

Bruce Hunter
905/50 Murray Street
Pyrmont, NSW 2009
17 January 2017

Director
Key Sites Assessment
Planning Services,
Department of Planning and Environment
GPO Box 39
Sydney, NSW 2001

**Objection to the proposed redevelopment (SSD 7874) of Harbourside Shopping
Centre with Residential Tower**

Dear Director:

As a resident of Pyrmont and a frequent user of Darling Harbour, I am raising an objection to the proposal for the construction of a residential tower as part of the redevelopment of Harbourside Shopping Centre. This will significantly affect the visual, heritage, privacy and environment of Darling Harbour and the Pyrmont village atmosphere.

I with others have previously raised objections and concerns with the SEARs stage of this proposal and these have not been taken into account with the current development application.

Other recent developments in the area, such as the International Convention Centre and Barangaroo, have taken their impact on the local area into account and have produced structures that add benefit to the community and Darling Harbour visitors and are in sympathy with the surrounding streets and village atmosphere of Pyrmont.

The proposed development of the residential tower has no substantiation for the benefit of this using a public and valuable space which grossly affects the view from all aspects of the Pyrmont and Darling Harbour areas.

My objection is based on my following assessment of the development proposal:

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1. The public benefits listed the inclusion of a residential tower aspect of the Environmental Impact Statement are not valid as this is NOT for public use. However, the upgrade to the shopping centre does benefit the residents and visitors to the area.
2. There is no justification for the tower included, with the shadow diagrams showing significant shadow impact on Darling Harbour and the residential areas on the western side towards Pyrmont.
3. The visual impact assessment does not relate to the benefit of the residential tower does not conclude why the visual changes caused by the tower have acceptable impact. The examples of views included only show views with the least impact and do not show the worst case aspects from the Pyrmont side. I have attached below some approximated and simulated images based on the proposed tower design details that show a more realistic view of the severe detrimental visual impacts on the area.
4. The addition of the proposed development tower for Cockle Bay Wharf (SSD 16_7684) should this be approved will only exacerbate the impact of the proposed Harbourside tower as both will result in dominating the Darling Harbour basin being so close to the water's edge. I cannot see where other Sydney developments with such overbearing buildings have been approved so close to the harbour's edge.
5. There is also no explanation of how the increased parking and traffic requirements resulting from the large residential tower will be catered for. This would have a major impact on the local streets.

I would consider it unconscionable for the NSW Government to approve a development that includes a 166m high residential tower on public land that is so out of character with the local area and that has such a gross negative impact on the residents of Pyrmont and visitors to such a valuable community asset as Darling Harbour.

I would expect that as a minimum, a public hearing must be held by NSW Planning and Environment to substantiate why such an inappropriate tower would be allowed to go ahead.

Sincerely,

Bruce Hunter

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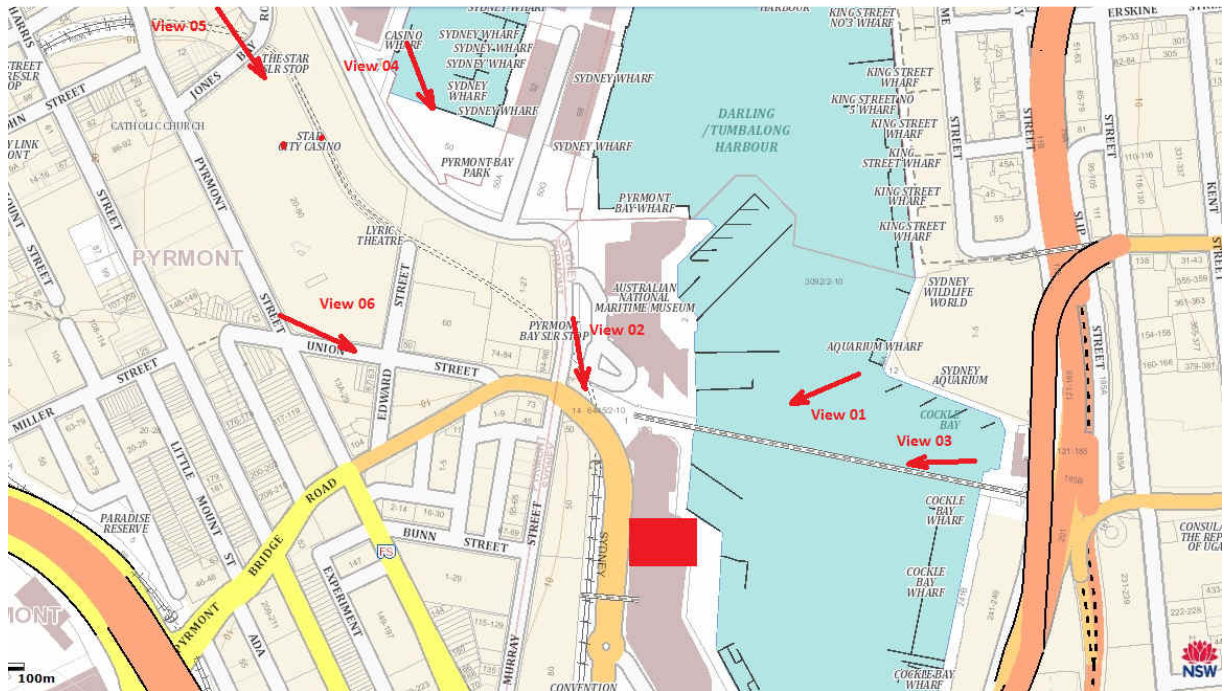
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Visual Impact and Pyrmont Side of Tower Development

