



To provide opportunity for all, but especially young people, for education by personal development, fostering friendship and bringing about a better understanding of others and the world around them.

13 September 2016

NSW Government
Planning and Environment Directorate
Customer Service Centre
GPO Box 39
SYDNEY NSW 2001

Dear Madam / Sir

RE: Development Application SSD 15_7037 & 75-85 Harrington Street, Sydney

I refer to the abovementioned Development Application and our previous submission dated 5th September 2016. We would like to withdraw that submission and make this new submission regarding the proposed development

YHA has operated a youth hostel from the property at 110 Cumberland Street, The Rocks for approximately 7 years and writes to note its objection to the development of the abovementioned site for purposes of a 6 storey and 9/10 storey mixed use building for apartments, commercial office space and retail floor area.

YHA acknowledges that the new development will improve site access via the introduction of an improved broad set of stairs extending from Globe Street to Gloucester Street allowing more direct way finding from this part of The Rocks to Circular Quay. The new courtyard around the Bakers Terraces activated by retail tenancies and a public access lift is also commended, although ideally the later should be extended to Gloucester Street to provide accessible access to the upper part of The Rocks (Gloucester and Cumberland Street).

Whilst acknowledging these improvements, YHA objects to the proposed development on the following grounds.

Building Height

YHA object to the development exceeding the Sydney Cove Redevelopment Authority (SCRA) Scheme height by 8.97m on the southern end of the site and 2.3m on the northern end of the site. YHA believes that the extra height will result in built form that is overly bulky and will dominate the existing topography and streetscapes that it fronts onto.

The new building will be out of character with the scale and height of the existing buildings on Harrington and Gloucester Streets.

YHA strongly believes that the proponent of the development should be requested to redesign their building to comply with Scheme height limits, as we were when designing and constructing Sydney Harbour YHA.



Character of The Rocks

YHA notes that The Rocks currently provides for a diverse mix of accommodation, entertainment, recreational, residential, hospitality, commercial and tourists land uses resulting in a vibrant precinct for tourists and backpackers alike to explore and experience a unique part of Sydney's heritage.


The introduction of more apartments has the possibility to alter the existing fabric and vibrancy of the area i.e. via new residents wanting restrictions on hours of operation of premises etc. and to this end YHA remains opposed to any new land uses that do not support and encourage the longevity of the vibrancy of The Rocks as an accommodation, entertainment and tourism precinct.

State Heritage Listings

The proposal fails to recognise a significant area on the State Heritage Register, the Cumberland Street Archaeology Area (SHR No.1845), which is directly opposite the proposed development. YHA, in conjunction with SHFA, is responsible for managing this State Heritage listed archaeology area. The proposed development and associated excavation has the potential to create changes in the bedrock of the area which may result in movement and damage to the archaeology.

Please contact the undersigned should you want to discuss further.

Yours faithfully,



Adam Newband
Development Manager

13/9/2016