

Assessment Manager
Department of Planning & Environment

SSD 7684 Cockle Bay Wharf redevelopment concept

Dear Sir/Madam

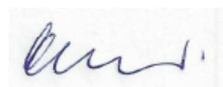
I live near to Cockle Bay and from the terrace of my Level 10 apartment (which faces Bunn Street) I have views across Darling Harbour and Cockle Bay and into the City. Also, the communal rooftop area of my apartment complex enjoys views across Darling Harbour and Cockle Bay and into the City and significant views of the City skyline which provides considerable amenity to the residents of the unit complex. In addition, I am a regular user of the open space at Darling Harbour.

I make the following points of objection to the current proposal:

- Whilst continuing development of the Darling Harbour area is expected and encouraged, I consider that the height and scale of the current proposed development is not consistent with the context of the surrounding area and integration with the current & future character of the Darling Harbour. It will impact on amenity enjoyed by residents of this area.
- The height of any new development should not exceed the height of adjacent & nearby buildings (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 assessment must ensure that the development does not the impact on visual connection from Bunn Street, Pyrmont into Darling Harbour and across to Cockle Bay and the Sydney CBD via the 'gap' between the Ibis and Novotel Hotels.
- 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.

In summary, although I appreciate the continued development of the Darling Harbour area, I 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.

Yours faithfully,



Carleton Nothling - Owner, Unit 114, Mirage Apartments
7 August 2018