

Development Submission – Objection

Attention: Director, Industry, Social Projects and Key Sites
Postal Address: Development Assessment Systems & Approvals
Department of Planning & Infrastructure
GPO Box 39, Sydney NSW 2001

ATT: Mark Brown

Applicant: Grocon Darling Harbour Ltd
Name of Proposal: The Ribbon Sydney, 31 Wheat Rd.
Application number: SSD- 5397



**Objection on behalf of the Owner's Corporation of Millennium Towers
158 Day Street Sydney.**

We are writing to you with regard to the proposed redevelopment of the IMAX site at Darling Harbour as our owners have expressed serious concerns regarding this development. Our owners/tenants have completed more than 215 objection forms. 180 people have also signed a petition.

Many of our owners are concerned about the proposed size and height of the new IMAX development and the fact that it protrudes much further east than the current building footprint on the site. Many of our 330 units currently have panoramic water views of Darling Harbour/Cockle Bay and iconic views of Pyrmont Footbridge.

We note that the DGR's under the Environmental Impact Statement do not take into account 'a view analysis from surrounding residential buildings (which include Millennium Towers)'. The Environmental Impact Statement goes on to say that "there will be changes to and impact on some views from some nearby residential apartments'. We believe this is an understatement given that approximately 200 of our 330 apartments currently have specific, open, static and significant views through to full panoramic vistas of the water in Cockle Bay and iconic views of Pyrmont Foot Bridge. In the Visual Impact Assessment it states that 'no views generated a rating of devastating'. Whilst the Assessment did not take into account residential buildings as stated above, the owners of Millennium Towers believe that their view loss would rate as devastating as many of our apartments will lose most if not all of their current view of this precinct. This result is not only devastating but will detrimentally impact both financially on the value of our property and on the lifestyle of owners in Millennium Towers.

We are also concerned by the proposed height of the new structure with regards to loss of sunshine particularly in winter. Owners have expressed concerns at loss of sunlight and the extra heating costs this will incur on them in colder weather, particularly as most of those with views also enjoy uninterrupted sunshine throughout most of the day. We have grave concerns that the height and size of the development, particularly with its eastern bulk will greatly affect our outlook, sunshine, and of course the detrimental effect on the overall value of our property (many have paid extra for unit value based on view).

The Developers will stand to benefit considerably from this project, while people like ourselves, who have invested their life savings in many cases, will lose much. This is hardly fair. We don't object to the site being redeveloped by any means. It is just that the proposed development as it stands now will have a very devastating and detrimental effect on our building, and others like us.

As such we would like to work with the developers, SHFA and NSW Planning and Infrastructure in finding a resolution to this situation that will benefit all parties.

Many of our owners have suggested that simply moving the proposed building westward, keeping the new structures eastern end closer in line with the current Imax buildings position, would alleviate much of our concerns. This would again open up the view corridor which we currently enjoy from Millennium Towers (and other buildings nearby).

Perhaps consideration could also be given to slightly lowering the overall height - removing just the top two floors we believe would make a significant difference to the path of winter sunlight that would be achieved. This would alleviate many of the concerns of our owners. Lessening the issues with loss of view, allowing us to keep our levels of sunlight to as many units as possible and would go some way to protecting our investments.

We understand from the Development Application and discussions with Grocon, that the bulk of the building has been moved eastward to allow the playground and green spaces at Darling Quarter to be bathed in sunshine all day. The response to the DGR's states that 'The building does not cast any additional shadowing of green space at 1pm on any day'.

