

**Scott Wilson**  
**Goldsbrough Apartments**  
[Scottandmae@gmail.com](mailto:Scottandmae@gmail.com)

**13 April 2013.**

**SUBMISSION FOR APPLICATION No. SSD5752**

**Please find below letter that OBJECTS to the current Development Application SSD5752.**

We are owners in the Goldsbrough, a historical residential building of approximately 500 apartments, which is located directly behind the proposed ICC Convention centre.

We have five objections to the project:

- 1). OBJECTION 1: THE GOLDSBROUGH BEING AN ICONIC AND HERITAGE PART OF DARLING HARBOUR WILL BE OBSCURED FROM THE PUBLIC VIEW.
- 2). OBJECTION 2: THE HEIGHT AND SCALE OF THE NEW ICC CONVENTION CENTRE IN RELATION TO RESIDENTIAL NEIGHBOURS.
- 3). OBJECTION 3: REMOVAL OF CURRENT CONVENTION CENTRE WALKWAY WITHOUT A VIABLE ALTERNATIVE PUBLIC ACCESS.
- 4). OBJECTION 4: OVERSHADOWING OF THE GOLDSBROUGH FROM THE PROPOSED ICC AND LOSS OF WINTER MORNING SUNLIGHT.
- 5). OBJECTION 5: NO CONSIDERATION FOR AESTHETICS ON THE WESTERN OR REAR FAÇADE OF THE ICC.

# 1. OBJECTION 1: THE GOLDSBROUGH IS AN ICONIC AND HERITAGE PART OF DARLING HARBOUR WHICH WILL BE OBSCURED FROM THE PUBLIC VIEW.

Both the scale and position location of the ICC will obscure the public view of the Goldsbrough which is a building of iconic and heritage significance in Sydney and one that has been part of the Darling Harbour landscape since Sydney's early days. It is currently one of the last historic buildings in the Darling Harbour precinct that can be seen from the public areas and stands presently as a defining part of the skyline. It is one of the remaining links to the area's historic past and one that has also been successfully reused as a modern building.

*See view below of the Goldsbrough obscured by the proposed ICC*



*Current view of the Goldsbrough from Darling Harbour*

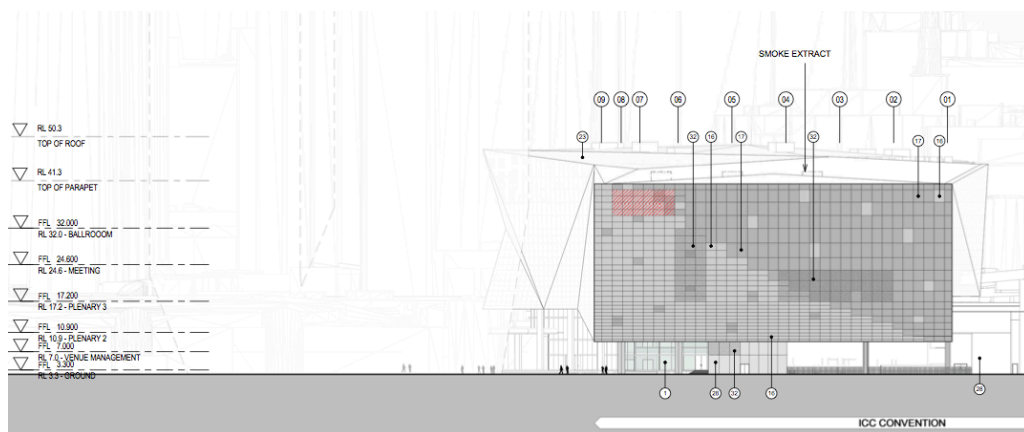


## 2. OBJECTION 2: THE HEIGHT AND SCALE OF THE NEW ICC IN RELATION TO RESIDENTIAL NEIGHBOURS.

We object to the height of the proposed new ICC which is planned to reach nearly to the top of the Goldsbrough's current height. In DA plans the proposed height RL 50.3 will block the entire view to Darling Harbour and the city from the Goldsbrough's eastern facing apartments. As a heritage building the current views for the eastern facing apartments are a significant part of the iconic building attraction. Removal of these views will reduce property prices and increases the risk the current building becomes less attractive for property owners and will turn into a vacant ghetto which will be to the detriment of the area.

In place of the current city skyline and Darling Harbour view there will be a flat blank metallic wall in its place, which is the rear of the proposed ICC building. While the front of the ICC building is designed with glass and is broken up in angles, but the Goldsbrough will be facing an ugly flat back wall made of aluminum and mainly Grey.

See the diagram of the back of the ICC below, which will be approximately the same height as the Goldsbrough.



### 3. OBJECTION 3: REMOVAL OF CURRENT CONVENTION CENTRE WALKWAY WITHOUT A VIABLE ALTERNATIVE PUBLIC ACCESS.

The proposed changes at Darling Harbour take away an extremely important thoroughfare for the local community. From the plans it appears the current overhead pedestrian walkway next to the Convention monorail station is being removed. Currently it is the easiest and safest walkway to enter the Darling Harbour precinct from the Western side.

