

OBJECTION TO THE PROPOSAL SSD 5752

The Proposal SSD 5752 Sydney International Convention, Exhibition and Entertainment Precinct - Redevelopment of convention centre, exhibition centre, entertainment facilities and associated public domain works

We object to the proposal SSD 5752 for the following reasons:

- 1- Award Winning public buildings being removed;
- 2- the Goldsbrough being an iconic and heritage part of Darling Harbour will be obscured from the public view;
- 3- the height and scale of the new International Convention Centre (ICC) in relation to residential neighbours;
- 4- overshadowing of the Goldsbrough from the proposed ICC and loss of winter morning sunlight;
- 5- no consideration for aesthetics on the western or rear façade of the ICC;
- 6- no consideration for additional noise due to air conditioning and use of the proposed ICC;
- 7- removal of current convention centre walkway without a viable alternative public access;
- 8- such a development would inevitably lead to developing hotel accommodations for the users of the new ICC– Any new multi-storey buildings in the area would make the area unusable for locals and visitors
- 9- the new over-developed ICC and new hotel accommodations on Darling Harbour relatively small site would pollute the area to the point making it unusable for locals and visitors.

OBJECTION 1: AWARD WINNING PUBLIC BUILDINGS BEING REMOVED

Two remarkable award winning public buildings, the Convention Centre and the Exhibition Hall are to be demolished. The cost, noise, dust and general discomfort etc required to demolish the old to make way for the new buildings must be seriously considered.

How nonsensical it can be to pull down the \$120 million and spend \$997 million in the hope of possibly making a small gains in the distant future (given the fact that historically all such estimates were grossly wrong)?

Does it make sense to pull down \$120 million worth of building that's perfectly all right while cutting urgently needed expenditure on health and education?

Few examples are on health and education cuts are listed below:

- 'Health budget slashed by \$3 billion' reported by Sean Nicholls viewed 5 May 2013, <http://www.smh.com.au/nsw/health-budget-slashed-by-3-billion-20120914-25vzg.html>

- 'NSW government remains firm on education cuts' viewed 5 May 2013
<http://www.smh.com.au/nsw/nsw-government-remains-firm-on-education-cuts-20121118-29jwc.html>
- <http://www.dumbcuts.org.au/>

OBJECTION 2: THE GOLDSBROUGH BEING AN ICONIC AND HERITAGE PART OF DARLING HARBOUR WILL BE OBSCURED FROM THE PUBLIC VIEW

In regard to the Great Old Wool store, the Goldsbrough Mort building is a proud reminder of the great Australian wool industry. The height of the proposed new ICC convention centre is nearly to the top of the Goldsbrough's current height. 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.

Heritage issues so strenuously fought for in the 70s and 80s and were responsible for the current attractive character of Pyrmont and Ultimo, must keep an honoured place in relation to this development.

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



Current view of the Goldsbrough from Darling Harbour



OBJECTION 3: THE HEIGHT AND SCALE OF THE NEW International CONVENTION CENTRE IN RELATION TO RESIDENTIAL NEIGHBOURS

At the meeting on 7 February at Ultimo, Mr Tim Parker, the Project Director, repeatedly said that the height of the new International Convention Centre will be the same as the existing one.

Yet according to the DA plans for the proposed height RL 50.3 is much higher than the current Convention Centre. 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. 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.

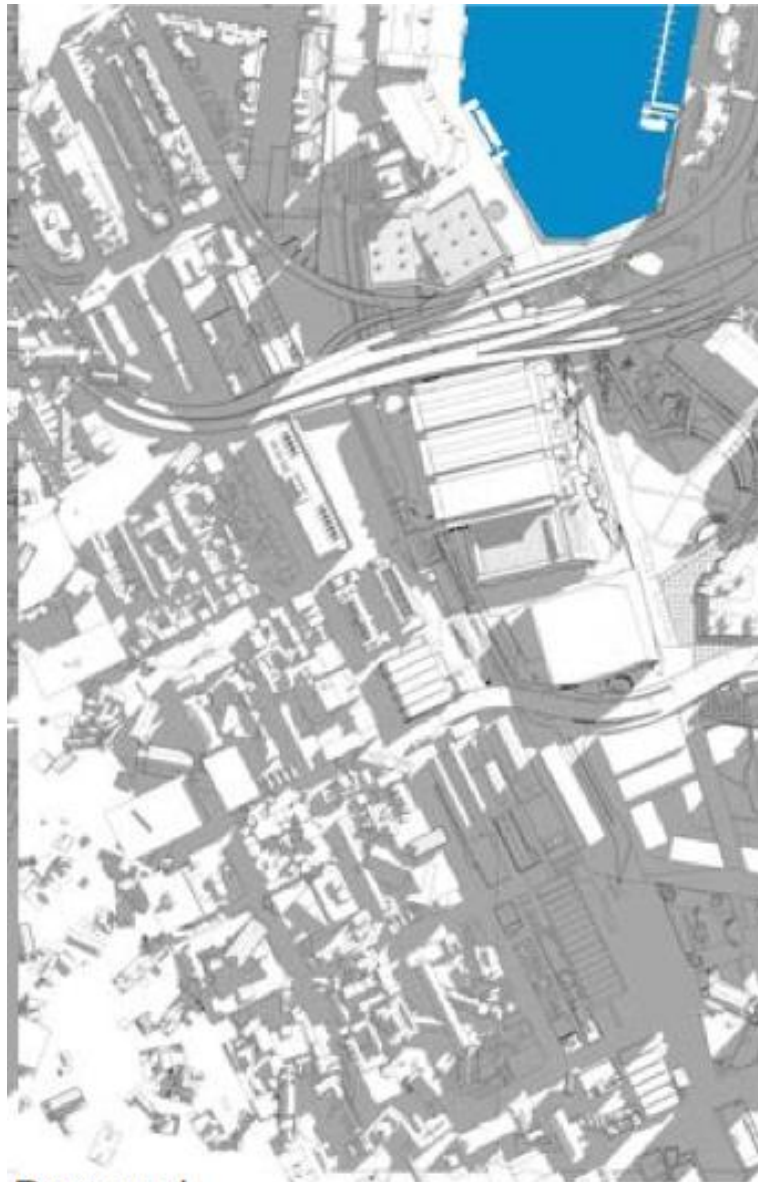
Views to Darling Harbour and the city from our apartments on levels 13/12 and 11/10 and many others in the Goldsbrough's eastern facing apartments will be blocked. We will be facing an ugly flat back wall made of aluminium and mainly Grey. We thus object to the height of the proposed new ICC which is nearly to the top of the Goldsbrough's current height.

