

06 August 2025

**Submission on Central Barangaroo Early Works – Excavation and Perimeter Wall (SSD-46922214)**

Planning and Assessment Department  
NSW Department of Planning, Housing and Infrastructure

Date: 28 July 2025

Dear Sir/Madam,

We write on behalf of the Owners Strata Plan 76902, property address, 1 Towns Place, Millers Point, located in proximity to the Central Barangaroo development site. This submission pertains to the application for Early Works – Excavation and Perimeter Wall (SSD-46922214). We welcome the revitalisation of the Barangaroo precinct but wish to express serious concerns regarding the traffic, pedestrian, and cyclist management proposed in this application.

Our community has endured over six years of construction-related disruption along Hickson Road. The current proposal risks continuing this legacy of inconvenience and diminished amenity for local residents, workers, and visitors unless significant changes are made to the traffic and site access strategy.

**Key Concerns and Recommendations:**

**1. Site Access and Traffic Impact**

Despite assertions in the application that traffic disruption will be minimal, the submitted plans indicate construction vehicle access via multiple gates (AQL Gates 1, 2, and 3) across the single-lane sections of Hickson Road. This arrangement will inevitably result in:

- Stopping southbound traffic to accommodate the swept path of northbound trucks entering AQL Gates 1 and 2.
- Increased congestion at the Barton Street intersection due to Gate 3 exit movements.
- Heightened safety risks for cyclists and pedestrians due to multiple crossing points and reduced line of sight.

Recommendation: A single, consolidated site access/egress point should be established at the southern end of the site (between Barton Street and AQL Gate 2), where additional road width exists. This would enable a signalised intersection that can safely manage construction and public traffic for the duration of the multi-year program.

**2. Pedestrian and Cyclist Safety**

While the application claims that “pedestrians and all passing vehicles will maintain priority over construction works,” past experience suggests otherwise. Over the last six years, construction vehicles have routinely been given right of way at the expense of both public traffic and pedestrian safety.



Recommendation: All pedestrian crossings should be consolidated and signal-controlled at the single access point proposed above. Work Zones 2 and 3 should be eliminated, as they sit within the narrowest, single-lane section of Hickson Road and pose significant safety risks.

### 3. Loading and Work Zones on Hickson Road

The proposal includes multiple on-street Work Zones for loading and unloading (Zones 1, 2, and 3). This approach is not appropriate for a high-volume pedestrian and traffic corridor like Hickson Road.

Recommendation: All truck loading/unloading should occur within the boundaries of the 5.2-hectare project site. Internal haul roads and loading areas should be utilised to manage logistics operations without impacting public road space.

### 4. Modelling and Enforcement

The proposal lacks sufficient modelling of how traffic and pedestrian flows will be affected if construction vehicles genuinely give way to public users. There is also concern that traffic controllers will continue past practices of prioritising construction traffic unless strictly directed otherwise.

Recommendation:

- Independent modelling should be undertaken to verify claims of “minimal traffic impact.”
- Clear enforcement protocols must be established to ensure priority is maintained for public road users and pedestrians, as per the stated objectives of the Traffic and Pedestrian Management Plan.

### Conclusion

We support the continued development of Barangaroo and recognise the economic and urban value of the Central Barangaroo precinct. However, we urge the Department to require the proponent to reconsider and revise its traffic and site access strategy to protect the amenity, safety, and accessibility of the broader community.

Thank you for the opportunity to comment. We would welcome further dialogue to ensure the project progresses in a way that respects and protects all stakeholders.

Sincerely,

Kate Maclachlan

Strata Managing Agent for the Owners Strata Plan 76902  
Licensed Senior Strata Manager

P: 612 8354 6902

E: [kmaclachlan@stratachoice.com.au](mailto:kmaclachlan@stratachoice.com.au)