

The Star / RC
Pymont
Project

Why the
decision should
stand



The Crown Barangaroo / Sydney

The Star / Ritz Carlton / Pymont



PICTURE PAINTS A THOUSAND WORDS... Pymont is a low-rise precinct who will pay the ultimate price for uncontrolled development

Pymont as
Manhattan

Digitally produced John Appleyard



Pymont 2040 vision
Urban Taskforce /
Image: Lava

Pymont is not an “extension” of, nor a “2nd Sydney CBD”; we’re open for ‘reasonable’ business development, but we’ll not be made into an Australian “Pyrmon-hattan”*

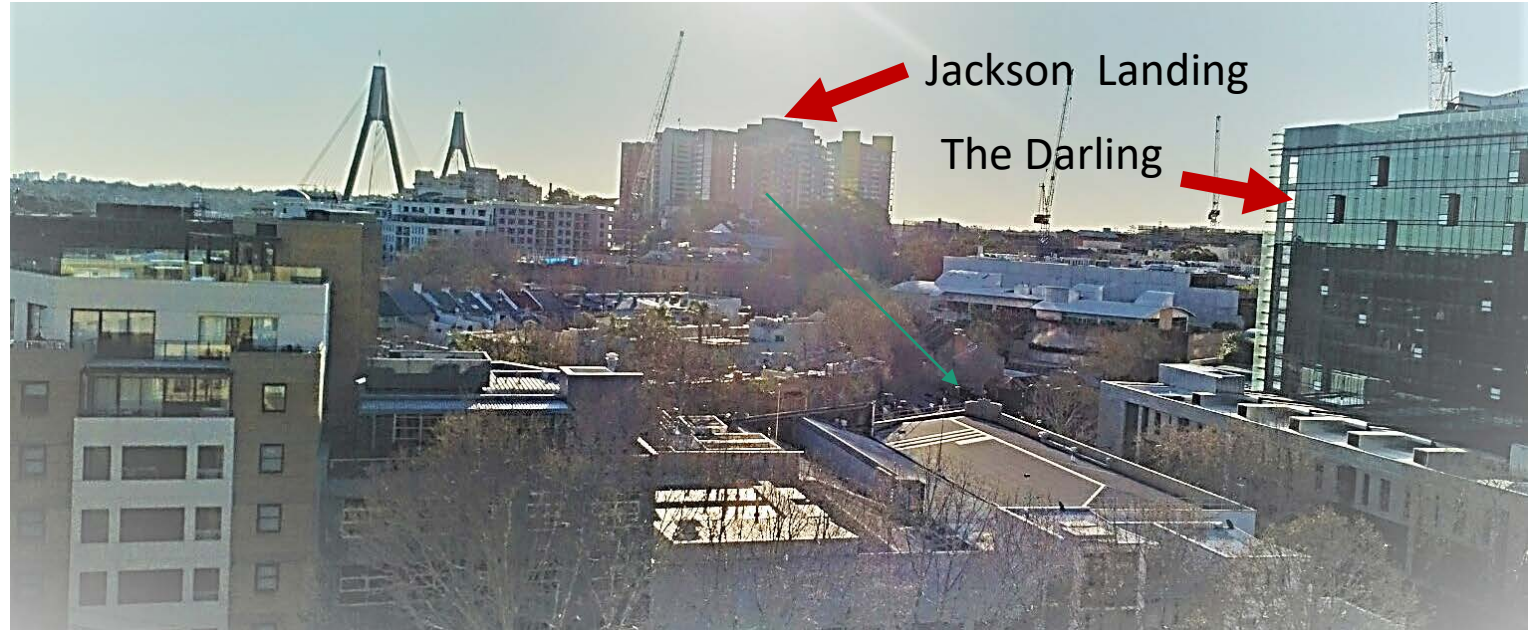
*Heather McNab 2016 / Daily Telegraph

Pymont is a predominantly residential **community** to families, professionals, seniors & students.

The suburb of Pymont is a successful example of low-rise urban renewal and how “...*in the past 30 years of reasonable sized developments, it’s transformed from a former industrial area into the most densely populated suburb in Australia.”**

Pymont doesn’t have the infrastructure to support over development and is already an overloaded main artery to / from the Anzac Bridge via Pymont Bridge Road.





