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7 September 2010

David Gibson
Department of Planning

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Dear Mr Gibson

RE: BARANGAROO CONCEPT PLAN [MOD 4]

Leichhardt Council considered a report on the Barangaroo Concept Plan Amendment (No 4) [Major Projects MP06_0162 MOD4] at its meeting of 24 August 2010.

Council has reviewed the documentation associated with the Concept Plan Modification. However, given time available, no in-depth review has been undertaken. Listed below are the issues that Council would like to raise in relation to the proposed Concept Plan Modification.

1. Significant Changes to the 2007 Approved Concept Plan

The Concept Plan Modification proposes significant changes to the existing Concept Plan including encroachment into recreation (RE1) zone, additional Gross Floor area (GFA), significant increases in height, the removal of the cruise liner terminal (and its planned relocation to Whites Bay), the proposed landmark building, with its encroachment into the harbour for private hotel development.

The Barangaroo Concept Plan was approved in February 2007 with a GFA of 388,300 m². The proposed Concept Plan has increased this to 563,965 m² – an increase of approximately 45%.

The Concept Plan now differs significantly from the award winning design approved in 2007. These amendments have been undertaken with no genuine community consultation and lack of transparency.

One of the proposed amendments, the removal of the cruise liner terminal and its planned relocation to Whites Bay is strongly opposed by Council and should be reconsidered.

Council would like to reiterate its support for the key elements of the Hill Thalys Architects winning Concept Plan and does not support the current proposal.

2. Public Domain

A key requirement of large projects of this scale is for a clearly demarcated public domain. The proposed plan currently includes two east west pedestrian connections through lobby spaces of buildings as well as the north-south mid block pedestrian connections.

It is considered that all pedestrian networks should be open to the sky and open 24 hours.

3. Traffic/Transport

The traffic implications of the proposal require to be considered carefully given the existing transport infrastructure shortfalls for Sydney, the Metro cancellation and roadway and parking congestion around Barangaroo. The proposed Light Rail connection will be critical to any redevelopment of this site.

It is also considered that there is the potential for conflict between vehicles and pedestrian along the foreshore walk and the proposed vehicle drop off and circulation.

4. Height/Floor Plates

The proposed height/floor plates of the two commercial towers appears to be significantly larger than existing CBD buildings. Council considers the bulk and scale of the development to be excessive.

Council is also of the view that the proposed design results in the over shadowing of buildings and public open space areas within Pyrmont, Darling Harbour and parts of the city. This matter must be addressed to ensure these spaces are not overshadowed.

5. Pier and Land Mark Building

A public pier as a landscape feature along the waterfront may be acceptable, however, the proposed pier in the Concept Plan is not

considered appropriate as it will include the development of a private hotel. Council is strongly opposed to the privatisation of parts of the harbour.

Council does not support a hotel as it will limit "public access" as a consequence of security and servicing requirements.

It is considered the hotel will have an adverse dominant visual impact.

The hotel will also require to be accessible by vehicles (eg taxis, car drop offs, coaches, emergency vehicles) thereby increasing conflict within the main pedestrian north south promenade.

It is unclear as to whether the proposed hotel building could be converted to a residential building over time. Residential development would not be supported.

6. Views

Further consideration requires to be given to the retention and enhancement of all existing significant views and the need for clear views along the foreshore walk.

Should you have any enquiries regarding the matter, please contact Gill Dawson on 9367 9232.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Gill Dawson', written in a cursive style.

Gill Dawson
MANAGER ENVIRONMENT & URBAN PLANNING