

Independent Planning Commission
Wendy Lewin &
Dianne Leeson

I refer to the above development application submitted to the Department of Planning.

At the outset I would like to confirm that I have not made any political donations or gifts pursuant to section 147 of the Environmental Planning & Assessment Act.

It's expected that in making a decision, the IPC carefully critiques and follows the guidelines in regard to the applicant's submission and claims about its efforts.

The main planning objective for the applicant's site is the public space on the waterfront must be maximised and the building enhances public use and enjoyment and respects its neighbours rights.

The IPC will note that the proposal does not do this – the applicant actually 'grabs' about 1,000sqm of that waterfront land to build what in essence will be an office block on a state-significant site.

The applicant wants to include at least 34,000 sqm of commercial space, that is, office space. If the IPC approves this application, office workers will have what will be taken from visitors, tourists, locals and nearby residents – millions of them.

The applicant is also reducing the current 20,000sqm of retail and eateries down to less than half – just 8,000sqm.

So, the applicant is proposing to construct an office building, with limited amenities for the people for whom the site was created

It must also be noted that the applicant is proposing to build an 87,000sqm complex – that's more than four times its current size, and completely inappropriate for the location, which includes a heritage bridge and a small body of water.

The applicant claims it's demonstrated that it's a good neighbour and is setting a high bar that others can be judged by.

- And yet, it stopped consulting with its residential neighbours last year.
- The applicant's plans as submitted late last year, DID NOT include public space. In fact it made a last-minute change to fulfil its obligations and requirements, by "creating" a rooftop public space, that it will be required to have open around the clock.

- The public amenity was an afterthought, preceded by the applicant's main objective – a profitable land-grab.
- This will have significant effects on the neighbours – including significant loss of privacy and noise issues.

Not only has the applicant grabbed all the land it can, the applicant has failed to consult with those most affected by its 11th hour decision to appeal to requirements for public space. The IPC must note that.

Our building, One Darling Harbour will suffer enormous view loss from the northern podium's construction as outlined by the applicant.

An independent architect who was required to be commissioned by the New South Wales government, officially stated that the impact of the proposed northern podium on views from our building was unacceptable, and that the final impact should NOT EXCEED those at this current time, from the existing Harbourside building.

The applicant has since made some changes to the northern podium, but they DO NOT meet the requirement as stated by the government's independent advice from the architect.

The views from within the apartments of One Darling Harbour are iconic and significant. There is no requirement or need to venture onto a balcony to access the views – they are part of the apartments.

In terms of view loss, and indeed the size of the applicant's proposal, it must be noted that the applicant's drawings/diagrams show the proposal as being smaller, lower and significantly less obtrusive on views, the Pyrmont Bridge and the waterfront.

The applicant's drawings DO NOT accurately represent the relationship of the proposal with its surrounds.

The IPC will make its own conclusion as to why.

The applicant has made many claims about its development and the processes it's followed. It is hoped the IPC will verify the claims, and when it does so, it will find many inconsistencies and anomalies.

This development is NOT justified at Harbourside in its current form, there is no justification for inflicted view loss, property devaluation and loss of amenity.

Ultimately, the proposed redevelopment will become an extension of Sydney's CBD.

That means the people of Sydney and the tourists who visit Darling Harbour will miss out – forever. It will never be returned to a form that reflects its original purpose

