

23 August 2019

Independent Planning Commission NSW  
Level 3 , 201 Elizabeth Street  
Sydney 2000

Reference Star Casino Redevelopment MOD 13

I wish to register my objection to this development on the following grounds.

1. The Pyrmont/ Ultimo area is already one of the most highly populated areas in Australia, The addition of 33 floors of residential space will only increase this overcrowding.
2. This development is not a hotel, it is 33 stories of residential apartments that will be sold by the Star for enormous profits to bolster falling casino profits.
3. There are no 60 story buildings in Pyrmont nor do we as residents want them. This development is grossly out of proportion for the area. It will also lead to developers claiming it as a standard for further developments of this size.
4. There are shadowing affects, residents will loose the morning sun. No doubt there will also be wind tunnel problems.
5. Traffic gridlock is already evident in Pyrmont. At peak hours it can take me 30 minutes to travel the 500m from my home to get onto the Anzac bridge. The new Fish Markets and redevelopment of the old fish market site is going to place tremendously more cars and trucks in Pyrmont and that is without counting the extra traffic Westconnex is going to deliver.
6. There are plenty of hotels already in the area Sofitel, Novotel, Oaks, Darling, The Star to name a few. Just have a look on the accomodation websites.
7. We have a number of new apartment developments currently under way or planned. Corner of Harris and Bowman Streets, Harris Street next door to the Terminus Hotel, redevelopment of the old Fish Markets site, the old building at the back of Channel 7 site.
8. The main protagonist apart from The Star would seem to be the Daily Telegraph who is a member of the Bradfield Oration a pro developer mouthpiece, who does not declare their involvement with this group when commentating on the area.

This development should not be allowed it will lead to a degradation of the area and lifestyle for its already overcrowded citizens.

Yours Sincerely,

Chris Durman

A black rectangular redaction box covering the signature area.