

[REDACTED]

Subject: Objection --- Mod 10 Barangaroo additional 8.000 m2 = 25 metres more height

Dear Katya

I have attempted to place my objection regarding Mod 10 Barangaroo.
Unfortunately pre formatted form you provide will not accept my email address.

Therefore my objection to Mod 10 Barangaroo was not lodged in that way.

Solution - kindly find below my objection below.

Please ensure that this is lodged and recorded appropriately.
Kindly confirm to me by email tomorrow that my objection was received.
Understand that any objections must be lodged before midnight today.

I am an individual person and local resident at Millers Point.
Address 1002- 127 Kent Street Millers Point 2000 phone 0419 393 393

sincerely [REDACTED]

Concept plan modification proposes

Table of proposed changes

		Current	Proposed	Increase m ²	Increase %
Block 4A	GFA	86979	92629	5650	6.50%
Block 4B	GFA	19158	21508	2350	12.27%
Block 4A Residential	GFA	86166	91816	5650	6.56%
Block 4B Residential	GFA	18287	20637	2350	12.85%
Block 4A non-residential	GFA	813	813	0	0.00%
Block 4B non-residential	GFA	871	871	0	0.00%
R4B height	Height	210	235	25	11.90%

The proposal seeks a total of 8,000 m2, or 7.54% increase in the gross floor area by seeking to change a MAXIMUM GFA limit that is currently imposed.

In order to support this, the proposal makes some tenuous claims that Key Worker Housing (KWH) will be provided.

“The proposed increase in residential GFA will result in proportional increase in the floor space for KWH dwellings in accordance with the conditions of the approved Concept Plan. ”

The Plan requires 3% of residential space to be provided, of which only 2.3% needs to be provided on site at Barangaroo, the remaining 0.7% of which can be provided in the Sydney Local

Government area.

Why increase the GFA by 7.5% if only 2.5% of the total space is needed for KWH?

The proposal also states that

“The overshadowing, and view and visual impacts as a result of the additional height are limited and generally consistent with the impacts of the approved Concept Plan”.

Shadow diagrams at 3pm or later are not provided so this is difficult to assess, but unlikely to be accurate.

In order to justify any increase over a MAXIMUM imposed GFA, the proposal must surely demonstrate an improvement in public benefit, which this clearly does not.

“The minor nature of the proposal does not necessitate reconsideration of the public benefit being delivered, however it is noted that the additional GFA will provide for a proportionate increase in Key Worker Housing.”

8,000 m² is not minor and there is no evidence of ANY public benefit being delivered.

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