

(41)

**From:** "Carolyn Swanson" <cygnet@hunterlink.net.au>  
**To:** <planning@lpma.nsw.gov.au>, <plan\_comment@planning.nsw.gov.au>  
**CC:** <bligh@parliament.nsw.gov.au>, <cmoore@cityofsydney.nsw.gov.au>  
**Date:** 29/08/2010 2:11 am  
**Subject:** Request4Extension2BarangarooSubmissionDate  
**Attachments:** LetterOfProtestTonyKellyMinisterOfPlanning.docx

Hello Mr Kelly

Please find attached our request for an extension to the submission date for the latest Barangaroo Concept Plan Amendment (Modification 4), which appears to completely cut our home off from the sun and the harbour and condemn us to living in a vastly overdeveloped, dark concrete wind tunnel at risk at risk of contamination.

The latest change in the Barangaroo plans, which increases the height of buildings from 34 storeys to 60 and from 100 metres to 200 metres and increases the total gross floor area from 300,000 square metres to an alarming 555,000 square metres, will completely overwhelm our living space and blight a prime harbour site, which warrants the application of best practice in the social, economic and environmental realm.

The changes in this fourth amendment are so great that we need sufficient time to understand them and prepare a professional and constructive objection. Your August 6 public notification of these latest changes to the concept plans, which with each change have just grown bigger and bigger and more and more completely different to the original award-winning architectural concept, gave us only one month to prepare a submission, with a due date of Friday, September 10. We will be severely affected by the scale of this development and we wish to make a detailed submission, but we need three months at least to seek professional advice and prepare an appropriate response.

Kindly advise us as soon as possible that such an extension to the submission time is acceptable, or, otherwise how we must formally request an extension to the submission time until the end of November.

Carolyn and Michael Swanson  
Stamford on Kent Residential Building  
2602/183 Kent Street  
SYDNEY

cygnet@hunterlink.net.au  
ph/fax 0249 460612  
mob 0427 460612



## **CAROLYN & MICHAEL SWANSON**

18 Burwood Road  
AUSTRALIA  
Phone/Fax 0249 460612  
[cygnet@hunterlink.net.au](mailto:cygnet@hunterlink.net.au)

Whitebridge NSW  
Mobile 0427 460612

2290  
Email

2602/183 Kent Street, Sydney, NSW, 2000

28 August 2010

Mr Tony Kelly  
The Minister for Planning, Infrastructure & Lands  
Governor Macquarie Tower,  
Level 34,  
1 Farrer Place,  
SYDNEY NSW 2000

Also via email to: [planning@lpma.nsw.gov.au](mailto:planning@lpma.nsw.gov.au); [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

Dear Mr Kelly,

### **RE: OBJECTION TO SCALE AND IMPACT OF PROPOSED BARANGAROO DEVELOPMENT REQUEST FOR EXTENSION FOR SUBMISSION ON CONCEPT PLAN MODIFICATION 4**

We wish to object strongly to the scale of the proposed Barangaroo development, the high-handed and secretive manner in which its approval and constant changes of plan are being rushed through and the callous disregard for the standard of living for long-time residents of the Stamford on Kent building at 183 Kent Street, whose views, property values, health and amenity will be severely affected by the latest Barangaroo Concept Plan Amendment (Modification 4), which appears to completely cut us off from the sun and the harbour and condemn us to living in a vastly overdeveloped, dark concrete jungle risk at risk of contamination.

The latest change in plans, which increases the height of buildings from 34 storeys to 60 and from 100 metres to 200 metres and increases the total gross floor area from 300,000 square metres to an alarming 555,000 square metres, will completely overwhelm our living space and blight a prime harbour site, which warrants the application of best practice in the social, economic and environmental realm.

The changes in this fourth amendment are so great that we need sufficient time to understand them and prepare a professional and constructive objection. Your August 6 public notification of these latest changes to the concept plans, which with each change have just grown bigger and bigger and more and more completely different to the original award-winning architectural concept, gave us only one month to prepare a submission, with a due date of Friday, September 10. We will be severely affected by the scale of this development and we wish to make a detailed submission, but we need three months at least to seek professional advice and prepare an appropriate response.

Kindly advise us as soon as possible that such an extension to the submission time is acceptable, or, otherwise how we must formally request an extension to the submission time until the end of November.

We look forward to your quick response.

