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Dear Sir / Madam

Re: Leichhardt Council Submission

Thank you for the opportunity to comment on the Environmental Assessments for MP 11_0044 Commercial Building C3 and MP10_0227 Barangaroo Commercial Building C5.

Leichhardt Council strongly opposes the modifications sought under MP11_0044 and MP 10_0227 as the proposal is now significantly varied from the original award winning design.

Leichhardt Council endorses the key elements of the winning concept plan as developed by Hill Thalys Architects. In particular the Design Competition Jury made the following comments in relation to the award-winning scheme.

Leichhardt Council insists on confirmation the right balance between the provision of private car parking spaces without resulting in adverse traffic congestion and the availability of public car parking has been resolved.

Council questions the adequacy of existing and proposed public transport facilities and their capability to support the intensity of the development proposed and subsequent increase in population and patronage.

Council supports and encourages the provision of alternate transport methods including cycling and pedestrian movements and the importance of integrating the support infrastructure into the site planning and final design of the proposal.

Leichhardt Council reiterates its preference for the original concept plan including the comments from the Jury and the maximisation of public open space on the headland and along the harbour foreshore.

Leichhardt Council reiterates that the proposal to create a Cruise Passenger Terminal and major event venue (on "non-ship days") at White Bay has:

- Significant traffic and transport impacts, creating unacceptable levels of congestion on the adjacent road network, particularly when combined with the cumulative traffic generation of other nearby proposed developments

- Not been justified in relation to:
 - other potential locations such as Barangaroo, or locations to the east of the Sydney Harbour Bridge
 - the overall operational requirements of Sydney Harbour
 - the appropriateness of the land use and its relationship to the Bays Precinct and Balmain Peninsula
- Potential social, noise, illumination and amenity impacts on adjacent residential areas
- Not been subject to significant and genuine community consultation

In order to adequately address these issues it is essential that a comprehensive Master Plan be prepared for the Bays Precinct and that this plan be considered as an aspect of an overall maritime strategy for the operational future of Sydney Harbour. It is recommended that the Master Plan be prepared in accordance the following Guiding Principles for the Bays Precinct as endorsed by Leichhardt Council at its Ordinary meeting on 24 May 2011:

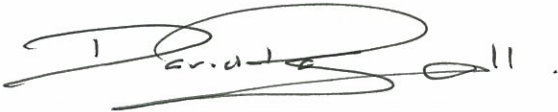
1. Recognise the importance of the site and the desirability of Federal Government involvement in the planning of Bays Precinct
2. Ensure that an open, transparent and evidence based approach is adopted in preparing the plan.
3. Ensure the Bays Precinct is Climate positive
4. Make water cycle management a key feature
5. Protect views and view corridors
6. Ensure there is a transition from established areas into the Bays Precinct
7. Ensure that traffic, parking and transport considerations are properly addressed at the "front end" of the planning process and are integrated into land use considerations
8. Ensure for recreation and open space
9. Ensure quality public domain is a feature of the plan, comprising a range of finishes and treatments
10. Provide for decentralised power units
11. Provide for affordable housing that is linked to any development
12. Ensure that all future working land uses are reflective of their proximity to existing residential areas and the need to protect the amenity of

those existing residential areas, in particular in relation to noise and odour

13. Acknowledge the Bays Precinct as a deep water facility
14. Ensure that pedestrian access to the harbour is central to future land uses
15. Recognition that the residential areas abutting White Bay berths 1-6 are some of the most sensitive areas of the bays precinct and should be afforded due consideration in any master planning process in terms of protecting their amenity
16. That Council reiterate our support for a working Harbour by retaining the Maritime Heritage fronting Non Residential areas on bays such as Rozelle Bay and Glebe Island and Blackwattle Bay
17. That Council reiterate its support for a working harbour acknowledging the need to address the close residential interface in terms of amenity.

Should you have any questions on this matter please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Parsell', with a stylized flourish at the end.

David Parsell
Team Leader Strategic Planning