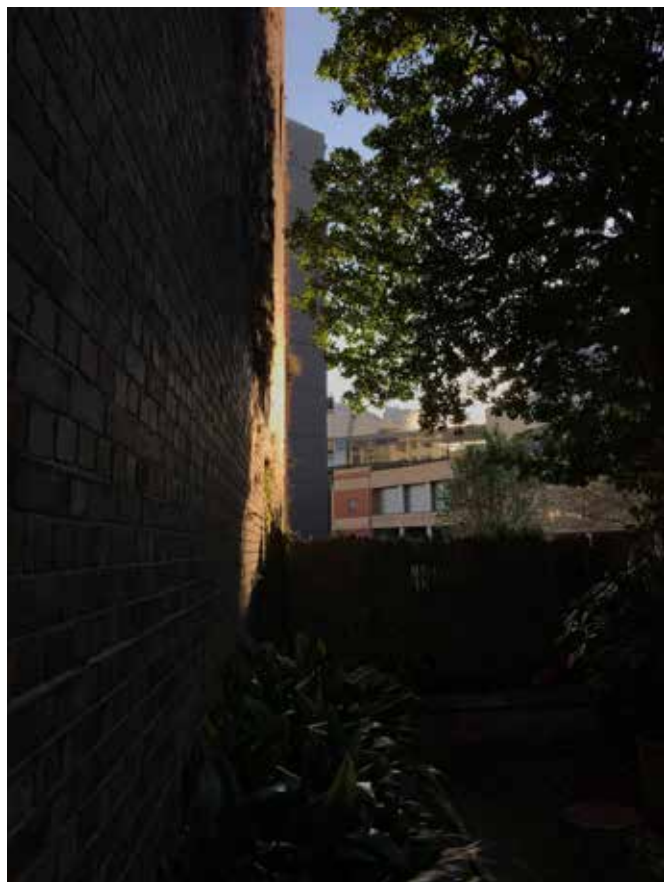
EASTERN MORNING SUN 28/09/2018

14 Pyrmont st, Pyrmont.

View from rear of property showing sun rising in east (behind star city corner Jones Bay Rd & Pirrama Rd).
The tower will completely obstruct any sunlight entering the property.



6.14AM 28/09/18



6.41AM 28/09/18



6.51AM 28/09/18



7.10AM 28/09/18

EASTERN MORNING SUN 28/09/2018

Wirth Residence, 14 Pyrmont St, Pyrmont.

View from rear of property showing sun rising in east (behind Star City corner Jones Bay Rd & Pirrama Rd).
The tower will completely obstruct all sunlight entering the property.



7.52AM 28/09/18



8.11AM 28/09/18



8.37AM 28/09/18



8.46AM 28/09/18
View looking at the terraces from Jones Bay Rd

EASTERN MORNING SUN 01/10/2018

Wirth Residence, 14 Pymont St, Pymont.

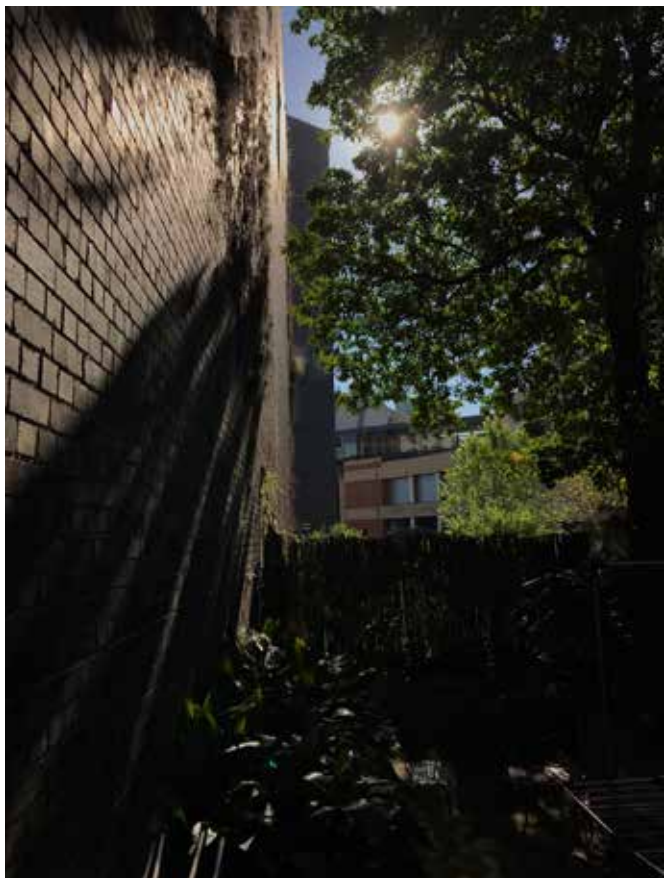
View from rear of property showing sun rising in east (behind Star City corner Jones Bay Rd & Pirrama Rd).
The tower will completely obstruct all sunlight entering the property.



