

From Donna Millington

PO box 612

Batemans Bay NSW 2536

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:

I have been visiting Darling for tourism and conference matters for over 20 years. I am a Tourism Operations Director for two companies one in NSW and One in Queensland and I have always stayed at One Darling Harbour or Mercure Hotel as it was previously called whilst doing business in Sydney.

Darling harbour has always been my favourite location to visit and bring many tourists to enjoy Sydney's playground at the harbour.

DARLING HARBOUR TOURISM PRECINCT..

Darling Harbour is 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. It also has 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 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 Mirvac Development Proposal

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.

If the Mirvac proposal was to be approved I would certainly have to re-think my future tourism meeting plans along with the many tourism delegates I bring with me. This is something I would hate to consider after twenty years of enjoying one of the greatest tourism destinations in the world.

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

The tower will:

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

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.

Please don't spoil this wonderful Tourism Precinct.

Donna Millington

Tourism Operations Director (iCare, MR Resorts and ECAT Tourism Operations Group)