

17 January 2017

The Hon. Rob Stokes MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Dear Minister

Redevelopment of Cockle Bay Wharf

I write to object to this proposal which will result in overdevelopment on Darling Harbour's waterfront, creating impacts on the public domain and adjacent areas.

Darling Harbour provides essential public open space on the waterfront that is a tourist and entertainment attraction and lunchtime retreat for city visitors and workers. Traditionally it has been low rise, complying with the good planning principle that requires heights to recede as buildings approach the water.

I share widespread community alarm that Darling Harbour is losing its human scale and being dotted with towers that block the skyline, create wind and overshadowing impacts, and dominate the public domain. The biggest failure of Darling Harbour has been that it turns its back on the city and adjacent Pyrmont and Ultimo; the proposed development goes further and visually blocks the city from Darling Harbour.

The proposal for a 235 metre commercial tower on the existing Cockle Bay Wharf marks a massive change in scale. The tower is excessively high, and would dominate Cockle Bay and surrounds, and add to cumulative impacts from other high rise plans and proposals in the precinct.

The tower would significantly impact on views within Darling Harbour, and from Pyrmont Bridge and Pyrmont.

The tower would devastate city skyline views from Pier 26 and dominate them from the Harbourside promenade; the promenade at Cockle Bay Wharf would have most city views blocked. The tranquillity and pleasantness of these waterfront public spaces would be eroded. Skyline views from Tumbalong Park, vital to its amenity, would be interrupted.

Of great concern are view impacts from heritage significant Pyrmont Bridge, with most city skyline views blocked. The heavy presence of the tower directly adjacent to the bridge would dominate the experience of walking on this important bridge and substantially detract from its heritage values and views.

The proposed tower would block a large portion of views from apartments at the southern end of 222 - 228 Sussex Street. Views are important to the wellbeing of apartment residents, who live with



no private open space. A view can connect someone inside an apartment with the outside world and create a sense of space.

Downwash wind from the tower would undermine enjoyment of the Cockle Bay Wharf promenade, rendering it no longer suitable for passive activities such as eating lunch or socialising. This is serious given the promenade is rare city public recreation space.

The environmental impact statement does not make clear the extent of overshadowing at the future Town Hall Square, referring to a "brief period" after 3.45pm from April to August, which would equate to 21 hours of overshadowing each year. This square is a vital part of the revitalisation of the city following introduction of light rail and should not be overshadowed in any way.

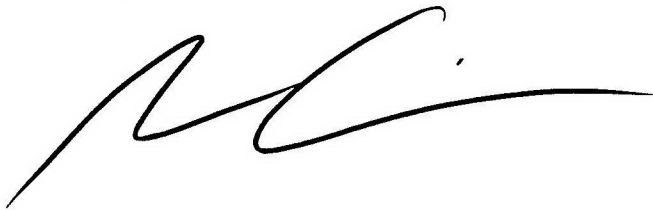
The proposal for up to 200 car parking spaces should be rejected outright; it is excessive and unacceptable given the proximity to other transport options and the already serious traffic congestion in the central business district road network. Commercial tenants should be encouraged to share vehicle resources with car share and bicycle facilities used to reduce the number of vehicle parking spaces provided.

Impacts on pedestrian access to Darling Harbour are unclear, with the pedestrian bridge links across the Western Distributor to be demolished but a link from Pyrmont Bridge and Market streets reinstated. Despite the close proximity, Pyrmont residents have few options to get to Darling Harbour and the city centre, having to walk long distances via indirect routes despite promises that the Sydney International Convention, Exhibition and Entertainment Centre Precinct redevelopment would improve access. Many Pyrmont residents rely on the Western Distributor pedestrian bridge to get to and from the city and their access options should not be reduced in any way. This concern needs to be addressed.

The proposed Cockle Bay Wharf development would erode the amenity of Darling Harbour; the tower would impose on the precinct, contributing to the cumulative loss of human scale, blocking city skyline views, and creating unpleasant wind impacts.

Darling Harbour provides rare but much-needed public open space and these impacts are unacceptable. The government must act as custodian of the harbour and refuse this damaging proposal.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Alex Greenwich', written in a cursive style.

Alex Greenwich
Member for Sydney