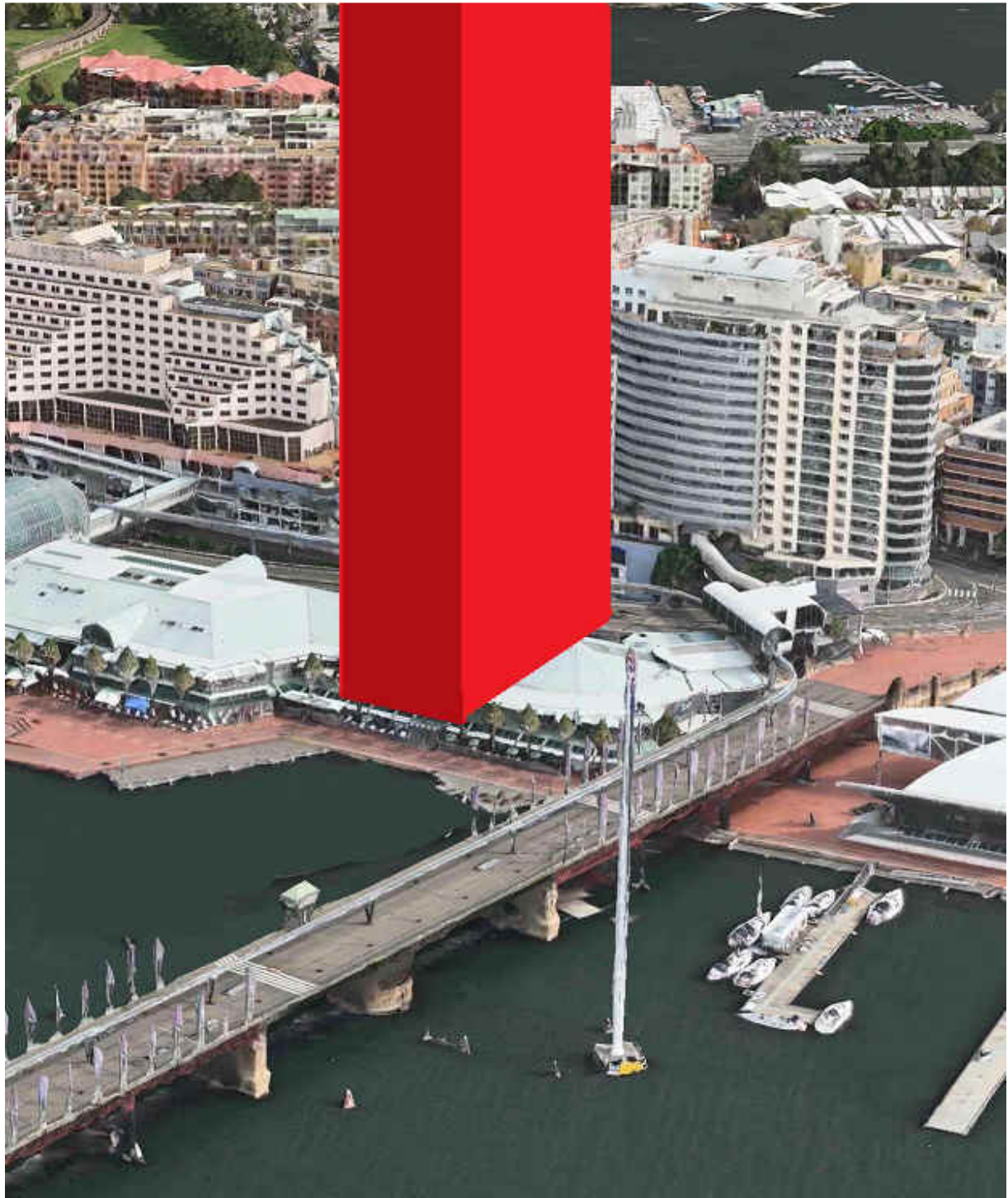
Map of visual impact views of residential tower



