



Mr Daniel Cavallo
Director, Government Lands and Social Projects
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Cavallo

RE: Barangaroo Concept Plan Modification - MP06_0162 MOD 4 (Hotel development, additional GFA and Height)

I am writing in regard to the above Barangaroo Concept Plan Modification.

The amended concept plan raises some issues for Housing NSW both in regard the impact of the increased building heights on Housing NSW properties in Millers Point and the provision of affordable housing.

As a significant heritage precinct, the preservation of existing views and vistas into and from Millers Point are critical. The proposed height increases are significant and change the scale of South Barangaroo. This will impact on the existing views from Millers Point to the south west and south. The most critical issue however is the preservation of harbour views into and from Millers Point to the west and north. Although not part of the concept plan modification, the proposed buildings in Barangaroo Central would appear to have the scale and bulk to block existing harbour views into and from Housing NSW's properties along High Street. Housing NSW would be very concerned if this were to occur and requests that the proposed building heights in Barangaroo Central be reviewed.

The proposed modification significantly increases the amount of residential floorspace in the development. The current commitment of 2.3% affordable housing is relatively low and it is expected that with the sizeable increase in scale of development at Barangaroo South the proportion of affordable housing would also increase. There is as yet little detail on how this will be provided.

Please do not hesitate to contact Linda Blinkhorn, Manager Urban Renewal and Planning, on 8753 8415 if you have any queries in relation to this submission.

Yours sincerely

Mike Allen
Chief Executive

17.9.10