**CAROLYN and MICHAEL SWANSON**

Owners  
Unit 2602  
Stamford on Kent



## **CAROLYN & MICHAEL SWANSON**

18 Burwood Road  
AUSTRALIA  
Phone/Fax 0249 460612  
[cygnet@hunterlink.net.au](mailto:cygnet@hunterlink.net.au)

Whitebridge

NSW

2290

Mobile 0427 460612

Email

2602/183 Kent Street, Sydney, NSW, 2000

183 Kent Street  
SYDNEY, NSW, 2000

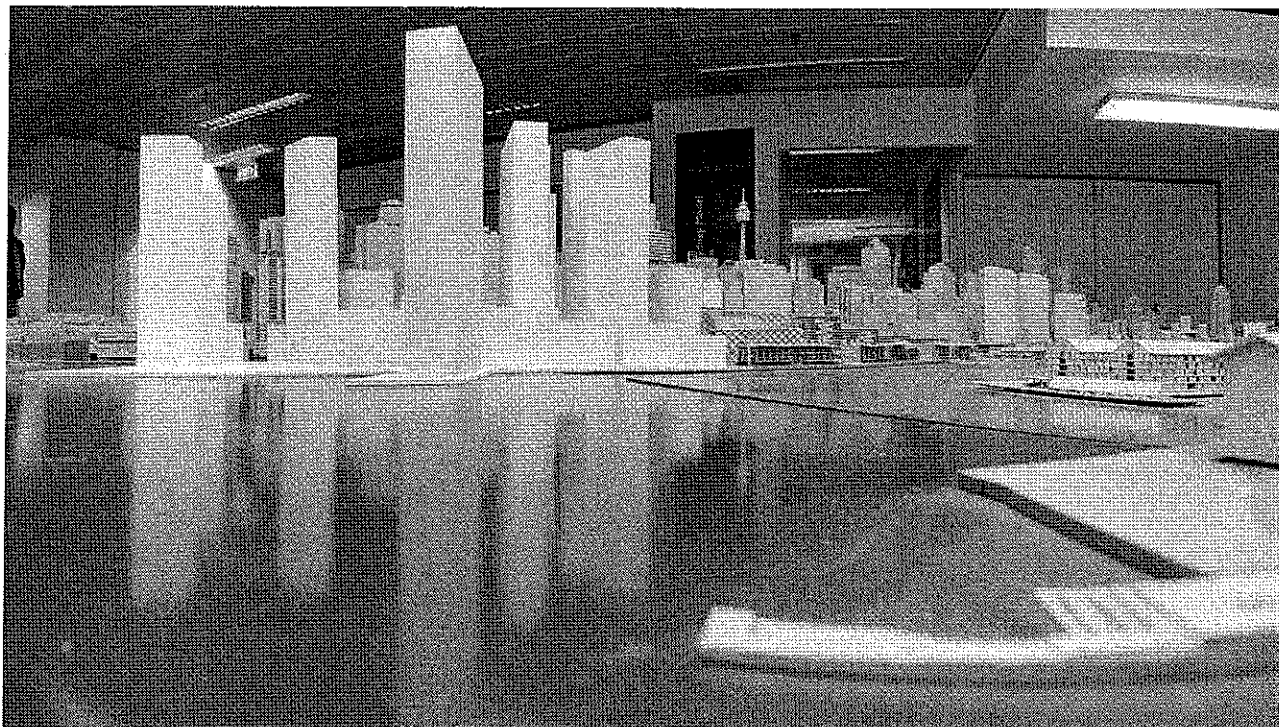
Mailing Address: 18 Burwood Road, Whitebridge, NSW, 2290.

David Gibson - Ref: MP06 0162 MOD 4 - Barangaroo Development

From: Rod Morris <rod@interactivemedia.com.au>  
 To: <plan\_comment@planning.nsw.gov.au>, <sharon.armstrong@lands.nsw.gov.au>  
 Date: 27/05/2010 5:41 PM  
 Subject: Ref: MP06 0162 MOD 4 - Barangaroo Development  
 CC: <harry.o.farrill@newliberal.org.au>, <wakelhurst@parliament.nsw.gov.au>, <clover@clevermore.com>

TO WHOM IT MAY CONCERN ...

As an extremely concerned resident of Sydney, can you please convince me that you TRULY believe that this is a good idea ...



Rod

:-)

24

Rod Morris  
 Managing Director  
 Interactive Originals Pty Ltd  
 ... incorporating iD Films, Cyberspyder and PostMaster Digital  
 Suite 105, Level 1  
 50 Clarence Street  
 Sydney NSW 2000  
 Phone: +61 2 9555 8181  
 Fax: +61 2 9559 8745  
 Australia Mobile: +61 412 576 229  
 USA Cell: +1 (347) 533 1766  
 UK mobile: +44 7979 591785  
 Skype: cyberspyder  
 http://www.interactivemedia.com.au  
 rod@interactivemedia.com.au

