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5 December 2014

Planning Services.
Department of Planning and Services
GPO Box 39
Sydney N.S.W. 2001

Attention: Manager Key Sites

Submission Objection.

Reference: Darling Square - North East Plot Mixed Use Residential Building
DA (SSD 6626).

Dear Sir,

I wish you to note my very strongest objection to the proposed "Darling Square - North East Plot Mixed Use Residential Building DA (SSD 6626)" submitted to your Department on behalf of Lend Lease.

The height restrictions that apply to the whole of the Chinatown precinct appear to have been overridden in order to serve the advantage of a commercial, profit-orientated residential development. Both Chinatown and the Chinese Gardens will be dwarfed by the proposed density of the intended development with its high-rise towers.

I feel exceedingly strongly about this desecration of Darling Harbour; about the overruling of the height restrictions that apply to the Chinatown area in respect of the proposed high-rise residential developments; and the profit-orientated, long-term contamination of the Darling Harbour reserve that will be caused by this proposed dense injection of blocks of residential flats, shops and the accompanying traffic congestion that will be caused.

These proposed blocks are designed to absorb totally the Entertainment Centre Forecourt that currently separates Paddy's Market from the present Entertainment Centre, constructing solid walls and shopfronts right up to the tramline alignment and Harbour Street. I strongly suspect that the profits to be derived from these flats is the overriding - if not the sole - purpose of the planned and almost total destruction of Darling Harbour (including the former monorail facility) as it was created only twenty-five years ago to celebrate the Australian Bicentenary.

If there is really such pressing need to provide yet more apartment blocks adjacent to the city, then there is a substantial area of unused space beyond the Anzac Bridge which could be utilised for high-rise apartments without destroying the integrity of

Darling Harbour. The White Bay Glebe Island site has been vacant for years; a plan was proposed for some 1500 units on the industrial wasteland at Glebe Island.

The very least to which Government should be committed is the enforcement of the Chinatown building height restrictions in this area. To allow a building to exceed forty stories is totally deplorable.

The proposed new Haymarket Square should not be overshadowed with loss of sunlight. Similarly, the same loss of sunlight to The Peak, also the threatened massive loss of view to The Peak's existing apartments, is totally unacceptable. The designers have made no effort to improve their original "view-sharing and reductions in view loss" guarantees "following the detailed design of buildings at the subsequent application stage."

Owners of properties in The Peak, incidentally, are not to be offered any compensation whatever for their loss of sunlight or aspects!

Note: I have made no donations to political parties whatsoever.