For those saying Pymont already has 'tall' buildings at **Jacksons Landing**, they're situated at the bottom of a long hill on the foreshore and do not loom over Pymont.

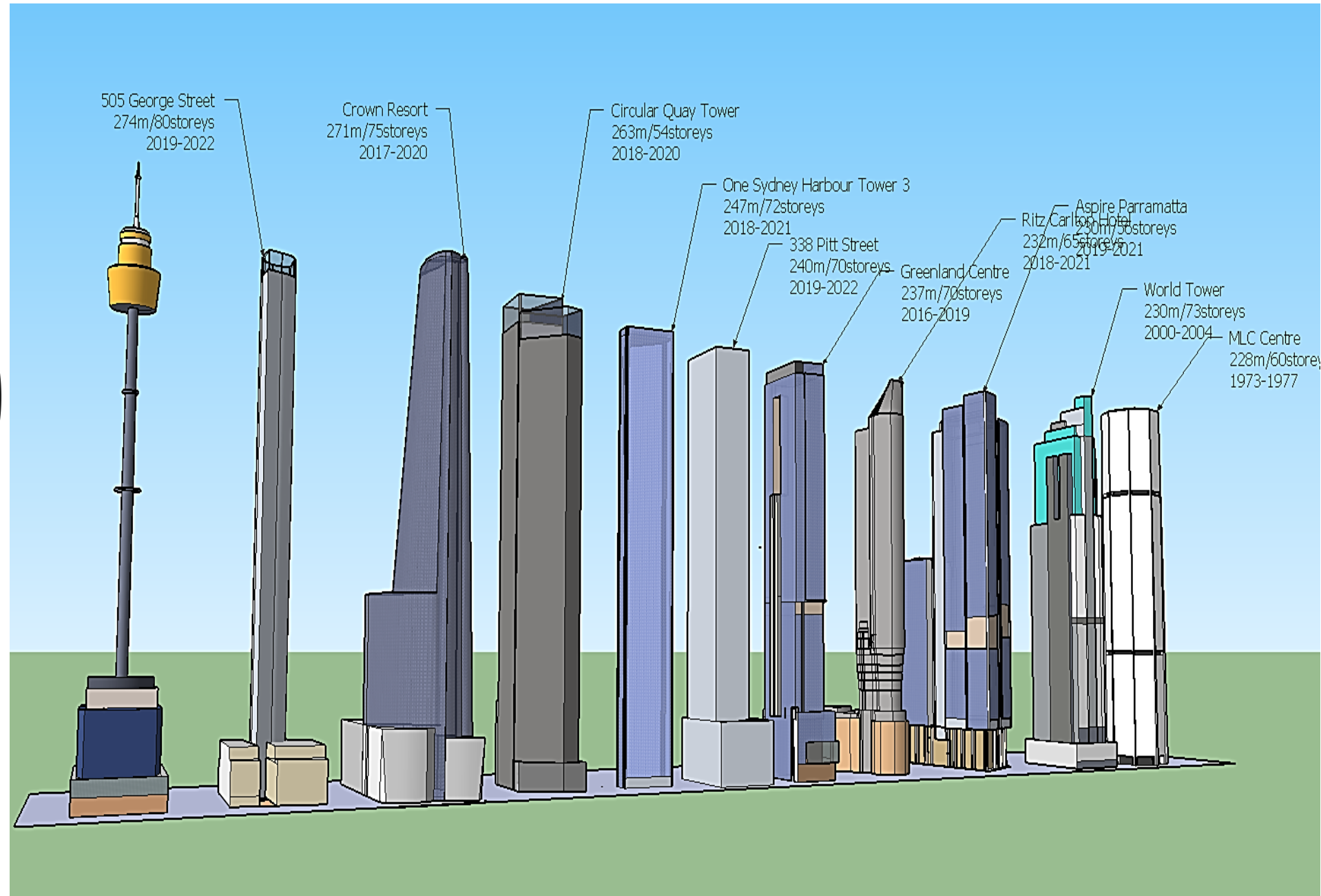
Their presence on the skyline is not obtrusive and can't be compared to The Star / Ritz Carlton at 230 M

