

7 August 2018

**Re: Application SSD 7684**  
**Redevelopment of Cockle Bay Wharf, 241-249 Wheat Road**

To the Department of Planning and Environment,

We here would like to let you know that we strongly object to the proposed development at Cockle Bay.

We are longterm residents of this area. We love living in the Darling Harbour and Cockle Bay area and have always been supportive of the very many recent developments and changes. It is a wonderful community area, some developments have bothered us but for the most part we support progress and appreciate the benefits to both the local and Sydney-wide community they have brought. We have seen since 2013 the improvement of public facilities in Darling Harbour and love the family-friendly and community aspects of the many regular community and multicultural events held in Darling Quarter.

But we feel compelled to object to this development, it goes against good urban planning guidelines and we fear it will create irreparable damage to this area.

Our reasons for objecting include:

1. Destruction of views from our building, there will be a serious obstruction to views from our property, as well as to many others in this building;
2. Overshadowing of the public space at Cockle Bay, Darling Harbour, Darling Quarter and the surrounding areas
3. Congestion, the footpath in front of Cockle Bay is already congested, further narrowing could be dangerous to pedestrians. It is used day and night by tourists and residents. It is the busiest stretch when walking from Darling Quarter towards Barangaroo. Families with strollers, elderly people, commuters, tourists and residents alike enjoy this stretch, on their way, stopping to take photos, stopping for a meal, etc. It can become quite congested already, I always need to take care in this particular stretch when walking, especially when with my elderly mother-in-law because people sometimes knock into her. If this area is further narrowed, it will create too much congestion and become dangerous to visitors to this (currently) lovely area. It could be detrimental to the area and prevent people wanting to visit.
4. The creation of wind downwash

5. The proposed building is too tall and wide to be this close to the foreshore. It will destroy the open feeling of this area, ignoring all the recommended good planning principles to have buildings receding as they approach the water. Having a building this tall and this close to the water will create a very closed-in feeling in this precinct and could create irreparable damage to this popular precinct. In our opinion this precinct is one of the best family-friendly tourist areas in inner Sydney already because it offers community events, easier parking and transport than Circular Quay, a famous childrens' playground and better public facilities for young families.
6. Possible decline of this area as a community, family-friendly and tourist friendly area because of the over crowding of buildings, loss of sunlight, etc
7. Creating an uglier longterm Sydney skyline, there have already been so many developments in this area.
8. Diminishment to the heritage and historical significance of Pyrmont Bridge. It has become a past-time for many to walk across the bridge, or wait and watch the opening of the bridge. This is accessible and viewable best from the Cockle Bay side. This development will destroy the ability for several buildings behind them to enjoy this as well as limit the free public areas with access. This development will dominate the whole Cockle Bay area.
9. Traffic congestion. The extra congestion that adding 150 car spaces to this stretch will be significant, every day the traffic leading in and out of this stretch is almost at a standstill for at least 2 to 3 hours at each peak hour. This part of Wheat Rd is the only lead up to the Harbour Bridge for anyone driving from the southern CBD. . It is also the only access to the Lime st and King St Wharf area from this area. There are multiple new residential buildings (just completed or being completed soon) at Darling Square and Steam Mill Lane that will also soon add congestion to this part of the city. Adding more vehicular needs to this site will be sure to cause worse traffic congestion.

Please help us to ensure this development considers longterm residents, such as ourselves, as well as keeping this area a popular tourist destination and a wonderful family/community area for our future generations.

Sincerely