

9 February 2017

The Hon Anthony Roberts MP  
Minister for Planning  
GPO Box 5341  
Sydney NSW 2001

Dear Minister,

**Re: Objection to Harbourside Shopping Centre SS 16\_7874**

[http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7874](http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7874)

I object to the Harbourside on so many levels. On a broader level it appears that the government has entirely ignored the historical considerations laid down in planning controls for the area which had in their wisdom, preserved an open space that steps building heights up gradually as they recede from the water, and creates a bright, open experience of a natural body of water for the benefit of the public.

One does not need to consult any town plan to appreciate that the harbour as it was mapped out in its current (though already changing) incarnation, set out to provide an inviting public amenity that protected enjoyment of the open space from the encroachment of high rise.

It is an indictment of government at some level, that what we are seeing in this area is the sinister creep of private commercial interest via minor infringing precedents of existing restrictions (permitted by bureaucracy) that subsequent developers latch onto and present as an argument for further minor infringements.

The inevitable end result of all of this is a body of water that will be so surrounded by high rise and so seemingly removed from any sense of a connection to a body of natural water that it might as well be a toilet bowl.

It feels like we are at a less than shining juncture in Sydney history where the developer reigns supreme at the great expense of taste, balance, liveable environment and genuinely canvassed public opinion.

It is entirely short sighted and unethical to consider this proposed development in isolation from those which are sprouting like weeds in the immediate area and justifying their proposed existence via the prior submission of other proposed high rise developments.

Below are listed more specific objections supporting this monumental objection to any development around Darling Harbour:

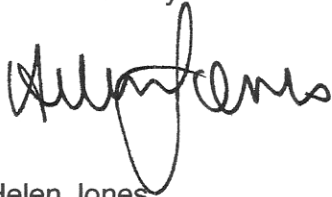
- no viable strategic plan for this region includes a development of this scale, density and height
- Darling Harbour is a reprieve from the density of the CBD, not an extension of it. All those who work and live in the area have long relied on this space as a counterbalance to the density either side of it
- Pyrmont is already one if not the most populated residential areas in Australia. Infrastructure in the area is already stretched and access to open spaces, that much more critical to manageable living (and working) conditions
- The podium would create a four storey wall bearing down on the water's edge and with the tower would create a massive increase in development, ignoring the rationale behind the exciting limitations on current low rise and small scale structures.
- The increase in bulk and height would create a cumulative impact on the harbour when considered in conjunction with other proposed developments

- The buildings will in no positive way 'frame and enclose the Darling the waterway setting' but will overwhelm, overshadow and spoil any sense of a natural body of water
- claims that increases in bulk and height are in keeping with 'emerging changes' to the character of Darling Harbour are nothing more than self serving rationalisations for the complete overriding of existing planning principles
- Large numbers of adjacent residents will have their views drastically affected including One Darling Harbour, Gateway Apartments and the Oaks Goldsbrough, among others

What we are being threatened by is not dissimilar to a land grab except that our air space is under threat and along with it, our ability to breath in the figurative sense, however much value is attributed to that.

It is tangible, the feeling of being squeezed at a point in Australian urban history when undeveloped land has become extinct inn Sydney proper, and government is at a loss as to how best to serve the interests, needs and wellbeing of its constituents. The looming approval of any of the developments in the Darling Harbour ad Pyrmont area is portentous of what is to come across Sydney.

Yours Fearfully

A handwritten signature in black ink, appearing to read 'Helen Jones', with a large, stylized loop at the end.

Helen Jones