

David Gibson - Barangaroo Development

From: Douglas Blake <dblake@ricedaubney.com.au>
To: "david.gibson@planning.nsw.gov.au" <david.gibson@planning.nsw.gov.au>
Date: 24/09/2010 3:04 PM
Subject: Barangaroo Development

Dear Mr Gibson,

I am fortunate enough to have read the Hill Thalys letter of objection dated 8th September 2010 relating to the Barangaroo Development. I understand that many have had their say on the development and that at this stage for one to wade in on the argument, could in fact be considered one day too far away.

The calibre of project may not reside in my domain though the process being revealed is I fear but a greater reflection of the ineptness of many approving bodies within the Sydney metropolitan area. I have much to say but very few words except that I can not but see and understand the rightness in what this letter states. I understand that it has an agenda; everyone has an agenda, but the one fact or apparent objective that underpins this letter is the committed effort to maintain a reasoned voice on behalf of the public. To maintain and create a great public space, a place for the people, a place that has been created with an sublime intuitive vision.

I hope that they, the authors, are unaware that they are giving this voice and would believe that they seek only to provide for good urban planning and the subsequent architecture that inevitably follows. I do not wish to make this statement long and know that so many words can be said in argument or support. What saddens me though is that there feels an inevitability that business will win out and like the much maligned freeway that passes across our quay, this development will in times too come be fraught with discussion and debate of lost opportunities and provide governmental opposition fodder for future attacks and on and on one could go, but no need to bother for it will be but our past and someone else's future.

For the greatness of our city this letter of theirs could become marked as a pivotal point in this cities planning history, for one who stood with it and stated publicly in defence that maybe they are right, a knowing and great understanding would be had.

I know nothing of you Mr Gibson, nor you of me. I hope that you do in fact read this and only ask that a moment of your time in quite reflection somewhere on this magnificent foreshore of ours enables you to cast your mind as to what could be. For the people.

Douglas Blake

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David Gibson - THE FUTURE OF SYDNEY AND THE IMPORTANCE OF BARANGAROO

From: Frustrated Sydneysider <frustrated_sydneysider@hotmail.com>
To: <info@barangaroo.com>, <information@planning.nsw.gov.au>, <premier@nsw.gov.au>, <council@cityofsydney.nsw.gov.au>
Date: 24/09/2010 11:24 PM
Subject: THE FUTURE OF SYDNEY AND THE IMPORTANCE OF BARANGAROO

Good day,

I am a frustrated Sydneysider!

I live and work in Sydney.

I was born in Sydney, grew up in Sydney and am currently working in Sydney. I have a great and unending love and appreciation for this city and its great and fascinating history. A lifetime can be spent discovering its abundance of fantastic natural and man made landmarks, where, no matter how many times you bear witness to them, you can never cease to be amazed and awestruck by their power and beauty.

The Sydney I have grown to love so much is the Sydney of yesteryear. The city that was driven, hungry, inspired, willing, ready and able to take on the bold and daring steps necessary to make a statement to the rest of the world, to assert our self confidence, to show the world what Sydney was capable of, express our power, our ingenuity, our drive, our energy, our spirit, our willingness to innovate, take charge and lead the world, our bid to assert ourselves firmly as Australia's premier and only truly global city!. If you haven't already guessed, what I am referring to is the construction of the Sydney Opera House and the Harbour Bridge. The Sydney Opera House is perhaps the most iconic, beautiful, striking, innovate and important building to ever come out of the 20th Century. No matter how many times you look at it, no matter how long you stare at it, the jaw dropping amazement, and inevitable sense of pride that comes over you is never ending and eternal. Similarly the Harbour Bridge, the world's largest and most recognized steel arched bridge in the world is a testament to our engineering prowess, as is a stunning world renowned internationally recognised icon not just for Sydney but for all of Australia. Add in the harbour, our sublime climate and great culture and you have a recipe for one of the best cities anywhere in the world.

Sydney: A city in decline

The sad truth is that the Sydney of today is quite different. The Sydney of today is marked by a chronic lack of confidence, an unwillingness to be daring, bold and inspiring, a crippling NIMBY (Not-in-my-backyard) anti-development mentality, a completely unjustified and restrictive building height limit covering the entirety of the CBD, courtesy of the City of Sydney council, and a general air of stagnation, tiredness and above all ugly complacency. Sydney has had it so good for so long that we assume that, even if we do nothing, we will continue to remain Australia's premier city, its emerald city of dreams, its only global city, its gateway etc. Well, just like all great powers, stagnation and complacency has always and WILL always cause great powers to fall, their past glories consigned to the history books. Do we really want this to happen to our great city of Sydney!

There are many contributing factors to Sydney's stagnation and decline. Namely these factors include; a lack of efficient infrastructure, crippling bureaucracy, inefficient & ineffective government, rampant NIMBYism and an anti-development mentality. All aspects are important and must be explored. In this article however I wish to explore in detail the issue of rampant NIMBYism, Sydney's anti-development mentality and, most importantly, Sydney's restrictive-by-world-standards height restrictions imposed over the CBD.

Sydney as a global alpha + world city competing with the likes of Hong Kong, New York, London & Paris, needs to demonstrate its competitiveness, its boldness, its daring, its innovation and, importantly, its undeniable sense of self-confidence in order to attract the international investment, global enterprise, students, workers, residents and tourists that allow Sydney to thrive. Bold & inspiring architecture and fantastic public places are an absolute necessity and prerequisite to attracting tourists, businesses, residents,

workers and tourists alike. Putting aside for now technical factors attracting investment such as energy rates, building floor plates, infrastructure etc, if we think about it, if we took away the harbour, the Harbour Bridge, the Opera House, our sublime climate, our beaches and so on, how many regional headquarters of international multinational companies would simply shut shop and move to places like Melbourne to run their business? How many tourists, international students, migrants, or residents for that matter would have decided to live in Melbourne, Perth or Brisbane rather than Sydney? Honestly, minus our bells and whistles Sydney is truly a listless affair falling far behind Melbourne in terms of the quality of the inner CBD itself. The Harbour Bridge, the Opera House, and other unique and exciting structures (at least for the time) such as Sydney Tower, Governor Phillip Tower, Chifley Square, Aurora Place, help make up for some of the CBD's other shortcomings and provides us with fantastic focal points that help define the character of our city and is the image we sell to the world.

Barangaroo - Gateway to our city or another missed opportunity?

Sydney needs another iconic building. As awe-inspiring and majestic as our existing icons are, we must refrain from falling victim to our own complacency and move forward with vigor in developing new projects that continue to be bigger and bolder. The development proposal at Barangaroo South is one such opportunity to make a statement! The indicative designs of the hotel are impressive, the design innovative, imaginative and unlike any other building I have seen. This landmark building will undoubtedly serve as Sydney's next focal point and tourist attraction. It will also reinforce our leading environmental capabilities and our commitment to reducing carbon emissions, reforesting areas that were once concrete jungles and contributing to the health of the harbour and wildlife via the reestablishment of the headland. The benefits to Sydney would be immense. **The only regret: That the project is not even bigger and even bolder.** Despite all of its positives, the entire development is constrained by restrictive height limits and the persistent background static that is the unfounded and unjustified anti-development mantra of the vocal minority who oppose the project, who wish to discount the view of the silent majority who want the very best for Sydney, and force upon all of Sydney and Australia for that matter their archaic and unjustified view points that often results in scaled down developments, missed opportunities and a laughing stock being made of our backward and sheltered city.

Whilst I favor Lend Lease's amended concept plan over its original concept plan, I wish to stress to Lend Lease, the City of Sydney council, the NSW Government, the Barangaroo Delivery Authority and the people of Sydney, that to make this a truly world class precinct, worthy of standing up to today's bold and innovative developments around the world, it is imperative that design excellence at all levels must be achieved & most importantly the height of all of these buildings (especially the commercial office buildings) are increased significantly so that the space is used efficiently, sufficient floor space is created NOW to cater for the growth of our city into the future, and at least something mildly acceptable (in terms of height) by world standards can be developed and showcased to the world.

Despite my disappointment, anything is better than one massive concrete slab! Although, those in the NIMBY camp would have you think otherwise! Desperate to preserve their multi million dollar apartment views of Balmain, & Pyrmont, worried about the tyrannous shadow that will terrorize their flower patch for 30 minutes a day, or determined to turn all of Sydney into a dog walking park, these individuals have been relentless in spreading information riddled with hyperbole, scare tactics and misrepresentations which has resulted in Barangaroo being scaled down once already. Lend Lease, the NSW Department of Planning, and the Barangaroo Delivery Authority **PLEASE do not bow to the pressure of this vocal minority and scale down this development even further, do the opposite and demand that it be bigger, bolder, brasher and more innovative.** Push the envelope, reach for the sky, and show the world that Sydney is, once again confident, self assured, hungry, driven, innovative, and willing to lead the world! Do it for those who make up the silent majority who want Sydney to prosper and who DO NOT want our city's significance on the world stage to be consigned to the history books! Do not pander to or compromise with the vocal minority who, had they got their way, would have resulted in something as beautiful, iconic, innovate, daring, bold and significant as the Opera House never being built! Tell me, who in this day and age wishes that the Opera House, the Harbour Bridge or Sydney Tower was never built? That's right NO ONE! (except, perhaps, for a few in the anti-development crowd who just oppose any sort of development!) In a similar fashion, Barangaroo will face the same ferocious hostility however please, for the sake of Sydney, **IGNORE ALL OF THIS BACKGROUND NOISE** for, in the decades to come, if developed in the right way, Barangaroo will become another iconic and loved part of Sydney! And remember, this is the CBD! This is THE PLACE FOR BIG BOLD AND INNOVATE DEVELOPMENT. The more it occurs here, the less it must occur elsewhere, preserving the environment and the quality of life for those

people living in the suburbs!

