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2nd May 2013

The Director
Metropolitan & Regional Projects South
Department of Planning & Infrastructure
22-23 Bridge Street,
Sydney NSW 2000

Dear Madam,

State Significant Development Application for the Sydney International Convention, Exhibition and Entertainment Precinct-The Haymarket (SSD 13 5878)

We are the owners the above property known as 1512/2 Quay Street, Sydney in which we have resided since February 1997 and wish to object in the strongest possible terms to the current proposal for redevelopment of the Darling Harbour precinct.

Putting aside our belief that the project is entirely unnecessary, which we quite understand is not a ground for objection in itself, we are nevertheless dismayed by aspects of the proposal which will have a severe impact not only on ourselves but on all residents in the surrounding area. Whilst not being opposed to development per se, the sheer magnitude and density of this project exhibits a cavalier disregard for the rights of others.

Our apartment is situated on the fifteenth level of the residential block known as The Peak. When purchasing the property our primary concerns were the view and aspect as it relates to sunlight and we paid a premium for them. The view has been affected to some degree (mostly to the extent we can see

the harbor itself) because of development over the last sixteen years or so. This is the price you pay, and a not unreasonable one, if you choose to live in the city and we accept it. The representatives who attended our building in the early stages to explain the proposal specifically mentioned the concept of “view sharing” but we will not be so much sharing our view of Darling Harbour as losing it in its entirety. We will face an impenetrable row of buildings much closer than the existing Entertainment Centre because of their alignment to those buildings presently existing on the northern side of Hay Street. The proximity and height of the proposed buildings with the consequent overshadowing will also severely compromise our sunlight. All of the north-facing apartments in our building, to a greater or lesser degree, will be similarly affected with a resultant decrease in their desirability and thus value.

The scale of this project, featuring as it does both commercial and residential components, will only compound existing traffic congestion in the surrounding area. Scant regard seems to have been paid to this aspect of the matter with, if anything, already limited access being further diminished. The increased congestion will severely impact the amenity of the area for both residents and those with a commercial involvement and can hardly be justified as being in the public interest.

We are not so naïve as to think that any number of objections will stop this odious development given that an impecunious government wishes to be seen to be “doing something” on the infrastructure front. The problem appears to us to arise from the seeming imperative to provide a commercial return to any developer by injecting as much commercial office space and as many residential apartments as possible into a limited space (the southern part of the precinct) to the detriment of all.

The proposal in its present form should be rejected and any government with a sense of equity and fairness, or dare we say integrity, would see that it was. Clearly, any brief given to prospective tenderers needs to be rewritten to address the issues raised, not only by us but by the many other objectors, before the matter proceeds further. In the words of Sir Humphrey Appleby it would be a courageous government that did otherwise.

Yours faithfully
Ross and Pamela Peelgrane