

RECEIVED

14 SEP 2010

Director-General

Alison McKeown

397 Glebe Pt Road

Glebe, NSW 2037

Tel: 9660 3917

13th September 2010

The Director General
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Director General,

Re: Barangaroo South Amended Development Plan

This is my submission. I ask you please to accept it although it is three days later than the advised closing date for submissions.

I do not object to development per se, but I vehemently object to all of this proposed development for the manner in which it has emerged, for its excessive bulk and height, for its claim to build in the harbour and for its very, very poor environmental credentials.

My reasons for objection are set out in point form below. I also enclose photocopies of a map and an illustration of early Barangaroo, and a developer's photo advertisement from a local newspaper to add to my submission.

1. The Process.

I object in the utmost terms to the way in which Barangaroo has ended up 'wholesale' in the hands of one developer – whom I believe has made political donations to the NSW State Labor Government and has some kind of agreement to stream substantial funds to the government from Barangaroo for some time to come. Barangaroo is public land, but the lack of proper process for its development is terrible, and the outcome, that is the development proposal being built, is the worst imaginable for beautiful Sydney and its harbour setting. I object to the scuttling of the design winner plan from Hill Thalys Architects. By writing many letters to politicians I have added my voice to the call for the Government to release the papers that led to Lend Lease getting the project.

2. Bulk and Height.

I object to the proposed building heights, bulk, layout, and the resulting excessive, permanent shadowing.

In contrast to the sympathetic Hill Thalys Architects' plan for Barangaroo, this plan from Lend Lease is absolutely gross and brutal. The extra heights on buildings in Lend Lease's grab for this site should be got rid of and built elsewhere. I find the cluster of buildings proposed is disturbing. I envisage a cold, windy, unpleasant environment for people for too many days of the year in that concrete enclave.

The Hill Thalys Architects' plan depicted a stepping-down from high buildings to low buildings, in sympathy with the way in which Darling Harbour's waterfront has been developed in accordance with City of Sydney planning. The Lend Lease proposal does not achieve the same effect and it is quite outside this most-desired guideline.

The shadow cast by the proposed development on buildings to the south along Darling Harbour, and to the east, affecting the current edge of the CBD, is too much. A photograph published in the newspaper 'Central' on 8th September and included in this submission for your perusal, suggests there is no problem with overshadowing. Would you please note the photograph was taken at the only advantageous time of day for the developer's proposal, sometime in the afternoon, with sun light streaming in from the west.

I believe the City of Sydney's development control plan needs to be the benchmark for Barangaroo.

3. Building in the Harbour.

It is totally unacceptable that a building – the proposed hotel – should be built in Darling Harbour. Darling Harbour is not real estate. Sydney and the Darling Harbour environs do not need an architect's personal statement and a developer's statement so rudely put there forever. This building style and concept seems to be favoured in wealthy, emerging cities for example in places in middle-eastern and asian countries, but it is too tacky for Sydney. It does not belong here. In no way does the building replicate the gracefulness of the Opera House.

I want you to examine how much the proposed hotel would impede shipping and commercial boat traffic on Darling Harbour by its intrusion into harbour waters. Please see enclosed a map of Darling Harbour from the UBD Street Directory 2001. The scale is 1 kilometre equals 16 grid squares. I believe the map illustrates how small Darling Harbour actually is. I watched a ship come in and turn as it made its passage to White Bay – it largely filled the waters between Barangaroo and Peacock Point. There is lots of other marine traffic that shares Darling Harbour – private craft, fishing boats from Blackwattle Bay, small commercial boat traffic, cruise ships that will continue to operate here and Sydney Harbour ferries, all needing space and safety to operate on these waters. I believe the building proposal would narrow water space. Darling Harbour cannot become merely a canal. I submit that the old finger wharves and Barangaroo itself are the last efforts to fill in the harbour. I am not fooled by the aerial photograph (see enclosed) suggesting unlimited space. Please notice that you even see a broad expanse of the Pacific Ocean in this super-wide photo.

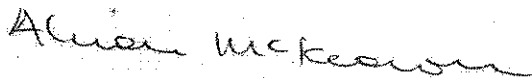
4. Environmental Factors.

I understand from information at a public meeting and a newspaper article that the proposed development does very little about electricity generation, water use and waste handling on site. This is far too low a benchmark.

As inspiration to your determinations I enclose a photocopy of a gentle Bangaroo, eighty nine years after white settlement. There is no super-sized concrete jungle here!

