

22 April 2020

The Hon. Rob Stokes MP
Minister for Planning and Public Spaces
GPO Box 5341
Sydney NSW 2001

Dear Minister

Redevelopment of Harbourside Shopping Centre – Amended DA

I restate my objections to the proposed Harbourside redevelopment. While the amended development application provides some improvements on the initial proposal, building a tower on the public waterfront remains inappropriate and has no planning merit. The proposal should be rejected.

Darling Harbour provides essential public open space along the harbour that is used heavily by locals, office workers and visitors. It must remain an attractive and accessible place and this requires limiting the scale of buildings on the waterfront.

Reduction in the height of the proposed tower by 12.6 metres and of the northern portion of the podium by 5.5 metres with increased setbacks from the water do not address serious concerns about the proposal. The proposed project remains a massive and unacceptable increase in bulk and scale on the waterfront compared to the existing low-rise, light-weight structure.

The podium would create a heavy and intrusive wall along the waterfront and narrow the promenade to a mere walkway. The tall tower would dominate the public domain and introduce new shadowing along the waterfront including during lunchtime in winter. Darling Harbour would be further privatised and become an unpleasant place to spend time in; this is a poor public outcome and inconsistent with the long term planning goals for the precinct.

The proposed podium and tower would block connections between Pyrmont and the harbour and CBD, dominating public views between the two. The massive increase in scale in comparison to adjacent Pyrmont will negatively impact on the character of the Pyrmont peninsula. This is inappropriate when the government has initiated a review of planning controls for Pyrmont and Ultimo.

I welcome the improvements to views for some homes in 50 Murray Street but the podium will continue to devastate views in apartments up to the ninth storey, making them darker and significantly impacting on amenity. Impacts on views from other apartment buildings have not been identified even though the tower would move closer. This is unacceptable.

Appallingly, changes to the proposal significantly increase the number of car spaces proposed, further encouraging car use and adding to the expected traffic impacts in an already heavily congested area. Substantial car parking in a building that is close to jobs, services and transport options as well as CBD transport is environmentally irresponsible and contrary to good planning principles. Proposed parking provisions should be rejected outright.

The issues I raised in my initial submission remain unresolved and I ask you to act as custodian of the harbour and refuse this project.

Yours sincerely



Alex Greenwich
Member for Sydney

Ground Floor, 21 Oxford St Darlinghurst NSW 2010

T 9267 5999 E sydney@parliament.nsw.gov.au alexgreenwich.com.au