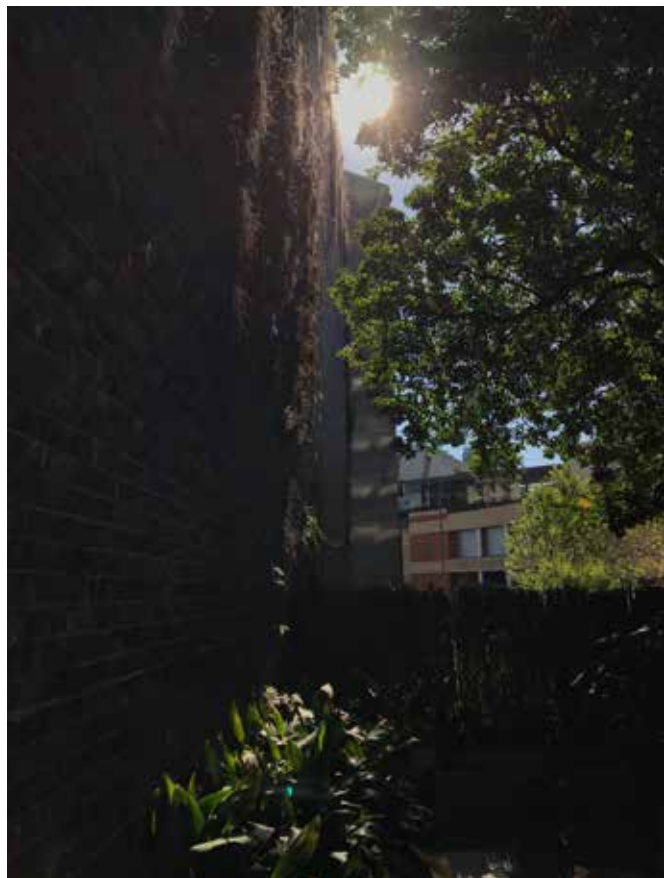
7.07AM 01/10/18



7.50AM 01/10/18



8.09AM 01/10/18



8.42AM 01/10/18

EASTERN MORNING SUN 01/10/2018

Wirth Residence, 14 Pyrmont St, Pyrmont.

View from rear of property showing sun rising in east (behind Star City corner Jones Bay Rd & Pirrama Rd).
The tower will completely obstruct all sunlight entering the property.



8.52AM 01/10/18



8.54AM 01/10/18



9.06AM 01/10/18



9.34AM 01/10/18

EASTERN MORNING SUN 01/10/2018

Wirth Residence, 14 Pymont St, Pymont

View from rear of property showing sun rising in east (behind Star City corner Jones Bay Rd & Pirrama Rd).
The tower will completely obstruct all sunlight entering the property.



8.52AM 01/10/18



8.54AM 01/10/18



9.06AM 01/10/18



9.34AM 01/10/18

EASTERN MORNING SUN 08/09/2015 & 15/09/2015

Wirth Residence, 14 Pyrmont St, Pyrmont

View of rear of property showing morning sun rising in east (behind Star City corner Jones Bay Rd & Pirrama Rd). The tower will completely obstruct all sunlight entering the property and my garden will die.



