

Objection to Harbourside Redevelopment

Submission on behalf of the owners of Strata Plan 49259
One Darling Harbor at 50 Murray St

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PLANNING
ENVIRONMENT
VALUATION

Planning Context

Harbour SREP

- The **public good** has precedence over the private good
- The foreshore has national significance and should be enhanced **for the public**
- The harbourside and its heritage places should be **recognised and protected** as places of exceptional significance

PPS: Tiering of development to the waterfront. Promotion of entertainment and retail as well as employment. No overshadowing of public domain



Environmental Impacts View Loss

- Significant Impact on 49 apartments (further 55 impacted)
- Impact severe/moderate to severe – loss of iconic views
- Significance underestimated by proponent and Department
- Additional “public space” will increase view impacts

VS

- This impact is caused by a commercial office block – not consistent with the objectives for the site
- Impact would be less with more skilful design (no GFA loss)
- Prof. Webber: No impact beyond that of the existing building



Environmental Impacts – Public Domain

- Need for careful scrutiny of images and numerics
- Limited new public space vs significant gain by developer
- Public space should be at the waterfront
- Overshadowing impacts – inconsistent with PPS
- Questionable utility & permissibility of roof top space



Not in the public interest

- Significant and unacceptable impact on the resident of One Darling Harbour
- Not justified by consistency with planning controls or promotion of public good