OBJECTION 4: 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.



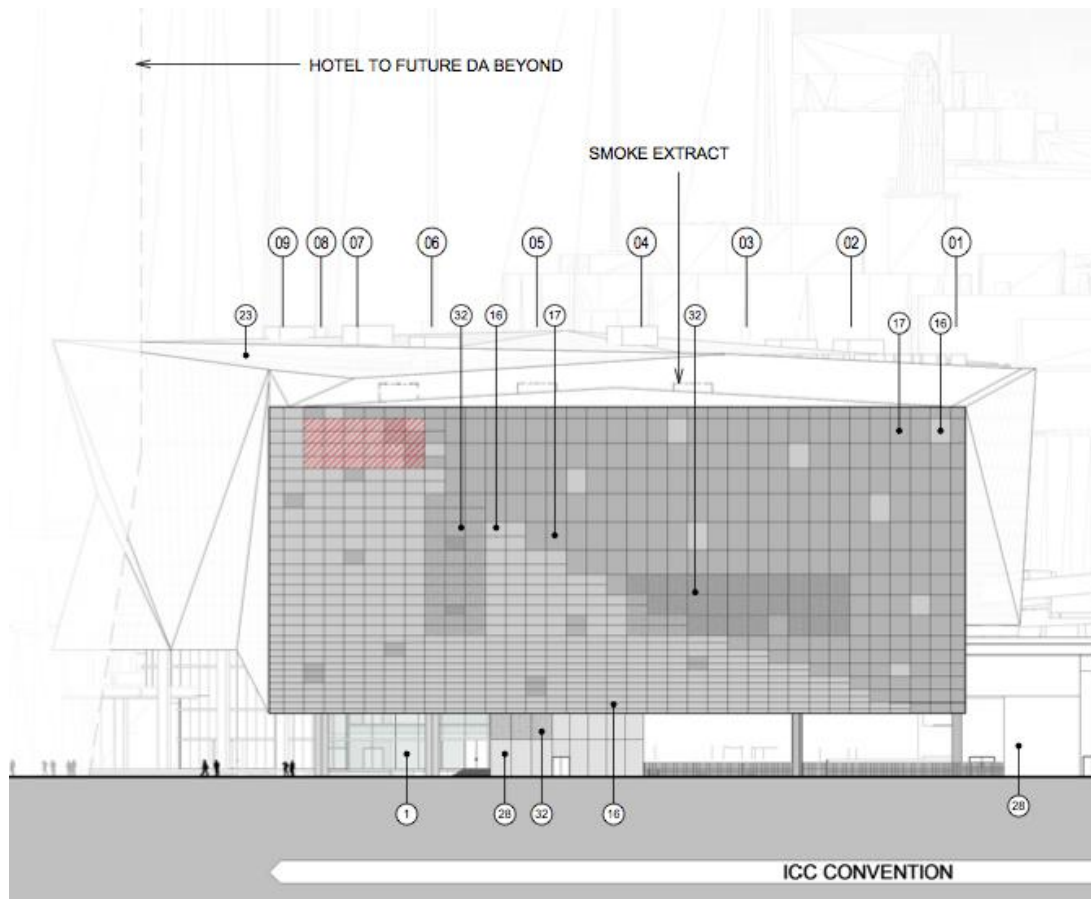
**Proposed
June 21 Winter
9:00am**

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. In the DA plans it shows that this will be a Grey metal panel wall which will just look like a Grey metal barricade for the residents and visitors to Goldsbrough building and the visitors walking along Pyrmont Street. The glass frontage is kept for the Eastern (Darling Harbour) face of the building. All the publicity shots show the view of the East face yet all the Goldsbrough residents and the visitors to the area will see is the ugly utilitarian Western face.