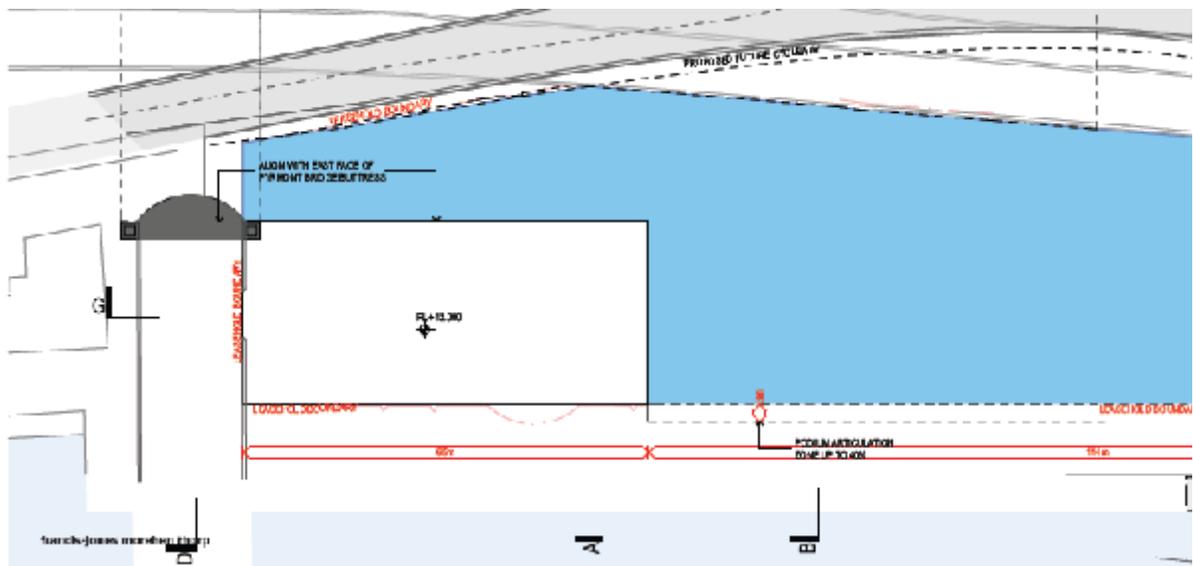
Official figures have the number of international and domestic visitors to Darling Harbour at almost 5,000,000 in the year to March 2019. And that's just the people who also stayed a night in Sydney.

The statistics also show visitors to Darling Harbour account for almost a third (31%) of total overnight visitors to Sydney's tourism regions.

If the IPC approves the applicant's latest plan, it will mean the end of Darling Harbour as it was intended and how millions of people have known and enjoyed it.

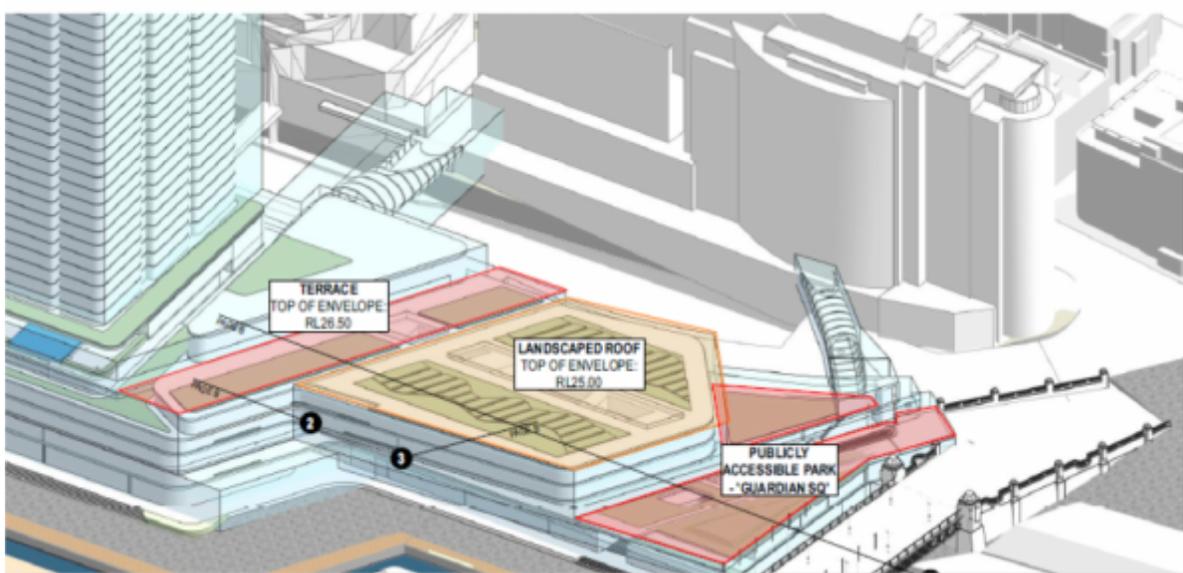
The IPC is urged to consider the approved redevelopment on the city side, opposite Harbourside.

It's a development where the applicant lowered the height of the building to 12 metres, for 65 metres along the waterfront, from the bridge. (Cockle Bay approved development below)



It's quite a contrast – the Cockle Bay development is a hugely important decision and a precedent that should be imposed on the Harbourside applicant's proposal.

(Proposed Harbourside Development. below)



Acting Chair - One Darling Harbour SP49259