

**Submission
No 213**

INQUIRY INTO CROWN LAND IN NEW SOUTH WALES

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I have included 2 attachments of general interest including the National Parks Foundation report on model submissions. The area covered is large, so they have attempted to cover the whole group of lands. Criticising me for only talking about a SINGLE SITE, of WORLD HERITAGE " future significance " and " neglecting the rest " .. misses the point....

David Shoebridge talks about mis-management. and if we talk about environmental lands the " VALUE EQUATION " can be different from " PURE CAPITAL VALUATIONS, and that is a SERIOUS PROBLEM when a GOVT wishes to " asset recycle " even the CROWN LANDS..... to achieve WHAT ?

So the SINGLE SITE ... is in Sydney near the HARBOUR and Millers Point / The Rocks .

It is a site that is to have a future of 50 % as PUBLIC LANDS, and 50 % as HIGH RISE Office / Apartment TOWERS.....

The OFFENDING " Component " is a CROWN CASINO tower to be built on the " PUBLIC LANDS " section, or too close to it.

THIS CREATES a " little conflict " in WORLD HERITAGE design / special planning for the FUTURE expansion of SYDNEY OPERA HOUSE....

This may seem SILLY NONSENSE to the CAPITALIST " asset recyclers " but in reality I found the evidence of a FUTURE EXPANSION project " tucked away " in the mind of a long term staffer at Sydney Opera House. He is not a pushy bureaucrat, just a quiet educated staffer who knew the former Chief Michel Lynch.

So to provide the OPERA HOUSE, this advantage of " EXTRA HALL without the constraints of the existing halls, without demolishing the existing interiors is IMPORTANT and PROFOUND It may create instant WORLD HERITAGE ICONIC STATUS on the Barangaroo site (and "" join it with Bennelong Point " ... but as the Opera House staffer talked more I learnt about KISSING POINT ... It has meaning in Barangaroo Life .

The CONFLICTING CASINO project has already been approved, just like the " TOASTMASTER " was approved on East Circular Quay. SO A REALLY SMART " building re-location project can help the intent of the PUBLIC LANDS to have " public Buildings : not casinos dominating the area.

The SYDNEY MODERN art gallery project could be considered as a re-location to Barangaroo Middle., near. the possible Opera House Extension