

31.07.18

Michele Nettlefold, Brendon Roberts &  
Genevieve Hastwell  
NSW Department of Planning  
& Environment NSW  
Level 22, 320 Pitt Street,  
Sydney NSW 2000

**RE: STATE SIGNIFICANT DEVELOPMENT SSD 16\_7684**

I refer to the above development application submitted to the Department of Planning.

In preparing this submission of objection I have:

- Reviewed the environmental impact statement and supporting documentation supplied in the development application;
- Reviewed relevant planning provisions applying to the subject site and this form of development;
- Inspected the subject site and surrounding locality.

At the outset I would like to confirm that I have not made any political donations or gifts pursuant to section 147 of the Environmental Planning & Assessment Act.

The following are reasons for objecting the proposal in its current form for your attention.

**1.0 DARLING HARBOUR EXISTING USE – TOURISM PRECINCT**

Darling Harbour is a major tourist attraction for Sydney & Australia. The Darling Harbour precinct was opened formally by Queen Elizabeth II on 4 May 1988. Since this opening it has become a heartbeat for Sydney or its playground as it's affectionately known. Hundreds of thousands of tourists visit the precinct annually bolstering the economy significantly.

The construction of a tower of this magnitude is both grossly excessive and out of character with the local environment.

**2.0 EXISTING AND PROPOSED BUILT FORM**

The existing built form character of the precinct is 'low-rise' development on the foreshore of the precinct being typically 2 - 4 stories with larger envelopes set back behind these properties to embody the private open space enjoyed by the precinct while preserving view sharing from all neighbouring properties. This proposal obliterates this notion and highlights an adhoc approach to the precinct and town planning principals applied. It proposes to not only develop on the 'waters edge', however it also purports to develop a 55 story tower some 8metres from the water. It also applies to commence development in close proximity to the Heritage Listed Pyrmont Bridge.

The City of Sydney stated that the proposal in its current form "obliterates the heritage significance of the Pyrmont Bridge", these statements are accurate and of immense concern to the people of Sydney. With the aforementioned setbacks, I can only concur with this assessment.

The proposal is both excessive and unjustified.

This significant increase in GFA is not necessary and should be curtailed in to a reasonable scale based on a reasonable and justified development for the area. There is no reasonable justification for a development of this scale at this time. It is clear that in the absence of planning controls, the applicant has lodged their application for the largest scale development in an attempt to maximise its commercial outcome. This endeavour should not be done at the expense of the precinct, its amenity and the people of Sydney. As such it should be rejected or controlled to a far more reasonable scale.

The proposed development will overshadow the darling harbour bay of and public foreshore areas. The solar access implication to the precinct and surrounding properties is unsatisfactory. This will ultimately provide a poor experience to those visiting the area who will be both in the shade and wind for much of the day. As a result, this will diminish tourism dollars and funds coming in to Sydney. The tower and its location are in my view particularly poorly planned. It will effectively diminish any view sharing enjoyed by the surrounding properties significantly. The proposal is totally at odds with all existing development.

The Barangaroo development is a completely unique area that has had the entire urban form redesigned. These buildings were designed in unison and should not be referenced as a comparable RL to service the applicant's agenda in this application.

### **3.0 DEVASTATING VIEW LOSS FROM PUBLIC DOMAINS AND LOCAL PROPERTIES**

There is an opportunity for any significant envelope changes to form a satisfactory relationship with the surrounding properties.

### **CONCLUSION**

While the broader community supports the redevelopment of the site in its entirety, this should not be done in an adhoc haphazard form which is currently

being proposed. There is a once in a generation opportunity to ensure this development enhances the Darling Harbour precinct and provides a reference point that the city can be proud of. This fact appears to be lost to this applicant and as such a push for the largest GFA possible is clearly evident in this application.

In light of the ongoing conjecture surrounding the Barangeroo development in both size and scale, it is imperative that careful consideration be given to any application to develop the largest footprint on the western foreshore of the Darling Harbour Precinct and adjacent to the Pyrmont Bridge.

The tower and GFA grab by the applicant is both excessive and unjustified. The relationship with the neighbouring properties, their character and the valley floor is also unsatisfactory. The distance from the bridge, with particular emphasis to the proposed envelope is also unsatisfactory and inadequately addressed.

The precedent that this development will set will highlight an adhoc approach to planning in Sydney and cannot be entertained in its current form. If development of foreshore property in this scale is approved, this will pave the way for all foreshore properties, particularly those in the bays precinct and on the water front to be 'over-developed' to whatever scale an applicant sees fit. It is a dangerous precedent. For these reasons, the application in its current form is not justified and should be rejected.

Yours sincerely,

Tristan Ramsay  
*GradcertProp, DipFacMgt, DipProjMan, DipOHS*