

From Bruce Saunders Campbell.

50 Murray St Pyrmont

Room 1202

13 February, 2017

Ms Michele Nettlefold,

Department of Planning & Environment,

Level 22, 320 Pitt Street,

SYDNEY NSW 200

Dear Ms Nettlefold,

Concept Proposal – Harbourside Redevelopment

In formulating this submission, I would like to note the following:

The Harbourside site is owned by the people of NSW and its usage, stipulated in its 100 year lease, signed in 1988. Residential usage is not included in the lease (which has 71 years left to run). In the parliamentary debate leading up to the establishment of Darling Harbour, it was clearly stated that this, and the other Darling Harbour sites were to be gifted to the people of Sydney. Quite clearly, the construction of the 45-storey (or more) residential tower on this publicly owned waterfront site, is contrary to the terms of the lease. If allowed to proceed, it will not only have a huge negative impact on adjacent Pyrmont, but will take away this gift to the people of Sydney.

DARLING HARBOUR TOURISM PRECINCT.

HISTORY OF DARLING HARBOUR AUTHORITY

The Darling Harbour Tourism Precinct Project was the vision of Neville Wran (NSW Premier) and Laurie Brereton (Minister)

The Darling Harbour Authority Act was approved through Parliament in 1984.

The Darling Harbour Authority (DHA) was the Government instrument formed to control and administer the development, planning and development consents for the Darling Harbour Precinct.

The Darling Harbour Authority had its own extensive planning and development consent powers over its own land. Local Government had no powers over planning or development consent on DHA land under the Darling Harbour Authority Act 1984

Darling Harbour opened in 1988.

The Darling Harbour Authority Amendment and Repeal Bill were passed through Parliament at 2.47pm on the 2nd of June 1998.

Whilst this bill puts in place a process to dissolve the Darling Harbour Authority this will be done by a sunset clause which will not take effect before the 1st January 2001. The reason for this provision is that the Darling Harbour Authority will be needed in the interim to manage the second largest Olympic Precinct.

The decision to dissolve the Darling Harbour Authority is in line with the Government's decision to consolidate all planning authorities and planning powers around Sydney's valuable harbour foreshore.

It is anticipated that the provisions of this bill relating to Darling Harbour Authority's planning powers will be proclaimed to take effect on the same day as the provisions of the Environmental Planning and Assessment Amendment Act 1997, namely 1 July.

The repeal bill led to the creation of Sydney Harbour Foreshore Authority.

DARLING HARBOUR HISTORY

Transformed in the 1980s from a derelict dockyard into one of the world's great waterfront destinations, Darling Harbour is a must-see for visitors and a favourite playground for Sydneysiders and their guests. It offers a host of excellent attractions, world-class museums, exceptional shopping, modern restaurants and cafes, superb accommodation, a park with children's playground, a year round calendar of free outdoor events and magnificent views of the harbour and the city's skyline.

Darling Harbour

Property NSW owns and manages the 60 hectare Darling Harbour site, which includes 28 hectares of water, known as Cockle Bay. The oldest surviving electrically operated swing span bridge in the world, Pyrmont Bridge has connected the eastern and western sides of Cockle Bay since 1902.

The precinct is a family oriented playground for all ages. Alongside a fine array of waterside dining, fashionable nightspots and spectacular fireworks displays, the area also boasts some of Sydney's most compelling attractions including:

- Madame Tussauds
- Sea Life Sydney Aquarium
- Wild Life Sydney Zoo
- Australian National Maritime Museum
- The Chinese Garden of Friendship, and
- The Museum of Applied Arts and Sciences (Powerhouse).

Darling Harbour Quick Facts:

- Named after Lieutenant-General Ralph Darling, Governor of New South Wales (1825 – 1831)
- 1812 - became a major industrial and goods-handling precinct
- Mid 1970s - a series of empty warehouses
- 1984, NSW Government announced the area would be redeveloped for leisure, culture and business for the people of Sydney.

- Re-opened in 1988 by Queen Elizabeth II, during Australia's Bicentennial Celebrations
- Waterfront location
- Easy walking distance of the heart of the city
- Shopping - over 120 retail outlets at Harbourside
- Food & Wine – More than 100 restaurants and cafes

Darling Harbour is a place for everyone to share. It is a designated tourist precinct. It is described as Sydney's great celebration space and a playground for all ages. Any development within this area must serve to enhance the tourism and public purpose values of the area.

The proposal will fundamentally change the character of Darling Harbour.

There are no other tall towers this close to the water in Darling Harbour. This is for a reason - it creates a sense of openness and maximises the sun and light into all the public areas around Darling Harbour and allows the harbour and Pyrmont Bridge to dominate and define the area.

The proposed tower serves no tourism or public use benefit and is inconsistent with the values of the Darling Harbour foreshore.

The tower will:

- overshadow (create a sun shadow over) the public domain – and thus detract from the amenity and public values of the area;
- detract from the significant heritage values of the State Heritage listed Pyrmont Bridge; and
- significantly impact and in some cases completely destroy iconic views of Darling Harbour/city skyline from private residences to the west of the proposal

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.

Pyrmont 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. The proposal will dominate Darling Harbour and significantly change and diminish the heritage context of the bridge.

I purchased my apartment in One Darling Harbour off the plan in 1994 whilst I was NSW Tourism Commissioner 1992 to 1996.

My apartment is on the 12th floor overlooking Darling Harbour with 180 degree view of the harbour and the city and it was the views that made my decision to make such an expensive purchase. If this development was to proceed it would remove 70% or more of my view and severely affect my privacy I have enjoyed for 22 years. I was assured this could not happen and after reading the Darling Harbour Shopping Centre's lease and the tender documents for the lease before purchasing, I was confident this could not happen.

Conclusion

In summary the whole of Darling Harbour Precinct including Cockle Bay is a tourism precinct with in excess of 100 restaurants/ cafe's with numerous shopping outlets and 1,000 plus accommodation rooms including a few residential buildings at the rear of the precinct. It provides 52 short term berths for visiting boats 15m or less and many cruise boats for visitors wanting the cruise experience.

The Darling Harbour tourism precinct is the playground for international, interstate, intrastate and Sydneysiders and has been since it was given back to the people in 1988. The whole tiered design of the Harbour foreshore has aesthetically blended in with the tourism open space concept for all visitors.

The Darling Harbour precinct is without doubt one of the most iconic and desirable tourism attractions for NSW and certainly Sydney.

Any planning decision to build a tower on the waterfront on the footprint of the Darling harbour shopping Centre would be a serious planning error. People of Sydney and NSW require of planning to keep high rise in the CBD and not expand it into their tourism playground. The Mirvac proposal is a severe over development of the precinct with such a density that the precinct does not need.

The whole precinct requires a master plan with building restraints that relate to the original tiered design before it is terminally damaged by bad development approvals.

The magnificent existing development of Darling Harbour has been a credit to the NSW government and the billions of dollars being spent on its redevelopment should not be jeopardised by one major planning error to suite a single developer for the purpose of profit at the expense of the people.

Bruce Campbell FAIM