

Dianne Leeson  
Chair – IPC Panel  
Independent Planning Commission  
201 Elizabeth Street  
SYDNEY NSW 2000

**Star City Casino – Modification Request MP 08\_0098 MOD 13**  
**Proposed 237meter tower complex – Ritz Carlton Hotel & Residential**

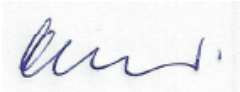
Regrettably, I am now not able to speak at the Public Meeting and put forward the following points, which I would have put forward, for your consideration:

1. I have objected to, and maintain my objection to, the tower component of the Proponent's modification request and proposed development. Refer to my objection dated 6 September 2018 – Ref 279564.
2. I agree with and support the Department's assessment of the proposal, which I regard as a fearless and balanced assessment, which fairly and objectively considers the proposal in context and in accordance with planning principles and the interests of Pyrmont residents free from political, industry and media influence which we now see being applied.

The assessment correctly concludes that, put simply, the proposal does not belong on the Star's current site and the Proponent is simply attempting to 'push the envelope' so that it can be competitive with the Crown's Barangaroo development – a development which will provide all of the benefits that the tourism industry proponents, commentators and political supporters say are required in Sydney.

3. I disagree with the Department's position in section 4.1.1 (statutory context), that a request to modify was submitted on 17 December 2016. The records available from the Department's website show that a Concept Plan was submitted on 17 December 2015 and the formal request to modify was submitted on 13 August 2018 (after the cut-off date). I take it that the concept plan meets the requirements of Regulation 3BA of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017. However, I point out that the tower development as submitted in 2018 is materially (10%) higher (at 237meters) than the scope of the Concept which defined a tower of 'up to 215 meters' in height. I would ask that this be reviewed to determine if this increase in height, requested after the cut-off date, is permissible and thus able to be considered (i.e. is a valid request to modify).
4. I agree with and support the City of Sydney's position on the proposal.

Yours faithfully



Carleton Nothling

Resident owner, [REDACTED]

26 August 2019