



Highgate Owners Corporation Strata Plan 49822 ABN 66 342 557 275

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NSW Department of Planning & Environment
www.planningportal.nsw.gov.au/major-projects

Application No SSD-32766230 - 35-75 Harrington Street, The Rocks

Highgate is a strata residential apartment building consisting of 204 apartments and one commercial lot in Millers Point (<https://highgate.com.au/>). Highgate is privileged to be located at a focal point overlooking Australia's most iconic and unique heritage areas: The Rocks, Millers Point, the Observatory and Observatory Hill, and Central Barangaroo. The Highgate Strata Committee, on behalf of its residents, is actively involved in ensuring that the integrity, preservation, showcasing, and value of our heritage areas is retained and enhanced for the benefit of all Australians.

The proposed development at 35-75 Harrington Street sits at the conjunction of Argyle, Harrington and Cambridge Streets, a highly sensitive intersection right at the heart of The Rocks. It is surrounded by at least 100 heritage listed buildings. Increased development of this site puts at risk the value and ambience of the Rocks itself.

The Sydney Cove Redevelopment Authority (SCRA) Scheme provides the planning framework for The Rocks area. It was established on 12 January 1970 under the *Sydney Cove Redevelopment Act 1968* to oversee redevelopment plans for the historic suburb of The Rocks. The current height limits were established to ensure that any development on this site would not overwhelm the surrounding heritage area or key iconic views, such as the Harbour Bridge, the Opera House and Circular Quay, in height, bulk, or scale.

The SCRA identifies the maximum permissible building envelope height for the proposed development of 35-75 Harrington Street as RL 35.5m, with a lower building height at RL 27.0m (fronting Harrington and Argyle Streets). The proposed building has been designed to breach these parameters.

The current proposal is to raise the height limit by another storey, join the building to the Renaissance Hotel next door, and provide a roof terrace that is likely to be roofed to provide protection from the elements. This will increase the maximum height from RL 35.5m to RL 40.5m, with the lower building height rising more than

RL 10m from RL 27.0m to RL 37.9m. Both the Harrington Street and Argyle Street podiums will also be raised.

This increase in height, massing and bulk is unacceptable. Regardless of setbacks, the development will overwhelm the surrounding heritage buildings and dominate The Rocks, and it will contribute to height, mass and bulk creep of buildings along the foreshore, enclosing Circular Quay.

The Rocks has been subjected to height creep, with increased massing and bulk for many years, and must not be permitted to continue. As this development goes to exhibition, the increases in height and bulk of the Sirius building are being realised, as are the buildings of the Fort Street Public School.

The development of 35-37 Harrington Street proposes to connect the buildings to the Renaissance Hotel to the south, which is adjacent to the huge, bulky 'Harrington Collection' at 85 Harrington Street. To the north, 35-37 Harrington Street is overlooked by the increased height of the Youth Hostel. It sits near the Museum of Modern Art, which has also increased in height in recent years, as well as 86-88 Cumberland Street with its raised curved structures on the roof, housing the Sirius Project Office, and the expanded Sirius building itself.

These buildings provide a solid massed façade that increasingly dominate Circular Quay and The Rocks. No further increases in height, massing, or bulk are acceptable in The Rocks area or along the Harbour foreshores. The development must adhere to the parameters of the SCRA. We object to any increase in height, massing and bulk beyond the parameters established by the SCRA. The precinct's heritage value demands a line be drawn in the sand terminating any further infringement of the SCRA for corporate short term financial gain.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Harold Kerr', with a stylized, flowing script.

Harold Kerr
Highgate Chairman

* on behalf of Owners Corporation Strata Plan 49822