

NSW - Independent Planning Commission (IPC)

Public Meeting Tuesday 27 August 2019. Star Casino Redevelopment MOD 13.

Firstly, thank you for allowing myself and other interested parties to provide our views and comments.

My name is Ken Loudon and I am a future resident of Pymont having bought an off the plan apartment settling this year.

My concerns regarding this plan appear to align to most other objections from community, the local member, NSW Department of Planning and the Lord Mayor.

I concur with the Department of Planning report and would like to comment on a number of areas today that I hope will assist the Commission in your determination.

The areas I wish to briefly comment upon are the proposed location and scale of the tower, the process of modification in attempting to justify the tower and the 200 or so apartments proposed within the tower.

Pymont is currently a mixed commercial / residential low rise suburb.

When you are on the harbour –perhaps in a ferry this suburb complements the high rise buildings, the skyline and the vision and planning of the CBD and Barangaroo.

Pymont is not zoned as a Barangaroo nor is part of Darling Harbour. All past developments in and around Pymont appear to have been respectful to some old land marks which have restricted height. It would also appear they recognised current planning rules and as such again respected the community, environment and its location.

My wife and my rationale in buying into Pymont was its low rise environment its proximity to the city and its village like feel. When you walk over the Pymont Bridge you know you are in the CBD.

Pymont has a nice ambiance and is a great walking suburb that although a very dense residential suburb appears to carry this density well which I can only assume is due in part to past developers & planning decisions in accordance with current laws and rules.

A 60 odd storey tower appears totally out of context and unnecessary upon the landscape, horizon and the community.

Another disconcerting area for me relates to The Star trying to seek approval of their redevelopment as a modification.

This is surely a new development as their current commercial footprint does not include residential apartments.

I also found it quite dismissive of The Star in responding to some objections that their 60 odd storey tower would not set a precedent.

In the current political and public environment regarding better planning, better certification, the independence of committees & reviews around misconduct and the increased level of focus on

accountability and better compliance, this modification 13 to erect a 60 odd storey tower is just wrong.

Stating the obvious -a vertical city of some 200 apartments would place significant and material pressure upon the suburb and its local infrastructure which appears totally unnecessary as a hotel/ casino modification.

I still do not have a problem with a new low rise commercial hotel but I do object to the modification plan to create a mixed residential /commercial tower complex.

Finally, I recognise the concerns regarding over shadowing, views being impacted and how this tower if approved would potentially set a precedent

I am sure there are other speakers who can elaborate far better than me on these areas.

To conclude, I sense the decision of the IPC will be a tipping point around how future plans should be more transparent with the community and other stakeholders and should respect compliance with current planning laws and rules.

I ask that the IPC to uphold the Department of Planning report to reject this modification and not delay your decision due to reviews regarding development opportunities that may or may not come to pass.

Thank you for your time.

Regards

Ken Loudon