To the anti-development crowd out there, if you don't like development then what are you doing living close to the CBD of a significant global city!?!?

Height Limits

As an individual who is passionate about the environment, you may be wondering how I can reconcile my desire for bold development with my desire to simultaneously improve the environment. The answer is simple. By relaxing the terribly restrictive height limits imposed on our city (Maximum height limit of 235 meters to roof, applicable to only a few select areas of the CBD) developers will be able to efficiently compile more office space, more apartments, more hotel rooms and more retail space into a single block of land, building upwards rather than outwards. Imagine if you will how much land could be reclaimed by nature if our urban suburban sprawl was stopped in its tracks, and individuals were forced to live in high density high rise buildings? Imagine how much more space within our CBD could be reclaimed by trees, flowers, parks, boulevards and other public places if building were taller and development less dense as it were no longer necessary to expand outwards and build on every last inch of land in order to fit in what you can within an extremely restrictive height limit.

The current height limit of approximately 235 meters to roof is by world standards unacceptably restrictive. What is worse is that this already constrained and restrictive height limit applies only to a small number of sites in the CBD, with a great majority of areas suffering under limits of around 150 meters or less. It is with great appreciation that height limits in certain areas of our CBD are strictly enforced so as to preserve public access areas such as Hyde Park from being plunged into shadow during the course of an afternoon, however, there are many other areas of the city (for example, the north eastern part of the CBD containing such areas such as Hunter Street, Bligh Street, Spring Street, Bent Street etc; the north west side of the CBD containing building such as Grosvenor place, Suncorp Tower, Australia Square + the northern end of Kent Street, Clarence Street etc; all areas of the CBD south of Hyde Park extending down to Central Station + Barangaroo South) whereby it is extremely hard to see why building heights have remained as restrictive as they currently are now.

In the center of the CBD workers and residents already experience overshadowing by those tall skyscrapers such as Chifley Square, Governor Phillip Tower, Aurora etc during the morning and mid morning periods, experiencing adequate sun during the middle of the day. The construction of buildings reaching or exceeding the 235 meter height limit in the north west part of the city would not change this. Afternoon sunshine may be compromised however there are no major public parks or access ways that would significantly suffer under these conditions. It should be noted that assuming these buildings are the same approximate heights as those in the eastern CBD then there should not be any further overshadowing of the Botanical Gardens. It must be noted that the economic expansion and international recognition that such big, bold and inspiring skyscrapers would bestow upon this city simply cannot be jeopardized because a few people miss out on some afternoon sunshine (let its also be remembered that the majority of people will not emerge from their offices until the evening, whereby, especially in the winter months, the slight loss of sunshine is completely an irrelevant factor given the fact that it gets dark by clock off time). The southern portion of the CBD (the area surrounding & south of the World Tower complex) similarly should have no issue exceeding the 235 meter height limit imposed due to the lack of major public access areas.

It is understood and appreciated that Sydney is bound by the blanket CASA height restriction of around 300 meters, and that there is a desire to maintain Sydney tower's uninterrupted viewing platform (250 meters above grid). In this case it is still imperative that roof heights of buildings in the future come as close to 250 meters as can be achieved without interrupting these views, however for the sake of boldness, daring, and inspiration, architectural features such as spires should be encouraged to 'reach for the sky' in a similar fashion to the Q1 building located at Surfers paradise.

It is understood and appreciated that, given any potential relaxation of height restrictions into the future, buildings will not automatically be built taller, for this is the product of economics and market forces. However our overly restrictive height limits are sure to limit architectural boldness and scope of design excellence. This issue must be addressed and rectified.

The relaxation of height restrictions and the construction of taller buildings will provide Sydney with numerous

benefits including;

1. Efficient use of the limited space available within the CBD
2. Reduced requirement for increased density and urban sprawl
3. Enhanced economic capacity via an increase in commercial floor space
4. Enhanced capacity to cater for an increasing population via increased residential floor space.
5. The ability to build a taller and less dense CBD, allowing public parks, plants, gardens, walk ways etc to become more prevalent throughout the CBD without compromising our economic capacity.
6. An ability for developers to further explore & express architectural boldness, innovation and design excellence when constructing buildings, leading to increased aesthetics within the CBD.

Conclusion

In conclusion, the time for anti-development sentiment, rampant NIMBYism, ugly stagnation and complacency is over. Sydney must enter the 21st Century confident, ready and willing to compete on the world stage, maintain its relevance, strive to achieve and maintain greatness and relevancy, and, most importantly, lead a green revolution that can be greatly assisted by building taller buildings, reducing density, tackling urban sprawl and demanding design excellence.

The rampant NIMBYism and anti-development sentiment crippling Sydney is so entrenched that it is unlikely my words will make any difference to the state of play. However, it is my hope that you will heed these words and do what is right for Sydney!

Kindest regards,

Frustrated Sydneysider

David Gibson - Barangaroo

From: Jack Davison <jack.davison@gmail.com>
To: <information@planning.nsw.gov.au>
Date: 27/09/2010 8:36 AM
Subject: Barangaroo

To whom it may concern,

I read in the paper today that the Lend Lease spokesman, David Hutton, has received "huge support; we have an enormous amount of feedback, and with our project application we have been criticised for reducing its height".

In a seemingly vain attempt to go a little way toward correcting his gross misconception (or, as one suspects, misrepresentation) I attempted to find somewhere on the NSW Planning website to register this particular citizen's vehement opposition to such a view. For a matter of such significance, it seems strange that I was unable to find, say, a BIG link on the main page.

Not only is encroaching into the harbour a Rubicon which must not be crossed, the utility of the building (international hotel) will be a flat zero at best, or a negative, due to shading.

Whilst I have none of the qualifications required to make this a better plan myself, one hopes the Department of Planning has retained some staff who are capable of securing outcomes for the benefit of the people of this state, rather than simply unlocking land and flinging it at the developer who will provide the most immediate fiscal return for Treasury, all the time paying only lip service to public access, utility, aesthetics and the environment.

From what I have read and seen, the only silver lining so far is that it will be facing the abomination that is already the western side of Darling Harbour.

I await a response.

Jack Davison

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From: "George Lombard" <george@AUSTIMMIGRATION.COM.AU>
To: <david.gibson@planning.nsw.gov.au>
Date: 27/09/2010 3:03 pm
Subject: Barangaroo submission
Attachments: Barangaroo submission.doc

Dear Mr Gibson,

I was struck by the arrogance of the Lend Lease position as reported in the Sydney Morning Herald this morning and wanted it to be recorded that I am not a member of any silent majority as far as Barangaroo is concerned.

Please let me know if these submissions are in the appropriate format.

Regards,

George Lombard

27 September 2010

The Director General
Department of Planning
GPO Box 39
Sydney
NSW 2001
Attention : David Gibson
Email: david.gibson@planning.nsw.gov.au

Dear Sir,

It was with a measure of deep regret that I read this morning's Sydney Morning Herald piece noting that Lend Lease is claiming some sort of silent consensus with respect to the desecration of the Barangaroo site, see <http://www.smh.com.au/nsw/public-delighted-by-barangaroo-lend-lease-20100926-15sfu.html>.

As one of the very few members of the public to have used this site recreationally in the past six months, I wish to make the following observations.

1. The only appropriate use for Barangaroo is as a public breathing space – ie totally removed from building except incidentally and instead returned to the public as a park, a substantial green park with spaces for grass and people. It's extraordinary that given the number of people now living in urban infill spaces between Glebe and the City that this is the only remaining harbor frontage available for preservation for public purposes, and the only space capable of being returned to the community other than as a developer's trophy park.
2. Asking Lend Lease to fund a park will do no more than encourage the developers to use the park as their private space, and through a variety of means, including managing the flow of pedestrian traffic, strategic siting of facilities, and above all the massive overview which any user of the park would be immediately and intrusively aware of, is it to be doubted that the proposed Barangaroo Park as funded by Lend Lease would be no more than their own trophy park? Any public park should be protected from such domination.
3. At the moment any attempt to walk from the ANZAC Bridge to the Harbour Bridge is an exercise in urban terrorism, you're forced to confront development which stretches down to the waterfront with only minimal and desultory concessions to green space for children, families and their pets. We have recently made this walk twice and I

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think it's worth noting that taking a dog through Darling Harbour is prohibited so that if you do want to construct a city which has public spaces and concessions to walkers then Barangaroo should principally be planned as a public space for people to go through on their way to the Harbour Bridge and dog owners should be invited to participate. We often walk our labrador along this space and marvel at the opportunity which has been presented by the demise of the old shipping terminal; it's a perfect place to promote a healthier lifestyle for inner city dwellers on the foreshores, in fact possibly a last chance in this millennium. Certainly this is not an opportunity to be wasted in the short time before the next NSW election, or the current batch of planners can expect ridicule normally preserved for that other recalcitrant millenarian of note, King Canute. However the tide – global warming notwithstanding – won't hide the extent of the ignorance involved.

