

RE: Submission to OBJECT AGAINST the redevelopment of the Convention centre, Exhibition and Entertainment precinct.

APPLICATION No. SSD 5752

The NSW government has recently lodged a Development Application (DA) to redevelop certain aspects of Darling Harbour. This DA is for the new ICC Convention Centre and doesn't cover the 900 room hotel which will be the subject of a later DA.

The plans that have been released show no regard to what the apartments in the Goldsbrough will lose or what other users of Darling Harbour will lose in the new proposal. At the recent Goldsbrough AGM consultants working for the developer presented mock views of the development, which highlighted the impact of the new development on the Goldsbrough building. What they showed shocked everyone who attended. From the presentation it could be seen that the current Darling Harbour and city views would be blocked by a large grey metallic wall of the ICC. Furthermore, any views to the left of the ICC will then be blocked by the proposed twin hotel towers, leaving no outlook to Darling Harbour for the Goldsbrough.

As an owner in the Goldsbrough we urge you to actively write in a submission to OBJECT to certain aspects of the proposal as they will severely affect the amenity and value of your apartment.

No matter where your apartment is located in the building, the new proposal will adversely affect the whole building in terms of amenity and value and we highly recommend that you send in a submission to OBJECT as this will be your only opportunity to do so before it is built.

We have highlighted a few main points to use in your submission as a basis, which can be added to or amended for your own opinion.

Please note the closing date is the 10th of May after which any submissions are dismissed and you must clearly state that you OBJECT to the proposal, if that is your opinion. You can choose to have your name and address made anonymous as well on the website you make the submission on.

Submissions should be made via the webpage:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5752

Please see the draft letter with major points following.

SUBMISSION FOR APPLICATION No. SSD5752

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

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

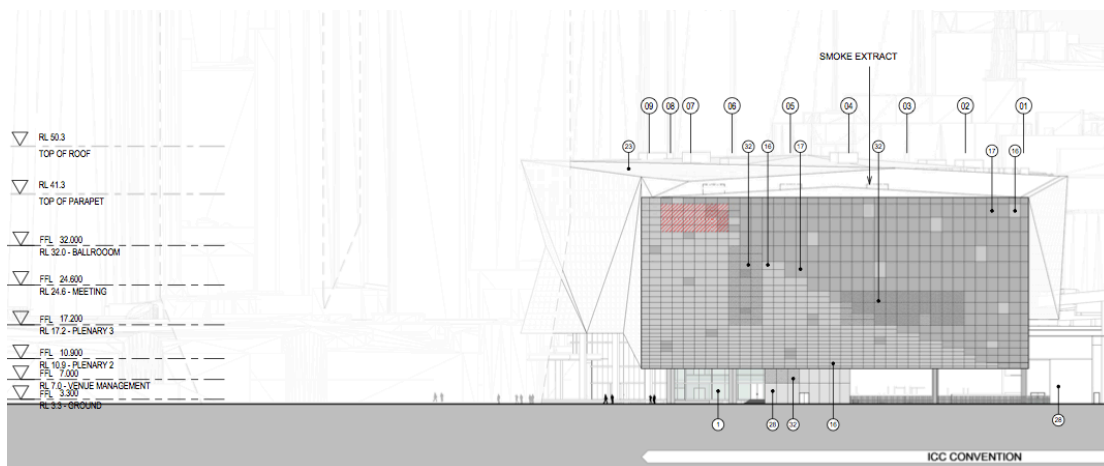
1. OBJECTION 1: THE HEIGHT AND SCALE OF THE NEW ICC CONVENTION CENTRE IN RELATION TO RESIDENTIAL NEIGHBOURS.

We firstly object to the height of the proposed new ICC convention centre which is nearly to the top of the Goldsbrough's current height.

In the DA plans the proposed height is RL 50.3 which will block the entire view to Darling Harbour and the city from the Goldsbrough's eastern facing apartments. There is supposed to be a concept of view sharing in the city but in this case the whole of the eastern view of the Goldsbrough will be blocked out by the new ICC convention centre.

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 convention building. The front of the ICC building looks to be nicely 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.

