



Hippocampus whitei

SYDNEY HARBOUR ASSOCIATION

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Development Assessment Systems & Approvals
Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Director – Industry, Key Sites and Social Projects

MP 10_0048 MOD 4 : Barangaroo Headland Park & Northern Cove – Main Works

Sydney Harbour Association was established in 2010, as successor body to Sydney Harbour and Foreshores Committee (est. 1979). The Association is an unincorporated body of individuals interested in Sydney Harbour, having as its primary Object:

"[T]he promotion of the following principles in relation to development and change affecting Sydney Harbour:

- (a) protection and preservation of the natural heritage, assets and ecology of Sydney Harbour and its foreshores;*
- (b) primacy of the public good over private benefit in development;*
- (c) facilitation of public access to the waters and foreshores of Sydney Harbour;*
- (d) protection and enhancement of the visual and recreational amenity of the waterways and foreshores of Sydney Harbour".*

Having regard to that statement, our interest in this application resides in the identification in the exhibition documents of positive impacts and benefits flowing from demolition of the Harbour Control Tower. We refer to the work by Peter Walker and Partners Landscape Architecture in *Visual Impact Statement*, 25 March 2014, and Rintoul Associates in *Statement of Heritage Impact*, November 2013. The statements favour removal of the tower.

The statements support their conclusion by reference to the benefits that would flow from its demolition. They variously make the point that demolition of the tower would enhance views, remove obstruction to views, improve the setting of listed heritage precincts/items, and de-clutter several important perspectives. The benefits from demolition are seen to be widespread, and the drawbacks are seen to be few, minor and manageable, and mostly temporary.

Be that as it may, we understand that the existing approval for the project still includes consent for an over-water hotel which would have a very much contrasting and highly adverse impact on the near and far neighbourhoods of Barangaroo. The 'gains' from tower demolition are relatively minor

in comparison with the 'losses' referable to the same indicators if the over-water hotel is built. Put shortly, the hotel if built would be a planning and environmental mistake of high order.

We think the impact indicators relating to views, heritage protection and setting that are utilised in the statements supporting this application are valid. But they were grossly and publicly discredited by the over-water hotel approval.

Accordingly, we submit that, should the Minister be minded to approve this present application, such an approval should be conditional on deletion of that part of the existing Approval relating to the over-water hotel.

Hylde Rolfe, Secretary

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