

INQUIRY INTO BARANGAROO SIGHT LINES

Name: Name suppressed
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Partially
Confidential

Barangaroo Sight Lines

I have been a resident of Sydney all my life and most recently residing in Pyrmont where I have views of the Harbour Bridge from the south west across the Proposed Central Barangaroo development ("Central Barangaroo"). I purchased my now residence on the basis of the proposed low rise development of Central Barangaroo in that it would not drastically impede my view of the iconic Sydney Harbour Bridge and the Rocks area.

I am most concerned at the now Government's efforts (via an application lodged by Infrastructure NSW) to more than triple the floor space ratio of Central Barangaroo by increasing its bulk and scale. More importantly increasing the heights of all the Blocks especially Block 7 from 35 metres to 73.7 metres at the north/western corner.

The Rocks is the most iconic heritage area of Sydney city. It affords beautiful views of the Harbour and Parramatta River. Not only does it encompass beautiful open spaces ie Observatory Hill, but important heritage architectural homes and terraces which a large number have rightly heritage orders placed on them. The NSW Government sold off many of these terraces at high prices for private individuals to restore under strict heritage guidelines. Many of those buildings have views or partial views of the waterways which will be impeded by the increased development of Central Barangaroo. Why is the Government tampering again with one of Sydney most historic landscapes?

The latest application to increase Central Barangaroo is using increase of heights, bulk, overhangs, no setbacks and ignoring setback requirements for residential buildings to over threefold increased the scale of the originally approved development. It is noted that Building 7 is proposed to more than doubled its height is the furthest from the Crown Casino tower and furthest north of the city. Block 7 will have the most visible impact on the landscape. Why has this Block 7 been increased so much and not Blocks 5 or 6 – one wonder if it because it is the furthest from the Crown Casino? It will be another blot on the harbour landscape like controversial Blues Point Tower.

The proposed amendment to Central Barangaroo will not only have a great impact on the Rocks harbour landscape but the community. The Rocks historic area is visited by many visitors and tourist thus adding important economic value to the area. The foreshore around The Rocks is enjoyed by many in the community and to over develop the area will detract from its open space beauty. Why are we overdeveloping the Barangaroo area at the cost of the Rocks area being devalued?

It is for these reasons I strongly oppose any further increase in development in the Barangaroo area.