

Submission regarding SSD 5878-2013 Sydney International Convention, Exhibition and Entertainment Centre Precinct - Mixed use Development in the Southern Haymarket Precinct (Concept Proposal)

I write to advise my opposition to the development application as it stands. I do this as a long term resident of the area and a strong believer in quality urban design.

The Haymarket area specified in this DA sits adjacent to the conservation area of Ultimo. A suburb containing a number of heritage listed buildings, such as the original powerhouse and switchhouse of the Powerhouse Museum, and other buildings significant to our State and city history. Many commercial and residential properties (including my home) are limited by conservation restrictions making them ill-placed to compensate for any impact this DA has on their existing state. Whilst it is possible for heritage, conservation and new development to sit amicably side-by-side, in many cases invigorating each other, this concept proposal fails to do so dismally. The proposed towers dwarf the neighbouring suburb and are completely at odds with the existing building heights. The DA states the towers are 'lower than The Peak' yet that building is an anomaly, itself out of scale with the city skyline that steps down as it moves away from the CBD and down the slopes of the city ridgelines.

The proposed student accommodation is of special concern. These buildings will occupy land currently occupied by the monorail corridor, which allowed the existing native flora and fauna to remain in situ and preserved open space, and Darling Drive i.e. never previously designated as land that could be built on, making this development impossible for local residents to predict before buying into the area. They grossly overpower the adjacent heritage-listed Powerhouse Museum at more than twice its height. They block any view of the heritage-listed buildings from the public, drastically altering the streetscape and obscuring these significant buildings which shaped the area. These student accommodation buildings, especially the one specified in this DA, obliterate city skyline views from neighbouring Ultimo properties. The Visual and View Impact Analysis states *"The existing public domain view from Macarthur Street is toward the southern CBD skyline with Centrepoint Tower visible to the far north east of the field of view. The existing skyline and foreground view is of limited visual interest... The proposed development (The Haymarket) will enclose or terminate the public domain view from this vantage point with new buildings that largely remove the existing CBD skyline."* Despite the DA lacking a View Impact Analysis modeling for Macarthur and MaryAnn Streets and the medium to high density housing located therein (I note neighbouring apartment buildings with wealthy residents are identified and given particular analysis yet those with low-income housing are not), our views are valuable and of interest. When sitting on my lounge I look out my front window and see Centrepoint Tower. These views will not be impacted so much as completely replaced with a wall of unattractive, low cost high profit accommodation that will be too close and too high, barricading the conservation area of Ultimo from Haymarket and the City. Not only will our homes be less pleasant to live in, our property values will be greatly reduced.

The Visual and View Impact Analysis also states *"There is a potential opportunity at the detailed DA stage to explore the establishment of 'gaps' to sky between the building forms in The Haymarket when looking in this direction."* This does not go far enough. Both bulk and height should be limited to reduce the impact to public views and those from neighbouring properties. It is common knowledge that developers frequently apply for vastly greater building bulk and height than they wish for in order to be seen to accede to public demand when they compromise and make reductions that leave them with exactly what they really wanted. I sincerely hope this is the case here.

The student accommodation buildings also fail to adequately accommodate the mass of hard rubbish that accumulates around high turnover accommodation with no space allocated for this purpose. One need only look around the existing student accommodation in Ultimo to see the dumped bedding, small appliances, and general refuse that is abandoned when students move out of their temporary accommodation. With such an immense number (1000) of students to be housed in these buildings there will also be a dramatic change to the population demographic of the area which will have implications for existing residents with regard to noise, waste, night-time activity, overcrowding on limited public transport, and community involvement/spirit. 1000 students will have a very different impact to 1000 residents.

Given the proposed Haymarket redevelopment will impose thousands of additional residents would not this newly found land be better developed as primary and secondary educational facilities? Especially considering the already pressing need with Ultimo Primary School at capacity and no inner city public high school? It seems strange that we use this opportunity to accommodate overseas students while ignoring the

chronic needs of those residents already here and failing to plan for the impending increase in demand that will come with this redevelopment.

Careful consideration has been given to the public square at the centre of The Haymarket redevelopment with special attention paid to sunlight and shadowing, yet little to no consideration has been given to neighbouring buildings who will be overshadowed for half the day during the Winter solstice according to [Addendum to Design Report for SSDA2, The Haymarket Sydney- April 2013](#). This problem is exacerbated by the fact these neighbouring buildings are on the eastern slope of a ridge with little direct afternoon sun. My home is at the bottom of this slope making our situation dire. Our neighbours and we will lose apricity, the ability to line dry our laundry, our ability to grow fruit, vegetables, and herbs, and the ability to generate electricity through solar voltaic panels (something for which we have been dutifully saving). If the DA is approved as is, our home will become a cold, dark, damp, and expensive place to live. As a working family it is possible we will not be able to cope with the financial burden of using a clothes dryer, purchasing all our produce, and heating our home during winter. The financial impact is not only to our property value, but to our everyday living expenses.

One of the great selling points of the greater Darling Harbour and Haymarket redevelopments was the promised improved access of Pyrmont and Ultimo residents to the city yet access to the Southern Haymarket Precinct is diminished in this DA. At present an overhead bridge connects pedestrian and cyclists from Harris & Macarthur Streets directly to Chinatown and Darling Harbour, avoiding Darling Drive. The proposed development cuts this bridge off before Darling Drive forcing pedestrians to take stairs or a lift (one wonders if the lift will accommodate the range bicycles on this popular cyclist route) down to the road way where they will have to cross the road at the soon-to-come crossing. A far more efficient scenario would be to allow access through Macarthur Street to the northern end of the Goodslane (aka Ultimo Pedestrian Network), removing the need for this disjointed overhead bridge, and allowing direct access to not only Haymarket and Darling Harbour but also the Goodslane and therefore Railway Square and Central Station. This would require cooperation between the Sydney Harbour Foreshore Authority, City of Sydney, the Powerhouse Museum, and the State Government however this was accomplished for the Goodslane itself so should prove no obstacle for a State Significant development.

In summary the development fails to accommodate needs such as childcare, educational facilities i.e. schools, playgrounds, access, and waste management. It will negatively affect existing residents and the public by overshadowing, imposing large scale and bulk out of character with the area, restricting views to heritage-listed buildings, impacting views of the city skyline, placing greater demand on limited infrastructure such as public transport, and ultimately reducing neighbouring property values and making them less pleasant places to live.

With reduced bulk and building heights and greater accessibility this redevelopment could reinvigorate the already popular and culturally diverse areas of Chinatown, Haymarket, and Ultimo. By replacing the student accommodation with educational and childcare facilities this development could cater for current and future demand. Should the student accommodation buildings remain their height should be reduced by more than half and more consideration given to their facade treatment. These buildings could also have their footprints reduced to provide greater views of the heritage-listed Powerhouse Museum.