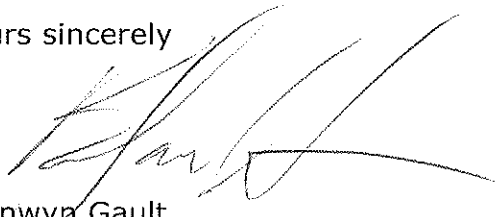
Should this not be a concern regarding protecting children from the dangers of too much sun and the long term consequences of skin cancer? Are we not supposed to protect our children and ourselves from direct sunshine at 1pm? We do not see the sense in positioning a building so that it blocks views and sunlight to local residential developments (in which owners have invested heavily) yet allows full sunshine on a children's playground at 1pm increasing their risk of skin cancer. Again, adjusting the proposed development by lowering in height and positioning it further to the west would alleviate many of these concerns.

We hope that common sense would prevail in this situation and that serious consideration would be given to our suggestions, to;

- a) move the proposed building westward keeping the new structures eastern end closer in line with the current Imax buildings position thus opening up the view corridor to residential buildings in the city's southwestern precinct.
- b) lowering the height of the proposed new structure by approximately two floors to allow for sunshine during the winter months to nearby residential buildings.

We are more than happy to discuss these suggestions and assist in finding a way forward that is agreeable to all parties.

Yours sincerely



Bronwyn Gault
Chair of the Millennium Towers Owners Corporation
158 Day Street Sydney.

25th October 2013

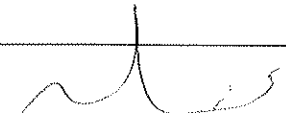
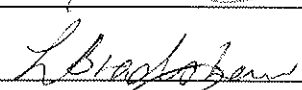


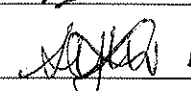
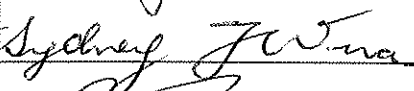
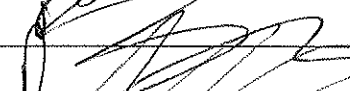


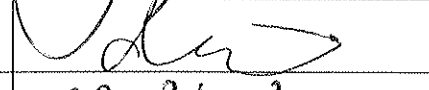


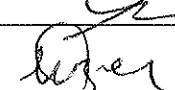
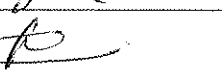


- We **have not** made reportable political donations (including donations of \$1000 or more) in the previous two years
- I request that my name be withheld **NO**

PETITION AGAINST IMAX REDEVELOPMENT

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We suggest that the proposed building plan be slightly adjusted whereby the Building is constructed approximately 10 metres to the West. We don't foresee this having any impact on the current plan except that it will retain more of the existing views of Darling Harbour/Cockle Bay and sunshine to surrounding buildings retaining the quality of life for these residents.

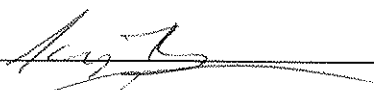
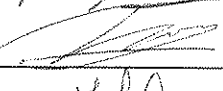

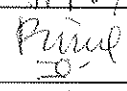
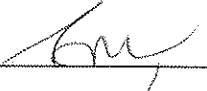
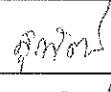
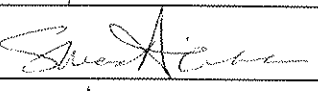
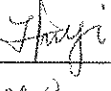

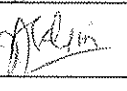
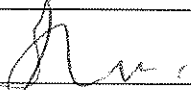

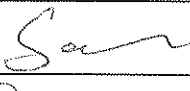
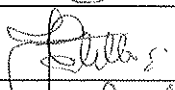
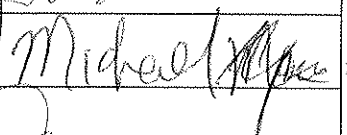
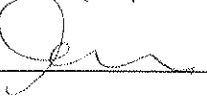
NAME	ADDRESS	SIGNATURE
NITIN GUPTA	324/158 DAY ST	
Lynette Bradshaw	2 John St	
Alice Lu	195/Day St	
Hendra	293/Day St.	
Sandra Kan	154 Unit DAY ST.	
John C Viner	261/158 Day St Sydney	
PRAMESH SHRESTHA	220/158 Day St Sy	
Megh Ran Shrestha	158 Day St	
PRABHA SHRESTHA	158 Day St	
Joe Cocca	171 158 DAY ST	
Almon Wang	195/Day St	
Hing Yu Ma	153/Day St.	
Paul J	144/158 Day St	
ERIC	200/158 Day St	
JUZER	340/12 DAY ST	
R CAI	181/158 DAY ST	

