

8 August 2022

Mr David Glasgow  
Planning and Assessment Group  
Department of Planning and Environment  
Locked Bag 5022, Parramatta NSW 2124

Dear Mr Glasgow

I refer to Modification 9 of the approved Barangaroo Concept Plan recently submitted by the Central Barangaroo Developer.

Urban Taskforce strongly supports this modification as proposed by Infrastructure NSW, as a logical final component of the Barangaroo vision.

### **GFA Stats**

- The NSW Government's application proposes to increase the total maximum Gross Floor Area (GFA) for Central Barangaroo from 47,000m<sup>2</sup> to 116,000m<sup>2</sup> above ground GFA plus up to 25,000m<sup>2</sup> of below ground GFA.
- Additional GFA has been added to allow for the continued use of the "Cutaway".

### **Public Benefit**

- Through the development of Central Barangaroo, the Developer will contribute over \$280m towards public benefit, including community and cultural facilities, public art, and the remediation of the site.
- The fit out of the Cutaway and the construction of the new Harbour Park, announced by the Government on Sunday, are only possible with the contributions collected from the Developer, arising from the delivery of Central Barangaroo.
- The development of Central Barangaroo will contribute \$45m to the construction of the new Harbour Park, announced by Minister Stokes on the weekend. Without this contribution, the Harbour Park would have to compete for budget funding in an increasingly tough economic cycle.

### **Public Open Space**

- The proposed development honours the NSW Government's commitment that 50% of Barangaroo will be open space accessible to the public, despite calls to the contrary.
- This proposal will fund the delivery of the new Harbour Park – building on the generous provision of popular waterfront public domain throughout Barangaroo.
- Many of the opponents of the scheme were also opposed to the creation of Barangaroo Reserve, the delivery of which has proven to be a masterstroke and the highlight of the entire precinct.

### **Broader enjoyment**

- Barangaroo is a project that is recognised globally as an exemplar of urban renewal.
- Barangaroo is a place that can be enjoyed by all of Sydney, not just those who have the benefit of living in former public housing in Millers Point.

## Leveraging public benefit from the Metro Investment

In terms of the broader public interest, it is critical that full advantage be taken of the new Metro station at Barangaroo. The Metro represents a significant investment of scarce public funds, and as such it is imperative that the Government maximises outcomes such as residential development and job creating commercial/retail.

The delivery of the new metro station, the new ferry wharves on the Barangaroo foreshore, new pedestrian links to Millers Point, Walsh Bay and the Rocks, and the connections back into the city through Wynyard Walk and Gas Lane, will make this precinct one of the most accessible and connected places for workers, residents, and visitors in Australia.

The NSW Productivity Commission White Paper, launched in 2021, emphasised the importance of maximising the opportunities provided by investments in infrastructure to generate value for those taxpayer funded investments.

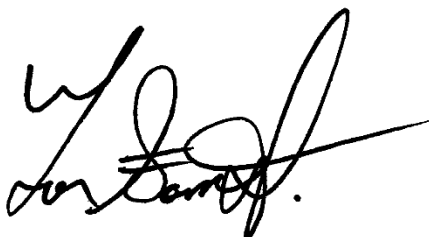
Large investments in transport infrastructure, such as the Western Sydney Metro, must be used to stimulate growth in jobs and residential accommodation. The proposal meets the Government's policy of increased land use intensification around new public transport infrastructure.

Urban Taskforce urges the Minister for Planning to support Modification 9. It is critical that the Government back Infrastructure NSW and not allow a bunch of well-funded CBD NIMBYs strand billions of dollars of investment in public infrastructure through an organised campaign of localised opposition to this modification.

Barangaroo, along with the redevelopment of the Carlton United Brewery site at Central Park, were the projects that kickstarted the revitalisation of the Sydney CBD. The same people who opposed the highly successful development of the CUB site are now pulling out every opportunity to stymie the Government's realisation of value here at Barangaroo. This must be resisted.

Infrastructure NSW' Modification 9 represents an ideal combination of commercial, retail and residential opportunity, and the Government must deliver on this potential.

Yours sincerely



**Tom Forrest**  
Chief Executive Officer