

12 December 2023

Anna Nowland
Department of Planning and Environment

Dear Ms Nowland

Re: 35-75 Harrington Street, The Rocks (SSD-32766230)

As Directors of the company [REDACTED] this opportunity is taken to voice concerns in relation to the above development [REDACTED]

Concerns are in relation to the potential loss of views from the terraces at 46-56 Gloucester Street, particularly those at the Argyle Cut end of the row, as impacts of the volume and height of the new development do not seem to have been considered in the Visual Impact Assessment undertaken for the development. Comments are below:

Loss of Terrace Views – 46- 56 Gloucester Street The Rocks

1. Appendix G – Heritage Response to Submissions

Please refer to the letter, from Urbis, Appendix G dated 24 October 2023 to Anna Nowland, NSW Department of Planning. This is Urbis's response to the earlier comments raised by Rajeev Maini from Heritage NSW in his letter to Anna Nowland dated 20 April 2023 (EIS – HNSW) in regard to public exhibition of SSD-32766230.

Refer to Submission 1.B. (Page 5), is in regard to the impact of the development on significant view lines from difference vantage points.

Reading the Urbis response it advises that an extensive Visual Impact Assessment has been undertaken for the project. There seems to be no reference to the effect on the views from any of the 46-56 Gloucester Street terraces, 46A Gloucester Street in particular, as it is closest to the proposed development. These terraces date back to 1914 and are historical residential property, backing on to Cambridge Street. I would consider that Urbis should have to include any views from these terraces in any Visual Impact Assessment.

Refer to Submissions 3. and 4. (Page 14) and Urbis' response.

Reading the Urbis response it advises they are wholly satisfied that the building will not result in adverse heritage impacts to existing views and vistas within and to The Rocks and vicinity heritage items. In 4. It advises that any height breaches of the established SCRA envelope are minor in nature and will not have an adverse heritage impact.

The historical Gloucester Street terraces which all back onto Cambridge Street, particularly those towards the Argyle Cut end of the row, should have been included in any Visual Impact Assessment. This would allow the investigation of any impact on view lines from terrace balconies, due to this development and any impacts, from its height breaches of the established SCRA envelope.

2. Visual Impact Assessment Quincy Hotel 35-55 Harrington Street, The Rocks by Ethos Urban dated 23 October 2023 Appendix I

In Page 11 of the Visual Impact Assessment dated 23 October 2023 Appendix I, residents fall into the High Sensitivity ranking in Table 4 in the section 2.4.3 Type of People. On Page 43 of the report in Table 9 It classifies Gloucester Street, residents at home, to be Low in the ranking. Does this mean even after considerable financial outlay has been spent by residents, to secure homes in these terraces, existing views are not to be considered and accommodated?

On Page 90 it explores in 7.14, View 10 Cambridge Street. All information provided here is at ground/street level and does not explore or assess current views and potential impacts, at the terrace balcony levels of terraces at 46-56 Gloucester Street. Street level views do not reflect or have any similarity to terrace level views.

Plant – Level 6

City of Sydney Letter to Anna Nowland dated 6 April 2023 - EIS

Concerns are also raised in relation to the position of the plant on the top of the building. Looking at Figure 3: the Level 6 Architectural Plan of the building (DA-2002(01)) on Page 6 of the City of Sydney's response to you dated 6 April 2023, the plant for the building has been positioned at the Cambridge Street side of the building closest to the residential terraces at 46-56 Gloucester Street. Has the necessary noise mitigation factors been put into the design and building requirements to ensure this placement of Plant does not affect life quality of residents?

Conclusion

As Directors of [REDACTED] we are among the group of what seems to be becoming known, as the 'mum and dad investors'. We have no legal, building or architectural skills with which to wade through all the extensive pages of the development of 35-75 Harrington Street.

However, like the owners and developers of this Quincy Hotel development, we are also stakeholders in the area known as The Rocks and believe there should be some consideration given to retaining any existing views and minimum plant noise for residents in these historical terraces. We therefore, object to the proposal.