4. To the extent that this is the only space in that stretch which is capable of presentation as a fully developed park with playgrounds, public gardens, sculpture and striking outlooks, I cannot believe that you cannot quarantine it from development or that you would consider using anything less than the totality of the space available. To that extent I would submit that the current overseas passenger terminal be returned to public use and that the creeping cancer of Darling Harbour be terminated at that site. Passenger ships can successfully use Sydney Cove, a place with immediate transport connections and access to the city. It's difficult to justify any sacrifice of this valuable space to commercial interests or foreign tourists.
5. Is it necessary to consider a walled-off water's edge? The continuity of a seafront esplanade should be maintained from the ANZAC Bridge to the Harbour Bridge with no exceptions. If the corridor could be dedicated to Paul Keating then perhaps his aspirations to public immortality could be assuaged successfully.
6. If it's necessary to pay for the site's decontamination or restoration then one would have thought that the obvious source of funding should be the businesses and developments at the southern end of Darling Harbour; personally I would be relaxed about an underground carpark being established in this area, noting that access to this end of Darling Harbour is nothing short of tragic, and this might also defray costs as well as support the range of businesses and residential spaces between the northern end of Barangaroo and the Harbour Bridge. However nothing justifies intrusion into the park space, nothing at all.

Thank you for the opportunity to make this submission

Yours sincerely,

George Lombard

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From: "George Lombard" <george@AUSTIMMIGRATION.COM.AU>
To: <david.gibson@planning.nsw.gov.au>
Date: 30/09/2010 10:38 am
Subject: Further Barangaroo Submission
Attachments: Barangaroo submission 2.doc

Dear Mr Gibson,

I would be grateful if you would associate this further submission with my earlier submission.

Regards,

George Lombard

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30 September 2010

The Director General
Department of Planning
GPO Box 39
Sydney
NSW 2001
Attention : David Gibson
Email: david.gibson@planning.nsw.gov.au

Dear Sir,

Further to my earlier Barangaroo submission of 27 September 2010 I would be grateful if you would add these supplementary thoughts to the consultation process.

I concede that these further submissions have been prompted by the Sydney Morning Herald piece giving Lord Rogers free rein to comment on the planning process, see <http://www.smh.com.au/nsw/stick-to-the-plan-or-risk-greatness-20100928-15vv2.html> and the public reaction to his views at <http://www.smh.com.au/national/letters/we-dont-need-an-englishman-lording-it-over-us-20100929-15x9q.html>.

Having been provoked into further consideration of this matter, and in particular having now viewed the Barangaroo Delivery Authority website at <http://www.barangaroo.com/> I am appalled that such a large slice of public land is being given up to developers when the critical need for central Sydney is for parkland.

Pursuing Lord Rogers' appeal to civic greatness, I assume that he would put London forward as a city which has had greatness thrust upon it. However I do not recall there being 5 metres of public park facing the Thames between Harrow and Greenwich. The fact that the London authorities are only now creating a riverside park – see http://en.wikipedia.org/wiki/Thames_Barrier_Park - ought to serve as a significant warning that what Lord Rogers regards as greatness in London is evidently only aspirational, and certainly not a standard which we should adopt in Sydney. I shudder to imagine what sort of "greatness" awaits Canberra if he ever gets involved in the planning process there.

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To that extent I can confirm my earlier submissions, with the additional concern that the Barangaroo Delivery Authority should be requested to recommence the public consultation process now that the public is more adequately informed of the short-sighted theft of this public land.

I would appreciate your confirmation that the division of the Barangaroo space into three separate precincts, the so-called "Headland Park", "Barangaroo Central" and "Barangaroo South", in no way inhibits the incorporation of all three precincts in a single foreshore park.

The idea that only one of these precincts could be presented as a trophy park invites the question of why the other spaces could not also have been incorporated. Given that the spaces involved are still untouched it's not too late to preserve the entire area, or "suburb" as Wikipedia prematurely calls it.

Thank you for the opportunity to make this further submission

Yours sincerely,

George Lombard

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

12 September, 2010

Barangaroo Concept Plan Modification
MP06_0162_Mod 4

Dear Sir/Madam,

We are the owners of Apartment 1901 situated on the 19th floor of Stamford on Kent a residential building of 158 apartments. We have lived here happily since 2005. We have a professional, forward thinking Executive Committee for the Strata plan.

It is our belief that the NSW Government is seeking the best possible outcome from the development. We accept for this to happen it will be necessary for massive commercial buildings to be constructed, plus the removal of the passenger terminal. What we cannot accept is that Lend Lease has now reduced the number of commercial buildings by one, then replacing it with additional residential towers that will have a most devastating affect on our outlook.

Barangaroo Authority produced an Approved Concept Plan in November 2009. This plan provided us with an almost acceptable viewing corridor. Concept Plan Mod 4 does not compare in the slightest.

Reference is made to Views and Vistas of Lend Lease's submission. Page 39 has a section for Stamford on Kent. The final paragraph states that the Concept Plan Modification proposal, and the development block controls have sought to achieve a view sharing outcome for apartments with a western outlook from Stamford on Kent. At a recent meeting with Lend Lease the above statement was refuted. The reply to our objections from the representative of Lend Lease was that they were providing a "better" outcome. Better for them but certainly not better for the residents of Stamford on Kent.

The above meeting also discussed Shadow Analysis. It was argued by our representatives that a cooling of our building would be increased by the shadow created by proposed 175 metres tall residential tower located on the south of Southern Cove. This could negate any future thoughts of having solar panels installed on our building.

It is our belief that there is an abundance of apartment buildings. We therefor ask that the Gross Floor Area should remain at the Approved Concept Plan level. The residential tower of 175 metres could then be relocated in a south-west direction. The two opposite residential towers listed with heights of 160 and 131 metres to have their heights reduced to provide an acceptable view corridor.

Yours sincerely,

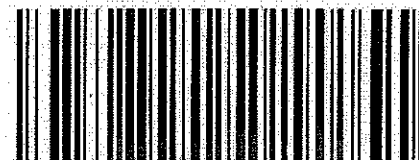
Reg and Roslyn Hofer
Stamford on Kent
1901/183 Kent Street
Sydney NSW 2000

208

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

12 September, 2010

Barangaroo Concept Plan Modification
MP06_0162_Mod 4




PCU014969

Dear Sir/Madam,

Please find attached a copy of a letter addressed to you from our neighbours in apartment 1901.

We fully support their response to the above development in particular the impact that an increase in gross floor areas will have the outlook of apartments on western elevation of Stamford on Kent.

Yours sincerely,


Stamford on Kent
1911/183 Kent Street
Sydney NSW 2000.

Department of Planning
Received
27 SEP 2010
Scanning Room

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1 October 2010

The Hon Tony Kelly
Minister for Planning
Level 34 Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000

Dear Minister

Barangaroo Concept Plan Modification MP06_0162 Mod 4

I make this submission as the Member for Sydney. Barangaroo, which is an important public project involving public land, resources and facilities, is within my electorate and my constituents have a significant interest in the future of this site. Many constituents have raised concerns with me about this project.

This important urban renewal project is vital to the inner city, particularly the Central Business District where it will allow the financial services sector, which underpins Sydney's global city status, to expand. It will also provide major new public parks and harbour foreshores, housing, shops and cultural venues.

However, the proposed Barangaroo Concept Plan Modification is a major departure from the existing planning framework. While some proposals are improvements and supportable including an active and continuous waterfront promenade, I share widespread community concern about the application as a whole and believe it requires substantial amendment.

The additional 60,000 square metres of floor area proposed should be rejected. It will create a serious shortfall in public transport access, and erode environmental amenity of the site through wind and overshadowing.

Traffic and Transport

The proposed increase to floor space will require additional public transport, cycling and pedestrian infrastructure.

Since approval of the last Concept Plan in 2009, plans for the CBD Metro have been withdrawn and pedestrian links with Wynyard Station lack full funding commitments, despite this proposed infrastructure being used to justify the 120,000 square metre increase in floor area approved in 2009.

Existing pedestrian links are already close to capacity and will not cope with the current expected increase in pedestrian activity, let alone further increases if the proposed modified Concept Plan is approved.

The Barangaroo project is expected to result in 33,000 additional pedestrians using Wynyard Station, with no associated increase to station capacity. Wynyard Station is already near capacity, and the bus interchange is at capacity.

The Concept Plan should impose Council's DCP controls to limit wind impacts while retaining public access.

Overshadowing

Solar access is essential to the success of public space.

The large floor plates and proposed heights of the office towers will create significant and unacceptable overshadowing of the existing foreshore promenade, especially during the busy winter late morning period.

Under the proposed scheme, Stamford on Kent apartment residents will lose access to essential sunlight, reducing both amenity and the opportunity to install solar power infrastructure. The loss of sunlight will result in an increase in residents' energy use through heating and lighting.

Building locations and heights must respect existing homes' need for sunlight.

The hotel/tower pier will overshadow significant parts of the Pyrmont foreshore with the shadow falling over large areas of Darling Harbour, throughout the year.

Heights should be reduced with towers required to taper as they get higher to reduce overshadowing.

Views

The View Impact Analysis report is inadequate and fails to demonstrate the full extent of view loss caused by the proposed modified Concept Plan.

I am particularly concerned about impacts on Millers Point, where views are an important part of the area's heritage value. The city skyline currently can't be seen from Argyle Place, but the proposed increase in height of the residential towers in Block 4 and the proposed hotel tower/ pier in Darling Harbour, will dominate the skyline and block heritage views of Sydney Harbour from Argyle Place. Panoramic views between Millers Point and Darling Harbour will be limited by the proposed hotel tower/ pier.

