



Reference: HOCE10/918  
Your Reference: MP10\_0025 MOD 1

Mr Cameron Sargent  
A/Director Metropolitan and Regional Projects North  
NSW Department of Planning & Infrastructure  
GPO Box 39  
**SYDNEY NSW 2001**

Attention: Mr Ray Lawlor

Dear Mr Sargent,

**RE: Preferred Project Report for Modification Application – Commercial Building C4, Barangaroo South (MP10\_0025 MOD 1)**

Thank you for providing the opportunity to review the Preferred Project Report (PPR) for the above major project. Following a review of the PPR and the proponent's response to submissions, the Housing & Property Group (in conjunction with Housing NSW) is satisfied that the concerns raised regarding Commercial Building C4 have been addressed.

Although the Barangaroo Housing Strategy does not relate to the Building C4 application, the Housing & Property Group would like to take this opportunity to remind the proponent of the importance of the Strategy and the need to consider appropriate levels of housing provision prior to the preparation of residential applications. A draft Housing Strategy for Barangaroo South has been prepared, however the Housing & Property Group is concerned that commitments to affordable housing have not been identified in detail. There is no indication that the draft Housing Strategy is being finalised.

Thus far, Director General Environmental Assessment Requirements (DGRs) have been issued for Residential Buildings R1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, which are located within the B4 Mixed Use Zone. The Environmental Assessment Reports (EAR) for these applications are expected to be submitted in the near future. Considering the progression of the project applications for these residential buildings, it is of utmost importance that a comprehensive Housing Strategy be prepared and submitted to the relevant working groups as soon as possible.

The Housing Strategy is identified in the Statement of Commitments, which also identifies the requirement to submit the Strategy to the Barangaroo Planning Reference Group *"prior to the lodgement of any relevant project application for development within the Mixed Use Zone"*. The Housing & Property Group believes that the issue of DGRs for residential buildings located within the B4 Mixed Use Zone indicates that relevant project applications have been lodged, and that the Housing Strategy should already be adopted at this stage in time.

It cannot be stressed enough how important it is to strategically plan for housing provision for such a large inner city site. An appropriate mix of housing types and a commitment to affordable housing must be provided to ensure proposed

developments in Barangaroo are able to contribute towards meeting the housing needs of the Central Sydney area. Preparation of a comprehensive Housing Strategy for Barangaroo is needed to assist stakeholders in planning to ensure that the most appropriate affordable housing outcome is delivered.

Please contact Sue Brown, Principal Planner on (02) 8753 8529 or Jessica Dominguez, A/Senior Planner on (02) 8753 8483 in Portfolio Strategy & Urban Planning if you have you require further information in relation to this submission.

Yours sincerely,



Christine Hicks  
**Manager, Portfolio Strategy & Urban Planning**

8/2/12.