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We suggest that the proposed building plan be slightly adjusted whereby the Building is constructed approximately 10 metres to the West. We don't foresee this having any impact on the current plan except that it will retain more of the existing views of Daring Harbour/Cockle Bay and sunshine to surrounding buildings retaining the quality of life for these residents.










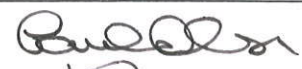


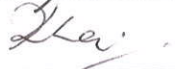
NAME	ADDRESS	SIGNATURE
Suzanne Thomas	209/158 Day St Sydney	
Misung Kim	275/158 Day St. SYD	
Venny	229 /158 Day St.	
Rio Sonia Wijayaratne	243 / 158-166 Day St	
Ranumun	189/158-166 Day St	
supaxat	210/158 Day St	
Suzanne MacAlister	189/158 Day St	
Yi Zhu	246/158-166 Day St	
Melissa Khoo	255/158 Day St	
Hannawati Selim	292/158 Day St	
SHWETAGUPIN	324/158 DAY ST	
KRISH GURTA	324/158 DAY ST	
Sam	242 / 166 Day St	
Hector Costello	3/361 Princess Hwy.	
Michael Yu	150/158 Day St.	
Sally Kan	152/158 Day St	

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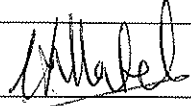


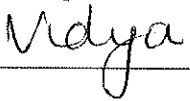
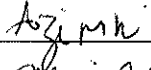
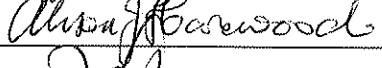
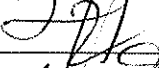
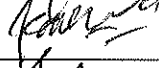



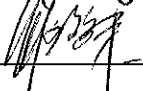
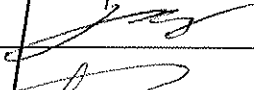
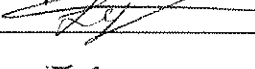

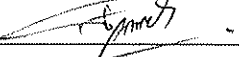
NAME	ADDRESS	SIGNATURE
IVON ALI	249/158-166 DAY STREET SYDNEY - 2000	
Anish Mandavala	1012 Wallstonecraft Newlands Street - 2045	
CAVILL DIAS	1/10-14 Gladstone St North Parramatta NSW 2157	
Vidya Meheges	9 Jersey Rd North- Strathfield NSW 2135	
OLGA SUJANTO	1 Lyon park Rd North Ryde	
Pritesh Suresh	12 Union Street, Meadowbank	
Cynthia Dewi	62/308 Pitt St, Sydney 2000	
DAVID HAN	9/12-14 ALBERT ST, CAMPSIE, 2044	
Jimmy Lam	14/7-19 James St, Colemore 2014	
PAULA CHASE	11 Brewer Ave 2138 Liberty Grove NSW 2138	
Chris Rayer	25 Bessie Avenue RUFFY HILL NSW 2766	
JOAN TEODORO	16-22 BURWOOD RD, BURWOOD	
KHA1 TRAN	1450 CANTERBURY RD, RUNCRAH NSW 2126	

