



PRESERVING OUR HERITAGE
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www.huntershilltrust.org.au

Department of Planning & Environment
Parramatta, NSW 2124

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6378

Att: David.Glasgow@planning.nsw.gov.au

Dear Minister

Re: Central Barangaroo Concept Plan Modification 9

The Hunters Hill Trust is a community organisation formed in 1968, arising from threats to heritage occurring across our local government area. We continue to have a large and active membership due to concern for ongoing planning decisions which incrementally change the character of our suburbs and urban settings. Trust members apply our best efforts to protecting not only the built environment but also the natural environment that invariably provides the context for so much of our sense of place – the bushland, parks, tree canopy, sandstone and gardens which enhance the heritage that we value and aim to preserve.

The Trust was integral to the saving of Kelly's Bush from residential development in Hunters Hill, now widely valued regenerated native bushland and recognised globally as the first Green Ban. Jack Munday, the Union Green Bans and an engaged community went on to enable vital heritage and public space protection across Sydney in the 1970s.

Most particularly, they were successful in The Rocks, where plans by the State Government and developers were threatening to destroy the unique character of Sydney's Old Town. Preserving this historic precinct has provided an exceptional gift to residents of our city and state, as well as for visitors and overseas tourists alike.

We take this opportunity to strongly object to the proposals lodged by Infrastructure NSW and outlined in the *Central Barangaroo Concept Plan Modification 9*. We believe that to now consider imposing the level of development proposed will detract disastrously from established heritage values and amenity, not only for the immediate experience of place but also for the historic views both to and from significant landmarks of The Rocks, Millers Point and Observatory Hill, universally enjoyed as a commonly held 'public good' and now, it seems, destined for obliteration. These sight lines are rightly considered to belong to all who live or visit here. It is unimaginable that they might disappear forever.

Approving this further bulk, density and disruption would be entirely indefensible. The proposed Modification is not consistent with the previously approved Concept Plan or with the Statement of Commitments issued for the Barangaroo Development. Neither is it consistent with the Sydney Harbour Regional Environment Plan requirements for the protection of public views, or with policies in the Sydney Harbour Bridge Conservation Management Plan relevant to the protection of iconic views.

If the public realm and the heritage significance of Millers Point and Observatory Hill are not

considered as being worthy of respect and permanently preserved for future generations by rejection of these proposals, this would indeed ensure a very sad legacy for the current NSW government.

The Concept Plan designed in 2007 included three towers of 29m to 34m height for Central Barangaroo, the last of the precincts to be developed. This Plan was met with disbelief and opposition from the community and City of Sydney Council, but nevertheless approved by the NSW government. However, we understand that this Plan did envisage retaining views across the site to and from the Harbour, which will now be lost if the revised Concept Plan goes ahead via this Modification.

Rather than mitigating the impacts of the earlier Concept, this Modification now seeks instead to amplify the negative outcomes, proposing increases in height from 38m to 47m across most buildings, a 140% increase in gross floor area (from 47,688sqm to 144,355sqm) and worst of all, proposing a 73.7m tower at the northern end that would block historic community views from The Rocks and Observatory Hill. The proposed construction of this 21-storey residential tower at the northern end of the site of Central Barangaroo, and the intrusive bulk of the commercial buildings along Hickson Road, extends even beyond the much-opposed original Barangaroo Concept Plan.

Seeking to triple the size of the approved gross floor area will result in a massive line of over-development along the Harbour foreshore, disconnecting the maritime relationship of historic Millers Point with Sydney Harbour. The impacts on Headland Park, the encroachment into precious adjacent parkland as well as the expanded Hickson Park along the foreshore, granted as crucial public land by the Independent Planning Commission, are all highly detrimental to the enjoyment and history of the precinct and represent a further unjustifiable alienation of community land.

We urge the government to revisit this Modification to the Concept Plan and review the range of outcomes and disbenefits from expanding the height, scale and density of the proposals. Our city's heritage and the broader public interest and amenity are clearly being ignored in favour of private gain. The loss will be irrevocable and stand as an indictment on this government's term in office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alister Sharp'.

Alister Sharp
President
Hunters Hill Trust