Writer / Producer

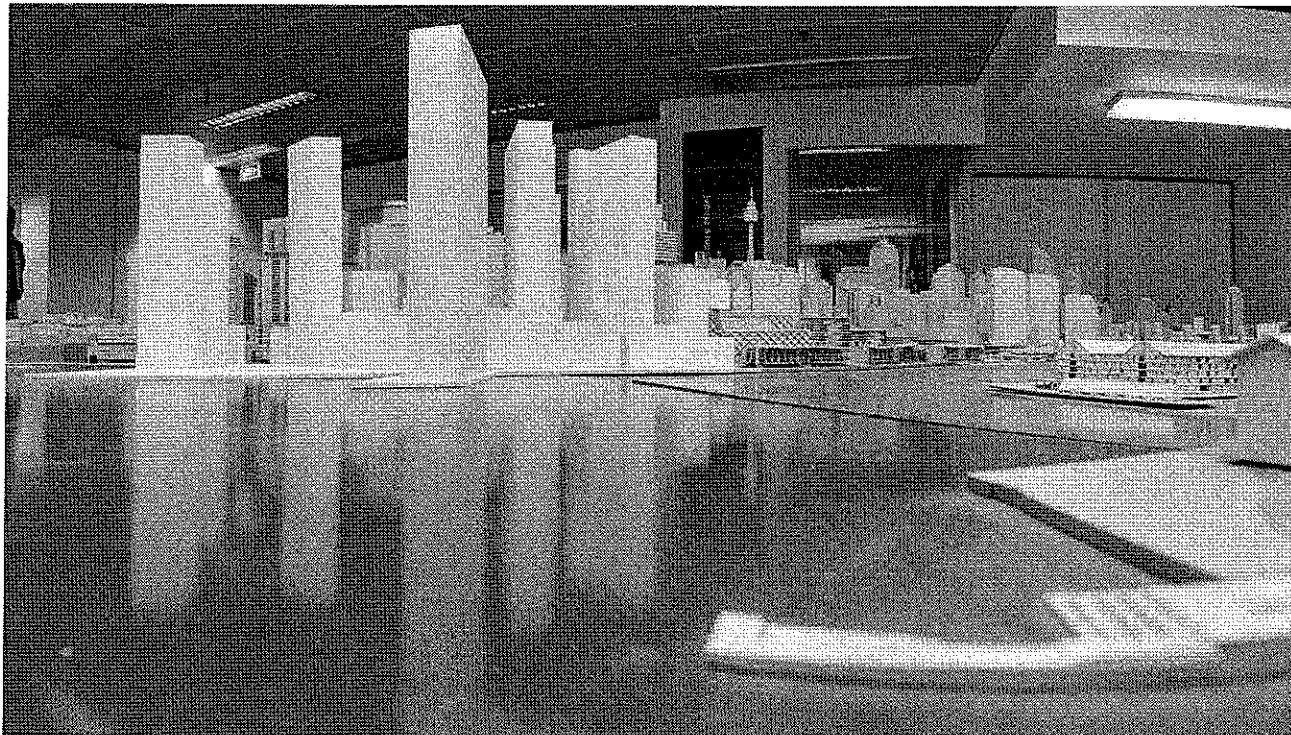
24

Please consider the environment before printing this e-mail or any attachments.

David Gibson - Ref: MP06\_0162 MOD 4 - Barangaroo Development

From: Rosalind Schell <rossschell@me.com>  
 To: <plan\_comment@planning.nsw.gov.au>, <sharon.armstrong@lands.nsw.gov.au>  
 Date: 27/08/2010 5:56 PM  
 Subject: Ref: MP06\_0162 MOD 4 - Barangaroo Development  
 CC: <barry.ofarrell@nsw.liberal.org.au>, <wakehurst@parliament.nsw.gov.au>, <clover@clovernore.com>

Dear Mr Kelly,  
 I cannot tell you how concerned I am about the proposed development for Barangaroo. It is an ugly development that dwarfs our beautiful city and it's foreshores.  
 How in all conscience can you let this happen?  
 Rosalind Schell.

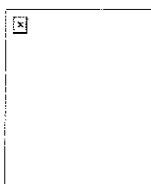


Rod  
 :-)



Rod Morris  
 Managing Director  
 Interactive Originals Pty Ltd  
 ... incorporating IO Films, Cyberspyder and PostMaster Digital  
 Suite 106, Level 1  
 50 Clarence Street  
 Sydney NSW 2000  
 Phone: +61 2 9905 8181  
 Fax: +612 9939 0745  
 Australian Mobile: +61 412 526 229  
 USA Cell: +1 (347) 523 1756  
 UK mobile: +44 7975 591785  
 Skype: cyberspyder  
<http://www.interactiveoriginals.com.au>  
[rod@interactiveoriginals.com.au](mailto:rod@interactiveoriginals.com.au)

Writer / Producer



Please consider the environment before printing this e-mail or any attachments.

**David Gibson - MP06\_0162 MOD 4**

---

**From:** Golf <tennis888@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 30/08/2010 10:51 AM  
**Subject:** MP06\_0162 MOD 4

---

Hello Sir/Madam,

This is not Sydney. Instead of the beautification of the western side of Sydney city to match or at least come close to the eastern side with Opera House and Harbour Bridge, what we have from the Lend Lease application are monstrous buildings which are getting higher and higher. Do we want multiple 100+ storey high buildings beside the Opera House?

It is the destruction of Sydney as a iconic city with beautiful buildings and a city highly regarded by locals and overseas tourists.

Regards  
M LEUNG  
Kent Street Resident  
Millers Point

Dr Gillian Dunkerley  
69 Batemans Road  
Gladesville NSW 2111

Mr Sam Haddad  
Director General  
NSW Department of Planning

**Re: Proposed amendments to concept plan for Barangaroo MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)**

Dear Mr Haddad

I am writing to you to ask you to reject the proposed amendments to the concept plan for Barangaroo MP06\_0162 MOD 4 (Hotel development, additional GFA and Height). I am opposed to the proposed amendments, for three major reasons:

1. The building heights proposed are excessive and will cause considerable shading to the Kings Street Wharf precinct. The Darling Harbour/Kings Street Wharf precinct has had a long standing planning concept of stepping down building heights towards Darling Harbour, so buildings do not loom over the water – this proposal overturns that. Sydney city is not short of office space, tower block housing or hotel accommodation, and none of the proposed housing is likely to be affordable (in the sense of reasonably priced), so the only justification for such excessive heights would seem to be extra profit for the developers. This is insufficient justification for such a loss of public amenity.
2. The proposal will prevent ships from using the wharf. There has been a continual erosion of wharves for shipping from the harbour over many years, to the extent that Sydney Harbour ("the finest harbour in the world") is at risk of becoming some sort of maritime theme park. Buildings do not need waterfront, but ships do. Ships frequently use the wharf at Barangaroo, most recently for cruise ships. There is a shortage of berths for ships close to the city, and I find it incomprehensible that anyone would propose to remove this wharf, the only remaining one in the city area apart from the Overseas Terminal. To preserve some vestige of a Working Harbour – another long standing planning concept – I urge you to reject this proposed amendment to the Barangaroo concept plan.
3. The hotel over the water will restrict access to Darling Harbour, a waterway that is heavily used by cruise/tourist boats, ferries and private vessels. Apart from the fact that neither the Barangaroo Delivery Authority nor Lend Lease appear to have the authority to annex public land (the harbour below mean high water mark) in this fashion, I strongly object to more of the harbour being sterilised by lack of access for private gain.