6.52AM 08/09/15 (APIDISTRA & CORDOLINES)



7.46AM 08/09/15 (STAGHORNS & ELKHORNS)



7.48AM 08/09/15 (RADIATA PALMS)



8.24AM 15/09/15 (SYDNEY ROCK ORCHID)

EASTERN MORNING SUN 08/09/2015

Wirth Residence, 14 Pyrmont St, Pyrmont

View of rear of property showing morning sun rising in east (behind Star City corner Jones Bay Rd & Pirrama Rd).
The tower will completely obstruct all sunlight entering the property.



c11.21AM 16/02/2018. Cnr Jones Bay Rd and Pyrmont St (Terraces & Warehouse)



c11.21AM 16/02/2018
Wirth Residence, 14 Pyrmont St, Pyrmont.



c11.21AM 16/02/2018
Jones Bay Rd (Terraces & Warehouse)

SUN SEEKER – 3D AUGMENTED REALITY VIEWER

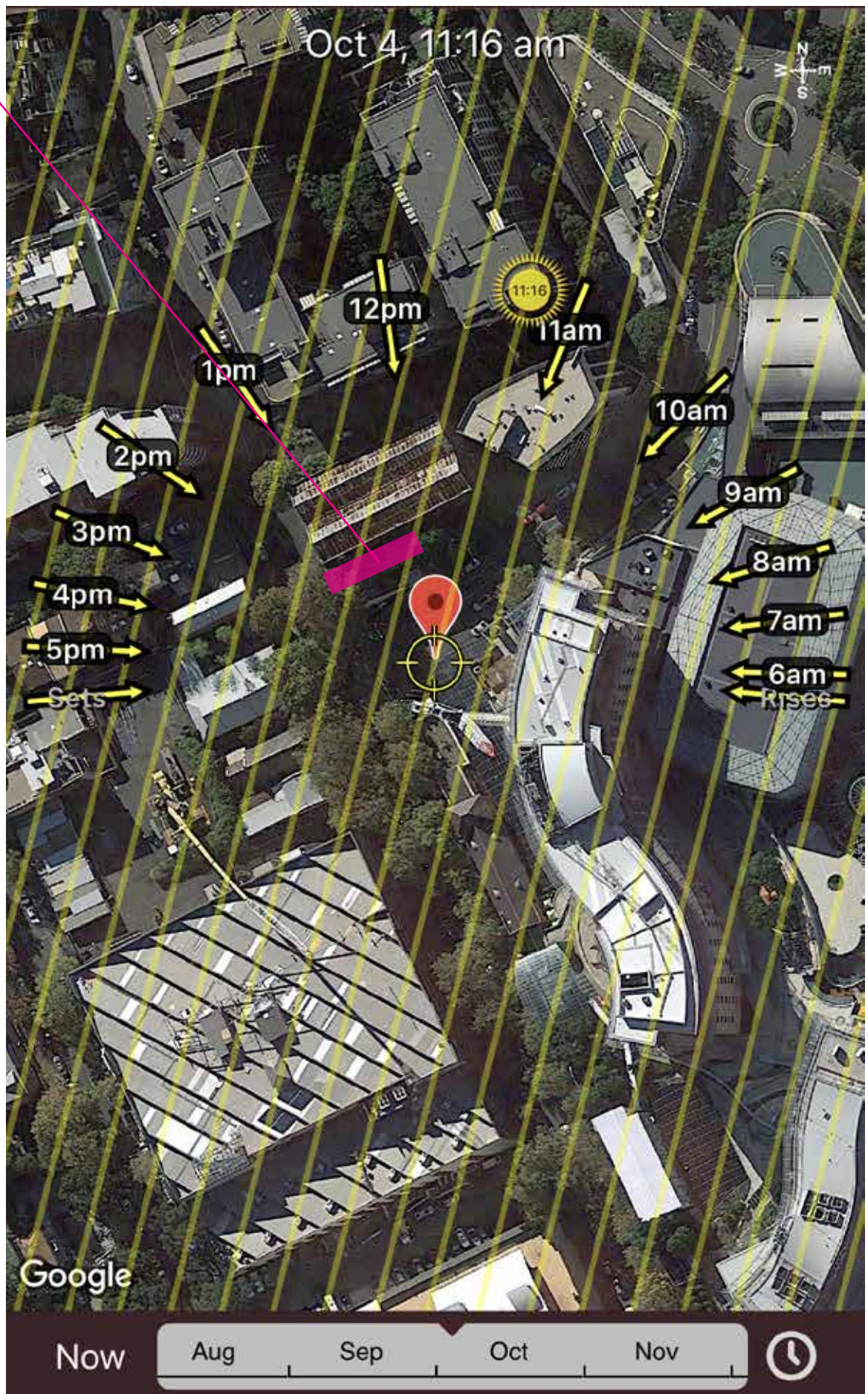
Showing view of solar path its hour and intervals on 4.10.18

