

SUBMISSION FOR APPLICATION No. SSD5752

Please find the submission below that strongly OBJECTS to the current Development Application SSD5752.

Darling Harbour has something the rest of the world does not have, ambience, a family friendly, relaxed feel that at present manages to mingle this with the business being done at the Convention and Exhibition Centre all surrounding a beautiful body of water. These proposed new bigger buildings will change this casual ambience, making it more of a business centre, no longer as appealing to families with the extra crowds that this development proposal will bring.

We (my husband and I) **strongly object** to the following development proposal on the following grounds.

We are firstly rate payers of the City of Sydney and secondly owners of 2 apartments in the Goldsbrough Building and this development will severely affect our investment and the ambience of the wonderful world class area called Darling Harbour. We have listed our **objections**, below and hope that you consider our points of view with the utmost consideration.

Please note each objection is just as important as each other!

1) The heritage Goldsbrough Building's prominence in the western view of Darling Harbour will be blocked from public view forever.

The scale of the ICC and the position of the ICC and the proposed Hotel Towers will obscure the public view of the Goldsbrough which is a building of heritage significance in Sydney.

The following is taken from the Australian Government Heritage Database and give the essence of the building's significance to the City of Sydney


'The Woolstores feature a sophisticated use of brickwork for decorative effect and are among the finest examples of the Federation Warehouse style remaining in Sydney.'

'The Elder Smith Goldsbrough Mort No 1 Woolstore, is a rare expression of inter-war Commercial Palazzo architecture in the Federation Warehouse style (Criterion B.2). The Elder Smith Goldsbrough Mort No 1 Woolstore, is important for its association with the wool broking activities of Thomas Sutcliffe Mort, who with the wealth created as a successful wool broker, went on to become one of the most significant Australian industrialists of the nineteenth century (Criterion H.1).'

'The two Woolstores that are included in the Pyrmont Street Woolstores are located on the east side of the peninsula and are on Pyrmont Street. The Woolstores are massive and occupy the whole of their blocks through to Harris Street. The Woolstores are now used for mixed commercial and residential purposes following adaptation. The buildings express the character and features of the Federation Warehouse architectural style from the period 1890-1915. This includes a bold utilitarian character, the consistent use of high quality plain brickwork, the use of round arches based on Romanesque precedent, the use of external attached piers and the strong horizontal skyline created by the parapet which concealed the roofscape. The Elder Smith Goldsbrough Mort No 1 Woolstore is a product of a massive renovation and conversion of the 1936 Woolstore to residential apartments, completed in 1995. The building features a face brick facade articulated by horizontal and vertical bands of rectangular windows, with rendered string courses above the second and seventh levels and a rendered parapet carrying the company name.'

The above is taken from this website
http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=place_name%3Dgoldsbrough%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=2252

Below is an attached scan of a listing card, it would appear that the former Woolstore was listed as a heritage item by the city, some time in its past and it is presently listed by the National Trust and Australian Heritage Commission giving credence to its significance. See the website ref for the AHC listing

Name	GOLDSBROUGH MORT WOOL STORE.	Neg No	5 0 3	i nt ah sh	2	PYRMONT			
Address	122-126 Fig, Harris & Pyrmont Streets,								
Date	Pyrmont.								
Architect	1935								
Builder									
Engineer									
Description									
Reference	Sydney Action Plan 13.								
		4 7 0 0 6 3 9							



The Goods Yard in 1984 – looking south along the Darling Harbour Rail Corridor (left)
The above photo is taken from Sydney International Convention Centre, Exhibition & Entertainment Precinct (SICEEP) Darling Harbour Statement of Heritage Impact: Appendix C

Whilst this building does not seem to be currently listed on the State or SCC's current Heritage Listings (most likely due to an oversight when the old 'listing' was scrapped and the cross over of jurisdiction from SCC to DHFA occurred), this building is clearly shown as part of this historical precinct. As it stands, the Goldsbrough remains one of the last historic buildings in the Darling Harbour precinct that can be seen from any public areas of the DH foreshore. It is one of the remaining links to the area's historic wool past. This is the primary reason we purchased apartments in this building (we originally came from the country and I personally have a history of 'wool buyers' in my family).

We believe to have this building restored in 1996 there were strict confines with its final height and fascia, so that its historic character would not be lost. The building's name has even been kept across its top to remind all, of this building's significant role in our past. You only have to mention to anyone from country NSW that you have an apartment in the Goldsbrough and they know exactly the building to which you are referring and its historical significance.

