

15 December 2017
Your ref: SSD 7684

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

ATTN: Director, Key Sites Assessments

Dear Sir:

**RE: AMENDED CONCEPT PROPOSAL FOR THE REDEVELOPMENT OF
COCKLE BAY WHARF (SSD 7684)**

We refer to your notification dated 14 November 2017 regarding the State Significant Development application 7684 for 241-249 Wheat Road, Cockle Bay Wharf.

We write as the strata managing agents for the Owners – Strata Plan 46581 which is Interpro House, located at 447 Kent Street, Sydney NSW, situated to the east side of the proposed redevelopment. Interpro House is a commercial building with 16 storeys with a west-facing aspect.

On behalf of the owners of the strata scheme of Interpro House, we submit our objection to this proposal for the reasons listed below:

Impact on views

The proposed tower will have a significant impact on harbour views from the west side of our building, which is already about to be affected by the development on 230 Sussex Street. This could result in a total loss of view of the harbour from our west-facing office suites.

Loss of property value and rent

The potential total loss of harbour views could impact the value of the property and rental income in our strata scheme and surrounding properties. This would not be in the best interest of owners who have invested in the area - some of the them from decades ago – who would then have considered that the harbour foreshore and promenade area are to be preserved in line with local planning objectives. Property values and rent will potentially decrease if the proposed development is approved.



Current harbour view from Level 16 Office Suite (north-west side)



Current harbour view from Rooftop Seating Area (north-west side)



Current harbour views from the rooftop (north-west side)

Overshadowing and impact on amenity

The overshadowing over the Darling Harbour area must be considered. Referring to Appendix C: Development Design Report of the Amended Environmental Impact Statement, it is clear that the proposed tower will heavily overshadow a number of buildings in the areas bounded by Sussex Street, Drutt Street, and Kent Street.

This loss of sunlight will heavily impact the amenity of properties in the area, including ours.

Our strata scheme has in the last two years, resolved to consider installing solar panels on the rooftop as an energy-saving initiative. The impending overshadowing of the building will prevent the continuation of this project.

The loss of sunlight in the property could also have a severe impact on potentially the health of office workers in our building.

Overall impact due to height

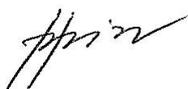
The proposed building envelope for the podium and tower of upto 195 metres is significant in scale, and considerably taller than many of the surrounding buildings in the area. This could potentially affect the amenity and overall atmosphere of the Darling Harbour precinct and would not be in keeping with the character of the surrounding foreshore promenade area.

Conclusion

We submit the above as reasons for our objection to the redevelopment of the Cockle Bay Wharf area for your consideration in the evaluation of the application.

We request that we be continuously advised of any updates to this development proposal.

Yours sincerely,



Maria Diswe
Strata Manager
Strata Title Management