To summarise, I utterly oppose the proposed amendments to the Barangaroo concept plan and strongly urge you to reject them all.

Many thanks.

Yours sincerely

*Gillian Dunkerley*  
30/8/10

Mr Sam Haddad  
Director General  
NSW Department of Planning  
23-33 Bridge Street  
Sydney NSW 2000

RECEIVED  
20 AUG 2010  
Director General

51 Renwick Street  
Alexandria NSW 2015

19 August 2010

Dear Mr Haddad,

I am writing to you concerning the proposed changes to the approved Concept Plan for Barangaroo. I read the article in the SMH August 16<sup>th</sup> and went to your website to take a look at the exhibited material myself.

I would like to express my strongest objection to what is being proposed. At a basic level, I would also like to object to the terminology: in what sense is the application a 'modification'? It looks like a new application to me, with new buildings, as well as massive height and floorspace increases. If this is deemed to be a modification under the planning legislation, then there is something seriously wrong with the laws governing land use and development in our state.

Specifically I would like to object to the following components of the 'modification':

- **Reconfiguration of built form blocks and establishment of two new blocks (X & Y)**  
Could someone please tell me when we started sticking new buildings out into our harbour?  
Could you please tell me how 2 new buildings constitute a 'modification'?
- **Increase in building height (RL) from 62m to 80m for Block 1**  
Once again, does increasing a building by around 6 storeys constitute a 'modification'? This is pretty mild though compared to my next point of objection!
- **Increase in building height (RL) from 112 m to 209 m for Block 3**  
This modification represents a 97 metre increase of around 32 storeys! You might as well include this in the 'new building' category because in reality this is what it represents. Could someone also explain to me the basis for proposing 209 metres on the far western edge of the city? The urban design justification on the website is superficial and it discusses 'frames for high buildings'; well in my opinion one of these frames is Hickson Road for the western edge of the city and you should not be considering buildings of this magnitude (i.e. matching the height of the central CBD!) in Barangaroo. But apparently it's all OK because the urban design statement declares that our level of awareness as pedestrians does not go above 6 storeys! I imagine many people might be insulted by that suggestion!
- **Maximum increase in building height (RL) from 100 m to 175 m for Block 4**  
My objection outlined above applies to this 'modification' as well – 75 metres or 25 additional storeys.
- **Establishment of a maximum building height of 170m for Block Y**

The basis for this new building makes no sense and the urban design justification attempts to compare it to the Opera House, the Empire State building, and even the Golden Gate Bridge! Where do these architects draw the line (see page 35)? It is a hotel - and a huge one at that! And one that sticks out into the harbour, which takes me to my next point of objection.

- **Enlargement of Concept Plan area into Sydney Harbour to accommodate landmark building and pier (Block Y)**

I can't speak for anyone else, but I like the longshore wharves at Darling Harbour and the long straight lines and the way it takes your eye on a journey to the north, especially when you are on Pyrmont Bridge and Cockle Bay. I for one do not want a dirty great hotel stuck right into that fantastic view! And why should our harbour be resumed for this commercial venture? For the benefit of the few rich tourists who can afford to stay there? Other more recent additions to the harbour in Pyrmont and Millers Point respect the maritime character of this great setting, why can't new foreshore buildings in Barangaroo follow these great precedents?

- **Reduction in width of the promenade from a minimum of 60m to 27m**

This seems to make no sense - a reduction in promenade width while at the same time massively increasing building height and popping a few extra in for good measure!

I feel that this application is poorly conceived and even more poorly justified by the architects who put together the supporting material. Once again, I state my **strong objection** to the proposal and in particular the elements I have outlined in my letter. To be honest, if the state government as the landowner wanted to allow a free for all on this site, why not be straight forward at the beginning and declare it an enterprise zone where everything and anything will be considered on its merit. I would at least respect the transparency of the process, rather than the charade that appears to be occurring.

I would greatly appreciate a written response to my letter of objection.

Yours sincerely,



Tim Leach

CC Lord Mayor Clover Moore  
The Honourable Kristina Keneally, Premier and Member for Heffron

**David Gibson - Online Submission from Karim Chammas (support)**

---

**From:** Karim Chammas <karim4pres@yahoo.com.au>  
**To:** David Gibson <david.gibson@planning.nsw.gov.au>  
**Date:** 31/08/2010 11:31 PM  
**Subject:** Online Submission from Karim Chammas (support)  
**CC:** <assessments@planning.nsw.gov.au>

---

I think this development is excellent for a much needed extension to the CBD. I am excited by the hotel and do see it's icon qualities. The park and buildings are at a good ratio so that this district does have some life after work hours. I also am excited at the new culture centre and hope that Baranagroo will become a vibrant region of the CBD. The canals and ferry wharfs are terrific ideas.

Overall i am happy with this development.