Sun exposure, directions and times for 14 Pymont St, Pymont

HERITAGE

TERRACE c1890

14 Pymont St
(My home since
1986.)



STAR CITY – HEIGHT RESTRICTED ZONE 1994

SUN SEEKER – 3D AUGMENTED REALITY VIEWER

Showing view of solar path its hour and intervals on 4.10.18

Sun exposure, directions and times for 14 Pymont St, Pymont

Surrounding buildings and the height restriction zone placed on Star City Casino by the State Government in 1994.

HEIGHT

RESTRICTED

ZONE to maintain sunlight to 14, 16 & 18 Pymont St. Sunlight was a key issue to ensure health and maintain the existing amenity of neighboring residents. Maintaining the existing eastern sunlight is critical for 14 Pymont St, Pymont – its primary source of sunlight.

HERITAGE

WAREHOUSE

12 Pymont St (The northern sunlight is blocked – casts shadow over Terraces).

HERITAGE

TERRACE c1890

14 Pymont St (My home since 1986.)

HERITAGE

TERRACES c1890

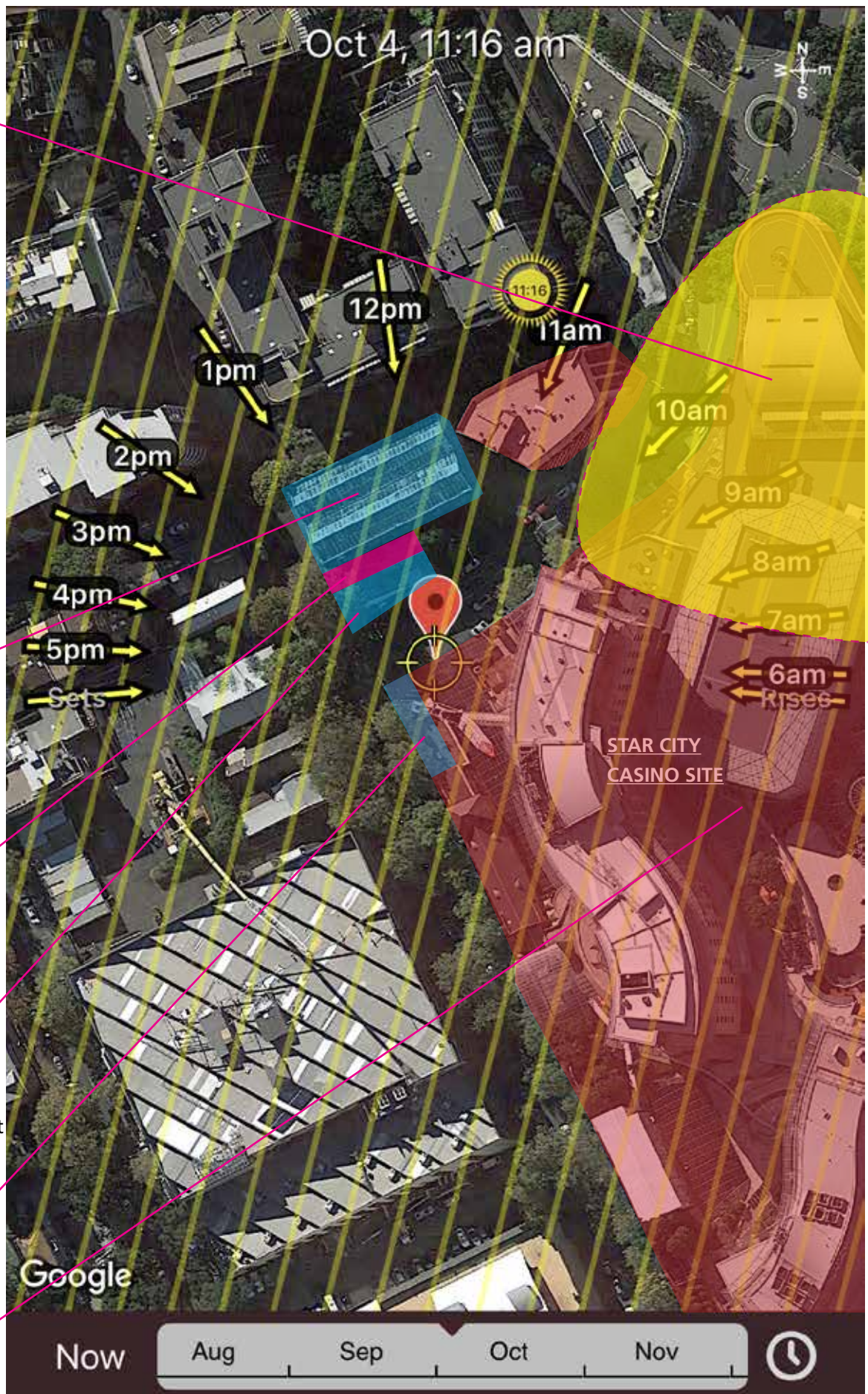
16 & 18 Pymont St

STAR CITY SITE

1993

Facade of 'A' Power Station c1917 remains.

Main 'B' Power Station (1905) site demolished 1993.



SUN SEEKER – 3D AUGMENTED REALITY VIEWER

Showing view of solar path its hour and intervals on 4.10.18

Sun exposure, directions and times for 14 Pyrmont St, Pyrmont

PROPOSED TOWER WILL BLOCK ALL SUNLIGHT

REX CARLTON

HOTEL &

APARTMENTS

LOCATION

OF THE 237M
TOWER

WHICH WILL
COMPLETELY
BLOCK ALL

EXISTING
EASTERN
SUNLIGHT TO
RESIDENCES

– 14, 16 & 18
PYRMONT ST.

