

**WHELAN PROPERTY GROUP**  
STRATA MANAGEMENT SERVICES

**WHELAN PROPERTY GROUP**

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NSW Government Planning and Infrastructure  
ATT: Thomas Mithen  
GPO Box 39  
SYDNEY NSW 2001

8 May 2013

Your Reference: SSD5752

Dear Thomas,

**RE: STRATA PLAN 50946| "THE GOLDSBROUGH" | 243 PYRMONT STREET, PYRMONT  
DARLING HARBOUR RE-DEVELOPMENT| REFERENCE: SSD5752**

As the managing agents of the above-mentioned strata scheme, we write on behalf of the Owners Corporation in relation to the Darling Harbour re-development.

We hereby enclose the following:

**Annexure A**

Submission from the Executive Committee protesting against the redevelopment.

**Annexure B**

Over 150 signed petitions by individual Owners of 243 Pyrmont Street protesting against the redevelopment.

**Annexure C**

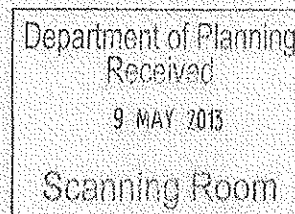
Over 350 signatures of Pyrmont Residents, Sydney Residents and Tourists opposing to the Darling Harbour Re-Development.

Should you wish to discuss this further, please do not hesitate to contact our office on 02 9219 4111.

Yours faithfully

**WHELAN PROPERTY GROUP PTY LTD**

**CHRISTOPHER WHELAN**  
Licensed Strata & Community Manager



# ANNEXURE A

### **Submission regarding application no. SSD 5752**

The Executive Committee of the Goldsbrough is writing to object to the proposed redevelopment of Darling Harbour for the following reasons;

- Loss of view (this is documented in a separate submission by Coonybeare/Morrison for the committee)
- Destruction of the character and design of Darling Harbour
  - While not in the present DA, the proposed hotel must be considered with this DA as it is shown in all plans, and media coverage.
- Destruction of two internationally recognised buildings
- Disregard for the guidelines of Sydney Council/lack of public consultancy
- Traffic disruption caused by change to road use of Darling Drive.
- Foreshadowing of buildings
- Loss of convenient access for people living immediately behind the Convention Centre
- Loss of water features and the loss of interesting and inviting public spaces
- Loss of the view of Goldsbrough from the CBD

### ***DESTRUCTION OF THE CHARACTER AND DESIGN OF DARLING HARBOUR:***

While it is accepted that the Convention Centre and Exhibition Centre facilities do need to be improved, the committee is objecting to what appears to be a dangerous half-hearted attempt to improve the area.

Given Darling Harbour should be redeveloped, it is only a matter of time before Harbourside is also redeveloped. The committee suggests that there is a chance to develop a world class harbour precinct by including Harbourside in any proposed redevelopment.

If the state government bought Harbourside and developed it so it complemented the Convention Centre by adding meeting rooms and a banquet hall, and kept the family friendly atmosphere of the present harbourside, a world class precinct would be created.

The problem is that this 'best value for NSW' present plan destroys the character and design of Darling Harbour.

What is Darling Harbour's character? It is a destination with easy access where everyone can go and have a good time relatively cheaply. Here are the amenities for conference delegates, tourists, families and residents;

- Wildlife Park,
- Madame Tussauds,
- The Aquarium,
- IMAX,
- Chinese Gardens,

- Powerhouse Museum,
- Ian Thorpe Aquatic Centre,
- Maritime Museum
- Playground
- Water Features
- Harbourside,
- Parking

### *What is its design?*

Darling Harbour has what can be called the 'Bondi' look. All the buildings have a similar height and look. Can you imagine the northern end of Bondi with skyscrapers?

- The King St wharf apartment buildings with restaurants and pubs below mirror the height of the rest of Darling Harbour.
- Cockle Bay from the Pyrmont bridge to the IMAX is of a similar height. True, IMAX and the new Commonwealth Bank buildings are higher, but still within the apparently unlegislated height restrictions in place.
- Coming to the Western side you have the Exhibition Centre, the Convention Centre, and Harbourside all similar in height as is the Maritime Museum.

The intrusion of a 47m high Convention Centre, let alone anything resembling the height and footprint of the proposed hotel completely destroys Darling Harbour's character and design. It will also create huge shadowing across the public areas during every afternoon of the year.

Darling Harbour works as a public space because it is not overshadowed by towering buildings. The current surrounding buildings are less imposing on the public space due to their ampetheatre like configurations that increase in height further back from the open space, creating the illusion of a larger space. This not only reduces the visual impact of the taller buildings it also reduces the physical impact from overshadowing.

