

1501/183 Kent Street
SYDNEY NSW 2000
30 April 2015

Ms Sarah Roach
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Roach

MP06_0162 MOD 8 - Modifications to Barangaroo Concept Plan

We are residents of the Stamford on Kent building located on the corner of Kent Street and Gas Lane. Our apartment is located on the western side at the southern end of the building and overlooks the Barangaroo site.

We have followed the Barangaroo planning process with interest and have made past submissions relating to the redevelopment of the area.

We have previously objected and continue to object to:

- the massive scale of the development,
- the increased dominance of built form,
- lack of harmony with the area,
- dramatic loss and narrowing of view lines,
- creation of additional wind tunnels,
- loss of privacy,
- additional shadowing effects on neighbouring areas and
- sun reflection issues.

We continue these objections, especially as Modification 8 and preliminary information provided on Modification 9 propose an additional large increase in the built form at Barangaroo of 141,386 sqm of GFA - a 27% increase from the 2008 Mod 2 plan. The additional GFA is proposed to be residential, increasing the number of dwellings from an indicative 750 in Mod 2 to 2,185 in Mod 8 + Mod 9.

Initial planning approval for Barangaroo and the Barangaroo Integrated Transport Plan were based on the principle of achieving high usage of public transport, walking and cycling as a method of travel to work. Minimal on-site parking is planned for the commercial buildings. However, traffic impacts on the already heavily congested road intersections in Sussex, Margaret, Kent, Clarence, York and Erskine Streets will be increased by the encouragement of private vehicle use through the provision of up to 3,652 car park spaces at Barangaroo (2,205 spaces for residential use, 500 spaces for hotel/casino use, 647 spaces for commercial / mix use and 300 spaces of public parking at Barangaroo Point).

The Transport Management and Accessibility Plan is not believable as it assumes that traffic to and from the residential buildings is independent of the number of car park spaces provided! We believe the number of car park spaces to be approved must be significantly reduced, as would be the case if the development were subject to City of Sydney parking rates.

Residential tower R5 is now proposed to be located close to Hickson Road to the west of Stamford on Kent and the Bond Apartments. We believe the design of building R5 must orient windows and balconies to make provision for the privacy of residents in Stamford on Kent, the Bond Apartments and tower R5.

It is essential that construction approvals for the next stage of Barangaroo South continue the current restrictions on working hours. There should also be more stringent compliance conditions that amplify the need for the proponent to ensure there are no breakdowns of procedures, especially for out of hours work in relation to Noise, Air and Odour Impacts. Also that the use of noisy machinery on site (in particular generators) overnight or on Sundays is not permitted unless satisfactory noise barriers are in place. Furthermore, that the Department regularly undertake the random unannounced surveillance as outlined to us in correspondence of 18 March 2015 from Mr Marcus Ray, Deputy Secretary.

In conclusion, while we support the maintenance of public space and less bulk through the Mod 8 proposed taller, slimmer buildings in the northern section of Barangaroo South, we continue our objections to the ongoing increases in the scale of Barangaroo development and the associated impacts on the neighbourhood.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. L. Sketch', followed by a large, stylized flourish or scribble.

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