I conclude this submission by asking for the proposed amended plans for Barangaroo to be rejected. Would you please advise me of the acceptance of my submission and keep me informed.

Yours faithfully,

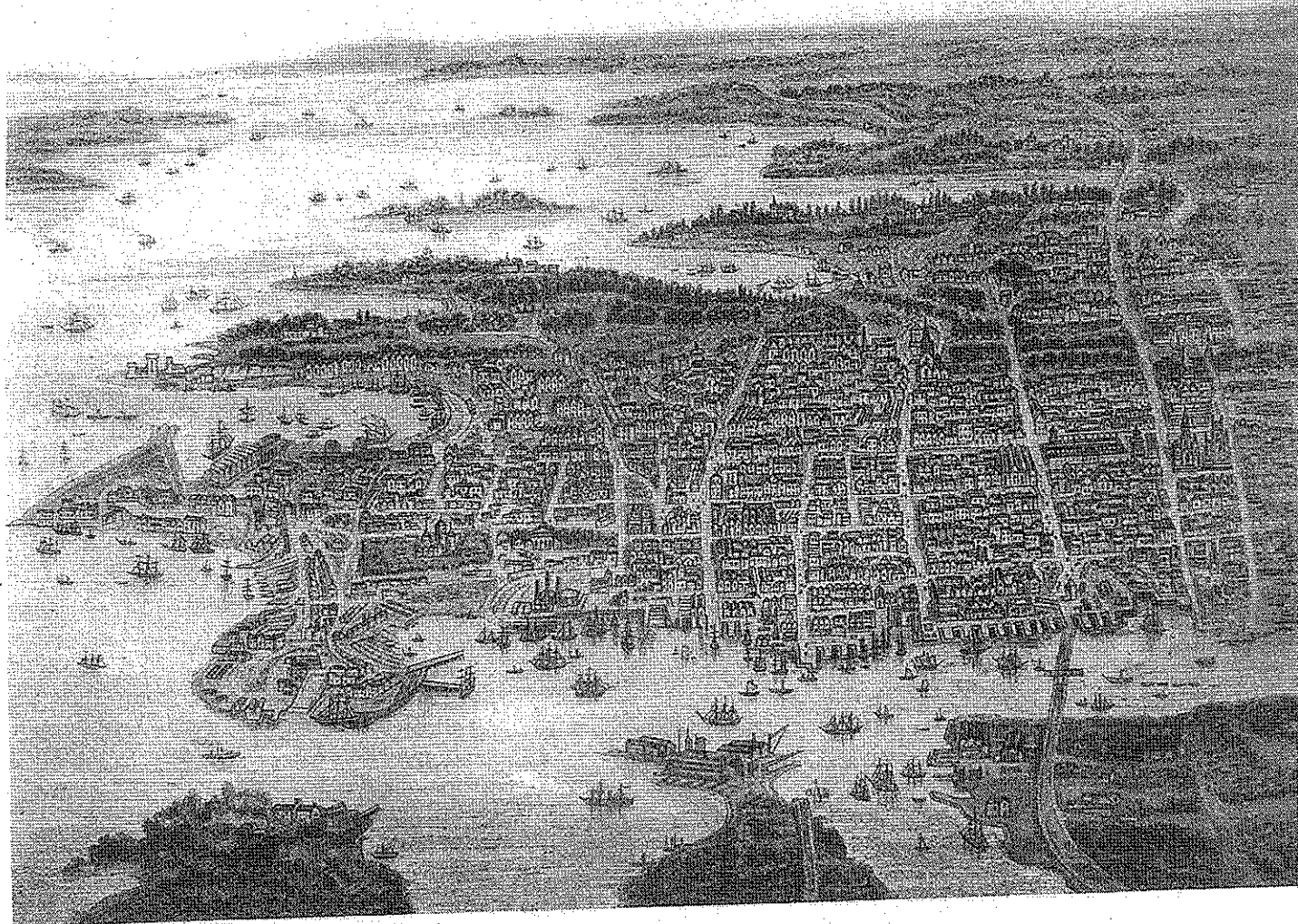


Alison McKeown

Encl: Two maps, UBD 2001 City Link Street Directory.

Two-page photo advertisement, Central, 8/9/10.

Photocopy, 'Panorama of Sydney', Sydney Town Hall. The Building and Its Collection.
Margaret Betteridge. Council of the City of Sydney. 2008.



Panorama of Sydney, published
by William Collins Sons & Co.
London, c1877

engraving, 19.6 x 22.6 cm 89-051
This panorama locates the Town
in the heart of the city and next to
St Andrew's Cathedral, slightly to
of centre, not far from the wharves
and warehouses of Darling Harbour.