Name: Karim Chammas

Address:  
40 Excelsior Ave Castle Hill

IP Address: c114-76-185-70.blktn4.nsw.optusnet.com.au - 114.76.185.70

Submission for Job: #3803 MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=3803](https://majorprojects.onhiive.com/index.pl?action=view_job&id=3803)

Site: #188 Barangaroo (formerly East Darling Harbour)  
[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=188](https://majorprojects.onhiive.com/index.pl?action=view_site&id=188)

-----  
**David Gibson**

Senior Planner, Government Land & Social Projects

P: 02 9228 6241  
F: 02 9228 6488  
E: david.gibson@planning.nsw.gov.au  
-----

---

Powered by Internetix Affinity

48

## David Gibson - Online Submission from Costa Constantaras (support)

---

**From:** Costa Constantaras <costa@personnelconcept.com.au>  
**To:** David Gibson <david.gibson@planning.nsw.gov.au>  
**Date:** 1/09/2010 12:31 PM  
**Subject:** Online Submission from Costa Constantaras (support)  
**CC:** <assessments@planning.nsw.gov.au>

---

Fantastic. Just what sydney needs. Buildings meant for a world class city. Can't wait for it to be built

Name: Costa Constantaras

Address:

4/243-243 Ernest Street, Cammeray, NSW 2062

IP Address: mail.personnelconcept.com.au - 58.96.18.118

Submission for Job: #3803 MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)  
[https://majorprojects.onhive.com/index.pl?action=view\\_job&id=3803](https://majorprojects.onhive.com/index.pl?action=view_job&id=3803)

Site: #188 Barangaroo (formerly East Darling Harbour)  
[https://majorprojects.onhive.com/index.pl?action=view\\_site&id=188](https://majorprojects.onhive.com/index.pl?action=view_site&id=188)

-----  
**David Gibson**

Senior Planner, Government Land & Social Projects

P: 02 9228 6241

F: 02 9228 6488

E: david.gibson@planning.nsw.gov.au  
-----

---

Powered by Internetix Affinity

49

**From:** Sandra Richardson <zandi@taosnet.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 1/09/2010 11:17 am  
**Subject:** Barangaroo objection

Dear Sir,

I have apartment 7A at the Stamford Marquee on Kent St.

Please do not allow the proposed increases in building heights to go forward! This would negatively impact my view of the water, and the value of my apartment!!!!

Building high buildings along the foreshore is an unsafe and bad environmental idea...and very unfriendly to the people who already live there and love the neighborhood.

Please, please don't let them do this.

Thank you,

Sandra Richardson

\*I don't donate any money to political parties.

**David Gibson - Online Submission from robin davies (object)**

---

**From:** robin davies <robindavies@unwired.com.au>  
**To:** David Gibson <david.gibson@planning.nsw.gov.au>  
**Date:** 1/09/2010 10:17 PM  
**Subject:** Online Submission from robin davies (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

---

I object to the oversize in height and bulk of the development. I'm apauled that a private developer can build a commercial hotel into the harbour. Having lived in Pyrmont for 15yrs I have watched Lend Lease change the original concept design of Jackson Landing, increase heights and footprints of buildings, disregard existing guidelines. They have left major defects in nearly every building and deny their responsibility leaving body corps to fight for years to remedy the defects.

Name: robin davies

Address:  
PO Box 171  
Pyrmont NSW 2009

IP Address: r220-101-76-63.cpe.unwired.net.au - 220.101.76.63

Submission for Job: #3803 MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=3803](https://majorprojects.onhiive.com/index.pl?action=view_job&id=3803)

Site: #188 Barangaroo (formerly East Darling Harbour)  
[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=188](https://majorprojects.onhiive.com/index.pl?action=view_site&id=188)

-----  
**David Gibson**

Senior Planner, Government Land & Social Projects

P: 02 9228 6241  
F: 02 9228 6488  
E: david.gibson@planning.nsw.gov.au  
-----

---

Powered by Internetix Affinity

**David Gibson - Online Submission from Nathan Dowd (support)**

---

**From:** Nathan Dowd <nathand\_80@yahoo.com>  
**To:** David Gibson <david.gibson@planning.nsw.gov.au>  
**Date:** 2/09/2010 8:31 AM  
**Subject:** Online Submission from Nathan Dowd (support)  
**CC:** <assessments@planning.nsw.gov.au>

---

Too see this project occur would be a step in the right direction for Sydney.

By allowing it to progress we are showing the business community that Sydney is open for business and they are more than welcome to do their business here.

Too see the project 'dumbed down' is showing the business community that the state lacks the initiative required to offer a sound, stable environment in which to do business.

I do not believe the impact on the surrounding areas is anywhere near what has been stated by some community groups. What are they afraid of losing? Views of existing towers? There is no more appropriate place in the basin for a development of the scope and scale.

It should be viewed for what it is; an extension of an established business district, rather than an intrusion into virgin territory.

If I were to have any objections it would be that the headland park is too large. It would also have provided an ideal location for a modern convention centre, allowing the inadequate existing centre in Darling Harbour to be redeveloped.

In summary, opportunities like this do not come around very often, if at all. To buckle and yield to those who are not in a decision making position is to display a lack of leadership qualities, and will send the wrong message to those companies we are looking to lure.

Name: Nathan Dowd

Address:

6/5 James Street  
Enmore NSW 2042

IP Address: d220-236-216-51.dsl.nsw.optusnet.com.au - 220.236.216.51

Submission for Job: #3803 MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)  
[https://majorprojects.onhlive.com/index.pl?action=view\\_job&id=3803](https://majorprojects.onhlive.com/index.pl?action=view_job&id=3803)

Site: #188 Barangaroo (formerly East Darling Harbour)  
[https://majorprojects.onhlive.com/index.pl?action=view\\_site&id=188](https://majorprojects.onhlive.com/index.pl?action=view_site&id=188)

-----  
**David Gibson**

Senior Planner, Government Land & Social Projects

P: 02 9228 6241

F: 02 9228 6488

E: david.gibson@planning.nsw.gov.au  
-----

---

Powered by Internetix Affinity

**David Gibson - Online Submission from Rachael Page (object)**

---

**From:** Rachael Page <Iamadigitaldesigner@gmail.com>  
**To:** David Gibson <david.gibson@planning.nsw.gov.au>  
**Date:** 2/09/2010 10:00 AM  
**Subject:** Online Submission from Rachael Page (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

