

To Whom it may concern

I am writing to make a submission on the proposed modification to the approved plans for commercial building C4 (MP10_0025-MOD 1). In particular I wish to comment on the proposed changes of use for the building. I feel that the complete removal of community facilities (the childcare centre) from the building and the reduction in retail space in favour of more office space would have a negative effect on the social value of the building.

Barangaroo South is often touted by its proponents as the next major hub for the financial industry in Australia. This industry is well known for the hard work and long hours it demands of its workers, making it hard for its employees to maintain a healthy work/life balance. Including a child centre on site, which allows employees to work close to their children and possibly see them in their lunch breaks would help contribute towards a better work life balance for workers with young children.

It would also mean that workers could bring their children into the City with them on public transport to drop them off at childcare, rather than driving to a centre in the suburbs before work, a procedure that would encourage many to stay in their cars and drive to work at Barangaroo, thus making it harder for the precinct to achieve its ambitious public transport mode share targets.

The reduction in retail space would also inhibit activation of the site. With the retail area in the building reduced by almost two thirds in this proposal it is likely that the retail that does remain will end up simply serving the workers in the offices in the building and be closed outside normal business hours.

Given the building's large footprint, and the fact that it will likely be adjacent to two other near-identical buildings with similarly large and imposing footprints, this would result in the area becoming grim and sterile outside office hours and potentially dangerous after dark. While buildings C3 and C5 have yet to be approved their ultimate forms need to be considered at this point in the planning process if the development is to go ahead in the staged manner proposed.

The cumulative effect of these three buildings as currently envisioned will likely turn Barangaroo South into an uninspiring wasteland outside business hours, contrary to the ideals of a vibrant precinct advocated by its proponents. I would urge you at the very least to reconsider the increase in size of the office lobby and leave that space as retail but ideally there should be no reduction in retail or community space within the building at all.

Thank you for taking the time to consider what I have said here.

Regards

Clr Irene Doutney
City of Sydney