8 September 2010

Mr Daniel Keary
Director, Government Land and Social Projects
NSW Department of Planning
GPO Box 39
Sydney NSW 2001

To Mr Keary

Barangaroo amended concept plan

The Property Council of Australia firmly believes that the Department of Planning should approve the amended concept plan for the redevelopment of one of Sydney’s most important urban renewal projects – Barangaroo.

The amended concept plans outline the vision for the most significant redevelopment project in the CBD - one that also unlocks critical open space and waterfront parkland to the people of Sydney.

Barangaroo is the last major CBD site of its magnitude to be freed for development and forms a natural extension to the growth of the western CBD corridor. Its size, scale and significance offers Sydney a distinctive development opportunity that is unlikely to be repeated.

The need for development at Barangaroo

Barangaroo’s advancement is essential to Sydney’s continued evolution and standing as a global city.

Sydney is currently the headquarters of over 80% of the foreign and domestic banks operating in Australia. The financial sector in NSW employs 42% of the nation’s financial jobs, and represents 4.7% of the total NSW workforce. Its approval will help consolidate our standing in the race for international investment and capital.

The continued supply of premium office space, with large floor plates and high sustainability standards, is a must if Sydney is to attract key international and domestic corporate leaders.

This is also tied to the proposed inclusion of world-class sustainable standards. The three precincts have been accepted into the Climate Positive Development Program due to the carbon neutral, waste and water positive nature of the development. The leading sustainable practices put in place during Barangaroo’s development will benefit future sustainable developments across Sydney and the country.
Barangaroo has the potential to deliver almost 100,000m² of mixed residential space that can provide up to 800 new dwellings in the precinct. The accommodation of this significant residential population will work to activate the precinct beyond the working week.

The inclusion of cultural space throughout the three precincts of Barangaroo can potentially help to activate Barangaroo and enrich the area for all Sydneysiders.

If approved and properly facilitated, Barangaroo also presents the city with a new western gateway to the CBD at West Quay. The ferry, bus and cycling links that are proposed will help connect Barangaroo with the CBD - and improve accessibility to the precinct. The new light rail links connecting Barangaroo directly with the Inner West are essential in servicing the potential workforce, as well as other visitors to the site.

The proposed link for pedestrians to Wynyard Station is also critical. A permanent, all-weather, single-grade pedestrian link is vital for connecting the precinct with its nearest major transport node. The alignment of this link, and the funding necessary to provide for it, must occur in a timely manner and be readily accessible for the development’s advancement.

It is therefore absolutely vital for the Government to ensure that sufficient funding is available and procurement mechanisms are in place to deliver on the required infrastructure. The Government needs to deliver on key infrastructure links to the precinct if Barangaroo is to truly fulfil the mandate and vision established by Government.

Barangaroo remains an essential element of Sydney’s development into a world-class city. The development is vital and necessary for Sydney, and should be approved by the Department of Planning.

Please don't hesitate to contact me on 9033 1906 or policy advisor Inna Kiner on 9033 1909 to discuss these issues further.

Yours Sincerely,

Glenn Byres
NSW Executive Director