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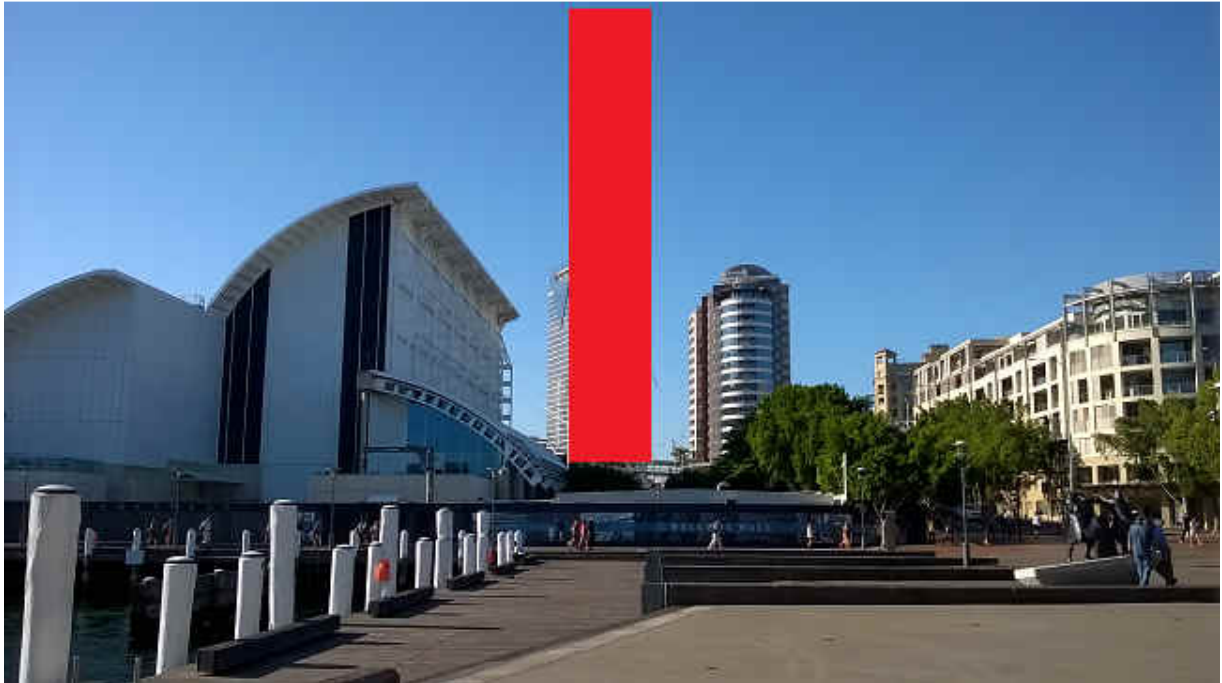
View 01 showing major visual impact of proposed residential tower over Pymont side