Block 4 should be redesigned to retain historic views within the Millers Point Heritage Conservation Area.

Proposed building heights will restrict historically significant panoramic views from Sydney Observatory and Observatory Hill to the north, west and south, across Darling Harbour and of the sky and horizon. There is also risk of light spill to the Observatory from residential towers at night.

Views into, out of, and within Darling Harbour will be restricted by the proposed hotel tower/ pier and the bulky and steep buildings proposed do not integrate well with Darling Harbour.

Other parts of the public domain including Hickson Road, High Street, and the elevated pedestrian bridges along Munn Street will have severely restricted water views, with a large portion taken up by large walls at close range. This will severely impact on local character and amenity.

Failure to align the proposed Margaret Street West with Margaret Street and the proposed orientation of building C5 at an angle will also prevent views of the water. Only narrow views at the western edge will be possible and views of the sky from Margaret Street will be limited.

Affordable Housing

Affordable housing provisions in the proposed Concept Plan must be significantly increased.

The commitment of "up to" 2.3 per cent ignores the housing affordability crisis and prevents key workers like teachers, police, nurses and cleaners being able to live in the inner city close to where they work.

As a publicly owned site, housing affordability should be a high priority. There are few urban renewal opportunities remaining in the inner city, and I share the community view that 20 per cent of residential units should be required for key workers, with the absolute minimum set at 10 per cent. Barangaroo should follow world's best practice like the Lower Manhattan renewal project which could include up to 20 per cent affordable housing units, or the Greenwich Peninsula redevelopment in London which will include 38 per cent affordable housing.

Sustainability

Ecologically Sustainable Development commitments which have been made should be embedded in any consent conditions and should have been specified in the proposed concept plan.

Barangaroo is integral to the City of Sydney's proposal for a low carbon zone in the northern CBD and must be able to connect with decentralised energy, waste and water collection systems.

Space should be allocated in a basement area for a district green infrastructure hub, capable of housing a low carbon zone tri-generation system.

Cruise Passenger Terminal

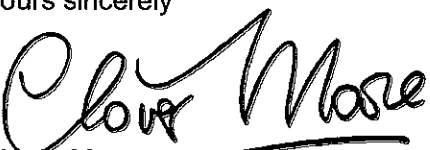
The site should retain a cruise passenger terminal. If larger international cruise vessels of similar scale to the Queen Mary II cannot use the site, this does not preclude use by smaller passenger cruise ships, tall ships and other visiting vessels.

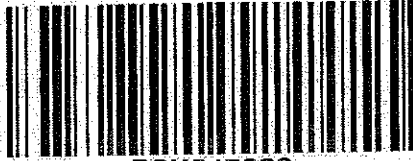
The terminal should remain in its current location or be transferred to another position on the site.

Process

The plans are difficult to understand for non-technical experts, particularly in the short time provided for comment. I am concerned that not all impacts were fully understood by the local community or affected communities. A project of this size and importance requires public meetings and open debate, where plans are clearly explained and discussed, and interested community members are provided with a range of opportunities to ask questions of Lend Lease, the Barangaroo Delivery Board and Department of Planning staff.

Yours sincerely


Clover Moore
Member for Sydney



PCU015833

210
Bill and Eva Johnstone
15 Horton Street
Marrickville NSW 2204

The Director
Government Lands Social Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir or Madam:

Re: City of Sydney's Submission re Lend Lease's Plan for Barangaroo South

We wish to lodge our objection in the strongest possible terms to the plan for Barangaroo South as prepared by Lend Lease. We have viewed the City of Sydney's submission and their alternative proposals; that is, that the site be considered as two separate sites and that one site be considered for approval with the modifications proposed by the City of Sydney, and the other be refused outright. We support the City of Sydney's alternative proposal.

In particular we object to:

- The proposed hotel over the waters of Darling Harbour;
- The bulk, size and scale of the proposed high rise buildings;
- The loss of foreshore and privatisation of public space;
- The lack of public transport infrastructure for the residents and workers who will use this highly intensive development; and
- The loss of the passenger shipping terminal which is best located at Barangaroo which is naturally endowed with a deep water frontage suitable for a port.

In relation to the headland park, we object to the lack of a particular use proposed for the parkland. Unless the park becomes a destination for festivals, artworks, public celebrations and the like, it may become a dangerous place, attracting all sorts of anti-social behaviour. We also object to the proposed filling in of the headland park thereby obscuring the beautiful sandstone cliff which has now become a distinctive feature of the western side of the Sydney landscape, inhabited as it is with wild Port Jackson Figs, ferns and other opportunistic native plants.

We ask that you consider our letter in support of the City of Sydney's submission and ask Lend Lease to review their plan for Barangaroo South accordingly.

Yours sincerely

Bill Johnstone
E Johnstone

Bill and Eva Johnstone

20 October 2010

Department of Planning
Received
22 OCT 2010
Scanning Room

Clare Mose

PETITION - BARANGAROO

PRESENTED BY
Ms Clare Mose
AND RECEIVED
21 October 2010
In accordance with Standing Order 81
I certify that this Petition conforms to
the requirements of the Standing Orders

Russell D. Grove
Clerk of the Legislative Assembly

Open and Transparent Process: Dedicated Bays Renewal Committee, Strategic and Integrated Planning Framework.

To the Honourable Speaker and Members of the Legislative Assembly of New South Wales. The petition of certain citizens of New South Wales brings to the attention of the House:

- The lack of transparency in relation to the development of the Barangaroo site on Hickson Road, Millers Point (formerly known as East Darling Harbour)
- The need for a strategic and integrated planning framework for the entire area from Darling Street Wharf, East Balmain to Barangaroo, Millers Point.

The undersigned petitioners therefore ask the Legislative Assembly to:

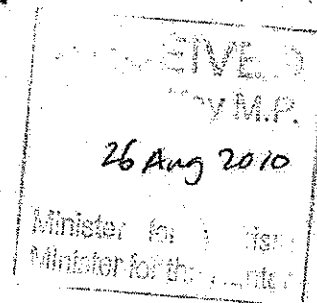
- Open an inquiry into the development processes of the Barangaroo site.
- Support the creation of a dedicated Bays Renewal Committee to coordinate redevelopment in the Sydney Harbour areas from Darling Street Wharf, East Balmain through to North Barangaroo, Millers Point,
- Support the Bays Renewal Committee in coordinating a strategic and integrated planning framework for the Sydney Harbour areas from Darling Street Wharf, East Balmain to Barangaroo, Millers Point.

(Kelly)

Name (PRINT)	Signature	Address
TONY EDYE	<i>[Signature]</i>	P.O. Box 630 Newport 2106
A. WATSON	<i>[Signature]</i>	Millers Pt
J. WATSON	<i>[Signature]</i>	8/57 York St SYDNEY
K. MISPEL	<i>[Signature]</i>	P409/22 Colgate Ave Balmain
Peter Muller	<i>[Signature]</i>	32 High St Millers Point
CHRISTINE REDDY	<i>[Signature]</i>	23/19 Johnstone St Annandale
DAVID GORDON	<i>[Signature]</i>	P.O. Box 768 Newport
DIANE EVERETT	<i>[Signature]</i>	13p Arthur St. Sunny Hill 2042
Pavis Barnes-Ross	<i>[Signature]</i>	32 Men 810 Millers
Clemmentine Tregenza	<i>[Signature]</i>	12 Jura Hill Ave Double Bay

10/06085

Ms Jodi McKay
 Minister for Tourism
 Level 31 Government Macquarie Tower
 SYDNEY NSW 2000



August 23, 2010

Dear Ms McKay,

As Minister for Tourism I am writing to you with serious concerns regarding the proposed development of Barangaroo (The Hungry Mile). I would appreciate your response to the following issues:

- The scale of the proposed development well exceeds the approved winning design. As this development is on public land I would expect that the Government should abide by its original decision. The variation to the winning design as recently published in the media substantially exceeds the original specifications. It should therefore be incumbent on the Government to resubmit what is a major revision to both houses of Parliament for their consideration and approval.
- A request has been made by the Greens in the Legislative Council for the Government to submit for review all papers associated with the process to date. I understand that this request has, to date not been complied with. As Lend Lease will profit handsomely from the use of public land, an open and transparent process must be in place to assure the public that our interests on the use of public land is protected. I would therefore request that as an elected member of Parliament you make representation to the Government to submit to the Legislative Council the requested papers.
- On the question of the Darling Harbour passenger terminal I would like further details from the Government on the reason for moving the passenger terminal from Darling Harbour to White Bay. Was there a business case developed for this move and was the cost of moving the cruise ships terminal and associated building of the transport infrastructure which no doubt will be funded from the public purse identified.
- It is important that the development of Barangaroo consider the views and wishes of its citizens and not just those of private developers. I would also like to be reassured that the Barangaroo Delivery Authority is open, transparent and impartial especially as I understand its Chief Executive is a former executive of Lend Lease.

Please note that I am not opposed to development as specified in the winning design I am concerned at the inappropriate scale of the development as proposed by Lend Lease. I await your early response as I think this issue is of a very serious nature.