### ***DESTRUCTION OF TWO ICONIC BUILDINGS:***

The Convention Centre and the Exhibition Centre are recognized internationally. The Convention Centre is designed by one of our very few internationally recognized architects, John Andrews. He is honoured for designing the Intelsat Headquarters in Washington, the CN Tower in Toronto and the Graduate School of Design at Harvard University, to name but a few of his many notable accomplishments.

The Exhibition Centre, awarded the 1989 Sulman Award and listed by the Australian Institute of Architects and the National Trust, was designed by another important Australian Architect, Philip Cox. Yes! They need some tender loving care and yes more space is needed, but surely for the future history of Sydney these two buildings need to be saved.

### ***DISREGARD FOR THE GUIDELINES OF SYDNEY COUNCIL:***

I When asked, Sydney Council recommended that in keeping with the character of Darling Harbour the Convention Centre should not be higher than RL32 (29m), but the proposed Convention Centre is RL50 (47m).

The height of the roof of the building required for the Convention Centre is RL +32.00 in an area where Sydney City Council would prefer no more than RL +29.00. The roof is then raised an additional 18.30m to RL + 50.30 to accommodate a ballroom.

### ***TRAFFIC CHAOS CAUSED BY THE PLANNED CHANGE TO THE USE OF DARLING DRIVE:***

At the best of times the ability to get into and out of the western suburbs around Darling Harbour is difficult. Darling Drive is used by many residents in Pyrmont and Glebe to get home in the evening. If it is reduced to one lane each way, this will cause even more gridlock to many already chocked roads e.g., Harris and William Henry Streets.

### ***FORESHADOWING OF BUILDINGS:***

The Goldsbrough was selected by Sydney Council to be part of its Smart Green Apartment initiative. In fact, over the past several years, the amount of energy used in the building has declined. The sun especially in winter hits many of the soon to be dwarfed buildings as early as 8:00 am, making the need for the use of a heater unnecessary. This will all change by the height of the proposed Convention Centre and Hotel.

### ***LOSS OF CONVENIENT ACCESS FOR PEOPLE LIVING BEHIND THE CONVENTION CENTRE:***

It is estimated that upwards of 5000 people use the footbridge over the light rail next to the Convention Centre. Yet the plans seem to remove this access point. How can this be possible and still maintain that access to Darling Harbour is being improved?

### ***LOSS OF WATER FEATURES AND INTERESTING PUBLIC SPACE:***

Q In the Environmental Impact statement there is much interest in a straight line of vision. As mentioned above, Darling Harbour works because it is interesting. It is a destination, and it is not just a place to pass through. Therefore, users do not want the open features so loved by designers who clearly do not understand why it is so popular.

AT Darling Harbour is loved the way it is. The committee accepts you can't always walk in a straight line from one destination to another, but people on vacation or relaxing want interest and that's what the layout of Darling Harbour offers. Can you imagine the pathways in the Chinese Gardens being a simple circle?

Even the many workers from the western side who walk through it to the CBD seem to enjoy the ambiance.

I challenge anyone who sees the picture showing the walkway north to south near the Exhibition Centre with 20 m of gray concrete replacing the present water featured walkway to maintain that it is an improvement. The water feature is an integral part of Darling Harbour. Then the barren field created by replacing the water feature around Tumbalong Park further destroys the beauty of the area.

#### ***LOSS OF THE VIEW OF THE GOLDSBROUGH FROM THE CBD:***

The Goldsbrough was the first woolstore built in Darling Harbour. Nineteen others followed, of which all have been destroyed, or can not be seen from the CBD. Having a heritage from 1883 until today, it should retain a significant place in the surrounds of Sydney. It is the only reminder of Pymont's historic past that can be seen from the CBD.

The Environmental Impact Statement refers to it as 'Oaks Goldsbrough Apartments' as if it were just another building without any historical significance. It is 'the Goldsbrough'. It was built in 1883, then rebuilt in 1935 after a fire, and renovated in 1996. It is an iconic Sydney building and deserves respect.

In fact, on 28-8-78 it was approved as part of a 'Classified Group' by R.J Chivell for the National Trust. Then in November 12<sup>th</sup>, 1978 it was registered by the National Trust as part of the Woolstore No.1 group.

#### ***CONCLUSION:***

The NSW Government has a wonderful opportunity to modify an already excellent area, but to do it correctly it must include Harbourside in its proposal.

Darling Harbour is not Circular Quay. It is not Barangaroo. It has taken years for it to mature and grow into its present form. It has grown. It has matured. It has its own character.

The committee feels that the present plan appears 'to destroy Darling Harbour to save it'.