I object to the increase of height in this development and am concerned about the development in general and the effect it will have on the harbour environment. I would like to see plans / models and would prefer that the land is all open park with no buildings

Name: Rachael Page

Address:

1/11 Edward St, Bondi Beach

IP Address: - 120.18.103.53

Submission for Job: #3803 MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)  
[https://majorprojects.onhivive.com/index.pl?action=view\\_job&id=3803](https://majorprojects.onhivive.com/index.pl?action=view_job&id=3803)

Site: #188 Barangaroo (formerly East Darling Harbour)  
[https://majorprojects.onhivive.com/index.pl?action=view\\_site&id=188](https://majorprojects.onhivive.com/index.pl?action=view_site&id=188)

-----  
**David Gibson**

Senior Planner, Government Land & Social Projects

P: 02 9228 6241

F: 02 9228 6488

E: david.gibson@planning.nsw.gov.au  
-----

---

Powered by Internetix Affinity

## David Gibson - Online Submission from Richard Whitbread of Photographer (object)

---

**From:** Richard Whitbread <info@richardwhitbread.com.au>  
**To:** David Gibson <david.gibson@planning.nsw.gov.au>  
**Date:** 2/09/2010 1:11 PM  
**Subject:** Online Submission from Richard Whitbread of Photographer (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

shadows over the city, no streetscape , over development  
MORE park please ,we already have Darling Harbour as an eyesore

Name: Richard Whitbread  
Organisation: Photographer

Address:  
2/2 Wattle Rd  
Nth Manly Manly

IP Address: - 120.158.223.105

Submission for Job: #3803 MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)  
[https://majorprojects.onhivve.com/index.pl?action=view\\_job&id=3803](https://majorprojects.onhivve.com/index.pl?action=view_job&id=3803)

Site: #188 Barangaroo (formerly East Darling Harbour)  
[https://majorprojects.onhivve.com/index.pl?action=view\\_site&id=188](https://majorprojects.onhivve.com/index.pl?action=view_site&id=188)

-----  
**David Gibson**  
Senior Planner, Government Land & Social Projects

P: 02 9228 6241  
F: 02 9228 6488  
E: david.gibson@planning.nsw.gov.au  
-----

---

Powered by Internetix Affinity

**David Gibson - Online Submission from Diana Simmonds (object)**

---

**From:** Diana Simmonds <hrhdiana@netspace.net.au>  
**To:** David Gibson <david.gibson@planning.nsw.gov.au>  
**Date:** 2/09/2010 1:22 PM  
**Subject:** Online Submission from Diana Simmonds (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

This development is environmentally and socially disastrous. The shadow footprint will be grotesque, the public access (not customers, hotel guests etc - the public of Sydney) is minimal and deliberately off-putting and there is no provision for theatres and cinemas. There should be at least two purpose-built theatres: a 1200-1500 seat lyric, a 400 studio space and associated rehearsal/gallery space; plus a 3-screen cinematheque with capability for live performances.

Name: Diana Simmonds

Address:

60 Stewart Street, Paddington, NSW 2021

IP Address: 220.253-243-51.nsw.netspace.net.au - 220.253.243.51

Submission for Job: #3803 MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)  
[https://majorprojects.onhivve.com/index.pl?action=view\\_job&id=3803](https://majorprojects.onhivve.com/index.pl?action=view_job&id=3803)

Site: #188 Barangaroo (formerly East Darling Harbour)  
[https://majorprojects.onhivve.com/index.pl?action=view\\_site&id=188](https://majorprojects.onhivve.com/index.pl?action=view_site&id=188)

-----  
**David Gibson**

Senior Planner, Government Land & Social Projects

P: 02 9228 6241

F: 02 9228 6488

E: david.gibson@planning.nsw.gov.au  
-----

---

Powered by Internetix Affinity

# Urban Taskforce

A U S T R A L I A

2 September 2010

Mr Daniel Keary  
Director, Government Land and Social Projects  
NSW Department of Planning  
GPO Box 39  
Sydney NSW 2001

By email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

Dear Mr Keary,

**Re: Barangaroo - MP06\_0162 MOD 4 (Hotel development, additional GFA and Height) – Exhibition**

The Urban Taskforce is an industry organisation representing Australia's most prominent property developers and equity financiers. Our membership also includes key infrastructure providers, economists, planners, architects and lawyers concerned with sustainable property development.

We provide the following comments for your consideration.

**1. Global Sydney**

Sydney's competitive edge over many other global cities in our region is its spectacular setting. To this end, the Urban Taskforce sees the need for development that capitalises on our competitive advantage and encourages the creation of a lively and engaging city. Our city needs innovative urban designs that promote lively, vibrant and entertaining mixed-use precincts. The integration of residential, commercial, retail and entertainment land uses within a defined place should be permitted.

The NSW Government's Metropolitan Strategy says Sydney, together with North Sydney, makes up "Global Sydney". It is to be a focus for world-class business, tourism, culture, health, education and entertainment activities. Sydney plays a significant role as a global city and is the economic powerhouse of Australia's economy.

The development of Barangaroo can offer wide-ranging social, economic and environmental benefits that will be felt at a regional and national level. It is critical that this premise not be forgotten. The importance of Sydney to the nation must always guide careful strategic planning and key site development.

The extension of the mixed-use environment of the central Sydney business district to Barangaroo is important. Floor space for *all* types of commercial office, retail and services activity should be possible, as should the integration of residential development to create a lively and active precinct. We are passionate about initiatives that permit land use mix and believe that successful places include a mix of uses, including jobs, retail and hospitality services, apartments and other attractions all coexisting within a definable location working together to make a centre attractive and successful.

