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**Graham Short , of Cremorne NSW, made the following submission on the project:**

## **State Environmental Planning Policy Amendment (Barangaroo) 2015**

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I am opposed to the proposed changes because because the excessive increases in both overall Height of approx 190metres (60+ storeys) and GFA of approx 91,000 sgm.

These increases will have detrimental impacts due to  
increased height and bulk of the development  
loss of views from adjoining developments  
overshadowing and wind tunnelling of the site especially open public recreation and ground level pedestrian access ways  
added burden on the already slow congested and overcrowded public transport and road network systems due to the increased population, residents, workers and visitors on the site, including due to the foreshadowed increased provision of car parking on the site.



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**(Name withheld) , of Wyoming NSW, made the following submission on the project:**

## **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

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### **Objects to this project**

I strongly oppose the request to significantly modify the heights of various Barangaroo buildings by increasing them by approximately one hundred metres.

The resulting blights on the Sydneyscape will mirror Harry Seidler's Blues Point Tower eyesore across the harbour.

This is a ludicrous request by James Packer and one that I hope will be duly rejected by the authorities. Once built, these buildings and their resulting extensive shadows in the precinct cannot be unbuilt. How would this intrusion be of remote visual benefit to our even-decreasing harbour foreshore?



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**(Name withheld) , of Balmain NSW, made the following submission on the project:**

## **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

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### **Objects to this project**

I've recently returned to Sydney from several years living overseas and have been reviewing the progress of Barangaroo with a keen eye.

Several things have become very obvious to me:

- 1) Sydney Harbour is what makes Sydney a great city
- 2) There are many cities around the world that do a great job of planning for the future, for the good of citizens
- 3) Sydney is at risk of missing the mark with Barangaroo.

Leaving aside the issue that having 2 casinos is highly unnecessary, a tower that is 275m tall will be an unnecessary eyesore and will ruin the amenity of any of the public lands at Barangaroo. A 275m tower overshadowing parks and the harbour itself is not in the interests of the people of NSW.

The proposed tower should be no higher than the existing residential buildings.

Furthermore, this application is proposing to reduce the size of Globe Harbour - again a hit to public amenity.

The NSW Department of Planning has one chance to get the development of Barangaroo right. The happiness of the future citizens of Sydney rests in your hands. I call upon you to reject this application in order to preserve the public good.



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**(Name withheld) , of Drummoyne NSW, made the following submission on the project:**

## **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

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### **Objects to this project**

I am a land owner of the Heritage listed Jones Bay Wharf. I am extremely concerned at the impact that the change in the SEPP will have via shadowing on

1/ a Heritage item listed on the State register.:

2/ Pyrmont point and the surrounding parks and the children's play area James Watkinson Reserve.

I am also concerned that the proposed changes will not be supported via adequate public transport initiatives, reduction in open public space that is not in shadow, reduction in park areas and the obstruction of the views of the Dawes Point Rocks area from Pyrmont Point and Pyrmont Bridge.





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**(Name withheld) , of Stanmore NSW, made the following submission on the project:**

## **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

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### **Objects to this project**

The development at Barangaroo has continually changed and expanded since it was first proposed, and seems set to rob us, the public, of spaces and views, for the private gain of a privileged few. If Barangaroo is built at all, it should be within reasonable parameters that do not unduly impact on those who also have rights to those spaces. To block the view of major constellations from the Sydney Observatory is absolutely ludicrous and should not be allowed! We have the right to protect our land and heritage from the blatant greed of developers who seem determined to capitalise as much as possible at the expense of the tax-paying public, with no regard for the damage they do in the process.



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**Treffyn Koreshoff , of Surry Hills NSW, made the following submission on the project:**

