

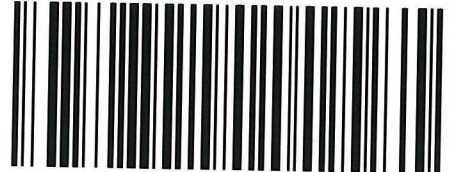
HIGH GATE

Highgate Owners Corporation Strata Plan 49822 ABN 66 342 557 275

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17th August 2015,

**Planning Services, Department of Planning and Environment
GPO Box 39
Sydney
NSW 2001**



PCU061214

Attention: Director of Planning and Environment

Dear Sir/Madam,

Application No SSD 6957 - Crown Sydney Hotel Resort - Barangaroo South

This submission is offered in opposition to this development application.

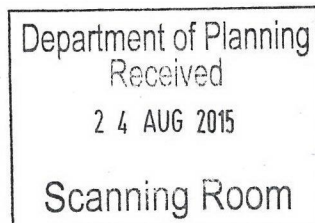
Objections:

1. The application is presumptuous. It relies upon the as yet unapproved Mod 8.
2. Notwithstanding any future Mod 8 outcome we oppose the construction of the casino/hotel/residences on waterfront land allocated as public open space.
3. The inadequacy of surrounding road infrastructure will be further exacerbated.
4. The requested 500 casino parking places implies that the ultimate objective is an "Open Casino" as High Rollers do not self-drive.
5. Sydney's iconic Observatory Hill landmark sightlines will be compromised by the intended structure.
6. Overshadowing will impact the amenity of the Barangaroo South foreshore, areas to its south, and residential buildings.

There has long been apprehension vis-à-vis the inadequacy of local road infrastructure. Ever since the 2004 announcement of the "East Darling Harbour" development, the inadequacy of connecting roads to cope with projected traffic volumes has been foretold. Subsequent gifting by succeeding state governments has roughly doubled Barangaroo's GFA, thereby doubling the known, effectively unaddressed, predicted traffic crisis.

To date the sole planning response to this traffic explosion has been the restriction of on-street and off-street parking. As insufficient as this is likely to prove, to do away with this stratagem in one fell swoop by approving the Crown application would be, at the least, questionable.

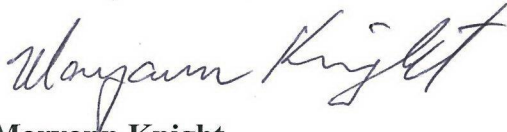
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The additional demands of a 24/7 casino, hotel and residence complex, and 500 additional parking places, and 110 residential parking places, would compound traffic chaos within the Barangaroo precinct, the adjoining Millers Point precinct, and the CBD.

All in all, considering the appropriation of public open space, multiple negative impacts on the locality, question as to future intentions for the casino, and critically traffic considerations, should not the application be rejected, possibly in favour of an amended site and scale.

Yours sincerely,

A handwritten signature in cursive script, reading "Maryann Knight".

Maryann Knight
Highgate Secretary

* on behalf of Highgate Owners Corporation SP49822