

1 February 2017

The Hon. Anthony Roberts MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Dear Minister

RE. Redevelopment of Cockle Bay Wharf

Sydney Harbour is unique in its ability to offer both residents and visitors an holistic experience of water views, eateries and working environs that are first class by world standards.

The proposed redevelopment of Cockle Bay Wharf in Darling Harbour will not only severely impact that standard, but will damage the heritage and architectural value of Pyrmont Bridge through its proximity and over shadowing effects.

The proposal for a 235 metre commercial tower is substantially out of character with the environs of Darling Harbour. The proposed tower is so big that it is second to, but only slightly shorter, than the proposed Barangaroo Crown Casino building (at 271 metres). However it is much broader in both its aerial footprint and podium spread.

As such the proposal is contrary to longstanding planning principles that include requiring building heights to be limited near water to protect the public experience of the harbour.

I ask that you share my concern for the impact that this proposed development will have on picturesque Pyrmont Bridge and the thousands of pedestrians who cross that bridge to and fro each day. This number includes a significant number of the 33.4 million visitors to Sydney (Destination NSW report, Sept 2016) who collectively spent in excess of \$17.3 billion to bask in the light, life and freedom that Sydney offers to all!

Many of these visitors enjoy not only the many amenities of Cockle Bay but frequent the Wild Life Sydney Zoo and Sea Life Sydney Aquarium on their way to the Sydney Fish markets. All of which will be affected by the intrusion that the proposal has on Pyrmont Bridge.

I also ask that you share my concern for the impact that this proposed development will have on the many residents and workers in those buildings that will be severely impacted by this development if it is to proceed.

The proposal does not appear to offer Sydney nor NSW any public benefits that could substantiate such a development.

I therefore seek your engagement to reject the overdevelopment of Darling Harbour and specifically the rejection of the proposal for the Redevelopment of Cockle Bay Wharf.

Yours sincerely,



Ian Bulluss
Justice of the Peace # 123156