Yours sincerely

Jennifer Zerial
 6 Rosevear Street
 Stanmore NSW 2048



CAROLYN & MICHAEL SWANSON

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Owners: 2602/183 Kent Street, Sydney, NSW, 2000

2 October 2010

The Premier of NSW
The Hon. Kristina Keneally
Governor Macquarie Tower
1 Farrer Place
GPO Box 5341
Sydney NSW 2000

Also via email to: premier@nsw.gov.au; cc planning@lpma.nsw.gov.au

Dear Mrs Keneally,

RE: OBJECTION TO SCALE AND IMPACT OF PROPOSED BARANGAROO DEVELOPMENT

We have written to you previously in regard to Barangaroo and write again to remind you of our opposition to the scale and density of the latest proposals for the site.

We are pleased that you feel the development is of such importance for you to assume personal responsibility. However, the reason for you taking control should not be, as you were quoted as saying last week, to prevent the project being derailed by a small group in the community.

The Institute of Australian Architects and local residents of this historic part of Sydney are not marginal groups or to be ignored, but vital to the success of a well-designed and iconic development that should set new standards in sustainable city living. Rather than being vexatious, these groups are vital to Barangaroo's future and deserve to be heard in the debate over such an important and sensitive development.

We are not opposed to Barangaroo, but are deeply concerned at the ramifications of its overdevelopment, which will have serious repercussions for all Sydneysiders. You had an award-winning design for the area that had broad community support but this has been thrown out in favour of modification after modification, each one bigger and denser than the last, and more and more in favour of the developer. These modifications also seriously contravene the Department of Planning's own principles of planning design.

As previously stated we have been distressed to read "Keneally's Catastrophe" in the September issue of *Central* magazine and many other media reports expressing alarm and disbelief at the poor planning principles and overdevelopment proposed for Barangaroo. We object strongly to the scale of the latest proposals and the high-handed and secretive manner in which your government has been authorising their approval and constant changes of plan.

These plans show callous disregard for the standard of living for all Sydneysiders, particularly the residents of the Stamford on Kent building at 183 Kent Street, whose sunlight, views, property values, health and amenity will be severely affected by the latest Barangaroo Concept Plan Amendment (Modification 4), which appears to cut off the building's apartments from the harbour and the sun and condemn us to living in a vastly overdeveloped, dark concrete wind tunnel at risk of contamination. Our plans for solar energy for our building will no longer be viable.

Most disappointing of all, the massive density of the latest change in plans favours neighbouring commercial buildings, commercial tenants and financial considerations over existing residents who bring much-needed life and diversity to the inner city and who have always seen you as a champion of your constituents and vibrant city living.

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 this prime harbour site, which warrants the application of best practice in the social, economic and environmental realm.



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Owners: 2602/183 Kent Street, Sydney, NSW, 2000

-2-

We urge you to reconsider the latest modifications to Barangaroo and return to the initial award-winning plan or modifications that are more sensitive to the needs of the area. Our detailed objection, previously forwarded to the Minister for Planning, is attached.

Yours sincerely

CAROLYN and MICHAEL SWANSON

Owners
Unit 2602
Stamford on Kent
183 Kent Street
SYDNEY, NSW, 2000, Mailing address: 18 Burwood Road, WHITEBRIDGE, NSW, 2290.



CAROLYN & MICHAEL SWANSON

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Phone/Fax 0249 460612 Mobile 0427 460612 Email cygnet@hunterlink.net.au
Owners: 2602/183 Kent Street, Sydney, NSW, 2000

8 September 2010

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

Also by email to: plan_comment@planning.nsw.gov.au

Dear Sir/Madam

BARANGAROO CONCEPT PLAN MODIFICATION MP06_0162_MOD 4

We wish to strongly object to this latest concept plan for Barangaroo. The massive increase in height and close proximity of proposed buildings will cast our home in almost complete shadow, obliterate our 180-degree harbor views and overwhelm our Kent Street village community in the historic Rocks precinct with unsustainable, excessively dense overdevelopment.

We raise the following objections in summary: Note, due to the short time available for comment and analysis and given the significant size and importance of the Barangaroo project, we wish to provide further details later. (We have written to you and asked for an extension to the submission period but have not yet received an answer).

1. TRAVESTY OF JUSTICE
2. OVERSHADOWING
3. LOSS OF SOLAR ACCESS
4. EXCESSIVE HEIGHT OF BUILDINGS
5. EXCESSIVE INCREASE IN TOTAL GROSS FLOOR AREA AND DENSITY OF DEVELOPMENT
6. DISCRIMINATORY POSITIONING OF BUILDINGS – PREFERENTIAL TREATMENT FOR DEVELOPER LEND LEASE'S OFFICE BLOCK AND OTHER COMMERCIAL BUILDINGS
7. BLANKET LOSS OF HARBOUR VIEWS
8. SIGNIFICANT LOSS OF REAL ESTATE VALUE
9. BLEAK RETIREMENT LIVING
10. LACK OF INFRASTRUCTURE TO SUPPORT THE SCALE OF DEVELOPMENT
11. LACK OF TRANSPARENCY AND DUE CONSIDERATION IN THE APPROVALS PROCESS



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1. TRAVESTY OF JUSTICE

We bought an apartment in the Stamford on Kent residential building at 183 Kent Street last April and spent considerable time before buying in consultation with the Department of Planning about the height and scope of the proposed Barangaroo development. At that time, DoP staff advised us that the maximum height of any Barangaroo buildings to be built between our apartment and the harbour, over which we currently have 180-degree views, would be less than 100 metres and below the level of our 26th-floor apartment. We paid a price for this apartment that was largely determined by these assurances that the apartment would retain its harbor views and sunny aspect.

However, we see it as a travesty of justice that despite these assurances, a massive building twice the height of our building has suddenly appeared directly in front of our apartment on this latest Barangaroo "modification". This new building, together with other taller buildings nearby, will completely block our views and sunlight.

No less than three modifications to the initial Barangaroo concept plan have followed our purchase, each one proposing even taller buildings and more dense development than the last, and now obliterating our views and privacy and plunging our light-filled apartment and balcony into darkness for most of the day throughout the year (as shown on developer Lend Lease's just-released shade modelling diagrams and computerised scenarios of the passage of the sun over the buildings).

We also see it is a travesty of justice that no independent body has been appointed to approve Lend Lease's repudiation of the initial award-winning design for Barangaroo, or to take into account the loss of property values and amenity suffered by some 1200 residents of the Stamford on Kent, Stamford Marque and Georgia buildings in Kent Street.

2. OVERSHADOWING

The latest Barangaroo plans show callous disregard for the standard of living for Kent Street residents, particularly those in the Stamford on Kent building, whose sunlight, views, property values, health and amenity will be severely affected by the latest Barangaroo Concept Plan Amendment (Modification 4), which has added a new 175-200-metre tall building (Block 4B) (the height of Australia Square) directly in front of and very close to us and two other very tall buildings (Block 4C) between our building and most of each day's sunshine.

The Block4B building obscures west-facing apartments from both the harbour and sunlight. Lend Lease insists that this building will have minimal impact on the Stamford on Kent, but the developer's own modelling shows that it will cut off the building's west-facing apartments from the harbour and the sun and condemn residents to living in cold, dark shadow for most of every day of the year.



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3. LOSS OF SOLAR ACCESS

As mentioned above, the height and location of the new Block 4B and 4C buildings proposed in this modification will plunge both our light-filled apartment and balcony, and the entire Stamford on Kent building into darkness for most of the day throughout the year (as shown on developer Lend Lease's just-released shade modelling diagrams and computerised scenarios of the passage of the sun over the buildings).

In today's *Sydney Morning Herald*, (page 26, 8 September 2010), Sydney Lord Mayor and State member for Sydney, Clover Moore, is pictured holding the cord to plug in the first of the city of Sydney's electrical car fleet, the latest initiative to help reduce the city's spiralling carbon footprint and promote green development. How ironic that Barangaroo's oversized buildings will end the Stamford on Kent's hopes for converting to solar power to improve our building's green rating and cut our usage of power from coal power stations feeding into an overwhelmed city grid.

Unfortunately, this modification signals literal dark ages for SOK. The dramatic loss of solar access will also affect the health and well-being of residents, who will have to use more instead of less power to combat the dark, cold, unhealthy and unpleasant conditions Barangaroo's overshadowing will create.

4. EXCESSIVE HEIGHT OF BUILDINGS

This latest "modification" to Barangaroo's plans increases the height of buildings from 34 storeys to 60 and from 100 metres to 200 metres, halves the public promenade area and increases the total gross floor area of the Barangaroo development from 300,000 square metres to an alarming 555,000 square metres. This will deny some 1200 residents in the Stamford on Kent, Stamford Marque and Georgia buildings privacy and sunshine and completely overwhelm our living space and sense of community. It will also blight a prime harbour site, which warrants the application of best practice in the social, economic and environmental realm.

This area is not the CBD, it is part of an established, successful community. In a truly democratic society, a rigid limit of seven stories would apply to the entire site. We object strongly to the excessive height of the buildings in the Barangaroo development.

5. EXCESSIVE INCREASE IN TOTAL GROSS FLOOR AREA AND DENSITY OF DEVELOPMENT

Barangaroo is lauded as a prime opportunity to lead the world in the latest town planning ideals on an iconic harbour site adjoining Sydney's historically significant Rocks precinct. But the developers are turning the site into a soulless concrete jungle, hemming in existing residents of the Stamford on Kent, Stamford Marque and Georgia. It is devastating to our village community that this latest plan increases the total gross floor area of the Barangaroo development from 300,000 square metres to an alarming 555,000 square metres and halves the public promenade area.



