

7 August 2018

Attention: Matthew Rosel  
Planning  
NSW Department of Planning and Environment  
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### **SSD 7684 Cockle Bay Wharf redevelopment (Concept Proposal)**

I again restate my objection to the proposed redevelopment of Cockle Bay Wharf. Building a tower on the public waterfront is inappropriate, will create significant impacts on the public domain and has no planning merit. No tweaking of plans will resolve this fundamental problem and the proposal should be rejected.

Darling Harbour provides essential public open space along the harbour that is used heavily by locals, office workers and visitors. It must remain an attractive place and this requires limiting the scale of buildings on the waterfront. While the proposed new public open space is a beneficial outcome, it fails to compensate for the significant and unacceptable erosion of the boardwalk and waterfront.

#### **Building Scale**

The revised tower remains too high at 183 metres. It is only 12 metres lower than the previous proposal and corresponds with a widening of the building. The podium remains too large and the two-metre increase to the setback is tokenistic and will provide only minimal improvements.

The heavy presence of the tower adjacent to Pyrmont Bridge would detract from the experience of walking on this heritage bridge and impact on its values and views. City views from the Harbourside promenade would be severely impacted with the tower blocking the city skyline and dominating outlooks. Large portions of city views from Cockle Bay Wharf would be blocked by the tower and podium. This would have a detrimental effect on the amenity and public experience of this important public space.

Claimed improvements to overshadowing and wind impacts along the boardwalk since the last proposal have not been adequately identified and remain unclear. It is clear however, that the reduction in height cannot reduce impacts enough to warrant approval.

#### **Private View Loss**

The tower will severely block views from homes in the Astoria Building. Impacts are devastating in some units. Many will have much less light and brightness inside their homes and this will reduce quality of life. The level of lost views from the residential building under construction at 230 to 234 Sussex Street remains unclear.



The applicant's attempt to justify these detrimental impacts on people's lives based on so-called 'public benefits' from the proposal has no merit. The proposed development overwhelmingly supports significant and unacceptable public impacts from overshadowing of public space and water, increased wind on the boardwalk, and blocked views and outlooks from Darling Harbour and Pyrmont Bridge.

### **Traffic**

The proposal for up to 150 car parking spaces should be rejected outright; it remains excessive and unacceptable given the building's proximity to other transport including buses, trains and ferries and metro and light rail in the near future. There is already serious traffic congestion in the central business district road network with queuing across intersections a frequent occurrence on Harbour Street. The parking spaces will only encourage those working in the building to drive or for property owners to lease spaces out to commuters. Parking should be limited to space for service vehicles, bicycles and car share.

The proposed Cockle Bay Wharf development would erode the amenity of Darling Harbour; the tower would impose on the precinct, contributing to cumulative loss of human scale, blocking city skyline views and creating unpleasant wind impacts. This proposal favours private gain over public benefit and represents very poor planning.

***Darling Harbour provides rare but much-needed central city public open space and these impacts are unacceptable. The government must act as custodian of the harbour and refuse this damaging proposal.***

Yours sincerely

A handwritten signature in dark ink, consisting of a series of fluid, connected strokes that form a stylized representation of the name Alex Greenwich.

Alex Greenwich  
**Member for Sydney**