

Submission: Objections to Central Barangaroo Development (Modification 9)

65-69 Kent Street, Millers Point NSW 2000

Date: July 25, 2025

To:

NSW Department of Planning, Housing and Infrastructure

Locked Bag 5022, Parramatta NSW 2124

Via: www.planningportal.nsw.gov.au

Dear Sir/Madam,

As the property owner of 65-69 Kent Street, Millers Point, I am writing to formally object to aspects of the Central Barangaroo development (Modification 9, approved February 2025) due to its potential adverse impacts on my property and the heritage-listed Millers Point Conservation Area. While I acknowledge the project's intent to enhance public amenities, the following concerns require urgent attention to mitigate significant impacts on residents.

1. Heritage Impacts on Millers Point

The Millers Point Conservation Area, including my property, is a state heritage listed precinct valued for its low-scale and maritime character. The proposed 7–10 storey buildings, and potentially a 20-storey tower above the Barangaroo Metro Station, risk disrupting the visual and historical connection between Millers Point and Sydney Harbour. The proposed developments in contrast with the precinct's heritage aesthetic, diminishing its cultural significance. I urge stricter enforcement of heritage protections, including reduced building heights and preservation of the precinct's low-scale character, as recommended by the National Trust and Millers Point Community Resident Action Group.

2. Obstruction of Views

My property aspect draws from the western harbour views, which are integral to its value and amenity. The Central Barangaroo buildings, even with revised heights, are likely to obstruct sightlines to Sydney Harbour, as highlighted in community feedback on earlier proposals. I request that additional open sightlines be created beyond the current northern and southern open spaces to ensure properties on Kent Street retain unobstructed views, and that any tower above the Metro station be eliminated or significantly reduced in height.

3. Overshadowing Concerns

The proposed buildings, particularly at the southern end of Central Barangaroo, may cast significant afternoon shadows over Kent Street properties, including mine. This overshadowing would reduce natural light and affect the afternoon western sun my property receives. I request detailed shadow studies specific to 65-69 Kent Street and further reductions in building bulk to minimize overshadowing, ensuring compliance with sunlight access guidelines for residential areas.

4. Traffic and Access Disruptions

The development's pedestrian bridge over Hickson Road and increased foot traffic from the Metro station and retail precinct will likely elevate congestion around Kent Street. This could reduce privacy and increase noise for residents and members of the local community. Has Aqualand B Development Holding Pty Ltd undertaken any studies on the likely increase in congestion? Additionally, construction from late 2025 to 2030 will cause significant disruptions. I request the comprehensive traffic management plan to limit impacts on Millers Point residents and a detailed construction mitigation strategy, including noise, hazards materials movement and dust control measures.

5. Noise and Disruption from Construction and Operations

The scale of the Central Barangaroo project, involving seven buildings, a Metro station, and a 1.85-hectare park, will generate significant noise and disruption during construction (2025–2030) and from increased visitation post-completion. Construction activities near Hickson Road, close to my property, are likely to produce noise, dust, and vibrations, severely impacting quality of life, and quiet enjoyment of my property. Furthermore, the operational phase, with retail, hospitality, and cultural venues, may introduce ongoing noise from crowds and events. I request stringent noise control measures, such as sound barriers and restricted construction hours, and a noise impact assessment to ensure compliance with residential noise standards during both construction and operation. It would also be advised to keep retail and hospitality operational hours to a minimum, as a key measure to ensure noise pollution is kept at a minimum.

6. Potential Property Value Impacts

The obstruction of views, overshadowing, and altered heritage context risk diminishing property values in Millers Point, including at 65-69 Kent Street. While improved amenities like Harbour Park are noted, they do not offset the loss of heritage character and views. I urge an independent economic impact assessment to evaluate potential property value losses and compensation measures for affected residents.

7. Community Consultation and Transparency

The scale of this development demands robust community engagement. I request that Infrastructure NSW and Aqualand hold additional public exhibitions in Millers Point to address resident concerns

In conclusion, while I support urban revitalization, the Central Barangaroo development must prioritize the preservation of Millers Point's heritage charm, views, and residential amenity. I urge the Department to impose stricter conditions on building heights, enhance view corridors, conduct site-specific impact assessments, and implement robust mitigation measures during construction. I am prepared to engage further in consultation processes to protect my property and the Millers Point community.

Thank you for considering this submission. Please contact me on 0421 922 643 or james@johnfletcher.com.au for further discussion or clarification.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'James Garner', is displayed on a light blue background.

Mr J B Garner & Ms J E Garner