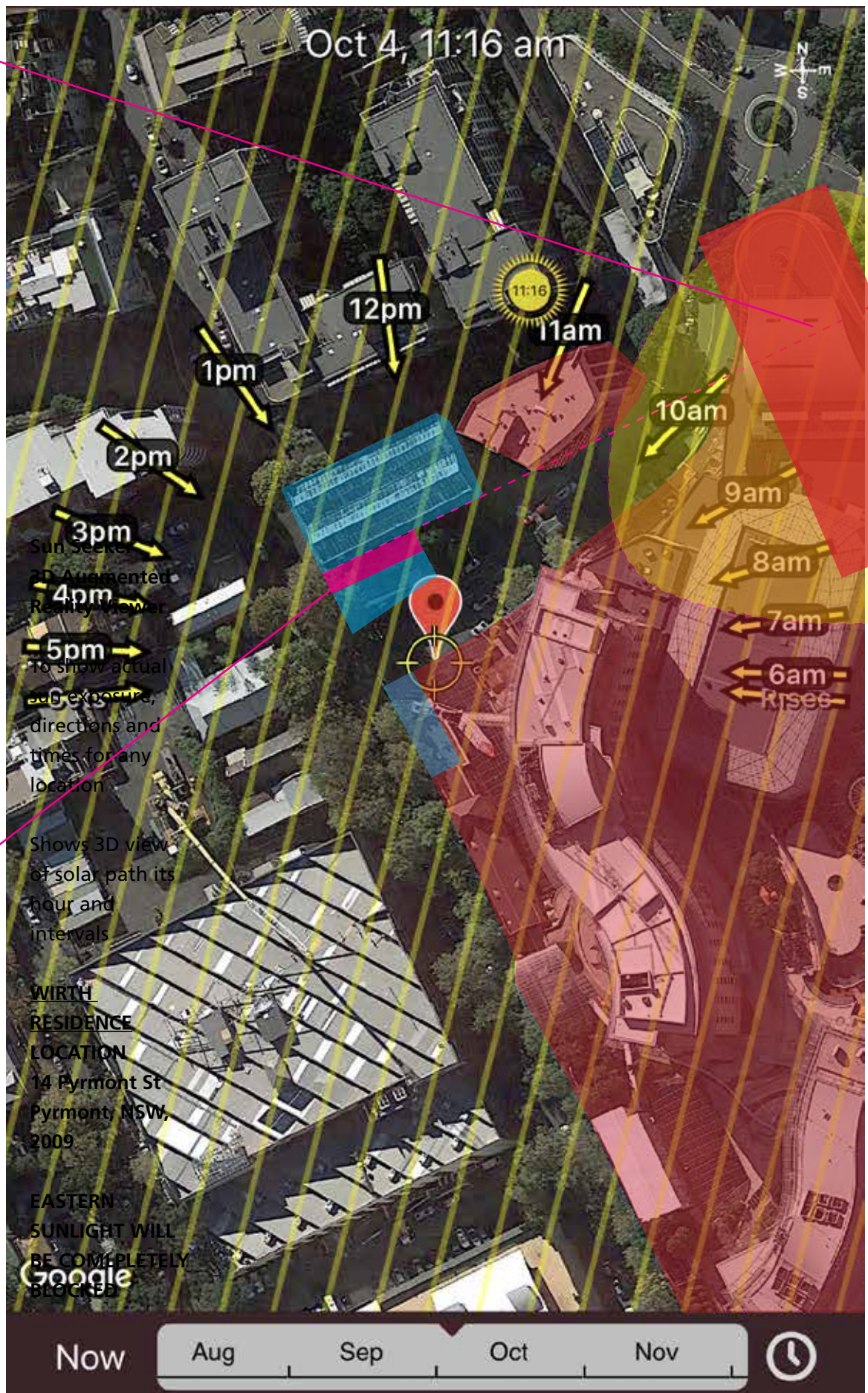
NO SUNLIGHT
WILL SERIOUSLY
IMPACT ON OUR
QUALITY OF LIFE

– ALL EXISTING
VEGETATION
(TREES, SHRUBS,
FERNS, ORCHIDS
ETC) WILL NOT
SURVIVE.

