



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.

28 August 2017

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 YHA's previous submission dated 5th September 2016.

Whilst acknowledging the proposed changes generally improve the built form outcome of the proposal (over the original proposal), YHA continues to object to the proposed development on the following grounds.

Building Height

YHA continues to note that the development exceeds the Sydney Cove Redevelopment Authority (SCRA) Scheme height control and objects accordingly. The stepped back built form approach of both buildings assists with reducing the overall built form impact when viewed from the adjoining streets, however the resulting built form remains overly bulky and will continue to dominate the existing topography and streetscapes that it front onto.

The new buildings will continue to 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 YHA were when designing and constructing Sydney Harbour YHA.

Sydney Cove Redevelopment Authority Scheme (SCRA) – Maximum building heights

YHA objects to the proposed height increase amendments to the SCRA Scheme. The existing height limits remain appropriate for this historic, prominent and culturally significant part of Australia. YHA requests that the existing building height controls remain in place as is.



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

31/8/17