Please see the diagram of the back of the ICC convention centre below , which will be approximately the same height as the Goldsbrough.



2. OBJECTION 2: REMOVAL OF CURRENT CONVENTION CENTRE WALKWAY WITHOUT A VIABLE ALTERNATIVE PUBLIC ACCESS.

The proposed changes at Darling Harbour seem to take away an extremely important thoroughfare for the residents and guests of the Goldsbrough. From the plans it looks like 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.

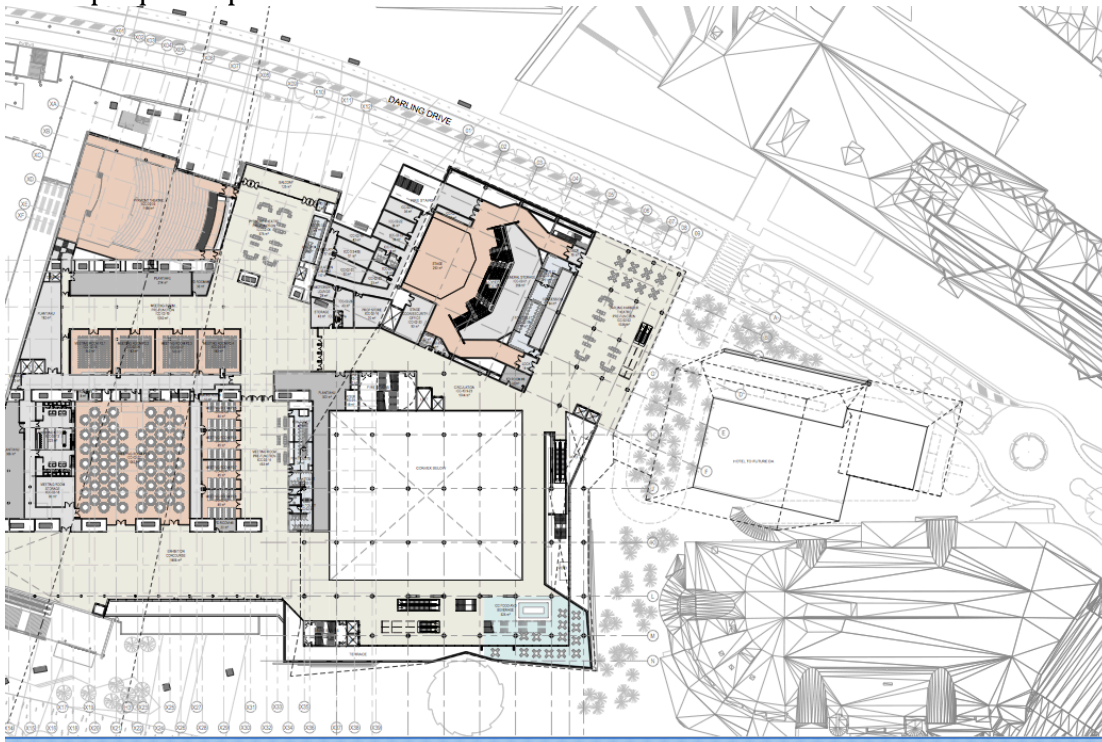
If this is removed not only will the Goldsbrough be affected but It will also affect all regular users from the public car parks on the Western side of Darling Harbour, the commercial building at 135 Pyrmont St as well as all the residential buildings on Harris in Pyrmont.

If this entry to Darling Harbour is removed it will be a total disaster for many of the pedestrians who regularly use it as well as visitors to the area. 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 car parks 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.

From the Architectural drawings below it shows how the current walkway is removed in the proposed plan



