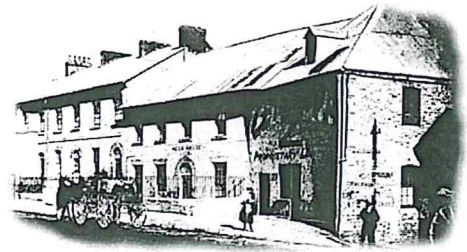


**The Millers Point Dawes Point,
The Rocks and Walsh Bay Resident
Action Group (RAG)**



**Submission on
Modification 8
Barangaroo South Concept Plan**

RAG Contact: mpag@bigpond.com 9241 2875
5 Windmill Street, Millers Point NSW 2000
www.millerspointrag.org.au

As this is a late submission, we have attempted to focus our issues under a series of dot points as follows:

- Our overall objection is that the modification represents a dramatic and massive change to the current approved plan. As such it should not be treated as a modification but should be approached as a new concept plan, subject to a new approval process which could eventually be decided by the Planning Assessment Commission (PAC) after a full public hearing.
- The hotel, residential apartments and gaming facility are now proposed to be situated on land currently allocated to open space which conforms with the City Council's long standing planning objective of "keeping development at a low scale adjacent to the harbour-side". This objective was put in place to promote an attractive harbour-side pedestrian environment, protected from wind generated by tall towers and open to maximum sunlight.
- The 275 metre hotel/casino/residences is of such a scale that it will dominate Central Barangaroo to the north – turning what was meant to be a people's park into a landscape frontage for the building. We note that approximately 48% of the floor space in the tower is proposed to be luxury apartments.
- The modification reduces the quantity of open space by classifying roads as open space. These roads are now included in the required open space allocation and effectively representing a significant reduction in the amount of real useable public space.
- The "replacement" open space, hemmed in between tall towers, is severely overshadowed, poorly integrated into the street grid of Barangaroo, poorly connected to park land in the north and Darling Harbour to the south and does not relate to cross links to the city.
- The modification only allocates 2.3% of total residential floor space (incidentally increased from 129,000 to 183,000 square metres) to affordable/social housing. We were appalled to hear recently that this affordable/social housing would be for staff employed on the site rather than the thousands of truly justified emergency workers (ambulance, police, nursing etc) who work in the city. The allocation of 2.3% sharply contrasts with the desperate need for such housing in the city and the clear target set by the City Council

of 15%. It should be noted that the City of London aims at 20% affordable/social housing.

- The residential tower to the east of the hotel/casino has been increased in height from 41.5 metres to 250 metres, further overshadowing the proposed new open space and dominating Central Barangaroo Park. The adjacent 220 metre and 107 metre apartment blocks exacerbate this situation.
- Significant overshadowing would occur over the whole Barangaroo South foreshore including Globe Harbour, Sydney Wharf and Darling Island. This shadowing is excessive in the morning to early afternoon between autumn and spring severely reducing the amenity of workers and visitors.
- Historically significant panoramic views from Millers Point will be severely impacted. Observatory Hill outlooks will be dominated by massive towers blocking horizon and sky views. Similar impacts will occur at Kline Reserve and Munn Reserve.
- The modification proposes to remove most kerbside parking, including that on Hickson Road from 275 spots to just 40. This will intensify the volume of traffic on the roads and make streets more dangerous and increasing the overflow of parking into Millers Point, Walsh Bay and Dawes Point.
- We note in recent reports that contracts have been let for the construction of the hotel/casino/residential tower. This is an insult to the proper process of planning and consultation which the community expects the Government to implement on behalf of the citizens of New South Wales.