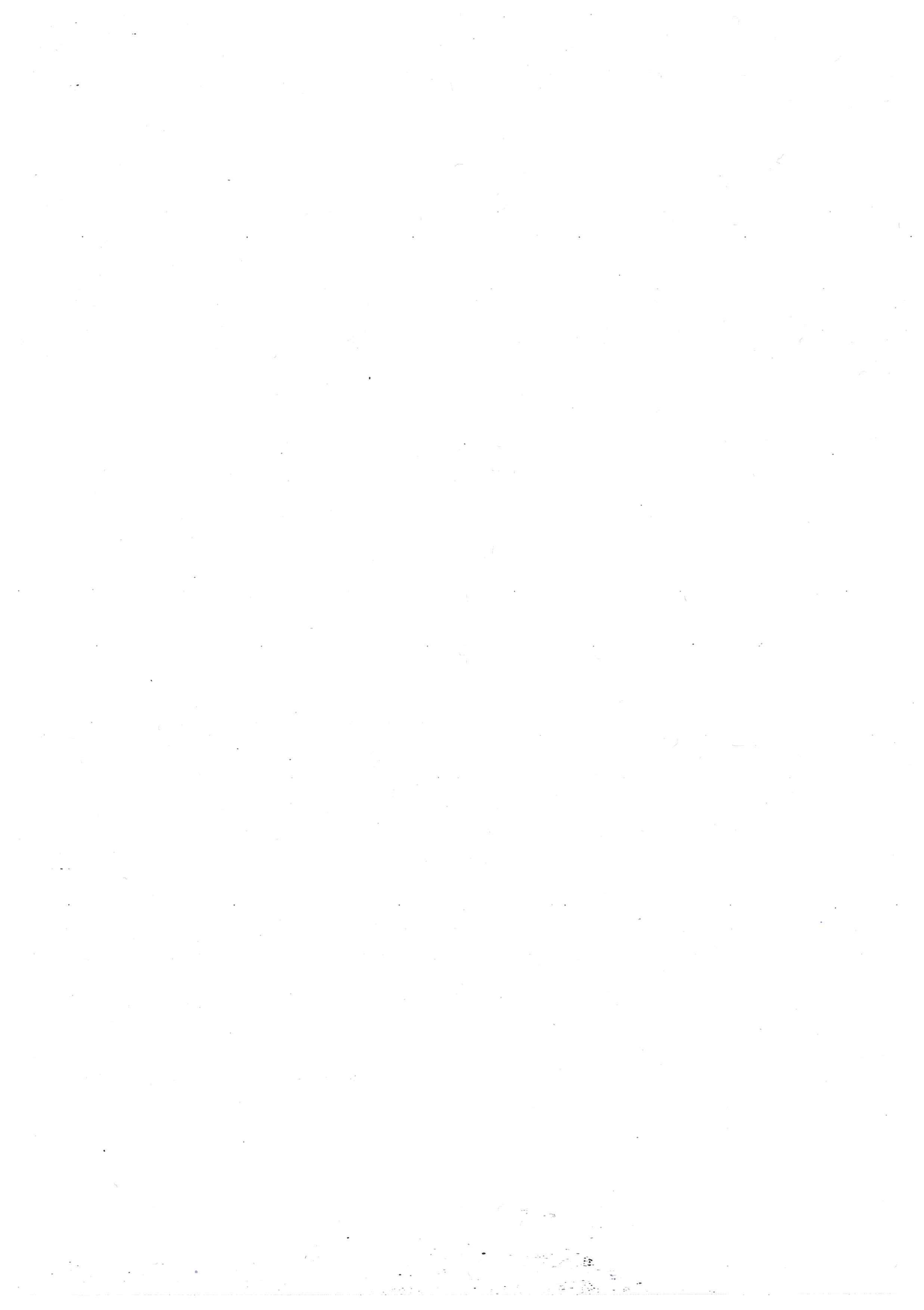
## **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

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### **Objects to this project**

I think it's very sad that the plans for Barangaroo continue to expand, seemingly at the expense of public ownership and enjoyment. This is a once in a generation opportunity to shape an extremely important part of our harbour foreshore for the betterment of our collective community. The expanding plans seem to preference the needs of a small group of private owners over the wider public good. I am appalled that these plans not only go back on what was promised, but also impact on established parklands surrounding the site. Please try and make our children proud, not a quick buck for a few people!



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**ANTHONY SIMONS , of BALMAIN NSW, made the following submission on the project:**

## **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

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### **Objects to this project**

THE PROPOSED 72 STOREY PACKER CASINO/HOTEL/LUXURY APARTMENT COMPLEX IS WAY TOO BIG. IF YOU LOOK AT THE THREE 42 STOREY OFFICE TOWERS NOW UNDER CONSTRUCTION YOU CAN SEE THE NEGATIVE VISUAL IMPACT FROM THE WATER, FROM NEAR THE HEADLAND PARK AND FROM THE CBD. THE PROPOSAL IS A PRIVITISATION OF AN ICONIC SITE AND IS A DISGRACE.



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**(Name withheld) , of Millers Point NSW, made the following submission on the project:**

## **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

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### **Objects to this project**

I live in Kent St and I am continually appalled by the ongoing increases in the scope of the development of the Barangaroo South site, apparently without any sensible oversight from state planning authorities or public involvement in comment on the development.

