

The Secretary
Department of Planning & Environment

2020-04-28
9/60 Wrights Rd
Drummoyne 2047

Sydney NSW 2000

Attention: Director – Key Sites Assessments

Dear Secretary,

**Proposal for Redevelopment of Harbourside Shopping Centre
Application No: SSD 7874 - Objection**

As an owner in Mirage Apartments, 1-29 Bunn Street, Pyrmont, I am writing to submit my **objection** to the Proposal. Whilst I support the redevelopment of the Harbourside Shopping Centre (as a retail, entertainment and tourism complex) and believe that the proposed development has many merits, I object to the following of the proposal.

1. **Residential tower**: I consider a residential tower to be inconsistent with the use of the area. Whilst such a tower would contribute housing to Sydney, the style and cost of that accommodation does not meaningfully contribute to provide housing to accommodate Sydney population growth and certainly does not contribute to the urgent need to address the City's chronic housing shortage as was the developer's original submission. I consider that the proponent's response does not provide adequate justification for building residential accommodation in an area intended for public use.

If a tower is considered appropriate, for consistency and visual amenity, the height should not exceed that of the Sofitel Hotel.

2. **Podium areas**: The proposed retail podium is excessive and inconsistent with the values of the site. The podium appears to be an equivalent height of a 7-storey residential building. The height and scale of the podium areas will block water views of Darling Harbour from the Bunn & Murray Street rooftop area of the Mirage apartment complex in which I live.

It is understood that the retail space created by the podium area will be more than doubled under the proposal. Such a large retail space is inappropriate and unwanted in this area, particularly given the close proximity of similar retail spaces throughout the CBD and at Broadway shopping centre and within other redevelopment proposals at Darling Harbour.

The commercial podium is too large (height and width) for the tourism area. It will block views from outside and entering the precinct.

3. More generally and in relation to both elements to which I object: Darling Harbour is a place for everyone to share. It is a designated tourist precinct. It is described as Sydney's great celebration space and a playground for all ages. Any development within this area must serve to enhance the tourism and public purpose values of the area.
4. I support the objection made by Alex Greenwich made on 22nd April 2020

Thank you for your consideration of my objection.

Yours Faithfully

Alex Babajew
28th April 2020