

15 December 2017

NSW Minister for Planning
C/- Department of Environment and Planning
Attention: Director - Key Sites Assessment Team
GPO Box 39
SYDNEY NSW 2001

By email: chris.king@planning.nsw.gov.au

Dear Minister,

**Objection to Proposed State Significant Development No. SSD 7684
Amended Concept Proposal for Redevelopment of Cockle Bay Wharf
Nos. 241-249 Wheat Road, Cockle Bay (Darling Harbour)**

We refer to SSD 7684 and strongly object to this proposal as it is unsatisfactory having regard to the relevant matters for consideration under S.79C of the *Environmental Planning and Assessment Act 1979* for the following reasons:

View Loss:

- 1) Significant and devastating loss of views of Darling Harbour and its foreshores when viewed from apartments within Astoria Tower at No. 222 Sussex Street, Sydney.

Overshadowing:

- 2) Unacceptable significant loss of solar access due to overshadowing from the proposed 195m-high tower as apartments within Astoria Tower at No. 222 Sussex Street, Sydney predominantly face west, without the benefit of a northern or eastern façade.

Adverse Visual Impacts from Excessive Height, Bulk and Scale:

- 3) Excessive height, bulk and scale of the proposal which results in adverse foreshore, streetscape and visual impacts within the locality.

Site is Unsuitable for the Development

- 4) The office tower component of the proposal is in an inappropriate location which creates adverse environmental/amenity impacts on surrounding development and detracts from both the existing and desired future character of the area. Moreover, the overbearing and incongruous appearance of the development on the Cockle Bay foreshores indicates that the site is unsuitable for the proposed development.

Not in the Public Interest

- 5) Due to the significant adverse impacts on the built environment, the proposal is not supported as being in the public interest. Furthermore, any perceived public benefit associated with this proposal does not outweigh the significant adverse environmental impacts on the Darling Harbour foreshore and/or surrounding development within the Sydney Local Government Area.

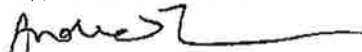
In summary, State Significant Development No. SSD 7684 is not supported and should be **Refused**.

In making this submission, I confirm that I have not made a reportable political donation and I agree that I have read the Department's Privacy Statement and agree to the Department using my submission in the ways it describes. I understand this includes full publication on the Department's website of my submission, any attachments, and any of my personal information in those documents, and possible supply to third parties such as state agencies, local government and the proponent.

Please have regard to my concerns during assessment of this application.

Yours faithfully,

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