ChrisW

RECEIVED
22 SEP 2010
Director General

Alison McKeown
397 Glebe Pt Road
Glebe NSW 2037
Tel: 9660 3917
20th September 2010

The Director General
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Director General,

Re: Barangaroo South Amended Development Plan.

I wish to correct the date of a publication that I referred to in my submission lodged with the Planning Department dated 13th September 2010.

The publication that I referred to is the UBD 2011 City Link Street Directory, 22nd edition. I erroneously wrote the year date as 2001.

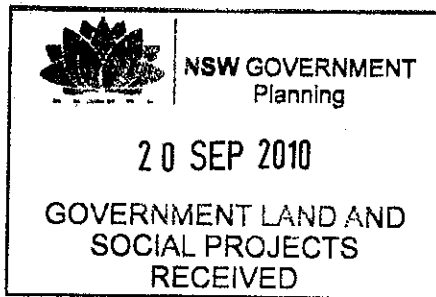
As part of my submission I included two photocopied maps from the UBD 2011 of Darling Harbour.

Would you please note and correct the year of the UBD publication in my submission so that it correctly reads 2011? Would you also advise me that the correction has been done?

I do apologise for this error.

Yours faithfully,

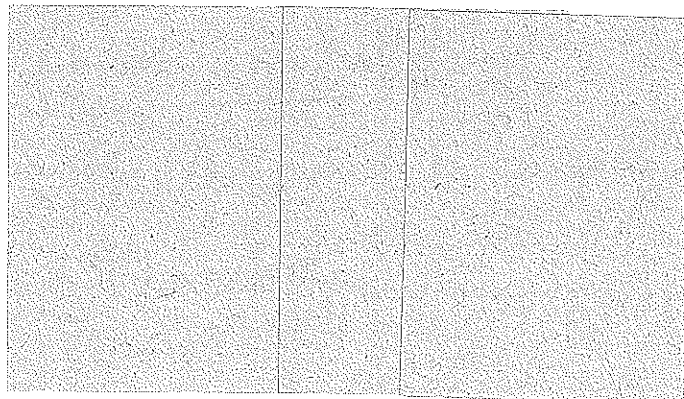
Alison McKeown



RECEIVED
13 SEP 2010
Director-General

9 September 2010

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



Dear Mr Haddad

Re: Barangaroo – MP06_0162MOD 4 (Hotel development)

The residents of Merriman Street and surrounding precinct object to the application for the concept plan amendment which if approved the construction of a hotel in the harbour, additional GFA and height at Barangaroo.

- The high rise tower sets a dangerous precedent for future development over Sydney Harbour
- Then scale and location off the proposed building is visually intrusive
- Why is privatisation of the public domain allowed?
- Concern of overshadowing of buildings and area of the public domain
- The proposal is alien to the scale and character of the city
- Traffic management of the site
- Concern regarding noise, air, odour impacts at time of construction

The residents of Merriman Street and surrounding precinct oppose any high rise development in stage 2 on the grounds that it would conflict with the heritage character of the adjoining Millers Point and the Rocks.

Mara Barnes on behalf of Merriman Street residents and surrounding precinct

25 Goodlet St,
Sunny Hills 2010
9th September, 2010.

Director General
Department of Planning
G.P.O. Box 39
Sydney NSW 2001

RECEIVED

10 SEP 2010

Director-General

Re: Barangaroo South (land lease) Development

Dear Sir/Madam,

I wish to register my strong objection to the proposed development at Barangaroo South for the following reasons:

1. It is too tall. It is not in the style of King St Wharf or Cockle Bay. It is not of similar nor lower height than the surrounding older buildings.

2. There is not enough foreshore space for public access and use for recreation and/or pleasure.

3. The tower in the harbour water is out of place - not on land and unacceptable because of its height and being in the harbour. It's an obstacle for water transport and marine animals.

4. Is there any transport plans to connect with the public transport system of the city? No. Why not?

5. I'd like to see the Overseas Passenger Terminal located at / to remain at Barangaroo where visitors have easy, independent access to the city. Thus receiving a positive welcome to our city. Please include it in your plans.

