

28<sup>th</sup> October 2013

The Director General  
Department of Planning NSW  
GPO Box 39,  
Sydney NSW 2001

Attention: Mark Brown

**RE: OBJECTION TO PROPOSED IMAX DARLING HARBOUR DEVELOPMENT D/A No. SSD-5397**

I refer to the above proposed redevelopment of the Imax Darling Harbour as exhibited on the Department of Planning's web site, and as an owner residing in an apartment in the nearby Millennium Towers situated at 158-166 Day Street, Sydney **STRONGLY OBJECT** to the proposal.

Whilst I acknowledge under the Darling Harbour Development Plan there is no specific zoning or planning controls such as height limited and FSR, this does not mean that you can simply throw out these controls as they should be used to limit the overall bulk and scale of any proposed development so that it will be undertaken in context with the surrounding development, foreshore having regard to existing owners, residents and the most importantly the public amenity of Darling Harbour and what it means just not to people residing in Sydney, but to the greater Sydney metropolitan who travel to spend time at this wonderful playground precinct.

Unfortunately due to the Western Distributor the Darling Harbour precinct is already segregated; however with the proposed Imax Redevelopment as advertised the Darling Harbour precinct will be completely cut off visually. There is no justification for the proposed height, bulk, and scale of the Imax Redevelopment. It is also very disappointing as a resident not to be offered the opportunity to be engaged during the developers design process with community consultation. It appears that they are only looking to maximise floor area and value of the building, the bigger it is the more money they can get. They do not care about what Darling Harbour is or could be with great design; they are only concerned about the dollars which is evident with their proposal.

Despite the proponent having undertaken a Visual Analysis on who will be affected by this over the top development, they have simply disregarded the analysis with those indicated as being significantly impacted as not important.

It is difficult to understand how the developer can justify the significant increase in bulk and the proposed height being more than twice the existing height. Further it is more difficult to see how this particular building will benefit Darling Harbour and Sydney when it has not

taken into consideration the surrounding Darling Harbour redevelopment proposals which are more focussed on the fringe of the precinct, rather than completely in the middle of Darling Harbour completely cutting of the important link connecting North and South of the Precinct.

Having been involved in planning before I cannot believe there could be a worst outcome for Darling Harbour than if this development was to be approved! Not only on a personal front with my apartment being effected with:

- Loss of solar access through overshadowing.
- Loss of views and amenity.
- Loss of Value with solar access, views and amenity greatly affected.
- Increased Traffic generated at an extremely busy intersection which is not coping at present.
- Unable to access my parking spot and apartment due to increased volumes of traffic.
- Overshadowing of the small park directly out the front of our building.
- No evidence of how the development is going improve amenity, safety and security for the benefit of the community.

The proposed design of the new development is not inspiring and is completely out of context with surrounding development and public open space. The Height, Bulk and Scale of building should not be increased from its existing envelope.

Overall the proposed Development Application is an overdevelopment of one of Sydney's most iconic precinct that caters for not only the residents of Sydney CBD, but the entire Sydney metro area. It is important that this area remains available to the public to enjoy.

Regards

Nigel Fox