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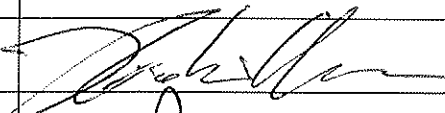
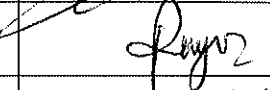
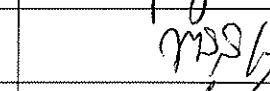
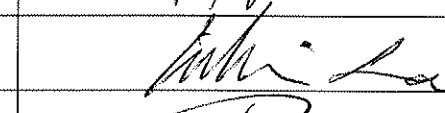
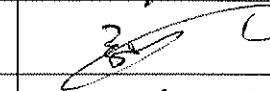
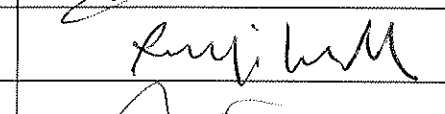

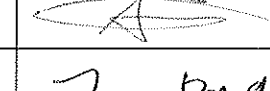
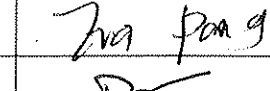
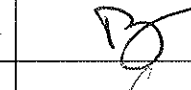
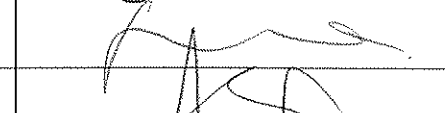

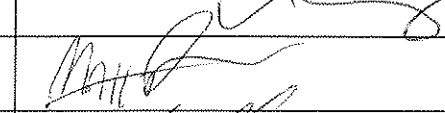
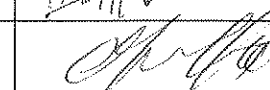
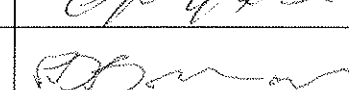

NAME	ADDRESS	SIGNATURE
Chamindri G. Vetch	221/158-166 Day St SYDNEY	
Diana Schofield	232/158 DAY ST	
Julien CALVET	232/158 Day St	
Vidhya Vyajakumar	174/158 Day St	
Aline Zwierzinski	402/177 Park St.	
Alison J Barwood	211/158 Day Street	
Rusdy Krisman	326/158 Day Street	
RAESITA	293/158 Day Street	
Henny Haryanto	293/158 Day St	
Lenny Suhanda	293/158 Day St	
YULIYU2	185/158-166 Day St	
YIDONG WANG	264/158 DAY ST.	
HONG LIU	264/158 DAY ST.	
Layla Abrochian	185/158-166 Day St	
JULIANA	180/158 Day St.	
Julius F Susilo	226/158-166 Day St	

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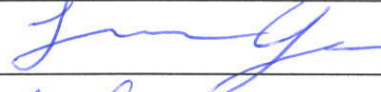




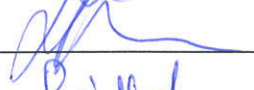

NAME	ADDRESS	SIGNATURE
XIAO HAI CHEN	218/158 Day St	
Rumy Sung	249/158 Day St	
Imelda	249/158 Day St	
William Lee	255/158 Day St	
Zhengrong Zhang	242/166 Day St	
RETICIA MARGATE	185/158 Day St.	
Andy Chen	145/158 Day St	
Ken-Yang Lee	283/158 Day St	
Wan pang	19/10/2013	
Bryan Chia	173/158 Day St	
Addine Zhang	173/158 Day St	
Ben Sieng	187/158 Day St	
YAN HUANG	231/158 Day St.	
Mona Roe	3/12 St Georges Cres	
Oh Hafe	154 Day St.	
PAUL BEAMHALL	158 Day St	

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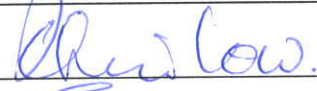
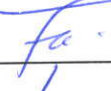
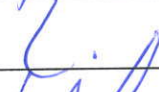