The recognition that the private sector is an important partner in such an ambitious proposal is refreshing. The Urban Taskforce has always argued that planning authorities must recognise that it is private sector investment that is the driver to urban renewal projects.

**2. Exciting development opportunity**

Sydney is blessed with numerous wonderful iconic buildings and spaces. Unfortunately, Sydney has also inherited several less than ideal places, which we have learnt to accept and live with. A good example is the current state of the current (industrial) Barangaroo site. While it is currently an isolated site that bears no connection to the city centre, the opportunity for further development and the creation of lively waterfront precincts in close proximity to the city centre is exciting.

We have observed the Barangaroo design and development approval process with much interest. This project provides Sydney with a once in a lifetime opportunity to create a truly remarkable, world-class mixed-use precinct for Global Sydney. We are pleased that this very important space is subject to an exhaustive design processes. Input from renowned architect and designer Jahn Gehl and landscape architect Peter Walker is likely to result in outstanding public spaces that will be lasting assets to the community.

**3. Community debate is welcome, but NIMBYism should be resisted**

Innovative and unique development often generates lively community debate. It is essential that the community be given a voice, but our experience is that on occasion, some protest groups can be unrealistic, and their demands easily becoming a "wish list", as such groups rarely have an appreciation of market feasibility.

To enable appropriate planning decisions to be made of a global city such as Sydney, it is critical that planning and development decisions not be unduly influenced by politics and NIMBYs. Our experience is that protest groups will always view development as "over development" regardless of location, development site size, access to open space or built form.

The Urban Taskforce strongly supports excellent design and I would be pleased to discuss the content of this correspondence in more detail.

Yours sincerely

**Urban Taskforce Australia**



Aaron Gadiel  
Chief Executive Officer

**David Gibson - BARANGAROO SUBMISSION**

---

**From:** Victor Taffa <vpt000@y7mail.com>  
**To:** NSW Planning Department <information@planning.nsw.gov.au>  
**Date:** 2/09/2010 4:59 PM  
**Subject:** BARANGAROO SUBMISSION  
**CC:** State NSW MLA for Kuringai LP <LOP@parliament.nsw.gov.au>, State NSW MLC ALP <Paul.Scott@lpma.nsw.gov.au>, rail corp <rob.mason@railcorp.nsw.gov.au>, State NSW MLA for Willoughby LP <willoughby@parliament.nsw.gov.au>, State NSW MLA for Oxley NP <Andrew.Stoner@parliament.nsw.gov.au>, State NSW MLA for Sydney IND <sydney@parliament.nsw.gov.au>, the sydney morning herald <awilson@smh.com.au>

---

TO: NSW DEPARTMENT OF PLANNING BARANGAROO SOUTH PROJECT  
FROM: VICTOR P TAFFA, EDITOR, THE SOUTHERN THUNDERER  
RE: BARANGAROO SOUTH SUBMISSION

[www.southernthunderer.com.au](http://www.southernthunderer.com.au)

[www.isput.com.au](http://www.isput.com.au)

Dear Sir/Madam,

The Barangaroo South Project is inviting Submissions for the Barangaroo Site and my submission is as follows:

Part of the Site would require some space for Carparking should the new Office Blocks be built.

Since 1958/59 there has been Carparking in Wynyard Railway Station Platforms 1 & 2.

The Carparking at Wynyard should be relocated and accomodated in the Barangaroo Site.

Any existing Wynyard Contracts could be transferred as the relocation distance is minimal and timeframe has been quite long.

Given that the current City Circle Railway Line at Town Hall and Wynyard is at capacity the removal of the Wynyard Carparking would allow for the Wynyard Platforms to be used for Railcorp Services and connect into Circular Quay Station.

This option would save the NSW Government (and Taxpayers) many Millions of Dollars.

My website [www.isput.com.au](http://www.isput.com.au) accomodates for this position.

Also the **BRADFIELD LINE** would be a second city circle railway line and is contained on [www.isput.com.au](http://www.isput.com.au)

Plarforms at Central and St.James would form part of the Bradfield Line and was planned by John Bradfield in the 1920's.

The other part of my submission is for Light Rail/Trams to be extended from Hay Street Down Sussex Street and Hickson Roads.

My Sydney Light Rail Maps are being finalised and completed and will be posted on  
[www.isput.com.au](http://www.isput.com.au) and [www.southernthunderer.com.au](http://www.southernthunderer.com.au) after the Federal Election.

The Sydney Light Rail Map will continue from Circular Quay then Philip Street, Elizabeth Street and rejoin as a City Loop Line into the Hay Street/Central Station Link.

This is in addition to the extension from Lilyfield-Dulwich Hill.

Kind Regards,

Victor P Taffa  
Editor, The Southern Thunderer,  
Freelance Journalist  
PH/Fax:(02)9874 1542 Mob:0416 134 650  
4/69a Darvall Road, West Ryde NSW 2114  
PO BOX 1165, Meadowbank NSW 2114  
[www.southernthunderer.com.au](http://www.southernthunderer.com.au)

[www.isput.com.au](http://www.isput.com.au)

E:editor@southernthunderer.com.au

E:advertising@southernthunderer.com.au

E:vpt000@southernthunderer.com.au

**CANDIDATE FOR STATE SEAT OF NEWCASTLE 26 MARCH 2011**

IMPROVE SYDNEY PUBLIC TRANSPORT

IMPROVE SYDNEY AND RURAL RAILWAYS

JOIN THE CAMPAIGN

YOUR RAILWAYS:OUR FUTURE

JOHN BRADFIELD BUILT THE SYDNEY HARBOUR BRIDGE

JOHN WHITTON BUILT THE NEW SOUTH WALES RAILWAYS

SAY YES TO HEAVY RAIL:SAY NO TO METRO RAIL

57



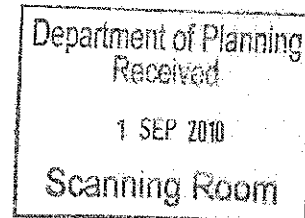
PCU014106

Serguei Guerman of 2606/183 Kent street, Sydney, NSW, 2000.  
Barangaroo Concept Plan, ref.MP06\_0162 MOD 4.

