

Dear David / DPEI,

I just missed the submission date for SSD-10405 - Atlassian Office Tower, I believed it to be the Friday 5th like other submission closing dates. Given the extreme nature of this proposal I trust you will accept, record and consider my submission as part of understanding community concern.

I write as a very concerned citizen of Sydney and a heritage professional of 20 years.

I strongly object to the Atlassian proposal on the following grounds:

- As a resident of Sydney and frequent user of Central Station and the transport system, I totally do not endorse the demolition of heritage listed railway building and a faux interpretation installed as a ground floor of a 40 floor high rise tower. I do not support the demolition of the 1906 inward parcels office and the other demolitions along Ambulance Ave. This is insane and a grotesque twisting of the term 'adaptive re-use'.
- Community consultation has been appalling and unsuccessful (e.g. technical reports detail very limited letter box drop, a website with 37 hits and one email...). This is a failed consultation and will be a massive shock to Sydney residents, the heritage industry, transport customers and rail enthusiasts when construction starts. Consultation should extend to those who use and have a connection with the place. As it is the heart of the network and the biggest transport interchange in NSW, consultation should be wide and extensive across Sydney city and regional NSW.
- Central Station heritage precinct will lose an original authentic railway building that is part of the main reason why the place is state heritage listed. This irreversible loss will present a tipping point in cumulative impact on site, which has not been addressed by this or the adjacent site re-zoning proposal.
- Heritage interpretation does not offset or mitigate the impacts presented by this proposal.
- Western Gateway proposals have been fast tracked without a masterplan and bare no relation to heritage character, setting and values that make up the core reasons for its listing on the SHR.
- The proponent, heritage consultant, land owner, Heritage Council and the Department of Planning have all set aside heritage listings, protected values, conservation management plan policies, Burra Charter principles, and the objects of *Heritage Act* and *EP&A Act*. This proposal of a 40+ floor tower on top of a single story state heritage listed parcels building within the state significant precinct of Central is absurd and reckless. This is now unfettered development to the max, a new low for Sydney.
- The clocktower and terminus is an elevated landmark in southern Sydney and is typically viewed with a blue sky backdrop. This is the classic picturesque view of Central Station. The Atlassian proposal changes this totally, negatively and irreversibly – which I do not support. Central Station must remain a local landmark not a high rise cluster of overwhelming towers.
- Visual impacts of the proposal are extreme and push Sydney further into becoming ugly dark and soulless. The Urbis assessment of 'acceptable' are totally wrong in my professional opinion. In fact any man in the street could have made a more accurate assessment of a 40+ floor tower in comparison to the clocktower and the place's heritage character. The scale of this proposal is totally out of character with a heritage precinct.
- If the vision of the proposal is to be world class and internationally comparable with this proposal – unfortunately Sydney will be a laughing stock. London, NYC, Paris even Melbourne wouldn't treat their state significant historic buildings and precincts in this way.

Even in other parts of Sydney – proposals that knock down state heritage buildings for towers would not even be entertained (eg state library, town hall, QVB).

- The heritage assessment has been prepared by a team of Urbis generalists, without heritage architectural professional input. I call for an independent peer review of their work by a reputable heritage architect and ICOCOMOS.
- Urbis should be stripped of heritage professional membership for gross incompetence – they misrepresent heritage values and conservation policies in the Conservation Management Plan for Central Station (Government Architects Office, 2013). They staggeringly advise that the tower proposal is consistent with Central CMP policies which absolutely are not true. The inward parcel platform building make up the core zone of the SHR Central Station listing. The CMP states that a masterplan must be developed prior to major development so that these very buildings can be ‘conserved’ not destroyed. I seriously question the rigour of heritage advice on this proposal.
- Covid 19 has been an economic disruptor which has seen a shake-up in how we live, work and use our cities. Commercial and retail space across cities are at record high vacancy levels with major business failures across the board expected throughout 2021 and 2022. In fact the Atlassian tech business themselves have directed staff to work from home indefinitely. Recovery in commercial retail, office space, including tourism, is not expected for years. When a major proposal is put forward for a heritage site the ‘justification and need’ must be urgent and real. This proposal does not present a real long term economic need other than the short term boost a construction project brings. Empty new tower buildings on top of state heritage items will be the disgraceful result.

The Atlassian tower proposal should, under no circumstances, be approved.

Yours faithfully

Concerned

Sydney Heritage

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