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6. DISCRIMINATORY POSITION OF BUILDINGS – PREFERENTIAL TREATMENT FOR DEVELOPER LEND LEASE'S OFFICE BLOCK AND OTHER COMMERCIAL BUILDINGS

The following question much be asked? Why do commercial buildings to the south of Stamford on Kent such as the AON Building, where developer Lend Lease has its offices and which is owned by the Maritime Services Corporation, have much smaller buildings in front of them than does the Stamford on Kent (an 80-metre tall building stands in front of the AON building, compared with a 175-200-metre tall building in front of Stamford on Kent)?

We would expect that long-term, full-time residents should have priority for "view sharing" over commercial tenants of office blocks who populate the buildings only during office hours. Many of our neighbours have lived in the Stamford on Kent for 10 years and are now seniors, facing a bleak and dark retirement in property with suddenly much-reduced values and amenity.

9. BLANKET LOSS OF HARBOUR VIEWS

It is our understanding that the Barangaroo development contravenes basic planning principles in its relationship to the Stamford on Kent, Stamford Marque and Georgia buildings, through:

- Inappropriate application of view-sharing principles
- Lack of application of the principle of Tapering View Form
- Changes to the view corridors that were previously almost acceptable

Like many Stamford on Kent residents, we have used a large part of our life's earnings to buy an apartment with significant harbor views but none of the Barangaroo proposals to date have made any attempt to preserve these views, instead offering derisive discussion of sight lines and viewing corridors. This has been disappointing and insulting.

Barangaroo will radically and brutally affect our own and our neighbours' quality of life in retirement and our property values. We would have hoped that the role of the Government would be to protect rather than demolish such an important aspect of retirees' lives.

8. BLEAK RETIREMENT LIVING

We have worked hard all our lives in preparation for self-funded retirement in the Stamford on Kent building with significant harbor views. This country requires us to save for and fund our retirement, but the new 3A section of State Planning laws can through short-sighted, ill-considered and hasty approval for massive overdevelopment deny us our retirement income, health, peace of mind and living space.

We are devastated to find that Barangaroo not only severely diminishes the value of our real-estate investment, but also the amenity and sunlight we planned for and will need for an active and healthy old age.



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7. SIGNIFICANT LOSS OF REAL ESTATE VALUE

Local real estate agents agree that uncertainty about the development, loss of harbor views and sunlight will significantly reduce property values for Stamford on Kent, Stamford Marque and Georgia apartments.

10. LACK OF INFRASTRUCTURE TO SUPPORT THE SCALE OF DEVELOPMENT

We object to the lack of a full, frank and detailed explanation of the State Government's plans for transport in the area over the next twenty years.

Fast, convenient and underground transport must be made available to the thousands of employees, residents, visitors, tradespeople and tourists who will visit this site.

Lend Lease suggests the site "may" accommodate light rail and ferry terminals, but this is certainly not guaranteed. We object to the lack of solid information in regard to proposals for transport in the area as existing transport cannot cope with the increase in visitors to such a big site.

A current mode for dealing with traffic problems is to make the streets as unfriendly to cars as possible. However, this is impracticable as residents of all ages need cars to do such things as shop for groceries at acceptable prices, see family and friends, move children between school, sport and cultural activities and deal with emergencies such as ill-health. Public transport is not adequate for these purposes. It will be necessary to make adequate arrangements for parking, traffic control and commercial traffic.

A city of the future, and an iconic development of this scale and importance should come with all the green trappings for sustainable city living – on site recycling and management of waste and water and green power. We object to the lack of planning for this.

11. LACK OF TRANSPARENCY AND DUE CONSIDERATION IN THE APPROVALS PROCESS

Details of the agreement between the Government and the Developer are hidden. There is widespread community concern over the lack of transparency concerning money paid by Lend Lease to develop the site and the pressure applied to the Public Service to prioritise commercial returns over the protection and support of the rights and interests of residents.

We object to the approvals process, which we believe is seriously flawed. By considering this development under Part 3A of the Environmental Planning and Environment Act, the Department is required to make a decision within 28 days from the end of the consultation period. The consultation period is too short and the period for making decisions is ridiculously short, given that these are decisions on a project, not just of great complexity but of huge public and personal impact for residents.

We have been told that the role of the Delivery Authority raises serious questions within the framework of the Westminster principles of good government and object strongly to this. This government authority is responsible for a development where the philosophy, design, planning, consultation, financing, communication and change of the whole project is being managed by the commercial, profit-making corporation which will benefit from the financial



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aspects of the project. Serious ethical and governmental concerns arise from this artificial structure.

We object to the structuring of this project, which allows for the concept plan to be changed in parallel with the plans for details of the development. This produces a constantly changing collection of proposals in what is already a complex development. The explanations provided by the developer do not clearly explain the interrelation of these changes and many in the community are, like ourselves concerned about the integrity of the procedure.

This is particularly so where it is clear that there is no guaranteed certainty about any aspect of the development because applications for change are so readily accepted by the department. Any approval is transitory at most.

We would like to see a supervisory body such as Sydney city council play a role to ensure that problems of communication and information are regularly and speedily addressed.

In summary, this latest modification to Barangaroo condemns us to a dark and miserable retirement and the heights and positioning of the buildings blocking our access to sunshine and a harbor outlook contravenes the information given to us by your department when we bought our apartment last year.

The latest proposals do not properly apply view sharing principles or the principle of Tapering View Form, but instead destroy our privacy and amenity.

In a recent meeting, 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.

We object strongly to the GFA increase, which creates both the view-sharing problem caused by the height and location of Block 4B and the Solar Access problem caused by the new heights of Block 4C.

If the GFA remained at the Approved Concept Plan level and therefore Block 4B could be reduced and relocated in a south-west direction and Block 4C height could be reduced our principle objections would be minimised.

We look forward to your constructive response and a further opportunity to submit our objections in fully detail.

Yours sincerely

Carolyn and Michael Swanson
Stamford on Kent
2602/183 Kent Street
SYDNEY, NSW, 2000



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Owners: 2602/183 Kent Street, Sydney, NSW, 2000

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

Phil Pick

From: Peter Hill [peterhill@optusnet.com.au]
Sent: Thursday, 21 October 2010 12:44 PM
To: Planning
Subject: Barangaroo South - Application to amend Concept Plan

The Hon. Tony Kelly
 NSW Minister of Planning

Dear Minister

I wish to add my voice to the concerns raised regarding the application to amend the Concept Plan for Barangaroo South.

1. I support the recommendations made by the City of Sydney.

In particular regarding:

- a. The proposed hotel over the waters of Darling Harbour.
 - The bulk of the building over the water is unnecessary - an iconic hotel could be located near the water, but there is no reason to alienate part of Sydney Harbour for a private use.
 - I understand that building over the harbour is against the Sydney Harbour REP.
 - The traffic movements required to service a significant hotel would alienate a substantial part of the proposed foreshore promenade.
 - The building in its proposed location overshadows the proposed public foreshore promenade at lunchtime in midwinter.
- b. The proposed public domain as shown is poorly designed.
 - Most of the proposed streets are too narrow, and are not completely open to the sky.
 - The public domain near the harbour should allow for good view corridors between buildings so that views from existing city streets and buildings to the east of Barangaroo will not be blocked.
 - The public domain should be at least a similar scale to the existing city streets, with 20 metre wide streets, and lanes at least 8-9 metres wide.
 - However I would argue that the public domain near the harbour edge should in fact be wider than the typical city street, so that outside dining can take place on footpaths without obstructing pedestrian flows.
 - Existing street trees should be retained wherever possible.
- c. The building envelopes are unreasonably large.
 - The proposal seems to favour the creation of buildings with simple massive floor plates – apparently required to satisfy current fashions in the layout of financial trading floors – for their full height.
 - The resulting buildings will be far too bulky and block views from existing city streets and buildings to the east of Barangaroo.
 - In order to allow for adequate sun penetration to the public domain at ground level the building floor plans should reduce as they increase in height.
- d. The requested increase in gross floor area leads to greater population that can not be adequately served by existing public transport nor expected future public transport.
 - A new pedestrian link to Wynyard Station is required, as well as a substantial upgrade to the capacity of Wynyard Station itself.
 - Better would be a new heavy rail corridor or metro.

28/10/2010

2. There should be much greater transparency in the planning process at Barangaroo.
The original competition winners have been poorly treated, as has their original competition winning scheme.
Changes to the design of the proposed headland park have never been adequately justified in my view; its undoubted great expense is likely to be the driver for ever more expensive buildings at Barangaroo South.

Regards

Peter Hill

Peter Hill
peterhill@optusnet.com.au

ph +61 (0)2 9552 4907
m 0413 591 788

104 Wigram Road Glebe 2037 NSW Australia

28/10/2010

Phil Pick

From: Margaret Hall [marghall6@bigpond.com]
Sent: Friday, 22 October 2010 5:53 PM
To: Planning
Subject: Barangaroo development

After attending a meeting with the City of Sydney on Tuesday 19th October.

My husband and I strongly urge you to take a long and considered look at the proposal they have put forward as an alternative plan. We ask that you adopt this excellent well thought out proposal in the interests of the public of Sydney.

Yours sincerely

Margaret and Richard Hall
127 Kent Street
Millers Point
92512025

Phil Pick

From: clairegrocott@mail.com

Sent: Monday, 25 October 2010 10:46 PM

To: Sharon Armstrong; Planning

Subject: Barangaroo: I support the City of Sydney ammendments

I am a relative newcomer to Australia and thus somewhat reluctant to cause a stir (I wish!) but I do feel very strongly that the current Lend Lease proposal for Barangaroo will bring nothing but shame on Sydney.