This building now accommodates many people attending conferences and 'shows' at either the Convention Centre or the Exhibition Centre. The accommodation here is in the form of apartments which offer visitors to our city an alternative to a week long stay in a hotel room, here they are able to cook themselves a meal and relax in comfort, many of the apartments (most on the eastern side of the building) enjoy views of our beautiful D H and the city skyline.

The inside of this building has kept its 'wool' heritage look and many visitors take a little of Sydney's past away with them after their stay.

The new ICC will obscure the historic façade of the building from public view. This building has been part of the Darling Harbour landscape since 1936, and represents a direct link with Sydney / Australia's early wool trade days, the only one in the skyline to link D H with its 'port' heritage as seen clearly in the photo above.

See view below of the face of the Goldsbrough being obscured by the proposed ICC. If the proposed Hotel towers go ahead the entire building will be obscured.



Current view of the Goldsbrough from Darling Harbour



2) Blocking afternoon western sun into 'Harbourside' area

This ICC proposal along with the Hotel tower blocks proposed will elevate the building height around the foreshore of Darling Harbour, thus spoiling the open nature of the area, closing it in and blocking the all important western sun in winter time. The shadow that the new ICC and the proposed Hotel Towers will cast over 'Harbourside' will make this area cold and dark much earlier than now. This much higher development will be at odds to the eastern side of the Darling Harbour foreshore which is 2-3 levels at most. This will detract from the western side especially on the weekend afternoons when this area is its most busy with young families.

3) Blocking of morning sunlight & overshadowing of the Goldsbrough by the proposed ICC

The ICC shadow diagrams show that there will be significant overshadowing of the Goldsbrough from the new ICC and towers, taking away morning sunlight in the all important winter mornings. This will result in increased heating costs (for this side of the building, our air conditioner rarely runs during winter in the day time) as well as the loss of valuable morning winter sunlight.

From the Shadow analysis diagrams in the DA it shows a significant loss of sunlight on Pymont St in front of the building and the Eastern face of the Goldsbrough in winter.

This is in direct contradiction in trying to make Sydney's buildings more environmentally friendly. And will severely affect the building's plans to install solar panels in the future.

Shadow diagram below from DA submission.



Proposed
June 21 Winter
9:00am

4) The blocking of the Goldsbrough building and other buildings in the area's views by the new ICC and proposed Hotel Towers

Please see the diagram of the back of the ICC convention centre below, which will be approximately the same height as the Goldsbrough.

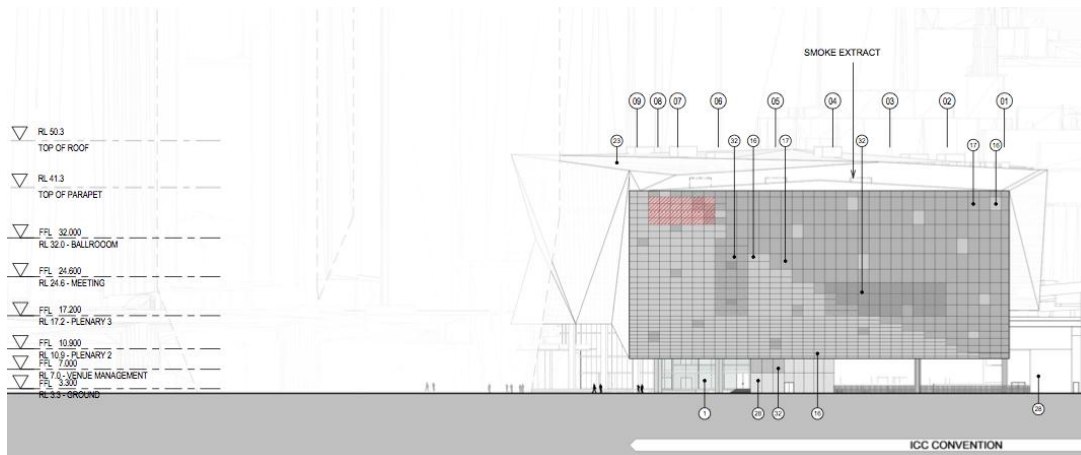
We object to the height of the proposed new ICC convention centre which is nearly to the top of the Goldsbrough's current height.

In the DA plans the proposed height is RL 50.3 which will block the entire view to Darling Harbour and the city from the Goldsbrough's eastern facing apartments.

There is supposed to be a concept of view sharing in the city but in this case the whole of the eastern view of the Goldsbrough will be blocked out by the new ICC convention centre. Views to the north east will be blocked by the proposed hotel towers.

In place of the current city skyline and Darling Harbour view there will be a flat blank metallic wall in its place, which is the rear of the proposed ICC convention building.

