

28 September 2015

Mr Cameron Sargent
Team Leader
Key Site Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Sara Roach

Dear Mr Sargent,

Barangaroo Concept Plan (MP06_0162 MOD 8) Response to Submissions and Preferred Project Report

The Response to Submissions Report provided by Lend Lease has confirmed the Trust's worst fears. The National Trust previously described the Concept Plan Modification 8 outcomes as 'contemptuous' of the basic principles of social and heritage planning. The proponent's Response to the wide-ranging issues and objections about Modification 8 is to say *"It has been determined that on balance there are limited environmental impacts beyond those originally assessed and determined to be acceptable in the approved Mod 7"*. In other words, they don't plan to change anything.

The public should be concerned. The so-called 'casino' building is mostly a residential tower and its increased height and footprint are geared to producing high-value apartments with Harbour views.

Despite their talk about a "landmark hotel", the building will be a monolithic apartment building, at the expense of public access, public amenity and views.

It is interesting to speculate as to how long it will be before the nine floors of so-called 'Hotel Villa' Apartments are converted to residential spaces (presumably as a further "Modification to the Concept Plan", based upon the history of this development). The casino, apparently intended for international high-rollers only, covers four floors.

Public space in Barangaroo has been moved from the waterfront to an enclosed site overshadowed by tower buildings and planning commitments regarding open space are achieved only by including waterbodies and roads. The 'waterfront promenade' in front of the Packer Tower has pedestrians walking past large outdoor drinking areas...not an attractive prospect. The 'pier' into the harbour, the central reason for everyone's objection to the location of the Casino/hotel/apartment building, has been retained because, without it, they can't make their commitments to providing open space. They call it a "Punctuation Mark"....it is more like an arrogant disregard of their critics and the people of Sydney. What does it take to explain to these people that Sydney does not want any intrusion, either into the Harbour or onto the harbour foreshore.

The worst aspect of this process is that it is clear that Lend Lease have a large number of staff and consultants employed to rebut all criticism and 'manage' public perception, whilst objections are largely prepared by volunteers, amateurs and local residents. Sydney Council staff has better things to do than repeatedly review constant changes to an "approved" development over which they have virtually no control. The promoters of Barangaroo appear to have embarked on a deliberate strategy of creating 'objection exhaustion' with the process, intending that eventually, everyone will shrug and give up. They underestimate the tenacity of their opponents. Encroaching onto the Sydney Harbour foreshore (one of the most beautiful in the world) with this development is an abomination that must not be allowed to happen.



Any hotel/resort development at the northern end of South Barrangaroo must not be on the land always intended to form part of the major "boulevard" along the foreshore.

The grandest boulevard of them all in Paris, the Avenue des Champs-Élysées is terminated at one end by the Place de la Concorde and at the other by Place Charles de Gaulle, where the Arc de Triomphe is located.

There should be an uninterrupted view along our proposed harbour foreshore "boulevard" of the reconstructed "Millers Point". This view must not be blocked by a private residential development / hotel / casino.

If such a building is unavoidable, then it must be moved back (eastward) from the foreshore onto the site currently proposed as Hickson Park which was previously intended for building development.

Yours sincerely

Brian Scarsbrick AM
Chief Executive