

8 September 2010



NATIONAL TRUST

WATSON ROAD
OBSERVATORY HILL
GPO BOX 518
SYDNEY NSW 2001

www.nationaltrust.com.au

Mr. Sam Haddad
Director General
Department of Planning
GPO 39
SYDNEY NSW 2001

Dear Mr. Haddad

RE: Barangaroo – MP06_0162 MOD 4 (Hotel development, additional GFA and Height)

The National Trust has reviewed the application for the concept plan amendment which if approved would facilitate the construction of a hotel in the harbour, additional GFA and height at Barangaroo. The National Trust's Alternative Concepts published on the 23 June 2010 clearly articulated our position on this matter. The following elaborates on the Trust's position and represents its formal submission on the proposed concept plan amendment.

Hotel

The National Trust has no objection to the inclusion of a hotel at Barangaroo provided that the private structure does not intrude into Sydney Harbour. Effectively the Trust remains opposed to Lend Lease's proposal on the grounds that the:

- i. positioning of the high rise tower alienates the harbour;
- ii. scale, mass and location of the proposed building is visually intrusive;
- iii. use represents a significant privatisation of the public domain;
- iv. plan conflicts with the planning principles contained within Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- v. use is inconsistent with the National Trust's Sydney Harbour Landscape Conservation Area;
- vi. development creates unwelcome precedent; and the
- vii. skyscraper's position compromises future maritime opportunities.

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (REP) is quite precise in its intentions. Specifically:

- a. development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores;
- b. public access to and along the foreshore should be increased, maintained and improved, while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation;
- c. development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores;
- d. adequate provision should be made for the retention of foreshore land to meet existing and future demand for working harbour uses; and the
- e. provision and use of public boating facilities along the waterfront should be encouraged.

Positioning a privately owned 158m high skyscraper in the harbour epitomizes the absolute antithesis of the REP's spirit and intent. The proponent has publically rationalised that the hotel's location is required to articulate the foreshore. Articulating the foreshore of Sydney Harbour with a landmark building could potentially justify any future development over the water. The proposal therefore represents an undesirable precedent and is presented with comparatively poor justification.

Gross Floor Area

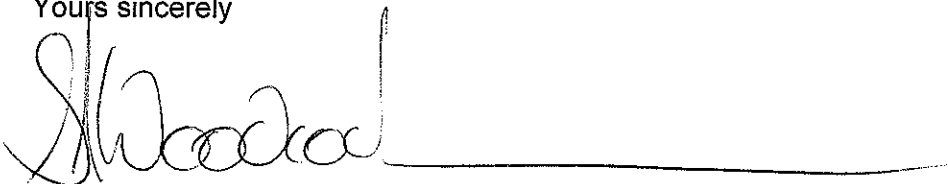
The proponent seeks a generous increase in the gross floor area (GFA) far above that provided for in the initial concept plan approval dated February 2007. The incremental escalation of the proposed GFA in South Barangaroo reveals an insidious precedent for subsequent stages.

The exhibited preferred scheme sought to concentrate high rise commercial and residential development in South Barangaroo. As such, the Lend Lease scheme generally respects the demarcation established in the 1970s between the high rise of the CBD and the small scale built form of The Rocks.

The Trust would therefore be opposed to any high rise development in Stage 2 on the grounds that it would conflict with the fine grained, heritage character of the adjoining Millers Point and The Rocks. Accordingly, any consideration of the proposed generous GFA in South Barangaroo should be contingent on the adoption of development controls by the NSW Government that prohibit further floor space as well as height increases in mid Barangaroo above those exhibited in the preferred scheme.

The National Trust of Australia (NSW) requests a meeting to discuss its submission and its alternative concepts at your earliest convenience. Please contact me on (02) 9258 0141 or by email at swoodcock@nationaltrust.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Woodcock', followed by a long horizontal line extending to the right.

Scott N. Woodcock
Public Relations Director