The Goldsbrough residents on the eastern side will be facing an ugly flat back wall made of aluminum.



5) Removal of the safe walkway from the Goldsbrough and other western buildings to Darling Harbour

The proposed changes at Darling Harbour seem to take away an extremely important thoroughfare for the residents and guests of the Goldsbrough and all regular users from the public carparks on the Western side of Darling Harbour, the commercial building at 135 Pyrmont St as well as all the residential buildings on Harris and Pyrmont St. in Pyrmont.

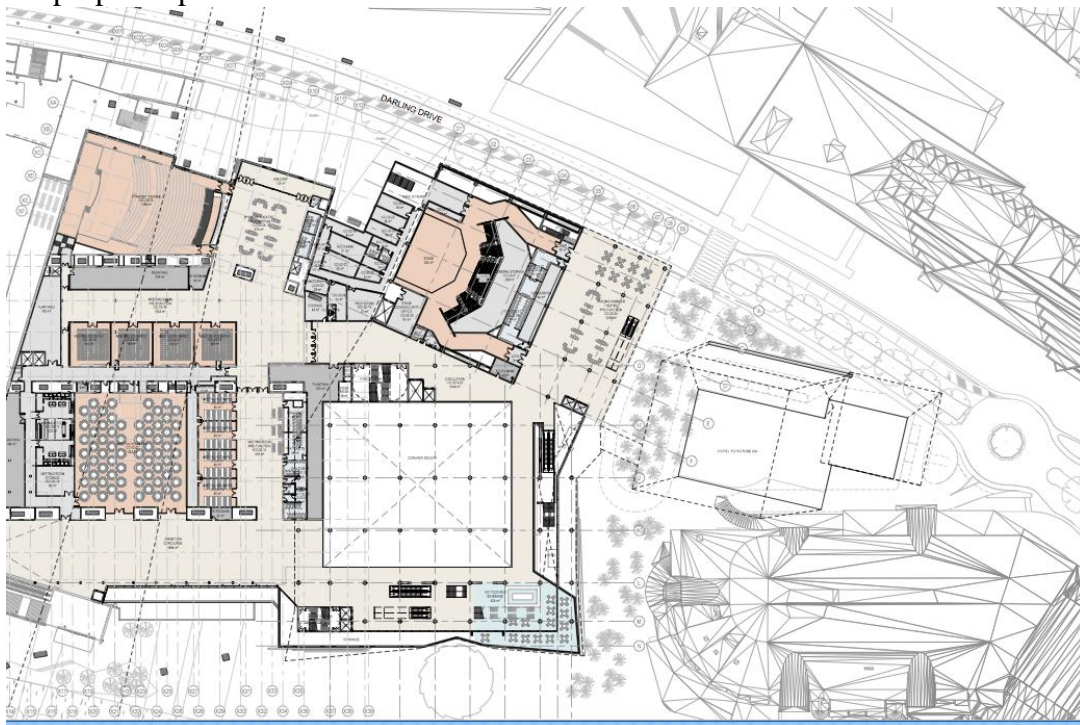
From the plans it looks like the current overhead pedestrian walkway next to the Convention monorail station is being removed. Currently it is the easiest and safest walkway to enter the Darling Harbour precinct from the Western side.

If this entry to Darling Harbour is removed it will be a total disaster for many of the pedestrians who regularly use it as well as visitors to the area. Currently it is estimated that there are around 7000 pedestrian traffic movements across this walkway on a regular day and many more on busy event days. It is the only safe way to cross the light rail tracks and Darling Drive and is the direct access for 2 major carparks servicing Darling Harbour. This walkway is open 24 hours a day, 7 days a week with continuous public access.

The alternative link from the Western Distributor is not a convenient alternative to what is currently there. How are pedestrians especially with children meant to cross to and from Darling Harbour in a safe way at all hours?

There has been no mention of the increased traffic flow within the immediate vicinity of the proposed complex. In particular, the impact that such an increased amount of traffic will have on the ability of people to cross the road and the obvious increase in delays for traffic as people use the ground level pedestrian crossing.