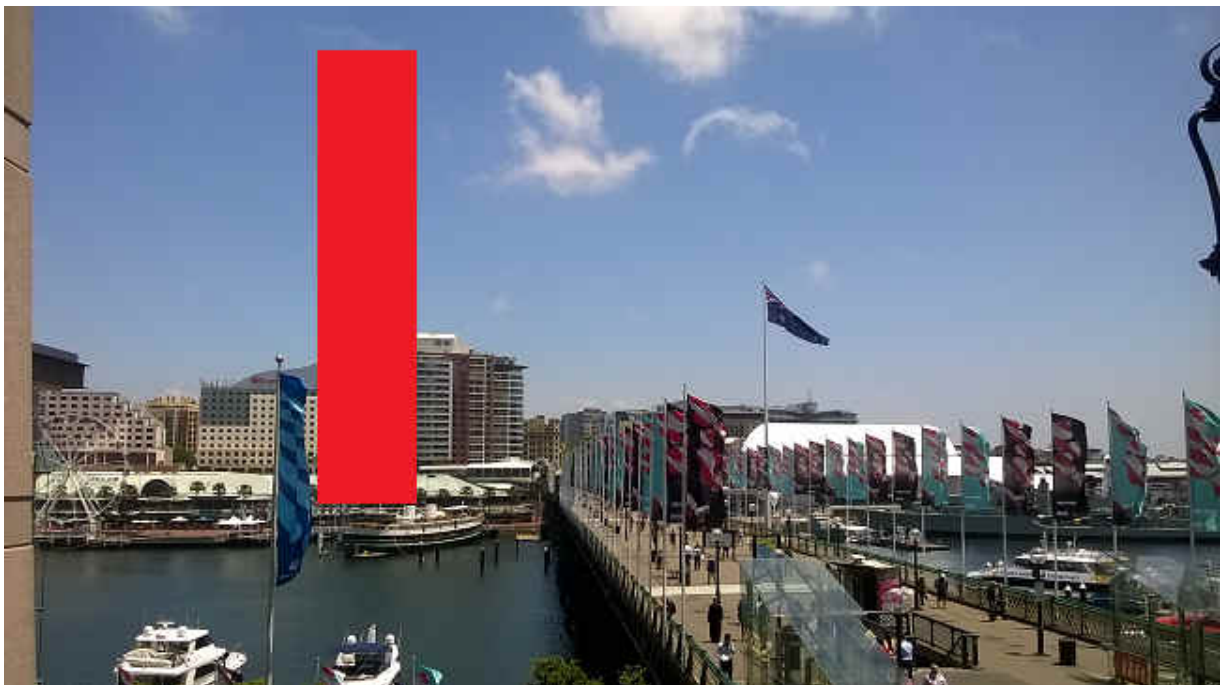
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View 02 showing visual impact from Maritime Museum



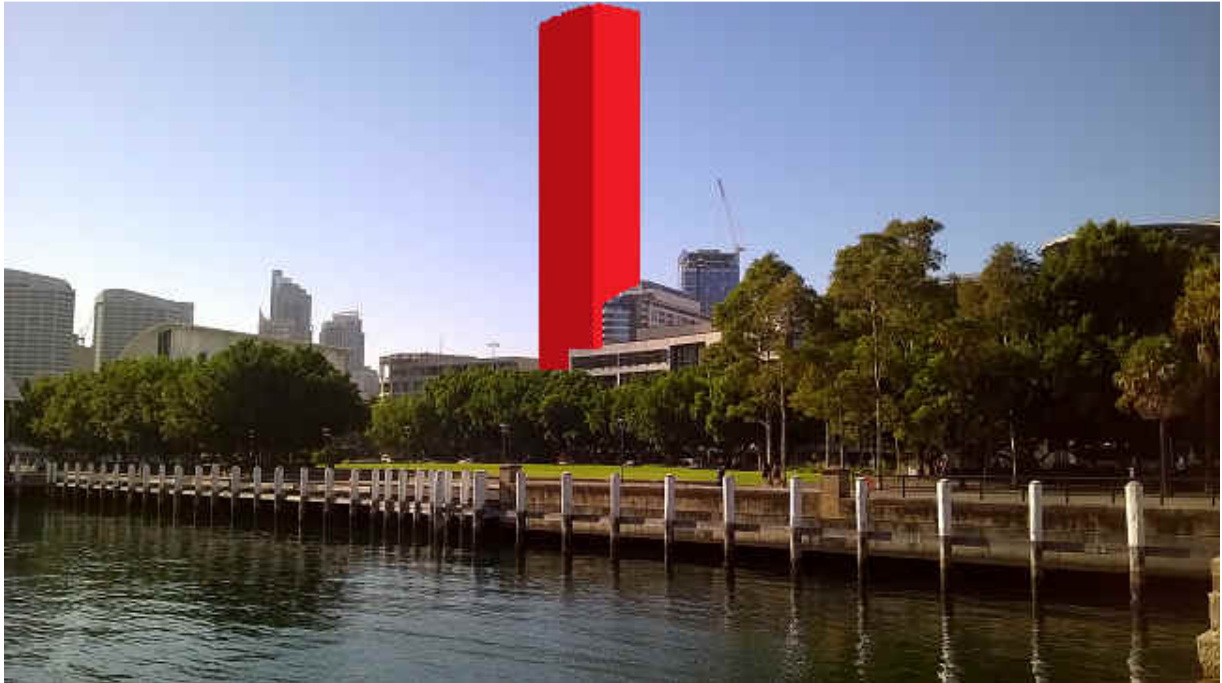
View 03 showing visual impact from eastern side of Pymont Bridge



