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25 August 2019

To Whom It May Concern

Dear Sir or Madam:

I am writing to you as a 25 year plus resident of the Pymont Community accepting your invitation to add my strong condemnation to those of many regarding the proposed tower development associated with the Star Casino

.I was delighted to hear that the proposal had been rejected by the NSW Department of Planning, Industry and Environment because it was not seen as in the public interest.

Hopefully this decision had recognised that most of the buildings in the precinct of Pymont near the casino are terrace houses or apartments with a maximum of seven levels. The proposed tower is completely out of keeping with the historical and current character of Pymont. It is not even close. The proposed tower would absolutely dominate the skyline and hugely detract from the charm and feel of Pymont . I chose to live in Pymont because of its historical character and its diversity in people and interests.. The City of Villages tag line for the City of Sydney accurately defines the current Pymont village that is loved and enjoyed by all those currently fortunate enough to live here.

It has a real sense of community which is largely due to its make up of relatively low rise buildings comprising terraces, apartments and social housing. This together with small corporate offices, other businesses, cafes and restaurants, hotels and bars results in the vibrant community of today.

The rejuvenation of Pymont commenced from 1990 under the auspices of the City West Development Corporation, a division of the then NSW Department of Urban Affairs and Planning. A strategy for Pymont was formulated to ensure certainty for developers and potential new residents. The strategy incorporated the maintenance of view corridors through –out the peninsular and the harbour; and the continuation of Pymont’s heritage, seen in its building form , topography and street pattern. The proposed tower is completely contrary to the strategy that has guided Pymont’s development very successfully for thirty years.

Pymont already has a very high density of residents. It certainly does not need the further addition of 30 levels of apartments . At present traffic volume in and around Pymont is already at stretching point.

Most roads are narrow and constrained by parking being permitted on both sides. Both Light Rail and bus services during the extended rush hours are usually overloaded. Any further demand from additional residents will put pressure on an already stressed system.

In summary , transport infrastructure will struggle to cope with the proposed additional apartments.

There has been considerable comment in the media about the proposed tower. The main argument for the tower seems to be that Sydney requires more facilities for tourists. There are at least two counter arguments to this view . Firstly, the apartments are not tourist attractions. Secondly, tourists flock to many cities around the world simply because those cities have retained their original character and are not despoiled by intrusive modern towers. Hence the “tourist objective” could be achieved by a high quality hotel on the site , built to a height consistent to the present architecture of Pymont.

I urge the Commission to uphold the decision already made to reject the Star Casino proposal.

Yours Sincerely

John Stedman.