The office blocks exceed the original size approvals and there appears to be little consideration of the major traffic congestion and paucity of public transport access options to the vicinity. The proposed casino development continues to massively increase in size and footprint without any public debate over whether Sydney even wants or needs another casino.

It is difficult to determine whether the cultural centre proposed for the original development still exists and the extent of the public land space appears to continually reduce.

I am opposed to the overdevelopment of the site and the lack of public and resident involvement in the assessment of the development scope.





D E and J L Hunt  
 North Tower Apartment 1004  
 23 Shelley Street  
 SYDNEY NSW 2000  
 Telephone: (02) 9279 1475  
 Facsimile: (02) 9279 1487  
 Email: [d\\_jhunt@bigpond.net.au](mailto:d_jhunt@bigpond.net.au)

10 April 2015

The Director  
 Department of Planning and Environment  
 GPO Box 39  
 SYDNEY NSW 2001

Copy to: [Sara.Roach@planning.nsw.gov.au](mailto:Sara.Roach@planning.nsw.gov.au)

Dear Madam

**Your ref: MP0\_0162 MOD8 and SEPP  
 Amendment (Barangaroo) 2015**

I wish to make submissions in relation to this modification which is the 8th amendment and to make the following objections:

1. The increase in floor space of the casino/hotel compared with the existing approval.  
 There has been a cumulative increase in floor space with each modification of the concept plan and I object to the doubling of the floor space of the original concept plan.
2. At present the applicant only has approval by the State Government for a casino licence and I object to any proposal beyond the accommodation necessary to operate this licence.
3. The proposed modifications include a hotel/casino (H1 Stage 1 RL 275 metres), a residential apartment building (R4 Stage 1 RL 250 metres), another residential apartment (R5 Stage 1 RL 107 metres) and an envelope for a future building unspecified with RL 200 metres. This is a massive increase in both height and envelope from that originally proposed for the casino/hotel on the water and the Lend Lease Towers and should not be permitted. With each modification the development concept keeps growing – a creeping encroachment on the existing site. This is an atrocious proposal with much more building development than ever envisaged in the original application and should not be permitted. The 3 new Lend Lease towers should not be approved.
4. The proposed casino/hotel and other towers referred to above will cast shadows over existing King Street Wharf apartments, Darling Harbour and right across the water to Pyrmont during the morning. Not only will this impact on the amenity for current residents but significantly will reduce the appeal for tourism and the use of the entire promenade at the King Street Wharf for visitors to the city. No major international city should suffer this encroachment.
5. It is noted that the casino/hotel as proposed is now in front of the approved building line in the open space zone and this is contrary to good urban design. The casino/hotel, if approved, should be relocated east of the development zone, behind the approved building line.

6. Public transport is already a problem. Wynyard is at breaking point and even with the new tunnel which is under construction, pedestrian traffic will be increased by the massive increase in the floor space if this development is approved.
7. It is noted that public parking has been reduced to 40 units from 275 units, the balance being allocated to the residential towers. Lend Lease's managing director envisages that 90% of visitors will use public transport, walk or cycle to the site. At present public transport is inadequate. It takes about ½ an hour to walk from Wynyard Station to the recreation area and I query how many families will ride a bicycle to the site. Lend Lease's assumption is fanciful. Most visitors will try and drive their cars.
8. It is noted that there will be a reduction in public recreation space and that there will be reduced size of the Southern Cove (Globe Harbour) and I object to this as would many citizens of Sydney.
9. In the executive summary it is stated that the height of the proposed buildings will impact on the ability of the Sydney Observatory to view certain star clusters during parts of the year. This is completely unacceptable and should not be permitted.
10. It is asserted that the proposal will capitalise on Asian tourism – what about the amenity of the existing owners' residences in the area from the negative aspects of the proposal – increased shadows, altered recreation space and difficulty with transport.
11. A major negative of the scheme is the necessity to relocate the cruise ships to White Bay which are already threatening to leave Sydney as a berthing venue. This does not seem to have been considered at all and will impact massively on the city if the ships leave.
12. Although not directly related to the modification, there was a news item on the ABC 7.00 news on Monday, 6 April 2015 about the public recreation space (parkland) which indicated that this area was in excess of 6 hectares. This is not accurate as the public recreation space includes the roads and laneways at Barangaroo so that the area for parkland is reduced by up to 50%. The Department should correct this mis-information.