From the Architectural drawings below it shows how the current walkway is removed in the proposed plan



This is the walkway being



removed

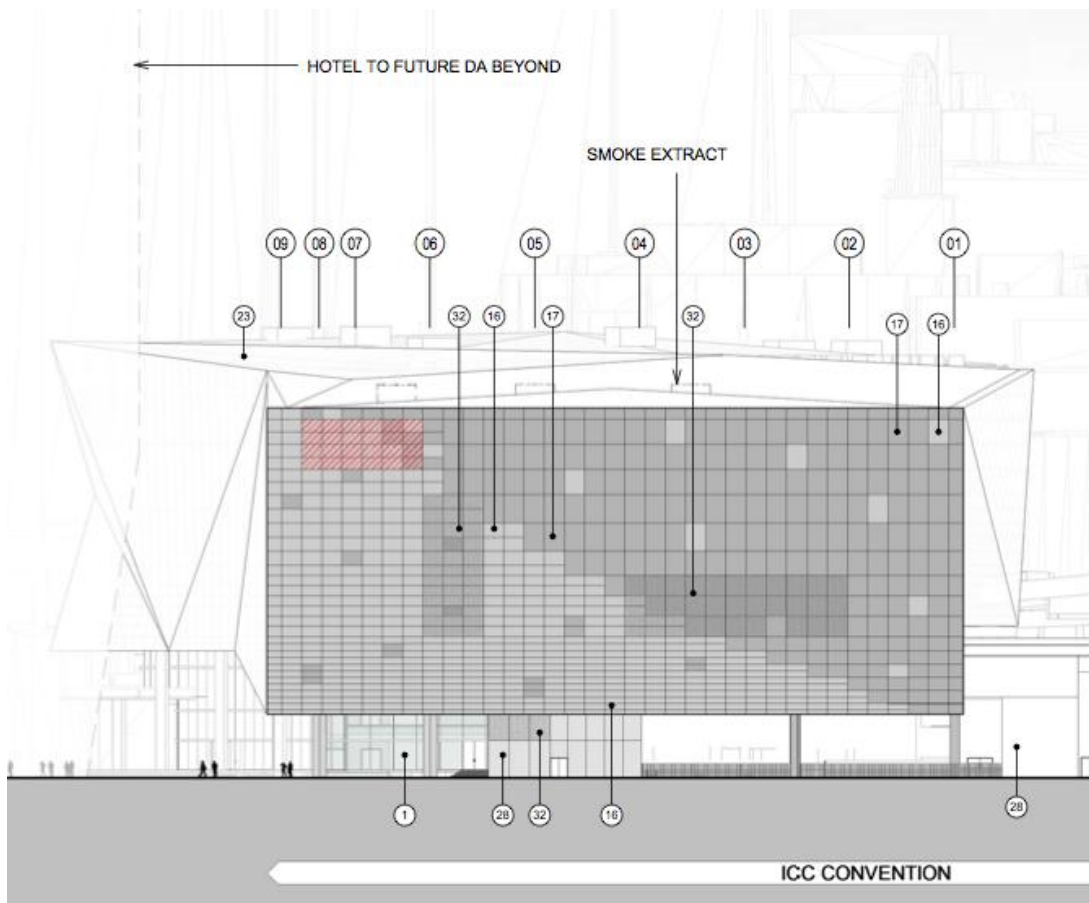
6) The rear of the proposed ICC is UGLY

The height of the proposed ICC is nearly the current height of the Goldsbrough, any outlook from the Goldsbrough to Darling Harbour will be dominated by the Western (rear) face of the ICC.

In the DA plans it shows that this will be a mainly Grey metal panel wall which will just look like a Grey metal barricade from the Goldsbrough. All the architecturally appealing glass frontage is kept for the Eastern (Darling Harbour facing) face of the building. All the publicity shots show the view of the East face yet all the Goldsbrough will see is the ugly utilitarian Western face.

If the view from the Goldsbrough is to be dominated by the ICC then at least some regard should be paid to the fact and the Western face of the ICC modified to be more aesthetically appealing. The western face could be architecturally articulated and made of materials that don't look like a metal barricade.

See Diagram below for view of the Western face of the ICC facing the Goldsbrough. Note the scale of this wall in relation to the people in the picture.



7) Demolition of world class award winning buildings – the current Convention and Exhibition Centre

This is crazy, wasteful, environmentally **unfriendly** and hugely expensive to the tax payers of NSW. The current buildings could be expanded and renovated without the impact that their demolition and re-building will cause.

8) The timeline for this development proposal (the next 3 years)

To demolish all buildings at the one time will cost most businesses in the area bankruptcy. This will greatly affect all businesses in the Harbourside retail precinct (many of which struggle now in low tourist season – (ask our daughter she works there!)), the many restaurants, the Novatel and other hotels and residential accommodation including the Goldsbrough.

Does the City of Sydney want this responsibility in what is already a dicey economic time?

In conclusion we urge that the above objections are taken seriously as the proposed development will have a major **adverse impact** to the City of Sydney’s heritage / identity, to over 500 apartments in the Goldsbrough building alone, neighboring buildings and the many businesses that make up this great precinct.

Yours sincerely Sandra and Paul Rynehart