

8/04/2013

Herein details my **STRONG OBJECTION** to the current redesign and reconstruction application SSD 5752, Sydney International Convention & Exhibition Centre

I wish to submit my objection to the proposed redevelopment and reconstruction of the Sydney International Convention Centre at Darling Harbour.

1. *ICONIC HERITAGE BUILDING BLOCKED FROM CITY'S VIEW*

I am a dual apartment owner in the Heritage listed Goldsbrough Mort building and I find it appalling to think that a large modern designed building will impede the historic facade of the iconic Goldsbrough Mort building from across the city after being so much a part of the Sydney Darling Harbour landscape for many years. The height and scale of the recently proposed ICC makes it almost impossible to see the Goldsbrough Mort from the city while looking across Darling Harbour as it is now. Why is it then that we place so much emphasis on preserving Heritage listed buildings if we are so satisfied to block their appearance from view? I strongly object to the proposed construction and with this opinion alone being cause for reconsideration, there are other aspects that are also of major concern.

2. *NEW ICC WILL BE ENVIRONMENTALLY HARMFUL*

The ICC shadow diagrams indicate that there will be significant overshadowing of the Goldsbrough building from the new ICC which would take away morning sunlight especially important on those winter mornings. This will result in increased heating costs for the apartments as well as the loss of valuable winter sunlight. This flaw in the redesign of the ICC appears to be a direct contradiction of the Federal, State and local governments' objective to make cities more environmentally friendly.

3. *NEW ICC WILL COST MILLIONS OF DOLLARS TO OWNERS' PROPERTY VALUES*

In addition to these public concerns there is also the matter of impeding the current view from the Goldsbrough towards the city and across Darling Harbour. All the owners of these apartments have invested a great deal of money into these Goldsbrough apartments predominantly based on their outlook and to block out this view will not only cruelly take this away from many long term residents, but it will also savagely and adversely effect the market value of their apartments and in effect will be costing all owners many millions of dollars in assets collectively. This loss will not be accepted quietly and will result in vast amounts of negative publicity for the project and possibly present cause for legal action by the group of over 500 apartment owners for recuperation of wealth.

4. *EXISTING WALKWAY ACCESS TO BE ABOLISHED BY REDEVELOPMENT*

It also appears from the proposed plans that the existing walkway overpass and Darling Harbour access from the Goldsbrough and many other buildings and businesses along Pyrmont St. will also be removed therefore making it impossible to access the city by foot. This is also totally unacceptable and will mean an increase in traffic through this area due to an increase in the use of taxi cabs into the city and harbour precinct as presently there is estimated that over 7000 pedestrians access this walkway daily. This too is therefore a contradiction of the overriding tone in government to be more environmentally conscious and conservative.

5. *A WASTE OF TAXPAYERS' MONEY*

And finally, this redevelopment is being made only 25 years after the current convention centre was opened in our bicentennial year, 1988. The abhorrent costs associated with such a redevelopment must provoke the question as to its necessity and why the original design was not versatile enough to cope with future expansion. Surely the current convention centre can be managed better to cope with increased demand and this money then could be redistributed more appropriately to the more underlying community concerns of inner city road infrastructure, medical facilities or child education.

In summation, after considering all of the above negative aspects of the proposed ICC redevelopment I urge that the objections be taken seriously and trust that the government either abolishes their plans to proceed completely with the redevelopment proposal or at least lowers the height of the structure considerably to avoid these objections.

Yours truly,

Michael Attard

(Apartment joint owner of 928 & 1222 of the Goldsbrough Mort Building)