

16 October 2019

Ms Dianne Leeson
Commissioner
Independent Planning Commission NSW

Dear Commissioner

Thank you for the opportunity to speak at the Independent Planning Commission (IPC), consequently the Greater Sydney Commission (GSC), and now to provide comment on the GSC's findings and recommendations.

Home is, [REDACTED], I have lived through shy of 30 years of Pyrmont's Major Development changes to date. I have lived through the demolitions, excavations and many builds; The Star Casino, Pyrmont Point, Jacksons Landing, etc. I learnt to ride a dirt bike on the hill behind the Point Hotel, when it was dirt with trees, plants and old buildings.

Despite political party (State or Local), Developer or Building Codes and Practices, some of Pyrmont's changes have had vastly different levels of transparency, local consultation/communication, some have been rushed jobs and left unresolved problematic developments. It is vitally important IPC NSW note, my commitment to being personally involved in Pyrmont, my home for shy of 30 years during which I have accumulated vast local Pyrmont and Ultimo knowledge, plus have responded to/contributed to and commented on:

- DA's
- Strategic Plans
- Local Action Plans
- Council Projects
- Attended Site and Council meetings/information events/sessions.
- Attended Site meetings/information events/sessions by developers.
- Plus shared my responses to State Significant developments with Commissioners, Lord Mayor's and City Councilors.

This review was carried out in 6 weeks, it has been nothing but cruel! It was a severely inadequate time to undertake thorough and necessary work at a Government level. Let alone the pressure to read massive amounts of documentation, to understand and respond with merit, value and sincerity for my heritage home and remaining living in it with some degree of health and safety. Writing/reading the speech and writing the submissions both to IPC & GSC in such a short period of time has left me personally very anxious and stressed.

The importance and character of heritage homes being lived-in, now and in the future of a changing Pyrmont/Ultimo, plus enhancing livability, the village nature and share the area with innovative business, needs to be not compromised again by accelerated reviews. Instead Developments both at a City and NSW Government level, need to emphasize all consultation to:

- Be undertaken early.
- Involve two-way communication with those developing a project.
- Be transparent and genuine.
- Mandate developers have a 'Slush .Fund' to assist heritage design modification to mitigate noise, air, light pollution and lessened privacy by developers work zones, demolitions, excavations, builds.
- All DA's at a Local and State Gov. (significant) level, should not be permitted to be submitted for exhibition over December and January each year. Or if necessary the response time / exhibition time needs to be tripled. (Note the Star has done this twice to the local community).
- Make the planning process less complex/difficult to understand.

- All current and future DA's and planning should consistently engage local landowners, residents, elders, disabled, youth and local community groups. Not just local community groups as a blanket for all residents in the area.
- Maintain paper, electronic (email) notification and notices on DA buildings.
- Involve at pre-implementation phase of plans; individual landowners, elders, disabled and youth, not just large stakeholders or Community Groups to provide critical holistic information to processes and future decisions. Rather than ad hoc/after thoughts, catch-ups...they don't happen. Fact-in-point: I have 25 plus years of asking for/not getting acoustic absorbing, rather than noise bouncing (hard surfaces) material specified to the outside of the Star Casino for mitigating noise pollution for sensitive neighboring homes. I have 10 plus years of asking for double glazed windows to be installed in my home to mitigate increasing noise pollution from the Star operations/ongoing modifications, at their cost.
- Current reviews/developments and future reviews/developments should ensure all change to the planning principals protect / not compromise access to direct sunlight for individual (inside & outside) heritage terrace homes, the not shadow current established street-tree canopies or community/public parklands/foreshore spaces in Pymont/Ultimo.
- I have concerns for how Developers, State and City as per this review will have consideration to heritage homes and livability, and be aligned with job targets for Pymont/Ultimo if a wholesale planning approach is taken.

It is critical to develop trust in State and Local Government's 'Strategy' for Pymont/Ultimo by having a plethora of different Pymont/Ultimo/Glebe/Haymarket wide consultations and processes. Thus, ensuring bespoke development for specific areas and strong governance.

Note:

It is imperative individual Landowners/home owners in Pymont/Ultimo, especially when in close proximity to a current or new developments need to be consulted in advance:

- 2 way communications, ensure opportunity to participate/feedback/comment/ask questions and get answers.
- In addition to Local Community Groups, local businesses (of all sizes), local education providers, Government offices, unions, media, representative of government agencies (RMS, Transport, Education, Environment, Planning & City of Sydney Councillor's/representatives).

The GSC Review and The Star

Our home, [REDACTED] will be adversely affected by the development of the Star's Ritz-Carlton tower. The tower will significantly reduce our privacy, increase wind tunnel effect and it will block precious access to direct sunlight inside 6 or our 8-room home and back yard.

The Mod 13 Development Application and Response to Submissions completely ignores the severity of overshadowing on/in our terrace home, which will be extensive. And threatens (now) 112 outdoor potted plants, and planted elevated garden bed, 4 mature trees and another 20 indoor plants (in sunlight rooms) facing Jones Bay Road. The tower will block direct sunlight to our garden and trees – Light that is crucial to plant survival as well as our health whilst living there. These trees and plants mitigate Jones Bay Road NOISE pollution, LIGHT pollution, WIND tunnelling. Plus increase our PRIVACY. Critically, the morning sun also helps to reduce brick and timber deterioration from dampness in a heritage listed building.