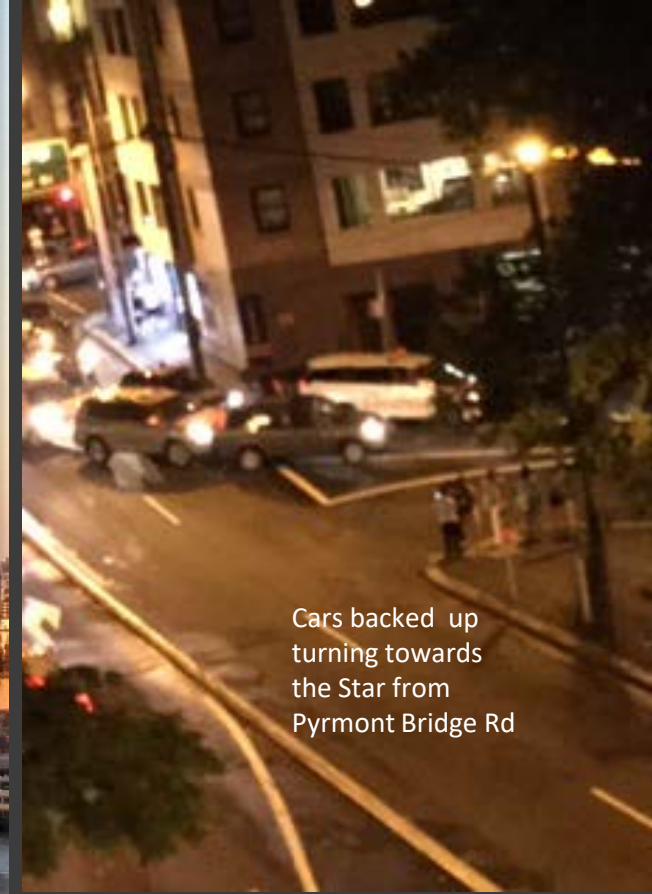
Crown on
Barangaroo

The Star / RC
Pyrmont



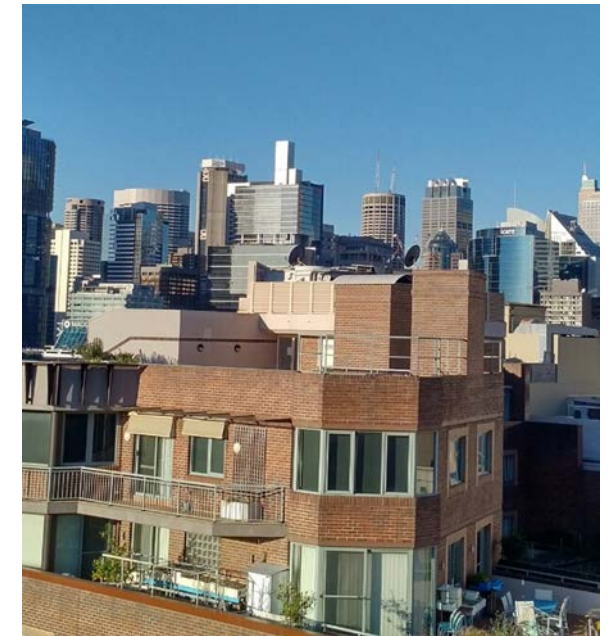
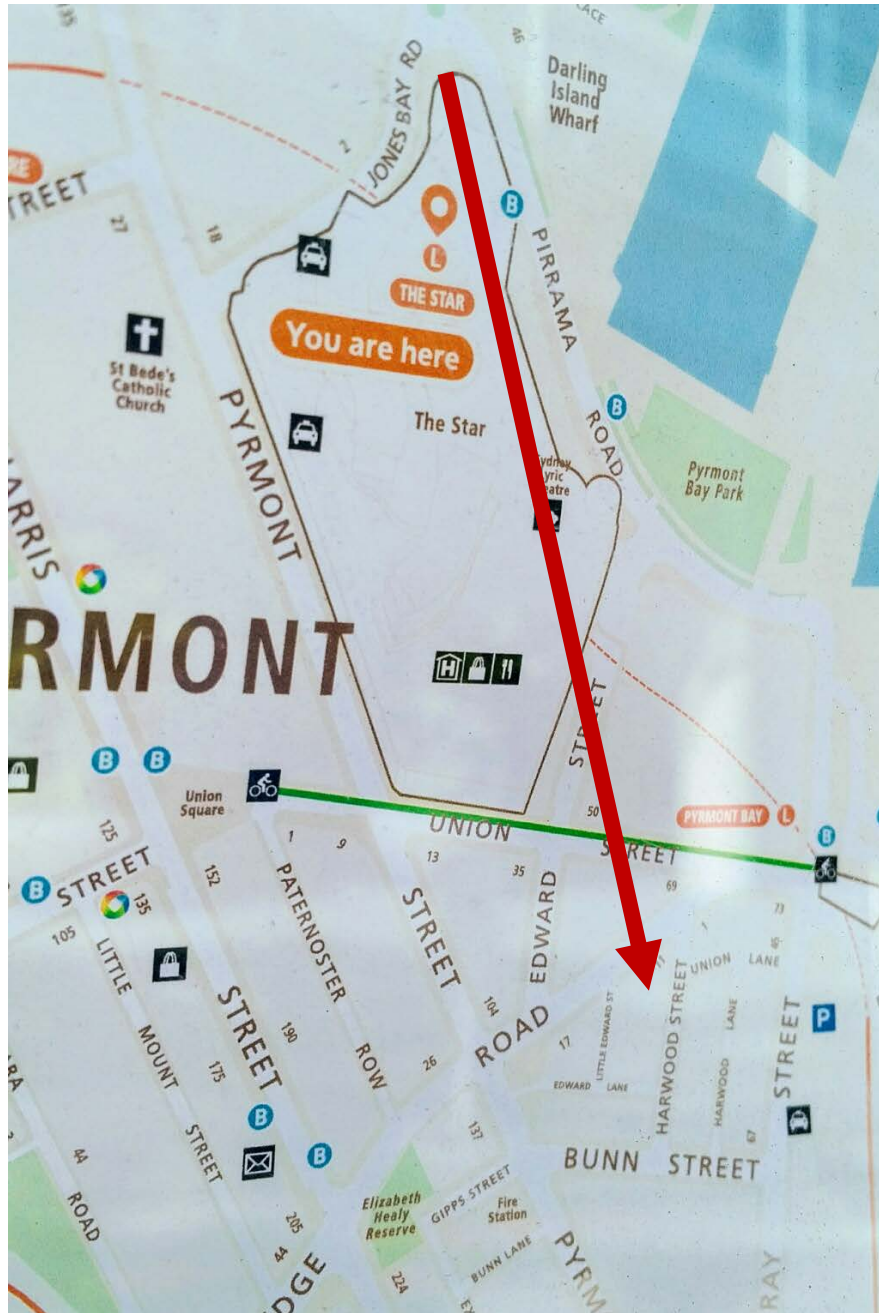
Common denominator?
These are in high rise precincts / CBD, not Pyrmont





Above views from Pymont / blinding sun off CBD buildings and partly constructed Crown Tower

Environmental effect of The Star RC Tower on the local community cannot be ignored.



Views from my property towards CBD and across Pyrmont / view aspect of proposed Ritz Carlton Residences and Hotel Tower

Impact on Pymont: congestion, overshadowing, blinding sunlight, changes in ground temperatures, environmental affects

- **Vehicular Congestion**, particularly traffic to and from the Star; local streets predominately 2 lanes or less; 204 luxury apartments, as well as a 220-room Ritz-Carlton hotel will overwhelm an already burdened infrastructure
- **'High performance' cars revving engines / racing up and down Pymont Bridge Road and adjacent streets (aka "hooning") late at night; many originating from the casino.**
- **Disturbances, noise, fights, trash on the street** from patrons exiting / going to casino / Star City and local pubs
- **Construction noise, dust, possible damage to buildings / residences in proximity due to immense size / scope of the DA taking years to complete**
- **Overwhelming height of the tower with *overshadowing, affecting ground temperature from radiating sun reflection or blocking out of sun.***

CAN'T BE OVER STRESSED, PYRMONT DOESN'T HAVE THE INFRASTRUCTURE TO SUPPORT A DEVELOPMENT OF THIS SIZE.

