

20 August 2019

**Re: D 573/19 Star Casino Redevelopment MMOD 13**

I take this opportunity to express my views to the Commission on the Star Casino Redevelopment MMOD 13.

I am an owner and resident of a neighboring property at [REDACTED].

I applaud the Department's assessment of the proposal and their conclusions that the application is not approvable based largely on the proponents failure to substantiate claimed strategic Justification, the unacceptable building form and failure to deliver public benefits sufficient to outweigh the negative impacts identified.

I am a retired engineer and made a submission challenging the conclusions of the Proponents Environmental Assessment Report (ERA) which all but ignored the impacts on traffic of construction activities over the for year construction period to build a 66 story reinforced concrete structure on the small footprint with limited access.

While the Assessment Report mentions the traffic and other impacts, the lack of credibility of the ERA is probably a moot point given the Department's recommendation that the proposal not be approved. I am, however, disappointed that the relevant State referral agencies support the proposal with little qualification without questioning the ERA and assumptions implied by the Proponent and their consultants that all negative impacts can be mitigated.

I appreciate the responsible position and actions taken by the City of Sydney Council.

I will be attending the public meeting and look forward to a responsible determination of the application by **The Independent Planning Commission**.

Sincerely,  
Robert Lynch

[REDACTED]