

23 May 2013

The Hon. Brad Hazzard MP
Minister for Planning and Infrastructure
Level 33 Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Dear Minister

**Sydney International Convention, Exhibition and Entertainment Centre Precinct
Mixed use Development in the Southern Haymarket Precinct (Concept Proposal)**

I write to raise serious concerns that proposed development at Darling Harbour, particularly in the Southern Haymarket Precinct, will result in a gross overdevelopment of the site and create unacceptable impacts on adjacent residents.

The proposed Darling Harbour redevelopment to consolidate and update the city's exhibition, entertainment and convention facilities provides vital opportunity to integrate the site with the city and surrounding areas through building design and pedestrian access links.

I understand development in the Southern Haymarket Precinct will help fund the upgrade to the convention, exhibition and entertainment precinct.

While I support the introduction of appropriate new residential apartments, offices, open space, community facilities, restaurants and cafés near Haymarket, the gross scale of proposals will have significant and unacceptable impacts on existing residents including overshadowing, view and traffic impacts. Similar impacts will be experienced by Pyrmont residents from the proposed new convention centre and multistorey hotel buildings.

Bulk and Scale

The proposed Haymarket Precinct includes extensive development including two 40-storey towers, one 28-storey tower, one 25-storey tower, two 21-storey towers, and two 18-storey towers. This is a gross and inappropriate overdevelopment of the site that will prevent integration with adjacent areas and create impacts on adjacent residential buildings.

There should be fewer towers and the bulk of the buildings should be increased to reduce heights and create seamless links from Haymarket through to Ultimo and Pyrmont. Excessive heights and lack of setbacks will create wind downdraft impacts, overshadowing and view interruptions and create a solid wall that isolates the precinct from the local community. Building heights should be significantly reduced.



Local Pyrmont residents point out that the new proposed convention centre will be 47 metres high, significantly taller than the City of Sydney guideline of 29 metres. They say this will create significant impacts on residents including overshadowing and loss of views.

Overshadowing

The Southern Haymarket Precinct will significantly overshadow a number of homes in Haymarket. Residences on the southern edge of Macarthur Street will have morning and early afternoon sunlight blocked over winter between the two equinoxes. Some of these dwellings don't get any afternoon sun in winter, which means the proposed development blocks their only sunlight. This will have a major impact on residents' quality of life, with loss of opportunities to garden and line-dry clothes, loss of access to solar energy, greater need for heating and artificial lighting and subsequent increased power costs. A portion of the Peak apartment tower will also be overshadowed in the afternoon during winter. Owners could unfairly suffer a drop in the value of their properties.

The new convention centre will block morning sunlight from east facing apartments in the Goldsbrough building, diminishing all solar access. This will have significant impact given the building reduced energy use through the City of Sydney Green Apartment Initiative. Residents will have increased power costs, reduced quality of life and loss of property values.

View Interruptions

A large number of owners and occupiers of the Peak Apartments have contacted me about the significant loss of views by the development proposed in the Southern Haymarket Precinct. Many Peak apartment residents, particularly on the lower levels will have reduced views to the north and north-west, and water views of Darling Harbour will be largely removed.

Lower level residents of the Boullecourt Apartments will lose easterly views of the city as well as views of Centrepoint Tower.

A large number of owners and occupiers of the Goldsbrough building at 243 Pyrmont Street have raised concerns about loss of views from the proposed convention centre and the proposed multistorey hotel. A significant proportion of units in this building will lose harbour views to the east.

Views are important to the wellbeing of apartment residents, who live with no private open space. A view can connect someone inside an apartment with the outside world and create a sense of space. Loss of views to apartment residents is a major impact that should be avoided.

There need to be fewer towers and heights need to be reduced, possibly through an increase in bulk to prevent these impacts from the Southern Haymarket Precinct. Heights for the proposed new convention centre and multistorey hotel also need to be reduced.

Traffic Impacts

The proposed number of parking spaces provided in the residential buildings of the Haymarket Precinct is too high and I understand reflects superseded City of Sydney controls, and fails to comply with requirements under the 2012 Sydney Local Environment Plan (LEP).

The area is within easy walking and cycling distance to employment, entertainment and services. Providing excess parking spaces will only encourage car use and add to already major traffic congestion in the central business district and inner city. Development approval should significantly reduce the number of parking spaces in residential towers in line with the LEP.

Consent conditions must exclude use of the public car park proposed for convention, exhibition and entertainment patrons by inner city workers to ensure it does not attract new commuters to the city. Possible conditions could require closure of the car park during peak times or demonstration of attendance at an event.

(3)

There is concern that the proposed development does not provide safe and easy pedestrian and cycling access, and gives priority to private vehicles over public transport. I have been requesting improved public transport to link newly redeveloped areas of Pyrmont and Ultimo to the CBD, and it is vital that new public transport options be provided to replace the Monorail.

All new development should give priority to active transport – public transport, cycling and pedestrian access. This is even more important in congested inner city areas.

Consent conditions should specify a minimum provision of car share spaces. Car share gives inner city residents access to private vehicles when they are needed while reducing dependency and the need for space.

All buildings should also have the capacity to increase bicycle parking spaces in the future when cycling rates increase in line with local and state bicycle plans. This will help reduce future traffic impacts caused by the development.

I ask that the proposed development be revised to prevent unreasonable overshadowing, view and traffic impacts for adjacent communities.

Priority must be given to active transport that reduces reliance on private motor vehicles traffic congestion and emissions.

Could you please inform me what action you will take?

Yours sincerely

A handwritten signature in black ink, appearing to read 'AG', with a horizontal line extending to the right.

Alex Greenwich
Member for Sydney