Yours faithfully,

M McCullagh-Dennis

Margaret MCCULLAGH-DENNIS

cc Clover Moore

MP

Mayor

HIGHGATE

Highgate Owners Corporation Strata Plan 49822 ABN 66 342 557 275

127 Kent Street Millers Point NSW 2000 Tel 02 9252 0001 Fax 02 9252 0121 mknight@highgate.au.com

13th September 2010,

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

Re: Major Project Application MP06_0162 MOD4
Barangaroo Concept Plan Amendment (Modification No. 4)

In relation to the above application, the Highgate Owners Corporation objects to a number of issues;

1. Long-term soil stockpiles on site.

In the Environmental Assessment Groundwater and Hydrogeology - Vol 3, Page 18 (2.5.3) the groundwater analysis states, "Detectable concentrations of total petroleum hydrocarbons (TPHs), benzene, xylenes and polycyclic aromatic hydrocarbons (PAHs) and toluene, ethylbenzene have been recorded and are associated with the former gasworks operations on and in the immediate vicinity of the site."

The Air Quality Impact Assessment by AECOM Australia Pty Ltd, which is very carefully qualified, lists a plethora of dangerous heavy metals as contaminants in the soils of Barangaroo including arsenic, cadmium, chromium, copper, cyanide, iron, lead, mercury, manganese and zinc. Further more on Page 9 3.3.1 of the attachment within the AECOM report there is reference to "All long-term soil stockpiles on-site would be covered or stabilized with spray grass or other dust/erosion reduction measures as required."

Remediation of contaminated soil has the potential to release hazardous and toxic material into the immediate environment and pose health risks to the thousands of residents, office workers and children attending pre schools in the area. These excavated materials are contaminated and need to be in sealed containers.

2. The plans submitted do not address the major problems associated with traffic on local residential roads and access to and from Barangaroo.

The Environmental Assessment Report - Vol 3, page 42, 5.1. states "The concept Plan modification includes the following residential provisions: up to 99,763 square meters of residential floor space, potentially accommodating up to 2,475 new residents in 775 to 800 dwellings in Barangaroo South

Existing traffic problems in the Barangaroo and surrounding areas will be exacerbated by the additional thousands of traffic movements arising from the proposed office and residential developments. Proper independent analysis will find there is already a problem with traffic in the area.

3. The proposed height and bulk of the development.

The buildings are disproportionate to the remainder of the city, diminish the amenity of the waterfront and set a dangerous precedent for further waterfront developments.

4. The extension of land into the harbour to accommodate the hotel.

This is an unnecessary intrusion into the waterways which forever alters the scope of the foreshore.

5. The proposal to construct two buildings on the north end of the Southern Cove where building heights are respectively 175m and 160m.

In the Concept Plan Modification - Vol 1 Executive Summary Solar Access the following statement is made "Residential properties to the...east are largely unaffected".

The statement in the Concept plan is in correct. There will be a substantial affect on the amenity of the existing residential buildings which will experience significant shading in their living areas.

6. Air Odour and Quality during construction.

In review of the Environmental Assessment Report - Vol 3, page 125, 7, AECOM recommends that, "a review should be undertaken of potentially affected buildings to determine whether air conditioning intake valves are located on the sides of buildings closest to the Barangaroo site."

This assessment must be done immediately. All residents, workers and child care facilities need full disclosure to then enable them to make plans prevent health problems. Also the development needs to take the necessary mitigation actions to minimize exposure and ensure acceptable levels of air quality.

7. Noise During Construction.

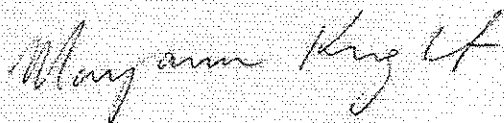
The Environmental Assessment Report - Vol 3. states construction noise is expected to reach 90 decibels intermittently. The AECOM review report states "construction noise will be a regular feature of the local noise environment and "Reasonable and practicable noise and vibration mitigation measures are proposed to be implemented to minimize impacts to the community.

Mitigation measures must be outlined in advance for public comment.

8. Barangaroo Underground Car Park Facility

Why is an additional car park being included in the Barangaroo Headland Park? As there are 1,025 off street parking spaces scheduled for Barangaroo South what purpose do the additional 300 headland spaces serve? Could this be an admission of inadequate public transport servicing this parkland? The removal of the car park from the plan would reduce the overall cost of the Headland Park.

Yours Faithfully,



Maryann Knight
Secretary

* on behalf of Owners Corporation Strata Plan 49822

HIGHGATE

Highgate Owners Corporation Strata Plan 49822 ABN 66 342 557 275

127 Kent Street Millers Point NSW 2000 Tel 02 9252 0001 Fax 02 9252 0121 mknight@highgate.au.com

17th September 2010,

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



PCU014767

Re: Major Project Application MP06 0162 MOD4
Barangaroo Concept Plan Amendment (Modification No. 4)

Supplementary to our submission of 13th September 2010.

