



FRIENDS OF ULTIMO
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To
NSW Government – Major Projects
Attention Mr David GLASGOW

Ultimo, 05 December, 2021

**SUBMISSION
COCKLE BAY WHARF MIXED USE DEVELOPMENT
SSD-9978934**

Friends of Ultimo (FoU) is a community group, founded ten years ago, which aims to address local Ultimo issues. We communicate with our 300 members through regular emails friendsofucc@gmail.com and a Facebook page <https://www.facebook.com/ultimofriends>.

Although the State Significant Development Cockle Bay Wharf Mixed Use development currently on exhibition has some positive features, we **OBJECT IN PRINCIPLE** to the construction of yet another oversized tower on Darling Harbour.

-1- POSITIVE ASPECTS

-1a- Northern Park

The project proposes the construction of a massive land bridge structure over Wheat Rd and the Western Distributor in order to:

- provide a seamless connection between Darling Harbour and the CBD by covering the existing noisy and polluting 2-level road system (southern access to the Harbour Bridge) which currently separates them.
- allow the development of a 5,500m² public park over the distributor.

Downside: the public park (RL 19.0) is located 7.5m above the Pyrmont Bridge (RL 11.5). The two are linked by an unattractive flight of stairs and escalators.



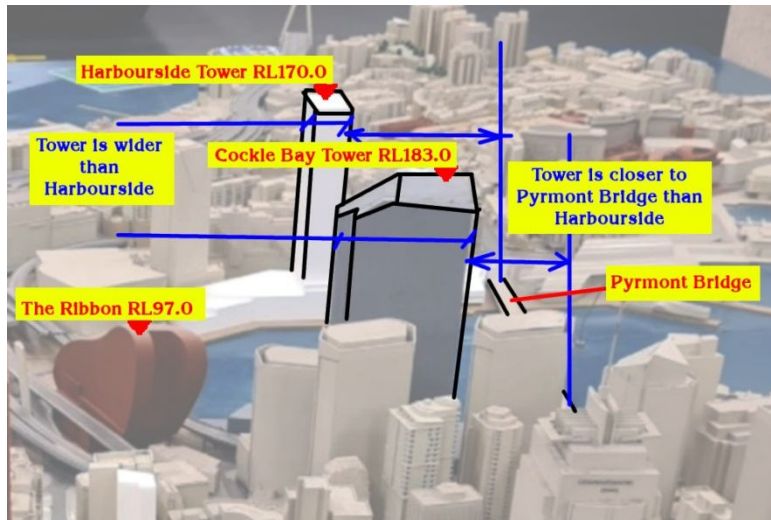
-1b- Monorail station removal

The disused monorail station (the service was terminated in 2013, 8 years ago!) would be removed.

-2- OFFICE TOWER

We strongly object to the construction of a 35-storey office tower on Darling Harbour.

- The tower is taller (+13m) and much wider than its counterpart across Darling Harbour (proposed Harbourside Shopping Centre redevelopment).
- It is too close to the heritage-listed Pyrmont Bridge.



- It would overshadow Darling Harbour adding, although at different hours of the day, to the shadow of the Harbourside Tower.



Finally, we do not believe an additional 75,000m² of office space is needed at a time when many people are now working from home.