

**From:** [REDACTED]  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Independent Planning Commission (IPC) NSW - Star Casino Redevelopment (MP08\_0098 MOD 13)  
**Date:** Friday, 11 October 2019 6:58:43 PM

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Dear IPC Commission

Please reference my previous correspondence as well as my presentation at your public meeting where I supported the NSW Planning rejection.

I have reviewed the Greater Sydney Commission's (GSC) Review of the Planning Framework for the Western Harbour Precinct including Pyrmont Peninsula and would be grateful if you considered my comments.

The GSC has suggested the Government should adopt a longer term vision and implement a master plan rather than allowing isolated projects. GSC appear to state that ad hoc projects do not adequately consider the broader needs of the precinct regarding necessary infrastructure and transport. The GSC also noted the heritage, history and Pyrmont community that should be better preserved & recognised. I note that Clover Moore has supported the GSC suggestion to a master plan approach for the future needs of Pyrmont and asked for adequate collaboration and engagement with the City of Sydney.

The GSC findings and recommendations are forward looking and should not impact the IPC in rejecting The Star Redevelopment based on current planning rules. Although not stated the GSC appeared to state isolated projects (read Star or Fish Markets) are not helpful to the overall development of an area unless more strategically considered by Government.

The recent independent expert report commissioned by the IPC appears to also highlight the GSC concerns regarding bulk, isolation and not in keeping with the heritage and low/medium height of Pyrmont.

IPC should support the NSW planning rejection.

GSC did not provide clarity and has given Government a 'blank canvas' around the Western Harbour which carries some significant concerns if not implemented well.

A critical issue going forward , which is an imperative will be for NSW Minister of Planning invites ALL key stakeholders to ensure the vision / strategy as well as any proposed changes to planning controls/rules are balanced and incorporates ALL input. This will greatly improve all future planning developments, community buy in and improve efficiency.

To conclude, I am still of the view the IPC decision will be a tipping point regarding compliance with current planning rules as well how plans should consider, respect the environment and heritage/culture of its surrounding neighbours.

The IPC has an opportunity to not only support the NSW Planning rejection of The Star MOD 13 but also give some guidance around how the GSC findings and recommendations can be taken forward to implement a master plan for Pyrmont.

Good luck

Regards

Ken Loudon