The GSC emphasized the importance of retaining the character of Pymont as well as maintaining and enhancing the village nature of Pymont, its heritage and livability, its attractiveness to residents, visitors and innovative business, and developing principals and controls. Our home, [REDACTED] is a Heritage Item. There has been very few references in the 'Review Report' backing the significance of heritage items as lived in homes, which form part of the character of Pymont and Ultimo. It is imperative for Pymont and Ultimo that not all heritage items/homes should be 'managed' 'interpreted' 'adaptive-use' (café's/restaurants) or turned into 'stories'.

Our home is [REDACTED], please respect this is my long term home. Imposing towers over/next-door to heritage terraces will cast unacceptable shadows onto/into valuable diverse low-density homes, mine included.

Commercial development, as mentioned previously, our ad hoc building issues with the Star, after 25 plus years remain unsolved (noise, light, air and privacy), Mod 13 will further exasperate these issues:

- Car motor and horn noise, as well as human waste that will continue due to the Taxi Rank on Jones Bay Road (there has been no improvement on the ground since my IPC or GSC speeches/submissions).
- Cigarette smoke entering our home on still evenings, due to the smoking balcony on Jones Bay Road.
- Gaming Machines in semi open areas heard from bedrooms through closed windows.
- Lack of CCTV, police, or security after dark keeping constant presence on all Star Perimeters.
- Ongoing lack of letterbox drop information for identified construction management local disturbances for residents.

I fail to see the how a luxury 61-story hotel/apartment tower can meet the needs of a digital and cultural innovation peninsular, or enhance village nature, heritage/liveability/health or affordable housing options. The tower exceeds existing and appropriate planning controls.

Night economy

The proposed Retail, Function, Event, Food & Beverage tenancies to run along and above Jones Bay Road (ground, level 1, 2 & 3) are designed to create 'lively and reinvigorated' spaces. The Star is sharing Jones Bay Road with residents – We ask that these spaces, including the Neighbourhood Centre and SELS plaza, close before 10pm weeknights and 8pm Sunday & Public Holidays.

I remain disappointed to not find any mention of reinstating a 24/7 Police service in Pymont (SELS building, The Star's only remaining Heritage item would be very suited for this purpose) as both the Pymont Police Station and the Water Police closed/moved soon after The Star opened in Pymont.

One large mature tree on our property partially obscures vistas from the proposed residential and hotel tower into our dining room, living room, kitchen and backyard/outdoor living space. This one tree loses its leaves for months each year, exposing our home. Even with all leaves intact, the tree it is not large enough to block the upper levels of the proposed tower from seeing into 2 bedrooms and the bathroom windows.

The Star's 24/7 endless and increasing anti-social behaviour (patrons and taxi drivers) distresses nearby residents, myself included. Sound absorbing material or even green walls along the façade of the Star along Jones Bay Road would lessen the noise bouncing into our sleeping rooms nightly. Providing double glazed windows and doors to homes in close proximity/sensitive receivers would mitigate Noise pollution.

I was disappointed to not find any mention if increasing CCTV on the corners/roads owned by The City of Sydney as well as RMS to view/ passive security the surrounding roads of 24/7 venues in Pymont which are shared roads with residential properties. Currently the Star's security staff freely access their own, on premises CCTV.

The Star takes more than it gives to the direct neighbours it lives with and alongside. See my IPC and GSC submissions/transcripts and photos.

Future Housing/Commercial builds and transport

As Pymont grows (again), on a peninsular, the negative impact of vastly increased regional traffic and freight routes needs to be mitigated by all current and future planning governance. An obvious exemplar in infrastructure framework will support quality of place by minimizing transport issues current and future. Achievable by restricting all current and new developments to only have pushbike, motorbike, disabled parking plus 15 minutes loading zones.

I understand change will happen. Ensuring change is discussed/proceeds in a controlled manner, with strategy, consultation (longer than 6 weeks), transparency with individual landowners among other locals (not just community group blankets) to ensure all agendas and requirements are on the table and met.

I hope these comments are helpful in the IPCNSW finalization of its recommendations regarding the proposed Ritz-Carlton hotel/apartment building/Mod 13, the Star and the future of Pyrmont/Ultimo/Glebe/Haymarket. Additionally, I hope the IPCNSW value the personal long-term, heritage terrace Pyrmont lived experience I have shared and will keep sharing in consultations/projects/plans/information sessions/submissions at a State, City and Developer level.

Sincerely

[Redacted signature]

I do not give permission for my personal details to be shared. If administrators are to redact any of my personal information, please ensure this is done accurately (check by zooming in, details are not seen). Thank you.

cc Hon Rob Stokes, Minister for Planning, Clr Clover Moore, Lord Mayor of Sydney, Lucy Turnbull, Chair, GSC, Alex Greenwich, Member for Sydney, Linda Scott