

SSD 16_7874

Darling Drive,
Sydney 2000.

I am a resident of Pyrmont and have been watching with interest what has been occurring with Darling Harbour, Cockle Bay, Kent Street Wharf and Barangaroo over the past few years. I am a regular user of the old Pyrmont Bridge as walking access to Sydney.

I believe the redevelopment of the ICC area has in general been handled well except when viewed from the Pyrmont side (Light Rail side) which are just ugly blank walls treating the residents of Pyrmont with contempt. Of course the developer is now cramming little boxes (housing which is aimed at the Asian community) to make as bigger return as possible in the Haymarket precinct. This is a pity as I believe Darling Harbour / Haymarket needs to be a vibrant place for all of Sydney residents and overseas visitors to gather not just for a few lucky residents.

In the past there were Planning Controls for Sydney and one of the most relevant of those, simply put, was no height restriction on the area bounded by Pitt and George Streets but all developments had to taper towards Hyde Park and the water at Darling Harbour. This has worked well from 1988 to 2014 and now appears to be discarded for any major developments. From your own documents there is no Integrated Planning Controls and it appears "anything goes" for the Darling Harbour precinct.

With the proposed over development of Harbourside, Cockle Bay and The Star Casino this will certainly change the amenity of Pyrmont / Ultimo. The area of Darling Harbour / Cockle Bay will become a series of towers making the whole area a cold and uninviting destination, especially in winter, with the possible result that no one wishes to visit the area resulting in the slums of tomorrow.

THE HARBOURSIDE REDEVELOPMENT.

I believe there would be no objections to the redevelopment of the Harbourside Shopping Area if it was contained in the same envelope as the current development. This 1988 development has become tired even though it was renovated in 2004 it is definitely requires a new building but that should not include any residential tower.

Back in 1988 the Harbourside site was given to the people of NSW and the documents clearly states that it use be limited to a Festival Market similar to that operating in Baltimore Harbour, USA. Harbourside has a 100 year lease, which has 71 years to run and there is no mention of Office or Residential usage.

In 2013 when Mirvac purchased the site for \$252 million they would or should have been fully aware of the lease and its conditions.

- Mirvac is now proposing at least a 45 story Residential Tower which would among other considerations, cast winter shadows (developers own diagrams) as far as Bunn Street Pyrmont. This development if approved would substantially remove sunlight and views from the properties along Murray Street also it would make the waters of Darling Harbour always shrouded in shadow apart from the middle of the day.
- Along with the Cockle Bay proposed development the waters of Darling Harbour will have very little sunlight making it a cold place to visit for locals and overseas visitors.
- Apart from any structural changes (ramps to the heritage Pyrmont Bridge) the bridge will be dwarfed into insignificance with this proposed development and that in Cockle Bay.
- There appears to be very little or no consideration given to traffic flows around the adjacent streets and in particular Darling Drive. A recent SMH survey has Harris Street Pyrmont is now the 2nd most congested street in Australia.
- Pyrmont Bridge Road, Murray Street, Darling Drive and Pirrama Road intersection is one of the most frustrating pedestrian / bicycle crossings in Sydney and this development can only add to this congestion and frustration.
- Pyrmont is now, without the additional Residential Development, the most densely populated area in Australia.
- There is no mention of Educational facilities to service this development. The only public facilities are the Ultimo Public School which is in redevelopment itself.
- There is no mention of Public Parks which are sadly lacking in the Pyrmont area.
- There is no Community Benefit to this proposed redevelopment.

Considering all the above reasons, I consider you should reject the redevelopment in its current form. This would also apply to the proposed Cockle Bay redevelopment.

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