

## [REDACTED] - Mod 13 Submission

Thank you for this opportunity to speak.

Our home, at [REDACTED] will be adversely affected by the development of this tower directly behind our property, which we see significantly reducing our privacy, increasing the wind tunnel effect in our area, and blocking precious access to direct sunlight.

We purchased [REDACTED] over 25 years ago, prior to the Star Casino being built on the old Power Station site.

Since then, we have been close neighbours to the Star, via the corner of Jones Bay Road and Pyrmont Street, but more directly via the rear of our house and property looking over Jones Bay Road. 6 of our 8 rooms open via windows and doors looking too Jones Bay Road: 2 bedrooms, the bathroom, the dining room, the kitchen and the family room.

Our house is part of a Heritage Conservation Area; It is listed on the LEP as having Local Significance, and acknowledged in Star Modifications OF the last decade as Sensitive Receivers.

In 1994, The Star had strict height restrictions placed on it by the State Government to protect the amenity and quality of life of its neighboring residents.

The Ritz-Carlton tower vastly exceeds the intent of this 1994 order and threatens the liveability of our home.

The Mod 13 Development Application and Response to Submissions completely ignores the severity of overshadowing on our terrace home, which will be extensive.

On either side of the winter solstice, in direct contradiction to the submissions, we actually DO see over 2 hours of direct morning sunlight each day throughout winter.

The morning sun is crucial to us during the winter months as it is the only direct sunlight that 6 rooms and the backyard receive during this period to sustain our garden, provide light and naturally warm our living spaces.

Critically, the morning sun also helps to reduce brick and timber deterioration from dampness in a heritage listed building.

I mentioned our garden. In our backyard, we have 107 potted plants, an elevated garden bed, and 4 mature trees. Plus in the 6 rooms with direct sunlight there are another 20 indoor plants. 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.

The increased wind tunnel conditions at ground level have been classified by The Star as 'suitable for public access ways' and suitable for pedestrians; sitting, standing and walking. Our home is within this wind tunnel. ARE these expected conditions suitable for residential living? When the increased wind gusts, coupled with the overshadowing will make our home a very inhospitable place throughout late autumn and winter.

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.

We are strongly opposed to the MOD 13 tower for a multitude of other reasons, including:

- Further car motor and horn noise, as well as human waste that will continue due to the Taxi Rank on Jones Bay Road,
- 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.

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.

Finally,

The prominence of the tower would be both significant and detrimental to us and our property.

The tower would be imposing when viewed directly from the conservation area we are located within.

The tower shared view would be overshadowing in proximity to our local heritage home.

Thank you for listening.

Zena VAASSEN