

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: Star Casino- Ritz Carlton Hotel and new residential tower proposal- Peer review report
Date: Thursday, 26 September 2019 3:00:36 PM

To the Independent Planning Commission of NSW

I am a local landowner and ratepayer in Pyrmont and I have read the report by Yvonne von Hartel AM dated 19 September 2019.

I understand you have called for community comments.

I am writing to advise that I agree with the conclusions of Yvonne von Hartel AM in her Peer Review of the Independent Assessment by Professor Peter Weber, and ask that you reject the proposal to overturn the Planning Commission's decision and reject any development on the Star Casino site which is inconsistent with the existing zoning and planning controls.

In my view:

1. if Star Casino wishes to carry out such a huge, inappropriate development it should acquire suitably zoned land elsewhere and pay the appropriate price for such suitably zoned land.
2. it is not the role of government, local or state, to facilitate commercial organisation such as Star Casino to make huge profits off their existing land by simply approving a non-complying development. That makes a mockery of any pretensions government has for good town planning.
3. Allowing casino operators and developers to dictate what can be built is a recipe for town planning disasters and a complete abdication of state and local government obligations.
4. LEPs are approved after lengthy professional consideration by town planners, government and community consultation for a reason. They are designed to create fair community outcomes. Star Casino and other developers should not be permitted to thumb their noses at them.
5. Pyrmont, Darling Harbour, King Street Wharf and Cockle Bay were very carefully designed by expert town planners with the community and commercial interests balanced. In my view, those areas should be the benchmark for all future development around the harbour. Critically, the zoning and town planning controls for those areas provide for public open space and walkways immediately adjacent to the waterfront and then tiered height buildings starting with the first tier being low-rise restaurants and shops of 1 to 3 storeys maximum and the next tier behind the restaurants and shops being low rise residential apartments and the next tier behind the low rise residential apartments being higher rise hotels and residential apartments. This simple device shares sunlight, air and views in an equitable way whilst preserving the amenity of the walkways and parks around the harbour from overshadowing for the benefit of the community, tourists and other visitors.
6. I am appalled by the greedy land grabs being made by developers around Sydney waterways and call on the IPC and state and local government to enforce the current zoning restrictions and planning controls.

Regards

Anthony Gavan

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