

Dear Neighbours – as is my want, below is my (somewhat wordy) monthly wrap for the MP CRAG. This email will cover what happened on Tuesday night, plus some email conversations I have had with the NSW Police.

Central Barangaroo Presentation by Rod McCoy, Project Director, Aqualand

Aqualand is the developer for Central Barangaroo (CB) with Infrastructure NSW (the old Barangaroo Delivery Authority) being the consent authority for approving the project.

Rod gave an excellent overview of the project, but of course is limited for the moment in telling us the key details about building heights, etc. What he could reveal was this (at least as I understood it):

- 52% of the Central Barangaroo land will be devoted to “open space” – this will be a combination of open grassed parkland, pavilions, roads, walkways, etc. This is a good thing. The 52% number has always been the target – what we need to be conscious of down the track is how INSW may wish to “commercialise” the open space to the detriment of public access. This open space will be to the west of the CB buildings.
- The built element will be a combination of commercial and residential above ground and retail below ground, with a close link to the Sydney Metro station. In Rod’s view this will ensure the area is more lively and people friendly.
- Rod spoke very highly of the owners of Aqualand who seek to build a community connection wherever they do business. At the appropriate time, we will offer an invitation to the Lin family to visit Millers Point and help them understand our neighbourhood and for them to meet some of their future neighbours.
- There will be eight buildings of varying heights (so as to avoid the "pancake effect"). Rod characterised the architectural style of the commercial buildings to be more in line with the timber building in Barangaroo South (occupied by Accenture). The heights of the buildings are to be revealed in the near future.
- The residential component will have 100 apartments at the northern end of CB.
- It was apparent from Rod’s comments that he thinks the architectural standards of CB will be higher than that at Barangaroo South, with architectural elements including articulation and spaces between buildings a key feature.
- There will be a bridge connecting High St (at the southern end) over Hickson Rd to CB.
- The Dalgety Wool Store building at Munn St (adjacent to the Palisade Hotel) is also owned by Aqualand and will be developed into a flash hotel. This will be a separate approval process to CB but it is clear that Aqualand will want its design to fit nicely with CB.
- Heights and bulk of CB buildings will be a key issue as viewed from High St, Kent St and critically Observatory Hill – iconic views to the west including Balmain East and Goat Island must be protected.
- The retail element underground (35,000 sqm – mid-size shopping centre) will be a combination of cafes, restaurants, delis, Woolworths, homewares, etc. It will be operated by Scentre Group aka Westfield.
- There will be a substantial amount of excavation for the project, not dissimilar to the Sydney Metro hole in the ground. Waste material will exit the area via Hickson Rd and trucks will not come into Walsh Bay or Millers Point. We highlighted the importance of ensuring any artifacts/relics are ideally represented/featured in any future development.
- There will be 400 car spaces, mainly for apartment residents and maybe for the commercial and retail buildings (service vehicles, etc). There will be no parking available for shoppers.

- Finally, we raised with Rod the opportunity that CB represents in connecting with the CBD – a connection that was envisaged in the Harbour Village North Study of 2012 – direct (pedestrian tunnel) access between CB and the CBD. He sees the inherent benefit in that, but acknowledged that is a NSW Government responsibility.

Rod said in coming weeks they will share the details of the development prior to the final Masterplan being made public. This is a key requirement for their consultation process. Whoever is privy to these details will be required to not disclose them publicly – that does represent a tricky situation for a community group like the MP CRAG.

The development of CB will be a major benefit for the Millers Point precinct – as long as it is done sensitively with our community – both in construction and finished product. The MP CRAG will fervently represent the neighbourhood to get the best outcome for Millers Point.

Heritage Council initiated Community Consultation on Millers Point & Dawes Point Village Precinct

Rosanna Luca (Heritage Office NSW) and Yvette Andrews (City of Sydney) joined us for a Q&A on the next steps in the community consultation process - being the two sessions planned for SHR property owners on the next two Tuesday evenings. At this stage these sessions are limited to 15 people – we have asked Rosanna and Yvette if that number can be higher to accommodate any additional demand for residents to attend. Please email me if you wish to attend (if you own a heritage listed property in Millers Point or Dawes Point) and we will add you to the list.

NSW Police Activities

You will recall the NSW Police attended our April meeting. They have since been busy in executing a plan to reduce anti-social behaviour, hooning, speeding vehicles, etc. I think there has been a marked improvement (although the party bus incident in Argyle St the weekend before last was a shocker – they are aware of these activities and will be actioning as required to ensure it never happens again).

Below is an email I received on 20 May which details what occurred in the month or so prior in our small neighbourhood. Please note the link below to report noisy vehicles to the EPA (eg Harley motorcycles).

Mr Kelly

I am writing to provide you with an update on the traffic related concerns raised by the Millers Point Community on 13/04/2021.

This month, since the community meeting;

- *14 x vehicles referred to the EPA for noise pollution.*
- *12 x Parking Infringements*
- *1 x Speeding Infringement - Hickson Road (City East Highway Patrol)*
- *3 x heavy vehicles Moved On from Hickson Road*
- *Spoke to wedding car operators – advising to be more responsible in the area.*
- *Spoke with construction companies - re heavy vehicles not waiting in Hickson Road with motor running.*
- *Spoke with council – re heavy vehicles on Hickson Road. They do not want to put signs up advising to switch off engine/reduce noise because it is against their Street Sign Clutter Policy. Residents advised by Sergeant Mihos to make a written request directly to council for signs.*

Can I ask you to pass on to the residents – Anyone may report matters of noise pollution to the EPA via their website or phone. If any residents observe a loud vehicle they can they make a report using the following link;

<https://www.epa.nsw.gov.au/reporting-and-incidents/report-pollution>.

The more reports they get the better chance we have at deterring noise pollution.

If you need to send any photos or anything through to our office this is the best email to reach us (grov3bra@police.nsw.gov.au).

Sydney City Police will continue to target the area and continue to provide feedback on our progress.

The Community Centre

The City of Sydney have not yet finalised the way forward for the future of the Harry Jensen Centre. Heather Smith, Margaret Bishop and Mel Tait are now putting together a grants submission to gain regular access to both the HJC and the Abe Mott Hall. The MP CRAG will auspice the grant application. For the HJC, we will seek access Monday to Friday (business hours) plus some regular evening and weekend access. We will also be seeking permanent bookings for the Abe Mott Hall. The types of activities being contemplated by Heather, Margaret and Mel revolve around leisure activities for all ages (from pilates to kids' programs), etc.

If you have any suggestions for how you wish to see the HJC being used by our community, please send the suggestions to me or to the above trio if you have their contact details. As an example, I would like to see the "office" section of the HJC (next to Ling's surgery) being available as a coworking space for those of us who work from home and would enjoy a change of scenery and some company. Access to a printer and maybe even a secure waste paper bin would also be handy. Dogs will be allowed (sorry Norman). I also think that having the HJC as a place where we can drop off stuff to be recycled (not yellow bin stuff) would also be excellent – batteries, light globes, used textiles/fabrics, plastic, etc would be wonderful – a future without the need for a red bins....

Anyway, as usual, thank you for reading this far. I look forward to any feedback.

Regards,

Bernard