HERITAGE

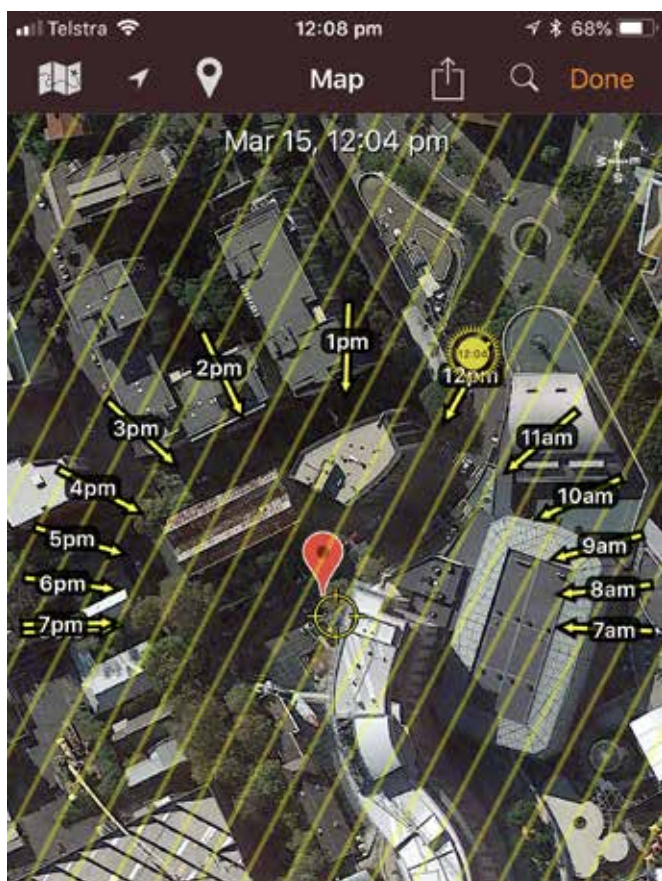
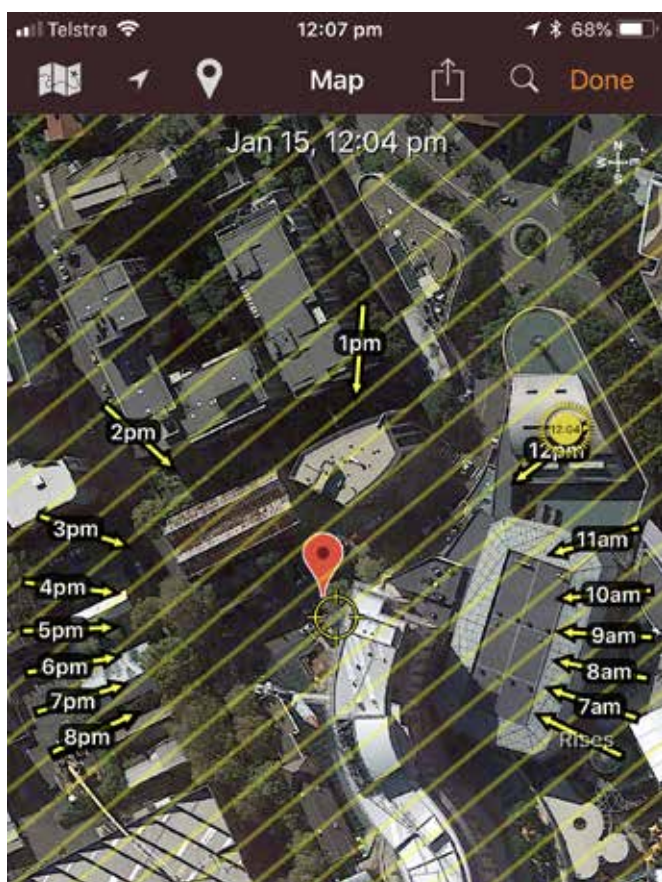
RESIDENCE c1890