This is the walkway being removed

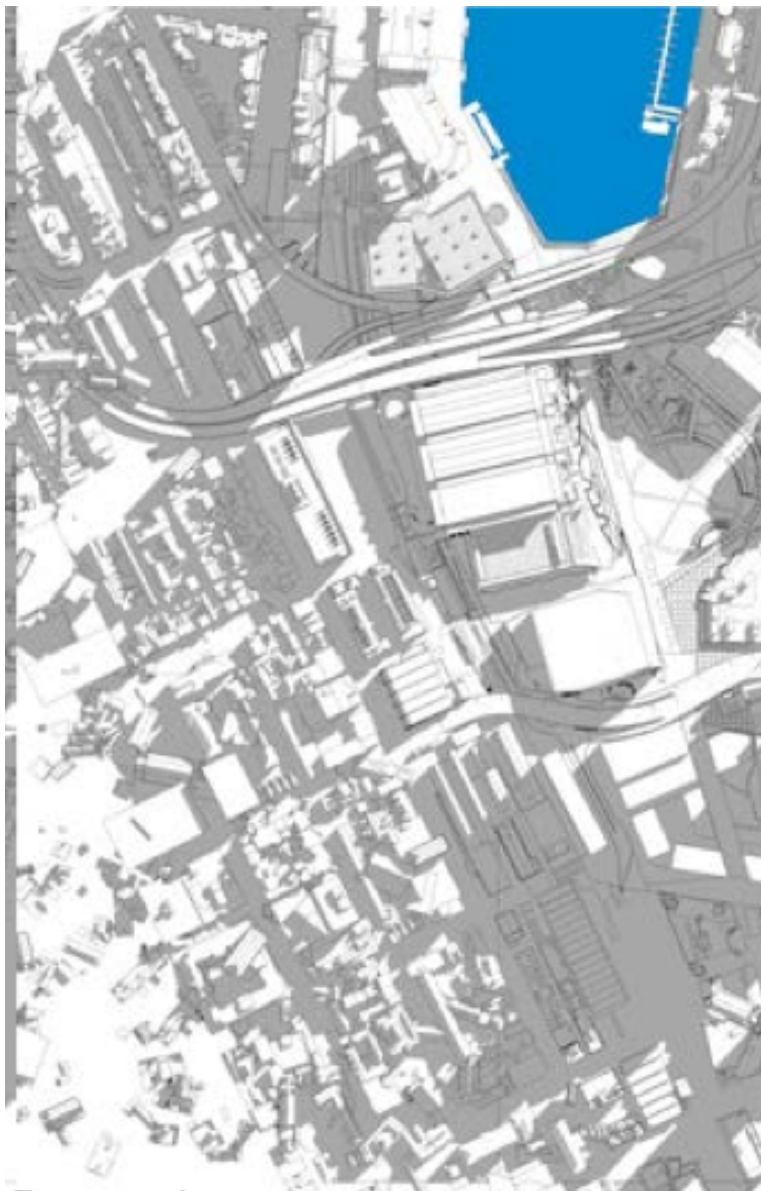


3. OBJECTION 3: OVERSHADOWING OF THE GOLDSBROUGH FROM THE PROPOSED ICC AND LOSS OF WINTER MORNING SUNLIGHT.

The ICC shadow diagrams show that there will be significant overshadowing of the Goldsbrough from the new ICC and towers, taking away morning sunlight in the all important winter mornings. This will result in increased heating costs for the apartments as well as the loss of valuable morning winter sunlight.

From the Shadow analysis diagrams in the DA it shows a significant loss of sunlight on Pymont St in front of the building and the Eastern face of the Goldsbrough in winter. This is in direct contradiction on trying to make Sydney's buildings more environmentally friendly.

See Shadow diagram below from DA submission.



