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1 February 2017

Minister Anthony John Roberts
Department of Planning & Environment (DPE)
GPO Box 39
Sydney NSW 2001

Dear Minister,

Subject: Redevelopment of Harbourside Shopping Centre SSD 16 7874

Dear Sir,

I am a resident in the Darling Harbour precinct who is strongly opposed to this proposed development as it is contrary to good planning principles, has significant view and overshadowing impacts, lacks respect for heritage values and will add disruptive noise/privacy impacts to this neighbourhood.

Lack of Good Planning Principles

This proposed residential tower is excessively high (even higher than the current ICC Sofitel tower) and will dominate the public domain and water.

This proposal is contrary to long standing and good planning principles that require building heights to recede as they approach the waterfront.

Each recent development application has referred to other applications to justify an increase in height and bulk. See picture of model below (taken in Town Hall), which shows that in the recent years, 10 new (massive) tower proposals on the waterfront were submitted with 4 still to be approved. However, there has been no independent study (or one made available to the public) that supports such intensive development. Each proposal should be assessed on its own merits/benefits/impacts and also an independent assessment is required of the cumulative impact of all these towers on the waterfront. The assessment must address the widespread community concerns with the change in character and environmental/access/ liveability for this Harbour.

Unregulated over development of this precinct and it's surrounding neighbours is detrimental to its residents and visitors and ultimately will fail to deliver on the required outcomes to bring economic development and enhance the public and tourism values in this area.



An attractive and accessible public Harbour is being replaced by private towers diminishing and overshadowing the waterfront. At this rate it will rapidly deteriorate to a second class destination due to poor planning.

View Impacts

The proposed podium and tower are both large and bulky and will impose very significant impact to both public and private views. It will block and dominate both immediate and long distance views from all perspectives. Personally it will have affect the current expansive views that we have from our apartment. See the before and 'illustrated' after views from our apartment.



Current 'Before' View



An 'illustrated After' view

Overshadowing

The bulk and significant height of the podium and tower will create massive overshadow areas on the foreshore and water (public areas) as well as to areas west of this development. Public open space and sunlight is scarce in the city and this proposal will further erode this amenity for workers, visitors and residents of this area.

Heritage

Pymont Bridge is listed on the State Heritage Register and is a key feature of the Darling Harbour area. Any development must preserve and enhance the heritage values of the bridge. This proposal will dominate Darling Harbour and significantly change and diminish / detract from the significant heritage values of the bridge.

Privacy and Noise Impacts

The proposed roof top terraces in the retail podium (equivalent height of a 9 storey residential building) will literally be just below our balcony. Depending on the exact use of the retail podium, the extent of noise and (potentially) cooking food smells will directly impact us.

Also with the proposed residential block directly in front of us, we will NO privacy in our apartment. All our living areas and bedrooms have windows /doors facing east. See illustrated After view above.

In summary, Darling Harbour is a place for everyone to share. It is a designated tourist and convention/entertainment/exhibition precinct. Any development within this area must serve to enhance the tourism and public purpose values of this area. For all the

reasons listed above, this proposal fails on so many aspects. The DPE should be acting as a custodian of the Harbour and reject this proposal.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sai H Chua', with a small horizontal flourish underneath the 'a'.

Sai H Chua