

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Submission regarding Star Casino Redevelopment MOD 13
Date: Tuesday, 20 August 2019 3:07:16 PM

Subject: Submission regarding Star Casino Redevelopment MOD 13

Dear Commissioner,

I am unable to attend the Public Meeting regarding this proposed development [on 27th August](#) and hereby make a written submission which I would appreciate being taken into account.

I am an Owner and Resident of an Apartment at Sydney Wharf Apartments, [REDACTED], immediately in front of The Star.

In summary, I am **IN FAVOUR** of the proposed development of the RITZ CARLTON Hotel adjacent to The Star for the following reasons ...

1. In the last couple of Decades, Sydney has fallen behind other cities in Asia-Pacific in terms of the number and quality of high-end hotels. This is now being addressed and the Ritz Carlton is an important addition to the City, offering a high standard of accommodation and attracting good quality visitors from around the world which will significantly help smaller businesses in the Pymont area as well as the wider economy of Sydney and NSW.
2. The Ritz Carlton is expected to offer several iconic dining venues which will enhance the amenity of the area for Pymont locals and visitors alike.
3. At present, the Night Club in The Star is a source of unsocial behaviour, noise and occasional violence, which we, as nearby Residents, have to sometimes endure. It is hoped, that with the addition of the Ritz Carlton, the overall mix of clientele at The Star will change to a demographic which is less likely to cause anti-social behaviour in the neighbourhood.
4. The proposed hotel tower will add to the pleasantly iconic large buildings that are now coming up in the centre of Sydney. Before the 3 Barangaroo towers were built, I recall a considerable opposition from the Pymont neighbourhood to these large buildings. In fact, as well as providing modern offices for many thousands of employees, the Barangaroo precinct has become extremely pleasant as an evening bar/restaurant venue for locals as well as tourists. Large buildings take up less land, and in a crowded suburb like Pymont there is no reason why elegantly designed tall buildings like the Ritz Carlton should be opposed by people just because they are tall. We live in a city, folks, not the Outback!. If Sydney is to continue to modernise and keep up, economically and socially, with other harbour-side cities around the world, then it needs to have tall buildings!
5. Finally the continued enhancements made to The Star over recent years have continued to provide enhanced amenity for the residents in this area particularly as regards food and dining options.

My only **CONCERN** is **TRAFFIC MANAGEMENT**. Both during and after construction, traffic flows to and from The expanded Star and the Ritz Carlton need to be carefully designed to minimise congestion and noise for nearby residences.

Eric Skinner