



SYDNEY HARBOUR ASSOCIATION
PO Box 265 ROSE BAY NSW 2029

Director, Key Sites Assessment
NSW Planning & Environment

Sent by P/E website

SSD 7684, Amended concept proposal for redevelopment of Cockle Bay Wharf

Our review of the amendment documentation has not disclosed any major advance towards protection, enhancement or maintenance for the Cockle Bay foreshore and waters as an outstanding natural asset. That is disappointing.

Certainly, the original proposal has been somewhat reduced in scale, and some improvement in positioning of buildings is evident, but the amended proposal still lacks any obvious element of *enhancement* of the natural values of the Bay. Likewise, the maintenance of the site(s) as a *public* asset is neither self-evident nor is it implied by the public space provision, which may be seen simply as facilitating the commercial function of the buildings – which is an essentially private concept.

Our original submission said this:

We do not think the tower element of the proposal is an appropriate response to the locality.

We appreciate its commercial attraction, but we dissent strongly from its placement on the foreshore, having regard to its lack of maritime purpose. Harbour foreshore land is limited in availability, and ought properly to be utilised only for public purposes that clearly relate to the Harbour. The proposal does not envisage such a pattern of use. Its public space provision is minor in comparison with the space allocated for private purposes.

In concept and in context, the tower does not advance the stated policy of the NSW Government to the effect that the foreshore should be recognised, protected and enhanced as a public asset. Instead, the tower will have a deleterious effect on the whole of the Darling Harbour visual and recreational environment, and a similarly adverse impact on the Pyrmont Bridge, while making no positive contribution to maritime activity on and around the Harbour at all.

The other details of the proposal seem relatively innocuous by comparison with the tower.

We reiterate that view.

Hylde Rolfe,
Secretary, Sydney Harbour Association
(Home: 41 Cove St Watsons Bay; T: 02 9337 5058; E: hyldearolfe@bigpond.com)

28 November 2017