

I object to proposed development of The Star precinct, specifically the proposed 110m North Tower.

1. Previously agreed building height regulations of the Pymont area/escarpment will have to be adjusted to allow this North Tower development. These regulations were put in place to for good reason in order to prevent such an obtrusive development. These regulations should be respected, and not changed because a development has been proposed.
2. If the building height regulations are changed (increased), other developments such as on previously proposed upgrade and elevation of the building at the corner of Jones Bay Road and Pirrama Road, and a taller rebuild of the Google building at Darling Island potentially will be able to executed, with taller buildings built. The result will be more high-rise buildings/high rise quarter, in additional to the North Tower surround the Heritage REVY and historical Pymont Escarpment area. And the surrounding the public park/access areas of the Pymont Bay Park and Metcalf park.
3. This proposal of a larger Northern Tower was previously rejected by the NSW Independent Planning Commission. And the same issues of poor design, unacceptable visual impact, and reduced visual amenity of the area are all still valid. This decision should not be rejected for convenience of a developer or The Star.
4. This tower will totally obscure the view of the city from my apartment, and many others in [REDACTED]. This will devalue all these properties by potentially hundreds of thousands of dollars. [REDACTED]. The Tower will obscure the full morning sun from sunrise to 10am to 11am and create shadow. Once the sun moves past the new tower and has risen higher in the sky, my balcony will remain in the shade (as normal), due to the elevated position of the sun. I will lose over 2 hrs of direct sunlight by this development.
5. My privacy will be reduced, [REDACTED]
6. The James Watkinson Reserve Park and public escarpment walk which is used especially by families and children during the day, would have their city views obscured, and destroy the quiet peaceful ambience of the area. Additional lighting maybe required on the Jones Bay Road walk steps to the park, to combat an almost totally enclosed alley like feel at night.
7. The increased traffic in the area around the North Tower will be unacceptable. Jones Bay Road is currently used as a very large de-facto taxi rank at the weekend for The Star main entrance on Pymont Street, with Taxi's queued up on either side of Jones Bay Road waiting to enter the Star. This will not change, and the congestion will become worse as more taxi's will be required due to the hotel, all trying to queue, combined with traffic in and out of the hotel, without any set back throughfare/pick up for the hotel provisioned to help. So all traffic remains on the road. No adjustments to road sizes proposed either for 2 car width Jones Bay Road, with recent traffic calming measures installed.. It will be mayhem at the weekend.
8. The corner of Jones Bay Road/Pirrama Road has always been a quiet corner of The Star precinct, compared to the main entrances on Pymont Street and Pirrama Road. This is by design as apartments are also on this road. By placing the North Tower on the corner, an additional Casino area for crowds/traffic noise will be created, disturbing the adjacent residential complexes (The Watermark, and the REVY apartments) which was never provisioned for.
9. With the North Tower in place, the Star Residences tower, with the existing Watermark tower, a wind tunnel/acoustic tunnel will be created down Jones Bay Road.
10. The Star has indicated that North Tower will house a hotel (the Ritz Carton), meeting a need for additional hotels rooms in Sydney. This is a dubious claim. With, the Sofitel Darling

Harbour and the Aiden on Murray Street now open, and the W hotel at Darling Harbour soon to open, the need for high grade hotel rooms in this area seems to be met. (Noting that The Star already has the award winning 5 star Darling Hotel with 114 rooms, plus the suites and penthouses. Together with the Star Grand Residences, a total of 650 high end rooms is available already at the complex). With The Crown Hotel at Barangaroo also now open, high end accommodation is being met in Sydney. A by Adina, Little National, Crown Plaza Darling harbour, Vibe Hotel Darling harbour, Kimpton Hotel also have recently opened. And M Gallery, Hotel Morris due to open soon also. Sydney is bursting with new hotels already.

11. No real long term public benefit will come from having a small 6 star hotel. The majority of Sydney residents will not enjoy the facilities and rooms as it will be too expensive. It is designed to attract high end overseas gamblers and very high net worth individuals. The jobs created, will be in the majority in hospitality, which are low paying. Currently 40-50% of these would be taken by students, backpackers etc.
12. Poor design of the Northern Tower. It is a boring box. Designed to max floor space, no design excellence. How does "a box" enhance a neighbour hood?
13. There is no mention how the North Tower hotel and residences, will link in with the Metro Site East and Casino, as the Metro location is a Casino owned site. It could be suggested that sufficient hotel and residences would be better provided by this Metro tower, with no need for the Northern Tower. This Metro site is more flexible for the facilities envisaged for the Northern Tower, and for traffic control.
14. The idea of improving community facilities and organisations, being incorporated into the Northern Tower design at the casino is false. The Pymont Community Centre on John Street provides this centre currently. Dragging yet more local community facilities, and restaurants etc into the Casino complex, will degrade and starve the actual Pymont community centred around Harris Street. The opposite of what The Star proposed will occur, with undue Casino influence on these organisations, and little Casino directing it's clients to explore Pymont beyond the Casino facilities.
15. Based on previous developments, it would be expected the design changes will be proposed during the build to by-pass the planning and approval process. No community consultation will occur, extra floors, removal of facilities etc can be expected.