Strongly object to the proposal.

Increase in buildings height will damage the idea of the city of Sydney development, which was in the highest buildings construction in the middle of the city with lowering the heights towards to the shore. The height of the buildings on the shore of the Darling Harbor shouldn't be higher than current height beginning from Cove. The rest of the constructions shouldn't be higher than KPMG building. It's obvious thing. The hotel concept plan is absolutely disgusting. In case of realization it will ashamed all of us for the rest of our life.

Sincerely yours,  
Serguei Guerman.



*Executive Committee, the Owners Corporation – Strata Plan 61643  
183 Kent Street, Sydney, 2000*



The Director General  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000  
Dear Mr. Gibson,

**Barangaroo Concept Plan Modification  
MP 162\_Mod 4**

We represent a residential building at 183 Kent Street of 230 apartments and two stratas, we also are strongly represented in the Kent Street Residents Group and the Millers Point Residents Action Group, a grouping of constituents of over 4500 voters.

We are seeking an urgent meeting with the Department of Planning, preferably with the Minister, to firstly, provide the Department an appreciation of our situation and our predicament and secondly, in order to respond more appropriately to "Modification 4", we need to increase our understanding of the Department's evaluation process, particularly standards and benchmarks.

This request has arisen, following a residents' meeting with Lend Lease on 2 September in which they presented graphically videos displaying the impacts of shading and views caused by their new proposal on our building.

Simply stated, the residents were shocked.

Lend Lease continuously stressed that this evaluation process was a comparison between the "approved" Concept Plan and their latest proposal, which provided benefits.

We consider that any final decision has to evaluate any plan on its own stand-alone merits and it should have outstanding qualities and benefits to the community, hence our predicament.

We look forward to your constructive response

Yours sincerely

Brian Adams  
Executive Committee  
Stamford on Kent  
2501/183 Kent Street  
9251 0076  
3/9/10

# Millers Point, Dawes Point, The Rocks Resident Action Group



Department of Planning  
Received  
3 SEP 2010  
Scanning Room

29 Lower Fort Street  
MILLERS POINT  
NSW 2000  
2<sup>nd</sup> Septembert 2010

The Director General  
Department of Planning  
23-33 Bridge Street,  
SYDNEY NSW 2000

Attn: Mr. David Gibson

Dear Mr Gibson,

## Barangaroo Concept Plan Modification MP 162\_Mod 4

The Resident Action Group would like to apply for a three months extension of time in which to prepare its submission in regard to the Concept Plan. The size and complexity of the project mean that we must engage in research and consultation which all take time.

It is vital that all parts of our community have the opportunity to consider the many implications of the proposals and to benefit from any advice we are given.

This is a major project, not only for Sydney, but for Australia. The nature of the approval process means that over the past five years a series of changes has taken place which has meant that relating the individual applications for approval to the concept plan and working out some of the implications has been very difficult. We are concerned that our examination of the amended concept plan should take into account the potential problems arising from the approval process itself.

An aspect of the process which has made commenting on the amended plan difficult is the consideration of the 3D model of the proposals. The City Council has now provided a model but this has only been available from Tuesday, 24<sup>th</sup> August.

We are obtaining professional help in the formulation of our comments on the amended plan. The short time allowed for submissions does not allow for proper consultations with busy professional advisors.

Please let me know if you need any further information in considering this application. I can be reached during business hours on 9225 3225 and after hours on 9241 2875. My email address is [mmchalmers@bigpond.com](mailto:mmchalmers@bigpond.com).

Yours faithfully

**Millicent Chalmers**  
Chair

**David Gibson - Online Submission from Fay Briggs (object)**

---

**From:** Fay Briggs <faybriggs@bigpond.com>  
**To:** David Gibson <david.gibson@planning.nsw.gov.au>  
**Date:** 3/09/2010 4:13 PM  
**Subject:** Online Submission from Fay Briggs (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

I strongly object to the proposed hotel being built over the water area and strongly object to its height. If another hotel is needed in Sydney city it should be back from the shoreline and at least half the height proposed.  
I also object to the height of the other buildings planned for this site - much too high.

Name: Fay Briggs

Address:  
27 Wells Street  
Balmain, NSW 2041

IP Address: cpe-58-170-24-7.lns9.ken.bigpond.net.au - 58.170.24.7

Submission for Job: #3803 MP06\_0162 MOD 4 (Hotel development, additional GFA and Height)  
[https://majorprojects.onhivve.com/index.pl?action=view\\_job&id=3803](https://majorprojects.onhivve.com/index.pl?action=view_job&id=3803)

Site: #188 Barangaroo (formerly East Darling Harbour)  
[https://majorprojects.onhivve.com/index.pl?action=view\\_site&id=188](https://majorprojects.onhivve.com/index.pl?action=view_site&id=188)

-----  
**David Gibson**

Senior Planner, Government Land & Social Projects

P: 02 9228 6241  
F: 02 9228 6488  
E: david.gibson@planning.nsw.gov.au  
-----

---

Powered by Internetix Affinity