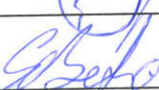





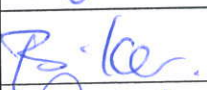
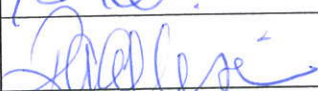
NAME	ADDRESS	SIGNATURE
JASON BATES	1/289 Sussex St Sydney	
N. FAYAD	120/295 Sussex	
Mimi Pan	168/289 Day St	
NIGEL FOX	302/155-168 DAY ST	
Janice Khoo	9/59a Castle St, Castle Hill	
Jason Yap	9/59a Castle St, Castle Hill	
Ying Wan	251/158-166 Day St	
Jeff Choo	133/158 Day St	
Owen Lanawidjaja	131/289 Sussex St	
Ben Smith		
Marie Cornick	189/158 Day Street	Marie Cornick
Johni Asap	241/158-166 Day St	
Hum Tan	26/289 Sussex St	
Rajpal Singh	33 Sussex St	Rajpal Singh
Anna Rasmussen	182/158 Day Street	Anna Rasmussen
MARK HARRISON	301/158 DAY ST	

PETITION AGAINST IMAX REDEVELOPMENT

Attention: Director, Industry, Social Projects and Key Sites
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We suggest that the proposed building plan be slightly adjusted whereby the Building is constructed approximately 10 metres to the West. We don't foresee this having any impact on the current plan except that it will retain more of the existing views of Darling Harbour/Cockle Bay and sunshine to surrounding buildings retaining the quality of life for these residents.

NAME	ADDRESS	SIGNATURE
Hendra	293/158 DAY ST	
Ei Wong	259/289 Sussex St	
ASian	158/289	
Maya	162	
Charisse Low	Harbour View GARDEN	
RATNA FAWATI	109/289 SUSSEX ST	
LINDA TRAIWAN	169/289 SUSSEX ST.	
BARBARA DANKOVA	69/288 SUSSEX ST.	
Amy	3/289	
GAMVOK BETRO	326/128 DAY ST	
Marnie	113/289	
Kyle Williams	31/289-295 SUSSEX	
MA JAPLUM	40/289 SUSSEX	
Sherly Shery	21/289 SUSSEX ST	
Serena Pasch	43/289 SUSSEX ST	
Bob Ker	28/289 SUSSEX ST	
Freemary Allison	104/289 SUSSEX ST	

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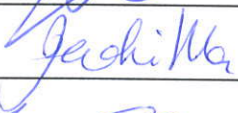


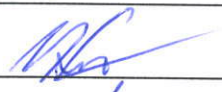
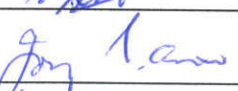

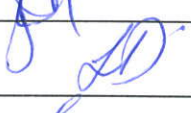
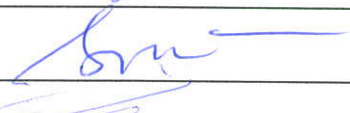






NAME	ADDRESS	SIGNATURE
YAZUAN YANG	102/289-295 Sussex St. ^{Sydney}	Yazuan Yang
Deeuel Kheer	88/289-295 Sussex St	Deeuel Kheer
WJARED LUKY2A	311 158-166 DAY ST	WJARED LUKY2A
JARWA BUDINSKA'	69-289 Sussex st.	JARWA BUDINSKA'
LISO ANTONY	69/289 SUSSEX	LISO ANTONY
Rico	unit 113	Rico
Andy Su	unit 90	Andy Su
SHENG ZHONG	unit 90	SHENG ZHONG
Djohan	Unit 328	Djohan
Sakunati Tjahyadi	UNIT 29	Sakunati Tjahyadi
Linda Irawan	unit 109	Linda Irawan
ROSS HICION	UNIT 82	ROSS HICION
Kuntamathu Chaitirun	Unit 22	Kuntamathu Chaitirun
Susan	11	Susan
MARCUS KHAN.	5 LISGAR AVE HORNBY.	MARCUS KHAN.
DAN WONG	20 Beauty Point Cres, Leany	DAN WONG