In addition to our earlier expression of opposition to all aspects of the proposed MOD 4 amendments it is our belief that reconsideration must be given to the design of the Barangaroo Headland Park.

The justification given for the overdevelopment of Barangaroo South, and no doubt a future justification to be given for increased bulk and height at Barangaroo Central, is the need to cover the cost of the headland park.

While the headland park is certainly a desirable feature the present proposed design is an unnecessary extreme. Retention of the deep water berths would not only radically reduce costs and provide an immediately useful facility, but would also secure irreplaceable infrastructure for future generations. Simplification of design would not diminish the park's amenity for the community, an amended topography with more gentle gradients will enhance it.

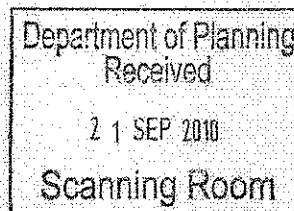
Let us not despoil Sydney by extreme and inappropriate overdevelopment at Barangaroo.

Redesign and cost reduction of the headland park will benefit all of Barangaroo and the City of Sydney.

Yours Faithfully,

Maryann Knight
Secretary

* on behalf of Owners Corporation Strata Plan 49822



OBSERVATORY TOWER

168 KENT STREET SYDNEY NSW 2000



STAMFORD
on Kent



HIGH GATE

KENT STREET RESIDENTS GROUP (KSRG)

Contact: Chairman, KSRG, c/o 127 Kent Street, Millers Point, NSW, 2000

17 September 2010,

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

Submission from Kent St Residents Group - KSRG
Major Project Application MP06_0162 MOD4
Barangaroo Concept Plan Amendment (Modification No. 4)

This submission is supplementary to our previous submission dated 13 September 2010

The NSW Government, The Barangaroo Delivery Authority, and Lend Lease have all stressed that Barangaroo South increases in GFA, bulk, and height as defined by MOD 4 have been made necessary by the immense cost of the proposed Headland Park.

Our earlier submission stressed the undesirability of the MOD 4 amendments.

We propose that the scale and design of the headland park be reconsidered.

Simplification of park design, retention of the existing deep water berths, incorporation of a passenger terminal along with a cultural centre of limited scale, would drastically reduce the parkland cost and eliminate commercial necessity that is said to justify the GFA, bulk, and height proposed by MOD 4.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P Upham'.

Paul Upham
Chairman
KSRG

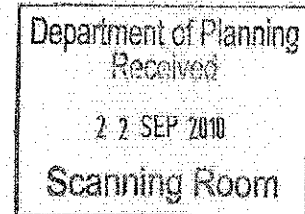
P M Bowen

Apartment 1907, Stamford on Kent
 183 Kent Street
 Sydney NSW 2000
 Phone: (02) 9293-5440
 Facsimile: (02) 9293-5240



15 September, 2010

Director
 Government Land & Social Projects
 Department of Planning
 GPO Box 39
 SYDNEY NSW 2001



Dear Director

Your reference: MP06 0162MOD4

Attached is copy of letter written by me on 20 July 2010. I did not receive the courtesy of an acknowledgement or a response.

To my mind modification number 4 to the Barangaroo Concept Plan presents a gross overdevelopment of the area.

I inspected the "Environmental Assessment" at The Town Hall on or about 18 August 2010. Models of the proposed buildings had not then arrived but I was able to view the various volumes of drawings and proposals which were to be considered. There was a brief reference to the matter of traffic but it was "mumbo jumbo" (as with the remainder of the proposal) and even a planner would have difficulty understanding it.

I take exception to the Barangaroo Concept Plan Amendment (Modification No.4) on the grounds that:

1. it represents a gross overdevelopment of the site;
2. it proposes increases in building heights which are totally unrealistic for waterfront properties;
3. there is no justification for an encroachment into Sydney Harbour;
4. the reduction in the width of the promenade puts the lie to the long held proposal that more access should be given to the public to enjoy the waterfront of Sydney Harbour;
5. it increases the areas to be occupied "for active and community uses" and provides for a "cultural centre" when there is no need for those facilities to be made available on waterfront land and in positions where there is no proposal for real public transport which can operate without being tied up in a bottle neck; and
6. the surrounding and nearby streets are unable to cope with present vehicular traffic and cannot cope with any more (see my letter of 20 July 2010).

Yours faithfully

P M Bowen

Encls.