

From: Mr Zakaria Roslie <zakaria.roslie@uqconnect.edu.au>
To: "kate.macdonald@planning.nsw.gov.au" <kate.macdonald@planning.nsw.gov.au...>
Date: 11/2/2011 4:20 pm
Subject: C4 Modification Submission

Dear Ms Macdonald

I am writing in response to Lend Lease's submission for modifications to be made to the plans for C4 at Barangaroo.

I strongly object to the proposed modifications.

Lend Lease has promised Barangaroo will be a vibrant, active and exciting mixed use precinct on the shores of Sydney Harbour. Aside from the commercial, residential, cultural and community GFA approved under the concept plan, 39,000 square metres of retail GFA is also approved. This gives Barangaroo South the opportunity to be an exciting new shopping, dining and dining destination - up there with the best the Pitt Street Mall has to offer.

When the original DA for C4 was submitted in 2010, more than 10,000 square metres of retail GFA was proposed, including space for a supermarket. In a response to submissions, amendments were made to the design of C4 and the retail GFA was reduced to 7,010 square metres. C4 was then subsequently approved by the Department of Planning.

Now, Lend Lease want to cut the retail component even further to less than 3,000 square metres. This trimming of the retail component will see retail confined to the ground level with no potential for flagship, multi-level corner tenancies. With this, Lend Lease is well on its way to achieving what everyone else fears, a glorified office park dead outside of the working day.

In the original design winning scheme, the Barangaroo Delivery Authority commented on Barangaroo becoming a new shopping hub for Sydney and even went as far to mention attracting stores such as Harvey Nichols, H&M and Topshop. This vision would have made Barangaroo South a vibrant and exciting hub for residents and tourists alike. Unfortunately, by reducing the retail footprint of C4 to a fraction of what was once promised, this vision of an exciting shopping hub is but a distant memory, unless the Department of Planning acts in the public interest and rejects Lend Lease's plans to further expand the commercial footprint of C4 at the expense of retail.

Under these plans it appears the ground level of C4 will be inhabited by cafes and convenience based retailers servicing the needs of workers in the office tower. Where is the vision, the ambition, the guts to make Barangaroo a place Sydneysiders can be proud of? I have been a big supporter of the overall scheme but fear it is being continually dumbed down. It has gone from something Sydney could be proud of on the world stage to something Sydney could be proud of on a national stage to something which is now no more or less exciting the Docklands in Melbourne - BLAND!

I also strongly object to the proposed design of the east facing facade of the podium. It bears no resemblance to any other part of the podium and looks clumsy and poorly put together.

Thus to sum up I object to;

1. The continual downsizing of the retail component from something that would have benefited Sydneysiders and tourists to a component less than 30% its original size. I fear that the modifications will see Barangaroo South become a boring office park that is dead outside of office hours. This is NOT ACCEPTABLE and I call on the Department of Planning to reject this modification.
2. The poorly designed east-facing facade of the podium that is ugly and has no connection to the rest of the podium.

I look forward to a decision being made by the Department of Planning, hopefully my concerns are shared.

Yours Sincerely,
Zak Roslie