BOTTOM LINE PYRMONT IS PRIMARILY A LOW- RISE RESIDENTIAL COMMUNITY AND NOT AN EXTENSION OF THE CBD WITH PROPOSED OVER DEVELOPMENT CHOKING THE QUALITY OF OUR LIVES



High performance car
Involved accident in Pymont

What Social Media says about living in Pyrmont

"Quiet, friendly village feeling ... only minutes from the city

great for proximity to town and light rail to Central, but sadly lost that sleepy feel that existed between construction phases.

Inner city living at its best. So close to CBD but it has a village feel. Lots of trees and some great parks especially Pyrmont Point park

"Construction due to go on for years" Pyrmont is getting noisier by the day...3 major building sites drilling through sandstone 6 days a week, to last at least two years, tourist buses lining the streets near the water at Jackson's Landing. New building site on Harris about to start with yet more horrible drilling and dust for another 2 years and to cap it off, if you live on the water the state government is redeveloping Glebe Island to include a 24-hour concrete factory. Shame the council and state governments won't understand that the most important thing is health. We're all going nuts with the way development is handled here. And that's on top of people looking for parking for The Star, coming back and hooning around at 3 am.

Noise at certain times of the day and night in our terrace one block from the water is horrendous by comparison to our flat in central London. Drunks, street sweepers, private refuse trucks, lunatics in hired Lamborghinis, workmen on their mobiles at 6 am, leaf blowers at 7, jack hammers from the never ending construction



This is Pyrmont

We are not against progress,
but it must be reasonable and
contribute to, not destroy our
community and way of life

This is not
Pymont



Ironically, Star's original proposal to stop The Crown was not a 230 M tower 204 luxury apartments /220-room hotel

- 2013 redevelopment proposal, the rooftop would be transformed into a 4,500 square metre "aquatic park" featuring \$25,000-a-night villas and views across to the Sydney CBD.
- The new Star resort would be linked to Barangaroo from Darling Island with a new pedestrian footbridge, dubbed the City Link Bridge.





Crown Casino grows bigger everyday towering over the skyline and where is The Star?

Call this what it is....competition between The Crown and The Star on who has the biggest of them all

believe that Pymont is an unsafe area for a number of reasons:

- there are several housing commission blocks in Pymont;
- the casino is situated in the heart of Pymont (not family friendly and riddled with gambling addicts);
- it is nextdoor to Glebe and the city which both have very high crime rates, especially assaults and robberies;
- unsafe at night
- it is easily accessible by the public and therefore by criminals;
- it can be noisy and disruptive, especially near the water on the weekend where a lot of drunken hoons often frequent late at night;
- lighting at night time is poor.

Yes, Pymont is conveniently located near the city and it offers several nice restaurants and cafes – but I certainly would not trade this for safety and security!

The opinions expressed within this review are those of the individual reviewer and not those of Homely.com.au.

Pymont set for a “face lift” and “open for business” says Gladys Berejiklian

Pymont earmarked as Sydney’s second CBD by Urban Taskforce

October 18, 2016 / SMH

The Star – Ritz Carlton 204 luxury apartments, as well as a 220-room Ritz-Carlton hotel and it's affect on Pymont

Increased vehicular congestion on already affected Pymont roadways, particularly those going to and from the Star coupled with late night disturbances of 'high performance' cars revving engines / racing up and down Pymont Bridge Road etc,

increased late night disturbances from the casino / Star City activity; construction noise, dust, possible damage to adjacent buildings due to size / scope of the DA;

overwhelming height of the project with overshadowing effecting ground temperature / radiating sun reflection, etc PYRMONT DOES NOT HAVE THE INFRASTRUCTURE TO SUPPORT A DEVELOPMENT OF THIS SIZE.

BOTTOM LINE PRYMONT IS PRIMARILY A LOW RISE RESIDENTIAL COMMUNITY AND NOT AN EXTENSION OF THE CBD WITH OVERDEVELOPMENT CHOKING THE QUALITY OF OUR LIVES



PYRMONT DOES NOT HAVE THE INFRASTRUCTURE TO SUPPORT A DEVELOPMENT OF THIS SIZE.

BOTTOM LINE PRYMONT IS PRIMARILY A LOW-RISE RESIDENTIAL COMMUNITY AND NOT AN EXTENSION OF THE CBD WITH OVERDEVELOPMENT CHOKING THE QUALITY OF OUR LIVES