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NAME	ADDRESS	SIGNATURE
PINKI SHAH	Unit-186, 158-166 Day St	
Natex GREGORY	Unit-294, 158-166 Day St	
Jackie Ma	143 VICTORIA ST,	
Jason SO	156 Pyrmont	
Lee Liyanto Halim Tjhoa	Unit 35, 209-295 SUSSEX ST	
GRAEME SMITH	8/40 GLENHURST LN CHERRYBROOK	
ALICE LAM	8/40 GLENHURST LN CHERRYBROOK	
CO. NEWTON	89 " " "	
Lyn D'Aguianno	34/1 Millennium Towers	
Vijayarajam	174 ALI HUSSAIN	
RODRIGO NIKDOF	402/27 PARK ST.	
Emilio D'AGUIANNO	33+34/295 SUSSEX ST.	
Gerald	170/289 SUSSEX ST	
ANDREA KIELY	88/289 SUSSEX ST.	
Dennis Whithall	94/289-295, SUSSEX ST	
GARY BEATIE	43/289 SUSSEX ST	

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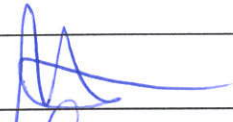
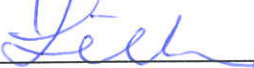






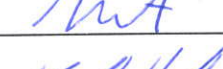



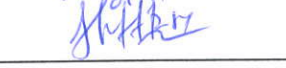


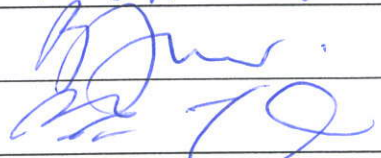
NAME	ADDRESS	SIGNATURE
R K GOTHAM	117/289-295 Sussex	R K Gotham
RM BEDFORD	117 L "	RM Bedford
S. LEE	281 Sussex St Sydney	S. Lee
S. QURANSAI	116 - "	S. QURANSAI
Tapen Parikh	113 - "	Tapen Parikh
YUNANTO	170/289-295 SUSSEXST	YUNANTO
STANLEY LOO	69/289-295 SUSSEXST	STANLEY LOO
CONNOR	154	CONNOR
Jarvis Cobb	271/289 Sussex St	Jarvis Cobb
YONGSHI	25/289 Sussex St	YONGSHI
Robert Kudzevair	211/158 DAY STREET	Robert Kudzevair
CHANGNING WANG	84/289 SUSSEXST	CHANGNING WANG
Mai Chun MAICAN	153/158 Day St.	Mai Chun MAICAN
Peter Dang	151/ Day St.	Peter Dang
Peter	158	Peter
Pradip Desai	28/289 Sussex St.	Pradip Desai

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NAME	ADDRESS	SIGNATURE
Eric Zhao	73/289 Sussex ST Sydney	
Li Chen	73/289 Sussex St Sydney	
Erwin T.	101/289 Sussex St	
Carrie Hu	85/289 Sussex St	
Angus	170/289 Sussex Street	
VING	83/283 SUSSEX street	
Sui Feng Feng	105/289-295 SUSSEX ST	
MILES ELLIS	102/289-295 SUSSEX ST.	
KETH VETICH	221/158-166 DAY ST.	
Jenny Vanderhoek	250/158-166 Day st	
ZHEN HUA YIN	217/289 SUSSEX ST.	
SHANNE ROCHANI	327/158 DAY ST	
Houston Yuan	272/158-166 Day St	
R. SKILLER	116/289 Sussex St	
B. SABOLCH	884/158 DAY ST.	
P.J. GOTHAN	117/289 SUSSEX	

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We suggest that the proposed building plan be slightly adjusted whereby the Building is constructed approximately 10 metres to the West. We don't foresee this having any impact on the current plan except that it will retain more of the existing views of Daring Harbour/Cockle Bay and sunshine to surrounding buildings retaining the quality of life for these residents.

[illegible]

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[illegible]