

TO WHOM IT MAY CONCERN

Secretary, SP 54229, Mirage Apartments  
Bunn and Pyrmont Streets  
Pyrmont NSW 2009

5 August 2018

Dear Sirs

I am writing on behalf of the owners and residents of The Mirage Apartments in Pyrmont, in relation to the latest proposed development concept for the Cockle Bay precinct at Darling Harbour.

We wish to note our objection to the current proposal on the following grounds:

- Although we welcome the continuing development of the Darling Harbour area, we consider that the current proposed development will still be too much of an imposition on the skyline and views across this area of Sydney. The proposed tower, although reduced in height and impact from the original proposals, is still too large and imposing on this much used and enjoyed area of Sydney.
- The proposed tower should be considerably further reduced in height, and be kept at a height similar to the existing Towers 1 and 2 of Darling Park. This will lessen the impact for all surrounding areas including Pyrmont, Darling Harbour, Town Hall, Sussex Street and Cockle Bay itself, including The Ribbon Hotel.
- The responses to the previous submissions on this project include statements to the effect that the site subject to the DHDP does not have a maximum height restriction on it, and that "the concept proposal has been designed to respond to the site's opportunities....". Such "opportunities" should not be taken to mean that the height of the building should be at maximum capacity, but rather that the overall concept for Darling Harbour should be maintained and protected.
- Darling Harbour is a major attraction to Sydney residents and visitors due to its openness and its connection to the rest of the Harbour foreshore, and the flow of the lower level buildings around that foreshore. Developments such as Barangaroo are more acceptable as the area surrounding the high rise buildings is more open and the width of the harbour area there means that the buildings do not impose so much on other areas. Darling Harbour is a more enclosed area already and therefore the impact of high rise buildings, whether on the Cockle Bay side or the Harbourside areas, have much more of an impact. This impact is in contradiction to the statements that the development is supposed to create more open spaces – however if the area feels confined, those open spaces will not be as enjoyable as they could be.
- We note that prior comments regarding shadowing and wind impacts have been considered in the responses to previous submissions, however note that these still remain a concern to us. We note the wind tunnel problems at Barangaroo that have already caused some damage and an often unpleasant experience for pedestrians. This is despite these concerns being raised prior to construction and supposedly addressed.
- We also note the current road access problems getting into Barangaroo and the surrounding areas which will only be exacerbated by increased traffic volumes, such as the proposed

number of car spaces to be available in the new development. The traffic through this area is already heavily congested and getting in and out of Barangaroo by car (e.g taxi) is a problem at almost any time of day with the roads congested and often blocked. The impact of the additional traffic to the area and through access needs to be further considered both during the construction period and on-going.

In summary, although we welcome the continued development of the Darling Harbour area, we believe that a building of the proposed height will be over-bearing for the area and will dominate the landscape, rather than enhancing the area.

If you have any questions, please do not hesitate to contact the under-signed.



Helen Doak  
Secretary, SP 54229, Mirage Apartments  
Pyrmont