

Objection to Development Application Number SSD16_7874

6th February 2017

I Mr John Furney, own an East facing residence on the 14th floor of One Darling Harbour, 50 Murray St Pyrmont and have done for 13 years. **I strongly oppose the application** for the development of a high rise residential tower above the proposed remodelled Harbourside shopping centre lodged by Mirvac Projects Pty Ltd.

I purchased this residence primarily because of its vicinity to the city along with its views of the open expanse of Darling Harbour, one of the world's great waterfront destinations. Planning regulations to date, limiting the height of any developments in close proximity to the water front Darling Harbour, have maintained the appeal to both Sydney locals and tourists as a wonderful public space thriving with tourism events which show Sydney off to the world during significant celebrations such as New Years Eve & Australia Day.

The inclusion of a high rise residential tower in the design will overshadow & dominate the harbour and detract from the significant heritage values of the State Heritage listed Pyrmont Bridge. The proposed tower will block natural solar access to the domain thus detracting from the amenity and public values of the areas.

It will also impede on the privacy of residents in One Darling Harbour and create further negative impacts in the form of noise pollution not only from increased heights of decks but also in the increased requirements to handle waste from the proposed developments.

The proposed retail podium is excessive and inconsistent with the values of the site. The podium is an equivalent height of a 9 storey residential building and the retail space will be more than doubled under the proposal. Such a large retail space is inappropriate and unwanted in this area, particularly given the close proximity of similar retail spaces throughout the CBD and at Broadway shopping centre and within other redevelopment proposals at Darling Harbour.

It will significantly impact iconic views of Darling Harbour & the City Skyline from private residences to the west of the proposal. Personally my entire residence would be overshadowed for approximately 8 hours + per day where direct sunlight will be blocked, and all direct views of Darling Harbour and the city sky line will be completely lost.
(see attachments)

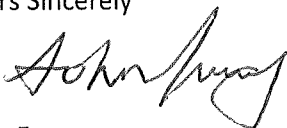
The Darling Harbour Live redevelopment involved an extensive master planning process which focussed high rise development away from the water on the Southern Haymarket Precinct. Even the ICC hotel, unlike this proposal, is set back from the waterfront.

The hopes of the community, environmentalists and The City of Sydney for redevelopment built on the existing urban fabric to create a living and working environment with a human scale and sensitivity to the local climate and topography have been largely dashed by this proposal.

As long term owners we understand that re/development of this area was inevitable. However the magnitude and inconsistency with the current landscape could never have been envisaged. The current high rise buildings will clearly overwhelm the area.

We are disgusted that such a design is even being considered; to all of us it seems simply a venture to maximize profits with little regard to the urban landscape and indeed us, the residents. This proposal is ad hoc planning at its worst and should not be permitted to proceed. We oppose the current plan vehemently.

Yours Sincerely



John Furney