**Proposed
June 21 Winter
9:00am**

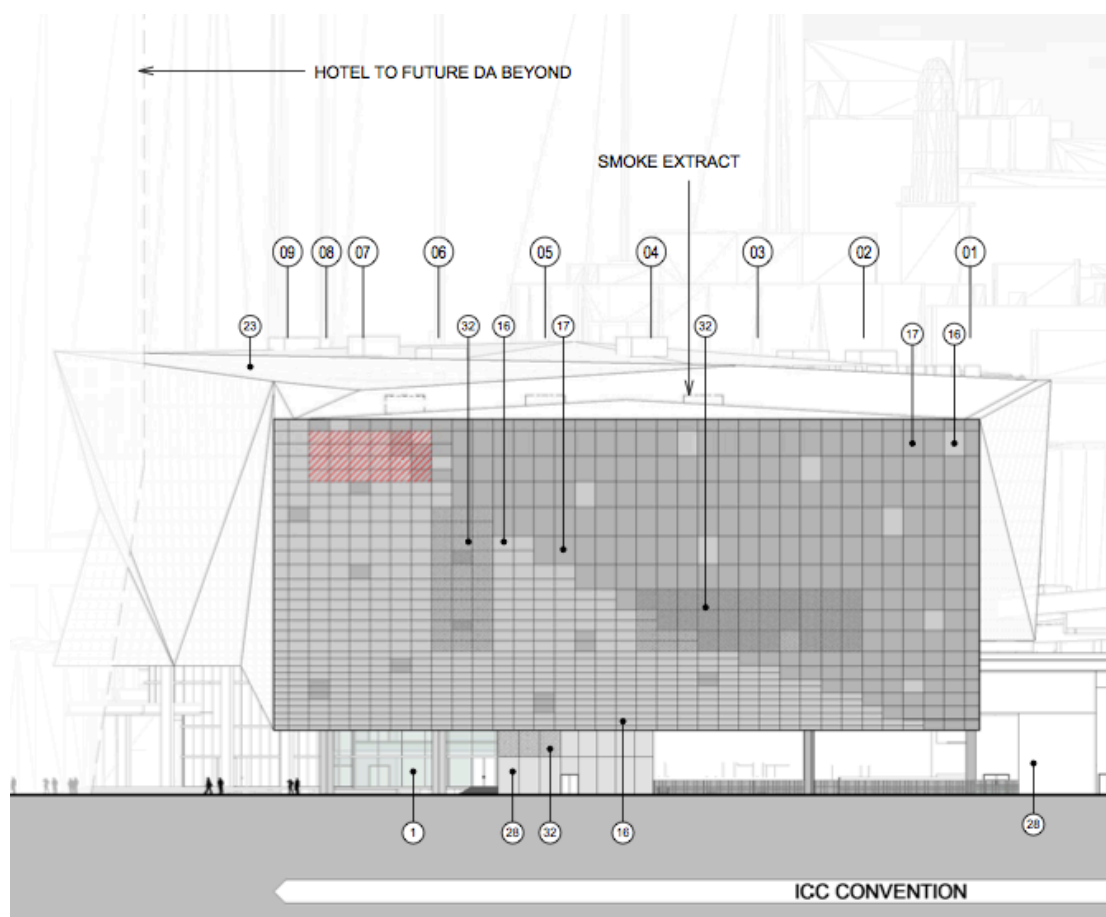
4. OBJECTION 4: NO CONSIDERATION FOR AESTHETICS ON THE WESTERN OR REAR FAÇADE OF THE ICC.

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.

In the DA plans it shows that this will be a mainly Grey metal panel wall which will just look like a Grey metal barricade from the Goldsbrough. All the architecturally appealing glass frontage is kept for the Eastern (Darling Harbour facing) face of the building. 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.



5. OBJECTION 5: THE GOLDSBROUGH BEING AN ICONIC AND HERITAGE PART OF DARLING HARBOUR WILL BE OBSCURED FROM THE PUBLIC VIEW.

The scale of the ICC and the position of the ICC will obscure the view of the Goldsbrough which is a building of iconic and heritage significance in Sydney.

As it stands, the Goldsbrough remains one of the last historic buildings in the Darling Harbour precinct that can be seen from the public areas. 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.

The new ICC will obscure the historic façade of the building from public view and one that has been part of the Darling Harbour landscape since Sydney's early days.

See view below of the face of the Goldsbrough being obscured by the proposed ICC.



Current view of the Goldsbrough from Darling Harbour



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.

The vital walkway to Darling Harbour behind the current convention centre cannot be taken away as it is one of the major pedestrian traffic ways to the site and into the city, used by large numbers of people at all hours. Removing it will be a huge disaster for pedestrians and traffic in the area alike.

Also if the height of the ICC is not modified, then more attention must be paid to the Western façade to make it more acceptable to the residents and owners with existing view lines to Darling Harbour.

Measures such as changing the form and materials of this Western wall should be urgently considered. With a different use of materials, reshaping and clever use of lighting, this face need not be such an eyesore that will dominate most of the resident's views.

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.