PCU043743

Unit 2709
The Peak Building
2 Quay Street
HAYMARKET
NSW 2000

01 May 2013

The Director
Metropolitan & Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2000

Dear Sir/Madam,

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 strongly object to the proposed construction of the six (6) blocks of apartments containing up to forty-two (42) stories.

I base my strong objection on the following premises:

1. Fundamentally, the entire 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. Beside the current Entertainment Centre is the present Paddy's Market which is a redevelopment of the former wholesale fruit and vegetable markets (relocated to Flemington). It was extended sixteen years ago to include The Peak apartments. It has never been part of Darling Harbour.

2. Chinatown has building height limitations that have applied throughout its immediate vicinity. The buildings further down Harbour Street towards the City have been limited in their heights. High-rise buildings do not commence until George Street. Why are these limitations overruled for the benefit of these proposed new blocks of apartments.

3. Further 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.

4. A "European Style" courtyard is proposed for the benefit of the new apartment blocks, no doubt enhancing their sale value, but at the expense of the present paved area which separates Paddy's Market from the current Entertainment Centre. This will reduce Hay Street and the adjoining public space to a narrow

street and the proposed new apartment blocks will be thrown immediately against Paddy's Market and The Peak building.

5. Is it envisage that the sale of the new apartments will assist in offsetting the extravagant costs of demolishing and reconstructing the Exhibition/Entertainment/Convention buildings erected only twenty-five years ago? Is this the unstated, but underlying reason for demolishing the present Entertainment Centre and building apartment blocks on its site?

6. 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. Is this not an extravagant and wasteful use of public funds? Many of Sydney's buildings are still in vibrant use after two hundred years.

7. 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.

8. It is noted that the height of the recently constructed terrace of offices, restaurants and shops in Darling Harbour, including the Imax Cinema, have been restricted in their heights to some ten stories. (Also, it is noted that we already have one visual and architectural atrocity in Darling Harbour – the smoke stack by the Imax Cinema built to ventilate the cross-city tunnel.)

9. The whole of the area in front of Paddy's Market and adjacent to Chinatown is part of Darling Harbour, which is a recreation area. It is totally inappropriate to use any part of Darling Harbour for the construction of further residential buildings, particularly of high-rise blocks of apartments.

10. The Monorail. Why dismantle this? Is it purely to make space for the proposed blocks of apartments having regard to the profits that these will generate to offset the costs of this entire extravagant proposal? As it exists, the Monorail is an attractive feature of Darling Harbour that evokes the interest and delight of most visitors.

Yours faithfully,

Valerie Seeto Valerie U. Seeto Owner - Unit 2709

Unit H501
The Peak Building
2 Quay Street
HAYMARKET
NSW 2000

01 May 2013

The Director
Metropolitan & Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2000

Dear Sir/Madam,

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 strongly object to the proposed construction of the six (6) blocks of apartments containing up to forty-two (42) stories.

I base my strong objection on the following premises:

1. Fundamentally, the entire 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. Beside the current Entertainment Centre is the present Paddy's Market which is a redevelopment of the former wholesale fruit and vegetable markets (relocated to Flemington). It was extended sixteen years ago to include The Peak apartments. It has never been part of Darling Harbour.

2. Chinatown has building height limitations that have applied throughout its immediate vicinity. The buildings further down Harbour Street towards the City have been limited in their heights. High-rise buildings do not commence until George Street. Why are these limitations overruled for the benefit of these proposed new blocks of apartments.

3. Further 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.

4. A "European Style" courtyard is proposed for the benefit of the new apartment blocks, no doubt enhancing their sale value, but at the expense of the present paved area which separates Paddy's Market from the current Entertainment Centre. This will reduce Hay Street and the adjoining public space to a narrow

street and the proposed new apartment blocks will be thrown immediately against Paddy's Market and The Peak building.

5. Is it envisage that the sale of the new apartments will assist in offsetting the extravagant costs of demolishing and reconstructing the Exhibition/Entertainment/Convention buildings erected only twenty-five years ago? Is this the unstated, but underlying reason for demolishing the present Entertainment Centre and building apartment blocks on its site?

6. 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. Is this not an extravagant and wasteful use of public funds? Many of Sydney's buildings are still in vibrant use after two hundred years.

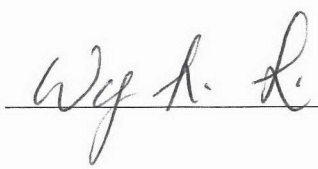
7. The present multiplicity of high-rise constructions, both recently completed and underway, on the Broadway/Ultimo Road/Quay Street area are likely to exacerbate the local traffic congestion and parking difficulties with which both visitors and residents are trying to cope. The existing parking problems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

8. It is noted that the height of the recently constructed terrace of offices, restaurants and shops in Darling Harbour, including the Imax Cinema, have been restricted in their heights to some ten stories. (Also, it is noted that we already have one visual and architectural atrocity in Darling Harbour – the smoke stack by the Imax Cinema built to ventilate the cross-city tunnel.)

9. The whole of the area in front of Paddy's Market and adjacent to Chinatown is part of Darling Harbour, which is a recreation area. It is totally inappropriate to use any part of Darling Harbour for the construction of further residential buildings, particularly of high-rise blocks of apartments.

10. The Monorail. Why dismantle this? Is it purely to make space for the proposed blocks of apartments having regard to the profits that these will generate to offset the costs of this entire extravagant proposal? As it exists, the Monorail is an attractive feature of Darling Harbour that evokes the interest and delight of most visitors.

Yours faithfully,



Lilian Sze Owner - Unit H501