

7 May 2013

The Director  
C/- Matthew Rosel  
Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

SENT VIA WEB SITE SUBMISSION

Dear Matthew,

STATE SIGNIFICANT DEVELOPMENT APPLICATION FOR A STAGED MIXED  
USE DEVELOPMENT COMPRISING RESIDENTIAL, COMMERCIAL, RETAIL,  
COMMUNITY AND OPEN SPACE USES AT THE HAYMARKET (CONCEPT  
PROPOSAL) (SSD 5878)

I refer to the above matter and your letter dated 25 March 2013.

As requested in your letter, outlined below are my submissions for your consideration:

I object to the planned proposal on the following grounds:

- Impact on Natural Environment

The proposed development will involve the removal of many trees and impact the Chinese Garden.

I object to the removal of long term growth trees and the construction impact on the Chinese Gardens, for example the dust on the Gardens and the over shadowing of the Garden.

- Impact on Built Environment

There are a number of heritage listed buildings in the current area and any redevelopment of these has had to undergo maintenance of the heritage facade. The proposed residential buildings and commercial building will clash in terms of maintaining the architectural uniqueness of the area.

I note the new CBA buildings took into account height and local architecture when designed. The proposed buildings seem to maximise profits rather than maintain the uniqueness of the area. That is, my concern is that the proposed buildings will not suit the area and stand out as an eyesore in terms of height and design.

I object on this basis and that a "European Style" courtyard, as proposed, shouldn't be in an Asian/Chinese area.

Further, and to reiterate, the existing Darling Harbour buildings have an architectural significance. Particularly, the Exhibition Buildings have an architectural style that is in

harmony with the Ian Thorpe Swimming Pool complex situated behind them on Harris Street. These Exhibition Buildings are being scrapped a mere twenty-five years after their construction. I object as it is an extravagant and wasteful use of public funds. Many of Sydney's buildings are still in vibrant use after two hundred years.

Finally, I note the original architect of the area expressed his views in the SMH that the existing buildings could be retrofitted to increase their capacity, negating the argument that the whole area is loosing out o large interstate exhibition/entertainment centres.

- Impact on Society

Darling Harbour is a tourist, recreation and pleasure area: **it is not a residential neighbourhood**. At one end it commences with the current Entertainment Centre and finishes at the other end with the National Maritime Museum and the Sydney Aquarium.

I object to the use of Public land for residential private purposes. Once this land is under a PPP, it will be so for 99 YEARS! We are only thinking short term and not for the future.

- Impact in Economy

Shops and restaurants are planned for the present Entertainment Centre site. At the present time the Chinatown area is experiencing economic difficulties and it is noted that the extension of Dixon Street from Goulburn Street towards Liverpool Street, which has a more recent development of shops and restaurants, has gained very limited visitor interest.

- Sustainability of proposed development

In a recent article in the SMH – link below – it was noted the local area is the most highly densely populated suburb. The addition of more residential units will exacerbate the problem leading to social issues such as noise and crime.

<http://www.smh.com.au/nsw/packedin-pymont-is-australias-most-densely-populated-suburb-20130501-2is5g.html#>

- Public Interest

The present multiplicity of high-rise constructions, both recently completed and underway, on the Broadway/Ultimo Road/Quay Street area are likely to exacerbate the local traffic congestion and parking difficulties with which both visitors and residents are trying to cope. The existing parking problems will be accelerated by the proposed blocks of multiple apartments which are apparently having very limited parking facilities planned for them.

Yours sincerely



Greg Seeto  
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