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

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

Also by email to: barangaroo@dpc.nsw.gov.au

Dear Sir/Madam

BARANGAROO CONCEPT PLAN OBJECTION

We wish to strongly object to this 8th amendment to the plan for Barangaroo. The massive increase in height and close proximity of proposed buildings will cast our home in almost complete shadow, severely reduce our 180-degree harbor views and overwhelm our Kent Street village community in the historic Rocks precinct with unsustainable, excessively dense overdevelopment.

When we purchased our retirement unit in the Kent Street village on the 26th floor of the Stanford on Kent building, your planning department provided us with drawings and models assuring us that the height of the Barangaroo buildings below us would be contained within a development "envelope" below a height of 100m that would never restrict our access to views or sunshine. We made the decision to buy in Kent St based on your assurances and are dismayed that a Government planning department has reneged on its promises of height restrictions, allowed countless changes to the original plans for Barangaroo, completely changing the original concept and severely denigrating the Kent St village community.

We must ask: Why bother having an international design competition for Barangaroo, when constant modifications progressively ignore and negate the key elements of the chosen plan? Each modification appears to be entirely based on giving developer and casino operator James Packer what *he* wants, with poor design and bulk at the expense of an inner city community and in complete subjugation to developer greed for ever larger, more gross and inappropriate impact.

Barangaroo Modification Plan 8 proposes such monstrously tall and bulky buildings, it will turn Kent St Village and Barangaroo's built environment into an oppressive, dark and inhospitable wind tunnel. We urge you to return to a design based on architectural merit, rather than corporate greed.

Modification Plan 8 does guarantee some views to the north-west for our apartment, but we have little faith there will not be yet more amendments (given we have already had to suffer the indignity of 8 major modifications to the original plan, each one massively larger, darker and offering less amenity than the previous modification) to degrade the general amenity of the site and the quality of the lives of those living in Kent Street Village.



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The original modification that had a landmark hotel partially projecting into the harbor was a much better use of the site. Modification 8 takes the height of Block 4a from 41.5metres to an astonishing 250 metres, a massive increase of 208.5 metres! This gross increase in height and bulk severely limits our access to sunlight and view corridors. The bulk of the building 4A has gone from 8150m sq to 86,579 square metres, more than TEN TIMES the already modified size. If the height of the building must go to 250 metres, it should be a thin, featherlike building, as was proposed in one of the earlier concept plans. This would maintain more view corridors and sunlight, and create less wind tunneling and blight on the landscape.

We raise the following objections in summary:.

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. LOSS OF HARBOUR VIEWS
7. LOSS OF REAL ESTATE VALUE
8. BLEAK RETIREMENT LIVING
9. LACK OF INFRASTRUCTURE TO SUPPORT THE SCALE OF DEVELOPMENT
10. LACK OF TRANSPARENCY AND DUE CONSIDERATION IN THE APPROVALS PROCESS

1. TRAVESTY OF JUSTICE

We bought an apartment in the Stanford on Kent residential building at 183 Kent Street in April 2009 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.

We see it as a travesty of justice that despite these assurances, a massive building many times 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 block most of our views and sunlight.



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No less than eight 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 latest 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 8), which has added a now 250-metre tall building (Block 4A - taller and bulkier than Australia Square) directly in front of and very close to our building together with a poorly positioned Block 4B which dwarfs and encroaches on our building, and another very tall building (Block Y, which has grown from 170 metres to 275 metres) between our building and most of each day's sunshine.

The Block 4A, Block 4B and Block Y buildings obscure west-facing apartments from both the harbour and sunlight. Lend Lease insists that the increased height of these buildings will have minimal impact on the Stamford on Kent, but the developer's own modelling shows that they will plunge the building's west-facing apartments into shade and deprive them of the harbour views and sunshine, condemning residents to living in cold, dark and overpowering shadow.



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3. LOSS OF SOLAR ACCESS

As mentioned above, the 250m height and location of the new Block 4A proposed in this modification. the 275 m height of Block Y and close proximity of Block 4B 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 latest shade-modelling diagrams and computerised scenarios of the passage of the sun over the buildings).

In the *Sydney Morning Herald*, (page 26, 8 September 2010), Sydney Lord Mayor Clover Moore is pictured holding the cord to plug in the first of the city of Sydney's electrical car fleet, highlighting the latest initiative to help reduce the city's spiralling carbon footprint and promote green development. How disappointing and costly to ourselves and our neighbours 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 Barangaroo. The dramatic loss of solar access will also affect the health, the well-being and living costs 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 massive "modification" to Barangaroo's plans increases the height of building 4A from 100 metres to 250 metres and building Y from 170 metres to 275 metres, halves the public promenade area and greatly increases the total gross floor area of the Barangaroo development. This height and density 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 residential community. We object strongly to the excessive height and bulk of the buildings in the Barangaroo development and are concerned that this application for such a large increase in height and bulk does not include drawings or models of ALL the new buildings proposed for the site, which omission would appear to be a deliberate attempt to mislead the public and prevent proper evaluation of the total impact or full transparency of the extent of the developments.

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 harbor 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 so significantly.



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6. SEVERE 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 the Barangaroo proposals to date have all made no 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.

7. 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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8. SIGNIFICANT LOSS OF REAL ESTATE VALUE

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

9. 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.

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



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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 in 2009.

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

When speaking at meetings with residents, Lend Lease staff stress that this evaluation process is 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 and the reduction of the size of the southern cove, which creates both the view-sharing problem caused by the height and location of Block 4A and the Solar Access problem caused by tit and the new height of Block Y.

We look forward to your constructive response.

Yours sincerely

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