

Independent Planning Commission  
Level 3, 201 Elizabeth Street,  
Sydney NSW 2000

To whom it may concern,

**I do not support the Star Casino redevelopment (MP 08\_0098 (MOD 13)) in its entirety** and wish to make the following comments for your consideration:

- I support the Department of Planning and Environment's (DPIE) recommended refusal of the proposal and reasons for refusal, particularly strategic justification of the tower, visual impacts, amenity impacts, and the balancing of these against the public benefit offered by the proposal.
- I support the Open Letter to the Independent Planning Commission, published in the SMH on Monday, 26 August 2019 which voices concern over the proposal and a call to maintain the integrity of the NSW planning system.
- I support the objections of the Pyrmont community and in maintaining public faith in the NSW planning system.
- I support the provision of a 'neighbourhood centre' within the proposal and the public benefits in which this would deliver. However, acknowledge that the stated benefits to the state or local community do not override all other planning considerations.
- I do not support the assessment of the proposal as a modification, given it represents some 48,000 of GFA additional on the site, a tower form and the introduction of residential uses. Whilst I understand the planning framework and pathways which allow this to occur, they are now discredited and continued use of Part 3A under transitional provisions for a project and modification of this scale is inappropriate and contributes to community mistrust in the NSW planning system.
- I do not support the notion that a high-rise mostly residential tower will add to a 'vibrant, mixed-use precinct' or emphasise an 'entertainment and innovation hub' vision for the area.

Further, I wish to also make comment on the review currently being undertaken by the Greater Sydney Commission (GSC).

- I wish to work in a NSW planning system that has integrity. Where does the opinion of the Premier, a politician, fit in this system? Above all it seems, regardless of the informed opinion of her own government department and Minister. The message this sends is that a political agenda and political power can undermine a planning system that is continually fighting to stay fair and transparent. It is difficult enough to explain to the community why the Star Casino application represents a modification to a previous approval and can propose a built form that varies so significantly from its surrounds.
- The call for a review of the Pyrmont peninsula planning controls by the Premier represents a severely adhoc and politically driven approach to planning. I disagree with the Ministers statement that "public commentary... has questioned whether the existing planning framework for this area..."What public? It appears that this review is driven by the timeline and desire for approval of one development alone by its supporters.

- The review should not be “speedy”. The timeframe allocated for the review is insufficient. Despite the requirements of the Terms of Reference, the review will not allow for comprehensive community and stakeholder consultation.
- The review is a risk to and at odds with the current strategic planning process being undertaken by the City of Sydney through the preparation of the Local Strategic Planning Statement. Strategic planning should set a vision that has to last longer than an electoral cycle and should not be undermined by the pressures of a single development proposal.

As a young planner, this is just another reminder that despite my education and growing experience, it seems difficult to provide an informed opinion and make a difference through my chosen profession. Perhaps it's time to consider a career change... politics perhaps?

I urge the IPC to support the DPIE's recommended refusal of the Star Casino redevelopment (MP 08\_0098 (MOD 13)) and do so regardless of the GSC's rushed review. This decision will not signal a U-turn for city development, nor shut-down Pyrmont, rather it will signal a strong will for the right type of development, guided by best practice strategic planning and community and stakeholder input.

Kind regards,

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