

Cheng L Yap

PO Box 611
Pyrmont, NSW 2009
0410083213
langchai@me.com

3 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 extremely 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.

It will also take on the larger significance as a precedence for 'deteriorating charm' of an iconic Sydney location.

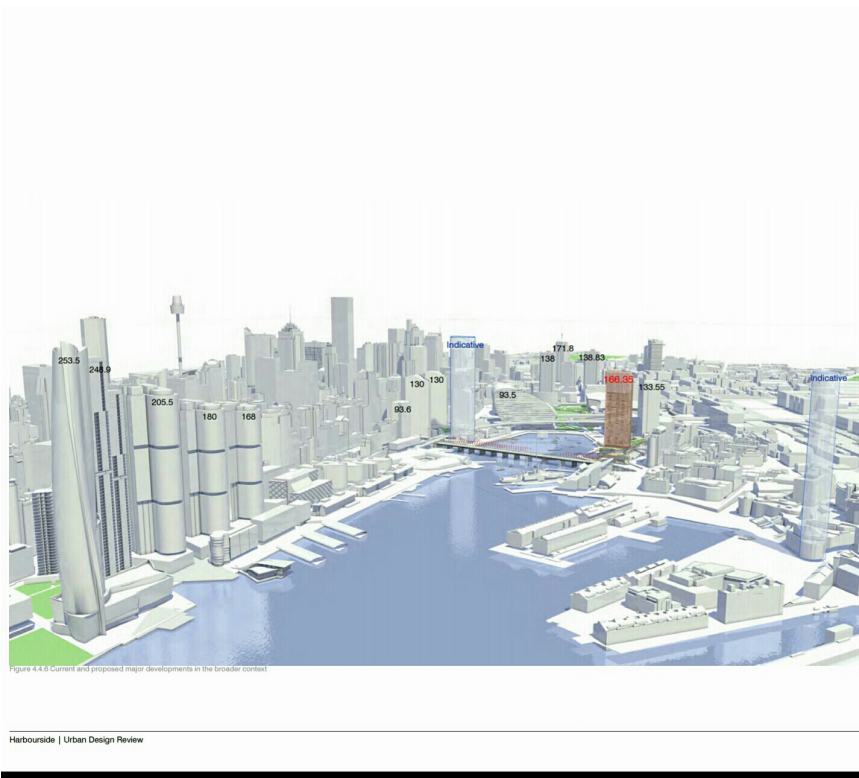
Lack of Good Planning Principles

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.

In recent years, at least **10** new (massive) tower proposals on the waterfront were submitted with 4 still to be approved (see diagram below as extracted from this proposal). However, there has been no independent study (or one made available to the public) that supports such intensive development. My understanding is that each proposal had been assessed on its own merits/benefits/impacts but my view is that there must also be an assessment on 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.



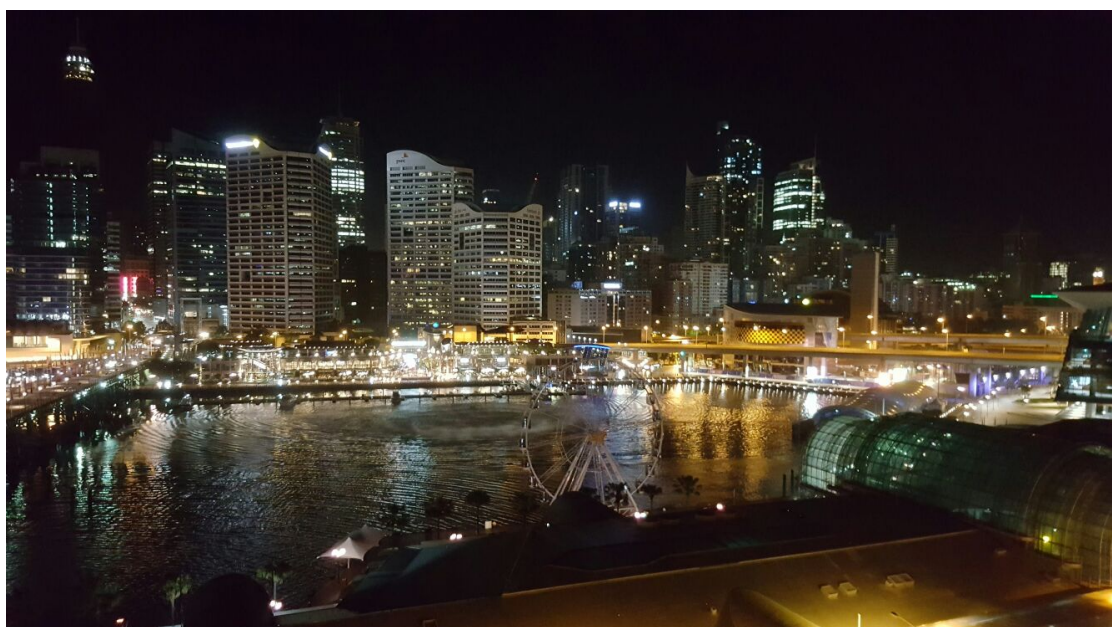
An attractive and accessible public Harbour is being replaced by private towers diminishing and overshadowing the waterfront. At this rate it will rapidly deteriorate to a second class destination due to poor planning.

View Impacts

The proposed podium and tower are both large and 'monstrous' 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.

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 negatively impact 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 have 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 devalues the location.

I strongly urge the DPE to reject this proposal.

Yours sincerely,

Cheng L Yap