If a proposal for a building is allowed to go ahead, the proposed ICC building height should be the same level of the existing building and the Western face of the ICC should be architecturally articulated and made of materials (e.g. glass) 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.



OBJECTION 6: NO CONSIDERATION FOR ADDITIONAL NOISE DUE TO AIR CONDITIONING AND USE OF THE PROPOSED ICC

To heat and cool the new proposed ICI, extra air conditioning would be needed which would add to the background noise. The extra noise would have deafening affect on the residents and visitors of the Goldsbrough and surrounding buildings. There has not been any mention of noise level and its affect on public health.

OBJECTION 7: REMOVAL OF CURRENT CONVENTION CENTRE WALKWAY WITHOUT A VIABLE ALTERNATIVE PUBLIC ACCESS.

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.

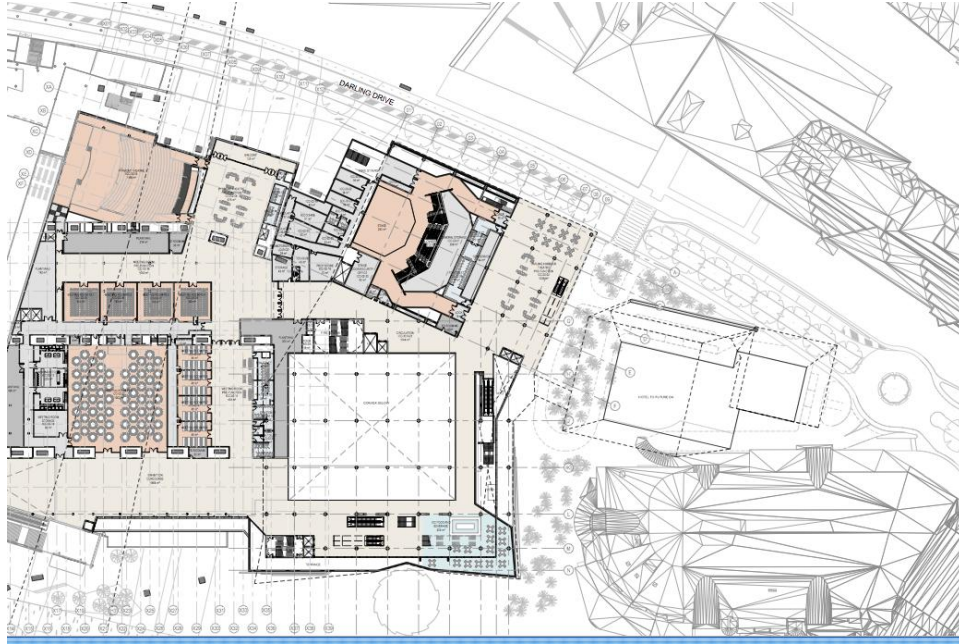
The proposed changes at Darling Harbour seem to take away an extremely important thoroughfare for the residents. From the plans it looks like the current overhead pedestrian walkway next to the Convention monorail station is being removed. Currently it is the easiest and safest walkway to enter the Darling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

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.

If the walkway is removed it will 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 and the residents and guests of the Goldsbrough building.

How are pedestrians especially with children and elderly people meant to cross to and from Darling Harbour in a safe way at all hours?

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



The mentioned walkway



Objection 8: Such a development would inevitably lead to developing hotel accommodations for the users of the new ICC– Any new multi-storey buildings in the area would make the area unusable for locals and visitors

According to the briefings given by Land Lease, there are plans to build twin tower hotels and residential blocks next to the new ICC on the grounds that guests need access to the new convention centre. The briefings given by Land Lease has indicated that new hotel buildings will create monsters standing on the foreshore blocking views and casting shadows which will make the area dark and depressing. This makes a grotesque and greedy grab for privileged few to the detriment of local population.

The proposed ICC and any new multi-storey buildings are totally out of character in the area. It will increase the congestion in the area to the point that visit to the area becomes unbearable. It will remove the recreational use of the area for local population.

Objection 9: The new over-developed ICC and hotel accommodations on Darling Harbour would pollute the area to the point making it unusable for locals and visitors

As it is, 'Darling Harbour is so choked with litter, much of it under piers and walkways out of the public eye, that it is one of the most polluted areas in Sydney' (reported by Boomerang Alliance – viewed 28 April 2013 <http://www.smh.com.au/environment/water-issues/darling-harbour-among-most-polluted-20130427-2ilaz.html>), the new over-developed ICC and contemplated hotels on a relatively small site at the edge of the water will not only remove the recreational use of the area for general public and local residents but will increase the pollution and congestion in the area to the point that visit to the area will become unbearable.

We hope Darling Harbour does not become another case of Australia not being able to look after its foreshores and heritage buildings that attracts international bodies' attention as per the case of Barrier Reef. ('UN plans to list reef as endangered' reported by Cameron Atfield, viewed 05 May 2013 <http://www.smh.com.au/environment/un-plans-to-list-reef-as-endangered-20130504-2izkq.html>)