

SUBMISSION from the Goldsbrough Strata Committee

REGARDING

Harbourside shopping Centre Redevelopment- Amended Concept Proposal

INTRODUCTION:

The Strata Committee of the Goldsbrough building at 243 Pyrmont St., which represents the wishes of nearly 1000 residents, **strongly opposes** the Mirvac Development project as modified.

BACKGROUND:

The Goldsbrough Building, Woolstore No. 1, was first built in 1886 but burned down in 1935. It was then rebuilt by the same firm, the Stuart Brothers, who used the same traditional methods. It was registered as 'Historic' on 21/10/1980 as part of 'Woolstores No. 1 Group' by the Australian Heritage Commission via a 'Register of National Estate'.

It is a building of **Heritage Significance**.

CONSEQUENCES:

The JBA report entitled 'Visual and View Impact Analysis' regarding Harbourside written in 2016 makes the following observations:

On page 9 is written, "Section 3.2.1.2 of the Sydney Development Control Plan 2012 (DCP 2012) acknowledges that:

Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, Heritage Buildings and monuments including public statues, sculptures and art; and

Development is to improve public views to parks, Sydney harbour, Alexandra Canal, heritage buildings....."

Later on page 13 the report states,

"Clause 59- Development in vicinity of heritage items

Clause 59 requires the consent authority to assess the impact of development on the setting of heritage items including the impact on any significant view to or from the item"

AREAS OF CONCERN:

Views from the CBD: One of the reasons for visiting Pyrmont is its historic role in the development of Sydney. The position of the tower will further prevent tourists and others from seeing the one building visible and linked to this past: the Goldsbrough.

Depth of the Building: The depth of the tower is the major cause of loss of harbour views. We strongly recommend a depth of 40 m.

Height of the Podium: The increased height of the podium destroys much of the water views of many of the 'mid-rise' units contrary to the statements made on page 24 of the JBA report. Included is a photograph taken from unit 1009. Please view Appendix A.

Overshadowing: The change in the location of the tower has had the most effect on the one building with historical significance, The Goldsbrough. The Ethos Urban report from Mirvac, 12/10/20 states,

“fjmt have taken a detailed sun eye view analysis of the potentially most affected residential building, being the Goldsbrough...”

CONCLUSION:

The Goldsbrough seems to have been largely discounted by Mirvac. The Goldsbrough is the signal to the CBD that there is a past worth investigating in Pyrmont e.g. the Powerhouse Museum, the Maritime Museum, the walk around the piers in Blackwattle Bay.

Finally, the loss of views and the increased overshadowing need to be addressed.

Ed Truscott

Secretary, for the committee