If this is removed not only will the Goldsbrough be affected but it will also affect all regular users from the public carparks on the Western side of Darling Harbour, the commercial building at 135 Pyrmont St as well as all the residential buildings on Harris in Pyrmont and visitors to the Sydney Fish markets .

Currently it is estimated that there are around 7000 pedestrian traffic movements across this walkway on a regular day and many more on busy event days. It is the only safe way to cross the light rail tracks and Darling Drive and is the direct access for 2 major carparks servicing Darling Harbour. This walkway is open 24 hours a day, 7 days a week with continuous public access.

The alternative link from the Western Distributor is not a convenient alternative to what is currently there. How are pedestrians especially with children meant to cross to and from Darling Harbour in a safe way at all hours ?

We note that there is no mention of the increased traffic flow within the immediate vicinity of the proposed complex. In particular we refer to the impact that such an increased amount of traffic will have on the ability of people to cross the road and the obvious increase in delays for traffic as people use the ground level pedestrian crossing.



#### 4. OBJECTION 4: OVERSHADOWING OF THE GOLDSBROUGH FROM THE PROPOSED ICC AND LOSS OF SUNLIGHT.

The ICC shadow diagrams show that there will be significant overshadowing of the Goldsbrough from the new ICC and towers, taking away sunlight. This will result in increased heating costs for the apartments and goes directly the City of Sydney concept to be a green city trying to make Sydney's buildings more environmentally friendly, with less reliance on electrical generation.

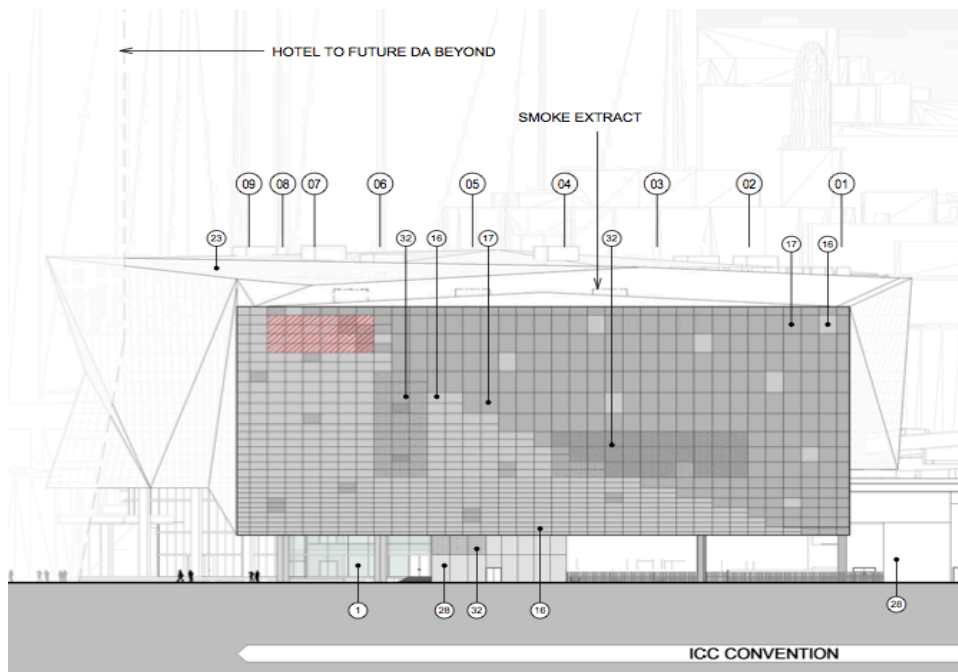
From the Shadow analysis diagrams in the DA it shows a significant loss of sunlight on Pyrmont St in front of the building and the Eastern face of the Goldsbrough in winter. This is in direct contradiction

## 5. OBJECTION 5: NO CONSIDERATION FOR AESTHETICS ON THE WESTERN OR REAR FAÇADE OF THE ICC.

As the height of the proposed ICC is nearly the current height of the Goldsbrough, any outlook from the Goldsbrough to Darling Harbour will be dominated by the Western (rear) face of the ICC. All the publicity shots show the view of the East face yet all the Goldsbrough will see is the ugly utilitarian Western face.

If the view from the Goldsbrough is to be dominated by the ICC then at least some regard should be paid to the fact and the Western face of the ICC modified to be more aesthetically appealing. The western face could be architecturally articulated and made of materials that don't look like a metal barricade.

See Diagram below for view of the Western face of the ICC facing the Goldsbrough. Note the scale of this wall in relation to the people in the picture.



In conclusion we urge that the above concerns are taken seriously as they have a major adverse impact on over 500 apartments in the Goldsbrough building alone not to mention neighboring buildings.

This is the least that the ICC proposal should do to try and minimize the adverse impact it will have on the neighbors behind it.