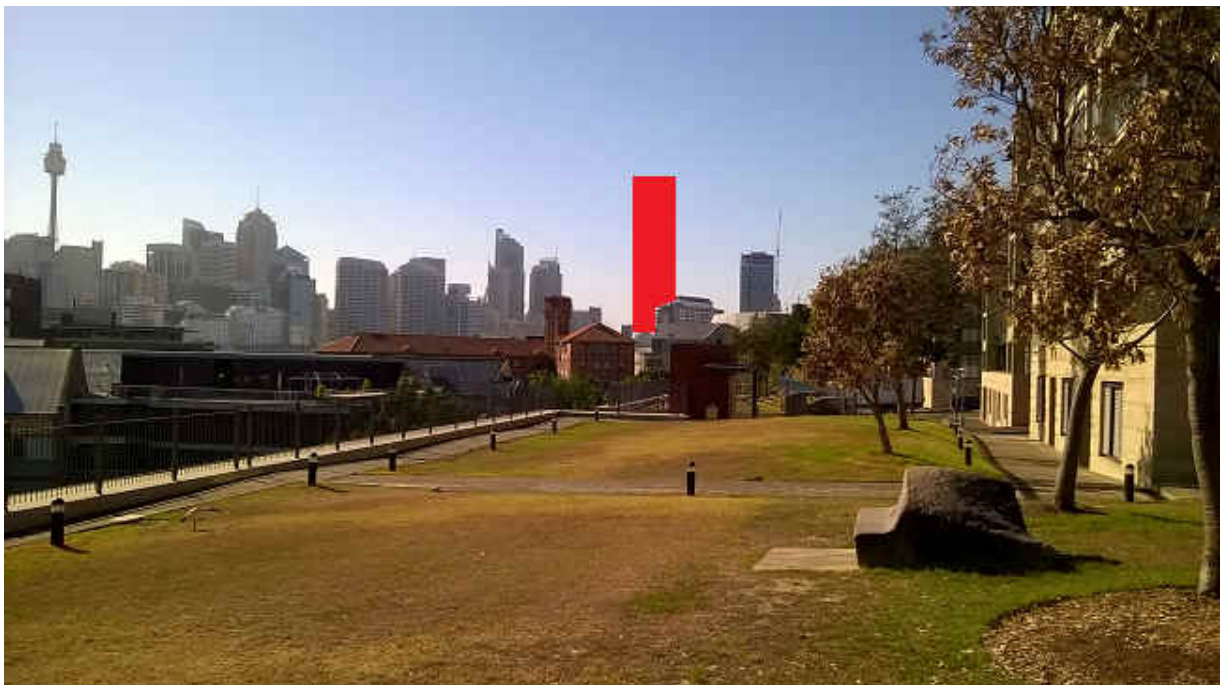
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View 04 from showing tower visual impact from Pyrmont Bay



View 05 showing visual impact of tower on Pyrmont Point



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View 06 showing visual impact of tower on Pyrmont Square