I do not believe the proposed modifications are in the interests of the owners or residents in the areas surrounding Barangaroo South, in the interests of the City of Sydney or the people of New South Wales.

I ask the Department to take these objections into consideration seriously when considering this application as I am incensed with the scope and breadth of the proposed amendments which only favour Crown Casino and Lend Lease.

Yours sincerely



David Hunt

Copy to: Honourable Mike Baird, Premier of NSW

Copy to: Mr R Hand  
Council of the City of Sydney  
By email: [rhand@cityofsydney.nsw.gov.au](mailto:rhand@cityofsydney.nsw.gov.au)

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**E-mail Message**

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**From:** pinkpigg@optusnet.com.au [SMTP: pinkpigg@optusnet.com.au]  
**To:** Stokes Office Email [EX/O=MIN/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=7665152DA020AB49ABE35242D2EB7AE9-0001278FAB08]  
**Cc:**  
**Sent:** 7/4/2015 at 8:19 PM  
**Received:** 7/4/2015 at 8:19 PM  
**Subject:** Barangaroo

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**Attachments:** Corro Action Sheet -Email.doc

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Dear Minister,

I am becoming more and more concerned about reports that the amount of space in Barangaroo South keeps increasing and that the planned casino complex is also be allowed to grow taller, casting a huge shadow over Darling Harbour in the mornings and over the rest of the area later in the day. Developers should not be allowed to increase their profits at the expense of the overall amenity of the site. What is the use of an agreement, if one side keeps getting more and more space than originally agreed? We are dealing here with public land, yet private developers seem to be making the running.

(Dr) Douglas Golding  
Riverwood 2210





## **Karen Wyatt , of Pyrmont NSW, made the following submission on the project:**

### **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

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#### **Objects to this project**

##### **MP06\_0162 MOD 8 - Modifications to Barangaroo Concept Plan**

I would like to make a submission on the above modification to object to the proposal to locate the proposed casino/hotel onto land currently zoned RE1 Public Domain and the proposal to resize and redistribute public domain areas.

The Environmental Assessment Report for the modification suggests that the proposed amendments will "improve on the approved Concept Plan ... by way of redistribution of the built form across the site and the resultant creation of reconfigured public domain areas" (p.viii) and that the amended plans will result in "an enhanced public domain area for new and existing communities" (p.xi).

However, the key objective appears to be to locate the private space casino/hotel in the prime position on the harbor currently zoned for public domain purposes. I do not believe the modification adequately demonstrates any improvement to public and open space in comparison to the currently zoned RE1.

Quality public domain areas are hard won in this city. While the EA claims to maintain approximately 50% allocation of publicly accessible open space, the success of such space is in the quality of location, aspect, views and design.

The EA suggests that relocating the public open space to the northern portion of the site provides benefits to the public by being located closer to the city's existing edge. However, the Barangaroo development is extending that city edge so that point appears irrelevant.

The EA also suggests that relocating the hotel to the currently zoned Public Domain space provides "an opportunity to create a large piece of public open space at the north eastern end of Barangaroo South" (p.37). However, the indicative perspective in Figure 13 shows that this open space is completely removed from the harbour. It is in an inferior location to the currently zoned Public Domain space as the proposed rezoning provides no connectivity to other open spaces and will see this open space being framed only by high rise buildings and a busy road rather than the more desirable harbour front location.

The original Environmental Assessment for the 'Renewal of East Darling Harbour' in

2006 stated that "this new precinct can provide a benchmark of leadership in environmentally sustainable design", and that as part of the design competition for the site, the jury noted that the winning proposal provided a "unique vision for completing the western edge of the city by creating: ... a grand harbourside park along the entire length of the waterfront".

The project now appears to be evolving from a "New Sustainable Precinct" to yet another "New Economic Precinct". Incremental modifications are gradually eroding the objectives and best practice elements of the original design competition and approved concept plan, predominantly through increases in footprint and height of buildings and a loss in quality of public domain and open space. It appears that the desire for the suggested economic benefits of a high roller casino takes precedence over the needs of the far greater population that will live, work and play in the Barangaroo precinct.

I also understand that the proposed modifications will result in Barangaroo South becoming windswept and shaded, that adjacent parks will lose harbour outlooks and that, at certain times of the year, Sydney Observatory would lose views of important constellations like the Southern Cross.

In summary, the proposed relocated public domain space is clearly inferior to that currently zoned. On this basis, I object to the proposed rezoning of the existing RE1 Public Domain area and submit that the proposed casino/hotel be located within the existing built areas of Barangaroo South.