To me the whole planning process is totally lacking in transparency and, worse, has no architectural merit... another oversized, boring development cramming in as much as possible with only slick words to combat the real anxieties of Sydneysiders concerned that commercial interests will rob us of an unrepeatable chance to do something wonderful. What is wonderful? Wonderful is that which surprises and delights us. Something that we will feel is 'ours' rather than a milch-cow for Lend Lease and the NSW State Government.

Specific causes for real concern are:

The hotel on the water: no way this could work. Access cutting across the pedestrian walkway. Anyone done any calculating as to vehicular movements that will be required? No? I thought not.

The winter mid-day shadow cast by the proposed hotel will, during the important lunch hours trading, shade the existing Kings Wharf restaurants from any sunshine leaving them to languish in shade in a cold westerly wind tunnel.

Having spoken to knowledgeable friends, I understand that the idea of financial services requiring large floor plates is doubtful. Could it have something to do with such buildings being cheaper to construct?

I truly believe that the current plan will do nothing but bring brickbats on those involved, however (supposedly) important they are. Sydney has a name for being commercial and venal, as compared to Melbourne, and this project bears that out.

The proposed amendments put forward by the City Council, whilst by no means ideal, are a great deal better then what is currently on the table and for this reason they have my support.

In hopes that sense will prevail....

Claire Grocott

28/10/2010

Phil Pick

From: Barbara MacGregor [barmacg@gmail.com]

Sent: Monday, 25 October 2010 5:32 PM

To: Planning

Subject: Barangaroo

I want to record my total opposition to the proposed development on Barangaroo.

My main objection is to the removal of the overseas passenger terminal, a splendid point of entry for the tourists we are trying to attract (so we are told) and a fine sight in itself. I understand that this decision which was made by yourself was rendered necessary by the proposal to build a hotel in the harbour. I cannot believe that this will be your legacy to the people of Sydney. It is a desecration of the harbour itself, it flies in the face of all planning laws we have had, and sets such a dangerous precedent for the future of harbourside development.

I also object to the whole plan for the southern part of the plan. The buildings are too high, too bulky, too close to the water, too overshadowing, too wind-producing. What can the architects be thinking of apart from money? And that must be all the Government is thinking of too.

A further problem will be the disturbance to toxic material stored underground by the old gas works. I have no faith in reassurances issued so far, and as I live close to the development, and downwind from the prevailing north east breeze, I have every reason to be perturbed by the possibility of dust. The Government's repeated assurance that there was no problem when people died in Hunters Hill, followed at last by the same Government's attempts to clear the site left by another gas works, come to mind as I contemplate these new dangers.

I hope you will bear these points in mind as you think about this proposal and your reputation in history.

Barbara MacGregor
204/50 Murray St
Sydney NSW 2000

28/10/2010

Phil Pick

From: John Kaunitz [kaunitzj@isde.com.au]
Sent: Wednesday, 27 October 2010 6:23 PM
To: Planning
Cc: forum@barangaroo.com; council@cityofsydney.nsw.gov.au
Subject: Barangaroo

The Hon. Tony Kelly
 Governor Macquarie Tower
 Level 34, Farrer Place
 Sydney NSW 2000

Dear Mr Kelly,

Having inspected the Barangaroo Exhibition at Barangaroo in August and the City of Sydney presentation on 19th October 2010, may we share with you our views and feelings regarding the current Land Lease proposal and the history of development approval leading to it.

1. We are left with a sense of outrage at the prospect of giving the Land Lease proposal approval in its current form. There seems to be no justification of having such a gross and imposing and unsympathetic development at Barangaroo South, which will overwhelm the current city sky-scape when viewed from almost any angle. If this development goes ahead it will be a major and permanent blight on Sydney. It will represent major aesthetic and urban planning vandalism of Sydney and will be viewed as such forever, along with the Cahill expressway. You, the premier and the current state government will be to blame and may give this prospect some consideration.
2. We found the original concept development a relatively good solution for this admittedly difficult site and superior to any of the subsequent misguided iterations to vary the concept. In particular the Keating argument to create a natural shoreline is unconvincing as such efforts are likely to lead to a result that is clearly artificial and bizarre. Instead the development of the site should reflect natural progression of its recent history as the 'hungry mile'. The original concept plan achieved this.
3. There seems to be no clear argument presented by anyone justifying the substantial growth of the size and floor area of Barangaroo South. It is not clear where the public benefit is in proposing or approving such a huge increase of scale, impact on the surrounding area and associated traffic congestion..
4. The proposed hotel on the waters of Darling Harbour is offensive and seems to be contrary to common sense, to current NSW Planning guidelines and to the water safety of ferry and boat traffic.
5. We would prefer to see that the planning process 'went back to the drawing board', reverting to the original concept plan. However, as this is unlikely, **we support the City of Sydney proposal as vastly preferable to the current Land Lease proposal.**
6. As residents of the immediate neighborhood we are acutely aware of the utter congestion of our nearby area (York, Margaret, Clarence, King, Erskine and Kent Streets. These streets are currently at capacity and at, or close to, gridlock. It beggars belief to think that traffic resulting from a major development of a hotel and 3 or 4 huge office towers will now be superimposed on this situation. This development is the straw that will break the camel's back as far as city traffic is concerned. We hope that you and your Planning Department have some answers in this regard.

Against the odds we hope that the approval process for Barangaroo will lead to an outcome that reflects the interest of the public and 'public good' rather than the financial interests of the developer.

Yours sincerely,

John and Hinda Kaunitz

28/10/2010

Unit 2404 / 5 York Street
Sydney, NSW 2000

Phone/Fax: (02) 9210 5244
Mobile: 0417 213 048
email: kaunitzj@isde.com.au

28/10/2010

Phil Pick

From: mervyn murchie [mmurchie11@bigpond.com]

Sent: Wednesday, 27 October 2010 12:56 PM

To: Planning

Subject: Barangaroo

The Hon. Tony Kelly,

Dear Tony Kelly,

The development of the site at Barangaroo by the Barangaroo Development Authority has been effected without due consideration for the preservation of the maritime history of the site or the ecological, heritage, recreational, aesthetic functions of the harbour, (N.S.W. Trust News Nov 2010).

The city of Sydney has also serious concerns about the project and recommends significant amendments to the design which I also share. I especially oppose the privatisation of the harbour in order to build an hotel over the water which will prevent overseas shipping from berthing at Barangaroo.

I share with the City of Sydney its concern about the proposed planned public spaces which will be overwhelmed by the height of the proposed adjoining buildings of similar if not greater height and the narrow streets which will accentuate strong wind channels with discomfort for pedestrians.

Lack of sunshine by overshadowing of the cluster of tall buildings of similar height will adversely affect the ambience of the waterfront promenade as well as the working population in the buildings.

Finally and most importantly I am particularly concerned by the operation of Part 3A of the Environmental Planning and Assessment Act introduced by the NSW Government which permits major products like Barangaroo to be approved by the Minister for Planning instead of by the local council and which results in a lack of transparency between the public, the government and the developer.

NSW Citizens are angry at the perceived link between political donations by developers to the NSW Government and consent to undertake development projects and I am one of them. I have no doubt this anger will be demonstrated at the NSW election in March.

Yours sincerely,

Mervyn A. Murchie,
204/50 Murray St.,
Sydney, 2000

28/10/2010

OBSERVATORY TOWER

168 KENT STREET SYDNEY NSW 2000



STAMFORD
on Kent



Millers Point, Dawes Point, The Rocks
Resident Action Group

HIGHGATE

KENT STREET RESIDENTS GROUP (KSRG)

Contact: Chairman, KSRG, c/o 161 Kent Street, Millers Point, NSW, 2000

The Hon. Tony Kelly
Minister for Planning
Governor Macquarie Tower
Level 34, 1 Farrer Place
Sydney NSW 2000

Dear Sir,

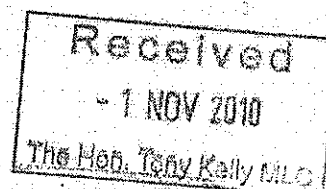
Re: Barangaroo South
Lend Lease Application MP06-0162 MOD 4

The Kent Street Residents Group (KSRG) represents owners of apartment buildings located in Kent Street and Hickson Road, Millers Point. We have followed the design, application and assessment process for Barangaroo closely over recent years and made submissions to the Department of Planning in relation to recent Lend Lease applications, including the modifications sought in relation to MP06-0162 MOD 4 (Modification 4).

Representatives of our group attended the information evening arranged by Sydney City Council at the Town Hall on Tuesday 19 October and we have reviewed the submission made by Council to the Department in relation to the Modification 4 application.

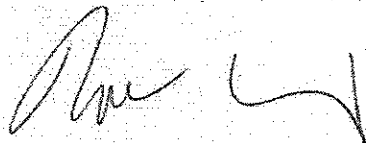
KSRG shares many of the concerns expressed by Council and supports in principle the revisions proposed by Council. These revisions are essential in moving towards an outcome which is acceptable to the many interested parties including the wider community. We agree with key recommendations contained within Council's submission including, but not limited to, the following:

- The request for additional gross floor area above what is currently approved should be rejected, particularly in light of the cancellation of the Metro and the limitation for Wynyard station to handle any further passenger capacity.
- The building floor areas should be reduced at upper levels to reduce visual bulk, reduce overshadowing and improve wind conditions at the ground plane
- The buildings are excessive and should be reduced. They should vary more in height to reduce the "wall" effect of the proposal.
- Block 4 should be redesigned to retain historic views from the Millers Point residential and Heritage Conservation Area as the current design will severely impact on local character and amenity.
- The design should be revised to align the proposed Margaret Street West with Margaret Street and ensure clear views to the water from Gas Lane.
- The hotel should not be allowed to extend into the harbour and shadow the foreshore walk.
- The request to increase the number of parking spaces on site should be rejected.



