



To provide opportunity for all, but especially young people, for education by personal development, fostering friendship and bringing about a better understanding of others and the world around them.

28 August 2017

NSW Government
Planning and Environment Directorate
Customer Service Centre
GPO Box 39
SYDNEY NSW 2001

Dear Madam / Sir

RE: Development Application SSD 15_7037 & 75-85 Harrington Street, Sydney

I refer to the abovementioned Development Application and YHA's previous submission dated 5th September 2016.

Whilst acknowledging the proposed changes generally improve the built form outcome of the proposal (over the original proposal), YHA continues to object to the proposed development on the following grounds.

Building Height

YHA continues to note that the development exceeds the Sydney Cove Redevelopment Authority (SCRA) Scheme height control and objects accordingly. The stepped back built form approach of both buildings assists with reducing the overall built form impact when viewed from the adjoining streets, however the resulting built form remains overly bulky and will continue to dominate the existing topography and streetscapes that it front onto.

The new buildings will continue to be out of character with the scale and height of the existing buildings on Harrington and Gloucester Streets.

YHA strongly believes that the proponent of the development should be requested to redesign their building to comply with Scheme height limits, as YHA were when designing and constructing Sydney Harbour YHA.

Sydney Cove Redevelopment Authority Scheme (SCRA) – Maximum building heights

YHA objects to the proposed height increase amendments to the SCRA Scheme. The existing height limits remain appropriate for this historic, prominent and culturally significant part of Australia. YHA requests that the existing building height controls remain in place as is.



Character of The Rocks

YHA notes that The Rocks currently provides for a diverse mix of accommodation, entertainment, recreational, residential, hospitality, commercial and tourists land uses resulting in a vibrant precinct for tourists and backpackers alike to explore and experience a unique part of Sydney's heritage.

The introduction of more apartments has the possibility to alter the existing fabric and vibrancy of the area i.e. via new residents wanting restrictions on hours of operation of premises etc. and to this end YHA remains opposed to any new land uses that do not support and encourage the longevity of the vibrancy of The Rocks as an accommodation, entertainment and tourism precinct.

State Heritage Listings

The proposal fails to recognise a significant area on the State Heritage Register, the Cumberland Street Archaeology Area (SHR No.1845), which is directly opposite the proposed development. YHA, in conjunction with SHFA, is responsible for managing this State Heritage listed archaeology area. The proposed development and associated excavation has the potential to create changes in the bedrock of the area which may result in movement and damage to the archaeology.

Please contact the undersigned should you want to discuss further.

Yours faithfully,



Adam Newband
Development Manager

31/3/17



Andy Nixey

From: system@acelo.com on behalf of "Aileen Liang" <aileenliang1@gmail.com>
Sent: Thursday, 24 August 2017 8:47 PM
To: Andy Nixey
Subject: Submission Details for Aileen Liang (object)
Attachments: 221317_Reponse to Submission 13 Carahers_2017Aug24_2046.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: Aileen Liang
Email: aileenliang1@gmail.com

Address:
13 Carahers Lane

The Rocks, NSW
2000

Content:

In regard to above proposal re-development, we object the modern apartment building is being built in the heritage precinct based on the key points as below,

* Ruin Australian history in a protected heritage precinct

In Australia, we only have less than 1% of history which are mainly located in the Rocks. The Rocks is Australia's birth place and displays how they settled in Australia, how they built local sandstone houses by hands, from which the area derives its name. Without the Rocks, Australia has no history.

As Australian citizens, we should maintain our history and make this area a preserved precinct. Why do all the youth/students always come to the Rocks? Why do all of our tourists walk through here? Why do all the bride/groom taking choose this area to take the wedding shots? Think about it. Without these historical building, what can we tell the next generation? What can we tell the tourists? What else we can teach our kids about diligent? Everything in the Rocks is made by a lot of hands, blood, sweat and tears. How can we make the next generation remember all of these? With high rise apartments, it's going to ruin our history in Australia the memorial site will be destroyed.

* Building Height without considering neighborhood residential zone as a whole

Building a six storey building on Gloucester Street and 9 storey n Harrington Street are exceeding building limit of Sydney Cove Redevelopment Authority (SCRA) Scheme. The maximum level should be 2 or 3 storey from the Gloucester Street level.

The proposed six storey has a maximum height in Longs Lane, Gloucester Street, Carahers Lane etc In Longs Lane, the maximum height is 2 storey. Building modern apartments is more commercial purpose but it doesn't consider the Rocks community as a whole. More importantly, developer can't see the impact of the neighborhood interest, however, what they can see is all about money and profit.

* Maintain the same Rocks terrace brings significance to the next generation

The terraces in the Rocks has significant history background and it's a good way to educate our generations how they share bathrooms in the past, lights in pull cord, high window, cypress pine floor, high ceiling and a lot of wooden stairs in the house. Young generation will have no idea about it without seeing the Rocks terrace. Modern apartments won't be able to tell this story and it's going to quite ordinary to most of young generation.

* Don't try reconcile high rise to historical site

Reconciling high rise to historical site is not going to work in the heritage precinct. Each laneway, street, stairs have its own history as well as each terrace also has its own name, own history about who was living there, what did they do. Building a high rise in the middle of the Rocks, it is not going to bizarre in the area. There are a lot of places in Sydney fit high rise but definitely not in the Rocks.

For all of these, it is highly recommended that all Sydney sider should be able to notify the proposal instead of just the neighborhood. Let the public to judge what is right or wrong.

Kind regards

Aileen Liang
13 Carahers Lane
The Rocks NSW 2000

IP Address: - 1.129.97.2

Submission: Online Submission from Aileen Liang (object)

https://majorprojects.accelo.com/?action=view_activity&id=221317

Submission for Job: #7037 Mixed Use Development, 75-85 Harrington Street, The Rocks

https://majorprojects.accelo.com/?action=view_job&id=7037

Site: #3096 75-85 Harrington Street

https://majorprojects.accelo.com/?action=view_site&id=3096