

15<sup>th</sup> November 2025

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To: The Development Assessments Team  
City of Sydney Council  
GPO Box 1591  
Sydney NSW 2001  
By email: dasubmissions@cityofsydney.nsw.gov.au

**RE: Objection to Development Application SSD-47498458-Mod-3 – Barangaroo Reserve “Cutaway” Event Space.**

**Applicant:** Placemaking NSW

### **Executive Summary**

I, Michael Weber owner of Lot 41 – Strata Plan 76902 (Towns Place Apartments) strongly object to the proposed modification (SSD-47498458-Mod-3) to the Development Approval for the Barangaroo Reserve “Cutaway” event space, submitted by Placemaking NSW.

The proposal to permit 24-hour, seven-day operation would have a serious and unacceptable impact on the residential amenity of the surrounding precinct, particularly for residents of Towns Place, which sits directly adjacent to the main pedestrian and vehicular access points serving the facility.

Key concerns include:

- Late-night noise and disturbance from large-scale events and patron dispersal;
- Pedestrian traffic through a sensitive residential area at all hours;
- Vehicular congestion, light spill, and safety impacts from car park access via Towns Place and Dalgety Road;
- Loss of amenity contrary to the intent of the original consent; and
- Non-compliance with the Sydney LEP and DCP objectives for residential protection.

I therefore request that Council retain the existing event and hour restrictions and refuse the proposed 24-hour use.

### **1. Background and Context**

The Barangaroo Reserve “Cutaway” was approved as a cultural and exhibition facility under conditions that carefully balanced public activation with protection of residential amenity.

The proposed modification seeks to remove the differentiated event categories and their associated time limits, replacing them with an unrestricted, 24-hour, seven-day operational framework. This represents a significant escalation in intensity and is inconsistent with the original planning intent.

### **2. Adverse Impacts on Residential Amenity**

#### **a. Noise and Disturbance**

The semi-enclosed Cutaway structure amplifies sound and reverberation. Unrestricted event hours will result in extended nighttime noise, particularly during crowd dispersal and vehicle movement, disrupting residents at 6–8 Towns Place—located within approximately 100 m of the facility.

#### **b. Pedestrian Movements**

Patrons leaving the Cutaway access surrounding car parks via **Dalgety Road and Towns Place**, passing directly through a residential environment. Late-night foot traffic and congregation will unavoidably disturb residents' quiet enjoyment.

#### **c. Vehicular Traffic and Car Park Operations**

The **Wilson Barangaroo Reserve car park** ( $\approx$  300 spaces) and the **Towns Place basement car park** both rely on access at the **Dalgety Road / Towns Place roundabout**. Late-night arrivals and departures will introduce traffic noise, headlights, and safety risks into a purely residential setting.

Existing limits—6 am – 12 midnight—are reasonable and should remain.

### **3. Breach of Reasonable Residential Expectations**

Residents invested in Towns Place on the understanding that Barangaroo Reserve would be operated with managed and time-restricted event activity. Allowing unrestricted 24-hour use would fundamentally alter the residential balance of the precinct and diminish its amenity and value.

### **4. Inconsistency with Planning Principles**

The modification conflicts with the **Sydney Local Environmental Plan (LEP) and Development Control Plan (DCP)** objectives to:

- Safeguard residential amenity from noise, light, and traffic impacts;
- Ensure compatible land-use transitions between commercial and residential zones; and

### **5. Requested Determination**

I, Michael Weber from Towns Place apartments – Strata Plan 76902 respectfully request that Council:

1. Refuse the proposed 24-hour operation under SSD-47498458-Mod-3;
2. Maintain existing limits on hours and event numbers; and
3. Require that any future amendments include enforceable noise, traffic, and event-management plans with measurable compliance mechanisms.

I, Michael Weber of Towns Place support the cultural purpose of the Cutaway but **oppose any dilution of the conditions** designed to protect residential amenity.

Yours faithfully



Michael Weber