- The bus layover proposed for Hickson Road should be relocated onto the Barangaroo site or deleted. The design of Hickson Road as a generous and high quality civic boulevard would be compromised by the presence of a bus layover.
- Any approval should require commitments to specific ESD performance criteria during construction and ongoing operations including electricity from low carbon and renewable generation, water management, CO2, LED lighting, tri-generation, Clinton Climate Initiative compliance, etc.

Yours sincerely,



Rod Morris
Chairperson

cc. Clover Moore MP, Member for Sydney
Clover Moore, Mayor, Sydney City Council
John Tabart, CEO Barangaroo Delivery Authority

Phil Pick

From: Patrice Dupont-Roc [dupontroc@yahoo.com]
Sent: Tuesday, 19 October 2010 10:42 PM
To: Planning
Subject: Barangaroo Development

Dear Minister for Planning,

I would like to let you know that I support the City of Sydney submission to reshape the design of Lend Lease's application to amend the Concept Plan for Barangaroo South. It includes key areas to be addressed such as:

- The wind, shadow and view impacts of the proposed building shapes (hotel, office and residential towers)
- Access to the site by public transportation
- Sustainability of the proposed Plan (low carbon, energy, waste and water management)

Yours faithfully,
Patrice DUPONT-ROC
Unit 3906 - 101 Bathurst Street
SYDNEY NSW 2000

Phil Pick

From: Ben Chamie [ben_chamie@yahoo.com.au]
Sent: Tuesday, 19 October 2010 9:26 AM
To: Planning
Subject: Submission re: Barangaroo redevelopment
To the Minister for Planning - The Hon Tony Kelly

There is enormous potential in the Barangaroo site. I am in favour of its redevelopment but have many concerns, specifically in regards to the location of the hotel in the harbour, the height and scale of buildings in Barangaroo South, adequacy of the connectivity to the rest of Central Sydney, affordability and equity issues, and the increased travel demands that this redevelopment will generate.

I endorse those views raised in the City of Sydney submission and ask that these key issues be addressed in the planning process:

- The relocation of the proposed hotel away from the Harbour
- No further increase in gross floor area
- Building designs that will increase winter sunshine in public spaces and reduce wind impacts
- Environmentally-sustainable design commitments embedded and strengthened in the Concept Plan
- Improved open space, wider streets and better public access
- At least 10 per cent of the residential component to be affordable housing
- Building heights to be adjusted to reduce negative impacts
- A design excellence process.
- No pedestrian tunnels, replaced with a pedestrian and cycling network that is integrated with the existing streets of Central Sydney.

Regards,
Ben Chamie - Planning student University of Sydney and member of PIA
502/1 Francis St
Darlinghurst NSW 2010

21/10/2010

Phil Pick

From: johnshawcross@mail.com
Sent: Wednesday, 20 October 2010 9:21 AM
To: Sharon Armstrong; Planning
Subject: Barangaroo: I support the City of Sydney ammendments

I am really concerned that the current Lend Lease proposal for Barangaroo will result in a decision that Sydney will regret for many years.

The hotel on the water requiring any vehicular access across the pedestrian promenade would have to retrogressive step in urban planning. The shadow from the hotel together with the bulk of the commercial blocks will cast an enormous shadow in winter across what will be a cold westerly wind tunnel.

While I think the whole project to be a planning disaster, I support the recent proposed ammendments sought by the City Council as a reasonable compromise.

Regards,
John Shawcross

21/10/2010

Phil Pick

From: Siobhan Britland [siobhanbritland@gmail.com]

Sent: Wednesday, 20 October 2010 8:52 AM

To: Planning

Subject: The development of Barangaroo

To Tom Kelly,

My name is Siobhan Britland, I live in City of Sydney.

Last night I attended the first of the meetings about Barangaroo. I am appalled by what I saw & heard! What an eye sore Lend Lease has in stall for our beautiful harbour!

I am not apposed to the growth & development of Sydney but we must take into consideration the aesthetics & negative environmental impacts these towers will cause.

Why would we place an ugly hotel in such a prime position, taking away our lunch time winter sun & causing significant overshadowing within Barangaroo, when so many hotels have closed in Sydney in the last 5 years?

We need to reduce the height & bulk of the 3 unimaginatively designed towers Lend Lease has planned, to help reduce wind tunnels, I believe no wind testing has been carried out??

What will happen to our Iconic fig trees that grow happily along Hickson Road?

How will we all get there with insufficient rail & pedestrian access causing more madness at peak hour?

You need to confirm sustainability of this plan.

We need an Indigenous cultural centre there to show respect to them & educate the many tourist & locals that will visit each year.

This Lend Lease Non complying plan does not "fly" for me & is wrong on so many levels!

It must be changed!

Siobhan Britland
5 Turner St Redfern
2016

21/10/2010

Phil Pick

From: Eva Johnstone [eva.johnstone@hotmail.com]

Sent: Wednesday, 20 October 2010 1:13 PM

To: Planning

Subject: Barangaroo South Development

To The Hon Tony Kelly, Minister for Planning

Dear Minister

We wish to lodge our objection in the strongest possible terms to the plan for Barangaroo South as prepared by Lend Lease. We have viewed the City of Sydney's submission and their alternative proposals, that is, that the site be considered as two separate sites and that one site be considered for approval with the modifications proposed by the City of Sydney, and the other be refused outright. We support the City of Sydney's alternative proposal.

In particular we object to:

- The proposed hotel over the waters of Darling Harbour
- The bulk, size and scale of the proposed high rise buildings
- The loss of foreshore and privatisation of public space
- The lack of public transport infrastructure for the residents and workers who will use this highly intensive development
- The loss of the passenger shipping terminal which is best located at Barangaroo which is naturally endowed with a deep water frontage suitable for a port

In relation to the headland park, we object to the lack of a particular use proposed for the parkland.

Unless the park becomes a destination for festivals, artworks, public celebrations and the like, it may become a dangerous place, attracting all sorts of anti-social behaviour. We also object to the proposed filling in of the headland park thereby obscuring the beautiful sandstone cliff which has now become a distinctive feature of the western side of the Sydney landscape, inhabited as it is with wild Port Jackson Figs, ferns and other opportunistic native plants.

We ask that you consider our letter in support of the City of Sydney's submission and ask Lend Lease to review their plan for Barangaroo South accordingly.

Yours sincerely

○ Bill and Eva Johnstone

Eva Johnstone, Phone: 02 9590 3584, 15 Horton Street, Marrickville, 2204

21/10/2010

PRESENTED BY

Ms Moore

AND RECEIVED

10 November 2016

PETITION - BARANGAROOin accordance with Standing Order 81
I certify that this Petition conforms to
the requirements of the Standing Order**Open and Transparent Process: Dedicated Bays Renewal Committee****Strategic and Integrated Planning Framework**

Clerk of the Legislative Assembly

To the Honourable Speaker and Members of the Legislative Assembly of New South Wales. The petition of certain citizens of New South Wales brings to the attention of the House:

- The lack of transparency in relation to the development of the Barangaroo site on Hickson Road, Millers Point (formerly known as East Darling Harbour)
- The need for a strategic and integrated planning framework for the entire area from Darling Street Wharf, East Balmain to Barangaroo, Millers Point.

The undersigned petitioners therefore ask the Legislative Assembly to:

- Open an inquiry into the development processes of the Barangaroo site.
- Support the creation of a dedicated Bays Renewal Committee to coordinate redevelopment in the Sydney Harbour areas from Darling Street Wharf, East Balmain through to North Barangaroo, Millers Point,
- Support the Bays Renewal Committee in coordinating a strategic and integrated planning framework for the Sydney Harbour areas from Darling Street Wharf, East Balmain to Barangaroo, Millers Point.

(lally)

Name (PRINT)	Signature	Address
DAN HARMON	[Signature]	BALFOUR RD, ROSE BAY
TIM FOWLER	[Signature]	FITZROY ST, SURRY HILLS
SAM CRAWFORD	[Signature]	LEV 5, 68 MONTAGUE AVE SURRY HILLS
Clare McLaughan	[Signature]	17 baldwin erskinville
LAURA HARDING	[Signature]	22/3A LIVERPOOL ST, DARLINGHURST
P. THALIS	[Signature]	9 APTON ST DUNFINS PK 2022
L HUMME	[Signature]	4149 DRUMALBYN RD BELLEVUE HILL.
Karen Erdos	[Signature]	Malabar NSW
KEUCIM GARTELMANN	[Signature]	31 PHEAS ST SURRY HILLS
RUSSEL OLSSON	[Signature]	11 LOUISA ST SUMMER HILL.
Peter M'Zere	[Signature]	21 Young St Redfern
Janet Hartsch	[Signature]	FORSTER ST GOSFORD

FRIENDS OF BARANGAROO / BARANGAROO ACTION GROUP. PO Box 284 HORNSBY NSW 1630

SHEILA TALWAL

25/9
DANISA ALI BANKSIA
2216