14 Pyrmont St
(My home since
1986.)



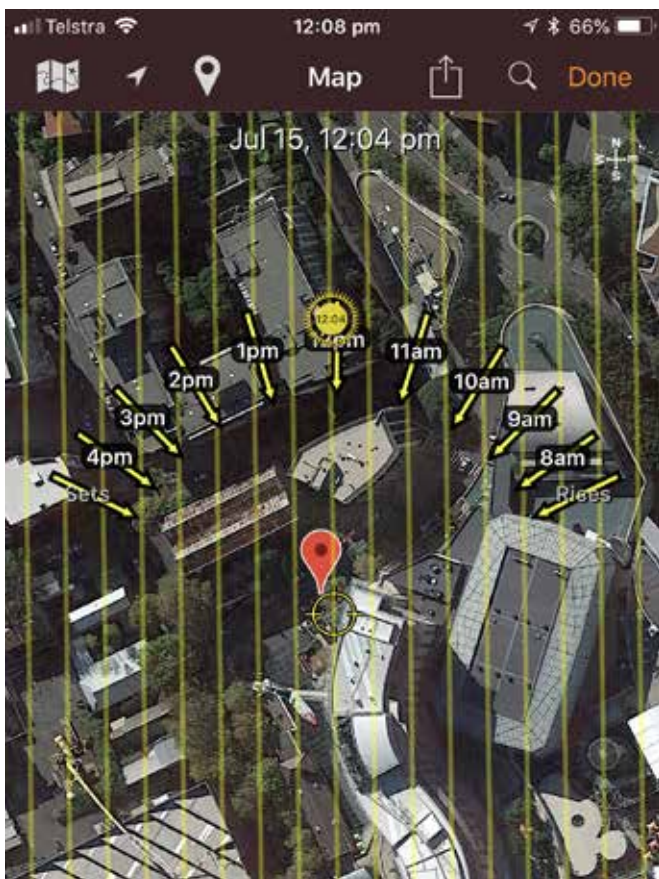
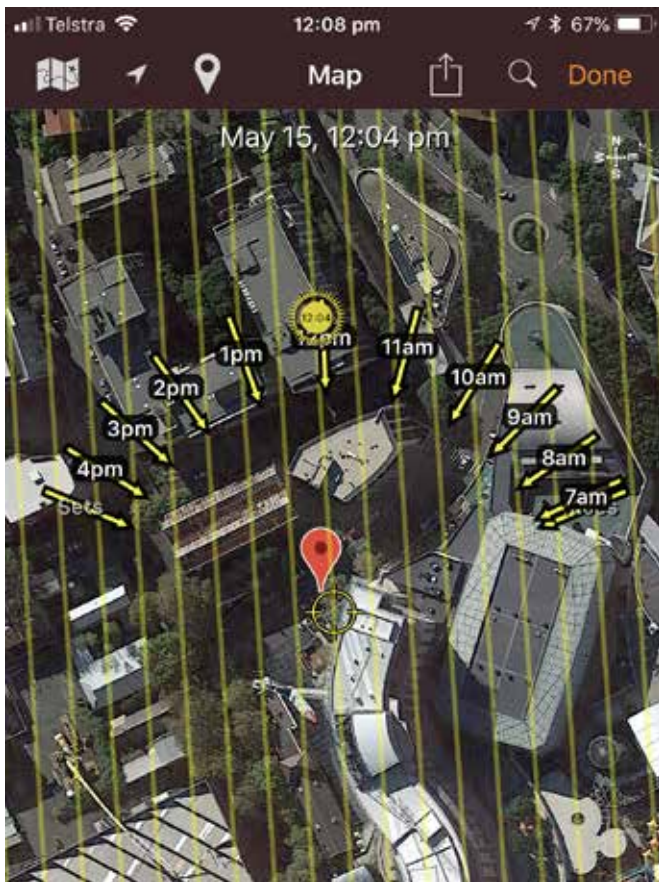
SUN SEEKER – 3D AUGMENTED REALITY VIEWER

Showing view of solar path its hour and intervals 15th day of January, February, March and April at 12.04pm
Sun exposure, directions and times for 14 Pymont St, Pymont



SUN SEEKER – 3D AUGMENTED REALITY VIEWER

Showing view of solar path its hour and intervals 15th day of May, June, July and August at 12.04pm
Sun exposure, directions and times for 14 Pymont St, Pymont



SUN SEEKER – 3D AUGMENTED REALITY VIEWER

Showing view of solar path its hour and intervals 15th day of September, October, November and December at 12.04pm.

Sun exposure, directions and times for 14 Pyrmont St, Pyrmont



HISTORIC IMAGES



10/08/1916

Heritage Terraces 14, 16, 18 – No. 20 (far right) demolished to create Jones Bay Rd and Heritage listed Warehouse No. 12 Pymont St (far left).



10/08/1916

Heritage Terraces 14, 16, 18, 20 (No. 20 demolished to widen laneway and create Jones Bay Rd). Heritage listed Warehouse No. 12 Pymont St far left – the original Pymont 'A' Power Station c1904 on right (demolished c1917).



10/08/1916

Heritage Terraces 14, 16, 18 & 20 (far left). Terrace No. 20 and the cottages in foreground were demolished to create Jones Bay Rd. Heritage listed Warehouse No. 12 Pyrmont St (Australian Thermit) is behind.



c.1917

Heritage Terraces 14-18 Pyrmont St. By this time No. 20 Pyrmont St and the cottages have been demolished to create Jones Bay Rd. In foreground the original Pyrmont Power Station 'A' was demolished for a new plant construction. Heritage listed Warehouse No. 12 Pyrmont St (now Darling Island Bond & Free Store) is behind.