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THE PADDINGTON SOCIETY Inc.  
For Community and Heritage  
Est 1964

4<sup>th</sup> May, 2010

Attention: John Tabart  
Chief Executive Officer  
Barangaroo Development Authority  
Foreshore House, Level 3  
66 Harrington Street  
The Rocks NSW 2000

Dear Sir,

## **Feedback on the Lend Lease Development Proposal for Barangaroo**

The Paddington Society is one of Australia's oldest heritage protection societies, formed in the 1960s to save Paddington from freeway developments and high rise buildings that would have destroyed the significance of one of the best preserved Victorian terrace house suburbs in the world. Our concern for Paddington is also a concern for Sydney generally and Sydney Harbour in particular.

The Paddington Society has a number of deep concerns about the proposal exhibited for comment at Hickson Road.

### **Privatisation of Sydney Harbour**

The waters of Sydney Harbour have been reduced in area since the arrival of Europeans in Australia. Much of the waterfront has been claimed as land, primarily for maritime industrial use or public purpose. Changes in maritime use and the exit of industry has eliminated the pressure on reclamation of the harbour and for years government planning policy has opposed any further reduction in its water area.

The only private development has been as adaptive reuse of existing finger wharves or new development on reclaimed 'brownfield' industrial lands. Even the Opera House was built on the site of tram stabling and sheds.

Notwithstanding proposals to reduce the land area of Barangaroo, The Paddington Society opposes the hotel pier projecting into the waters of Sydney Harbour. We oppose the pier, we oppose the private use of the pier and we oppose the huge scale of the hotel on the pier shown in the models.

We do not accept the notion that such a building can 'float' above the harbour.

We do not see any case for a 'trade' of water area, particularly when the projecting pier has such a significant and negative impact on views from the public domain, such as Pyrmont Bridge, Darling Harbour, King Street Wharf, Pyrmont, Balmain and the north shore.

And contrary to claims in the daily press, it will affect views from Observatory Hill. Such a proposal will do nothing to enhance Sydney as a 'global city'.

### **Privatisation of Barangaroo**

Whilst a headland park and other public open space are proposed as part of the redevelopment of Barangaroo, there is no coherent street system proposed to provide safe and obvious public access to the public domain. The waterfront spaces are too wide and inactive. There are few streets and the pedestrian ways are narrow and will be dangerous at night.

The only street that serves Barangaroo is Hickson Road.

The majority of the ground floor is a shopping centre with most of the people generated by the office developments at the privately owned first floor level, delivering little activity to the waterfront.

The only street west of Hickson Road appears have been created to serve the private interests of the hotel foyer.

The 'canal' images appear misleading, particularly if the 'canal' is subject to Sydney's tides and acts as a 'gutter'.

### **Public Open Space**

The public domain requires legibility, activity, surveillance, and people. These are not encouraged in the plan. There is surprisingly little activity on the waterfront, yet the waterfront is the reason for the project.

Other public spaces appear to be addressed by private development, confusing the clarity of the public nature of the public domain, dangerously privatising the perception of the public domain.

We believe the public could expect to maximise public parkland on the site. In our view it is grossly irresponsible to demolish existing reclamation infrastructure (and potential parkland) to add more water to Sydney Harbour, an action which will only be achieved at substantial cost and ultimately reflected in additional height demands by the developer.

### **The Approved Concept Plan**

The Lend Lease proposal does not comply with the approved concept plan. The fact that it seems to require amendment to the approved plan only demonstrates that the previous amendment increasing the density at Barangaroo should not have been approved in the first place. It is an overdevelopment of the site.

### **Precedent**

Despite the assurances of government we are very concerned about the precedent set by this proposal. If it were ever to be constructed it would create a powerful precedent for towers and other development on privately leased water at places such as Rushcutters Bay below Paddington or in other bays such as Woolloomooloo Bay, Blackwattle Bay, White Bay, Mosman Bay, Lavender Bay, Berrys Bay and Gore Cove.

The Paddington Society objects to this proposed use of public land and our public harbour. Richard Rogers has claimed his design will bring 'that wasteland' back to life. In our view, it will not.

Yours sincerely,

**Robyn Attuell**  
**President**  
**The Paddington Society**

cc Clover Moore MP  
The National Trust of Australia  
Barangaroo Action Group