

10051
17 March 2014

Mr Sam Haddad
Director-General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2000

Attention: Chris Wilson, Executive Director, Major Projects Assessment

Dear Mr Haddad,

**BARANGAROO CONCEPT PLAN – PROPOSED MODIFICATION 8
REQUEST FOR DIRECTOR GENERAL’S REQUIREMENTS**

We are writing in relation to a proposed further modification (Mod 8) to the Barangaroo Concept Plan (as modified) and an amendment to the existing provisions in Schedule 3 of State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP) and Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011.

The purpose of this letter is to request the Director-General’s Requirements (DGRs) for the preparation of an Environmental Assessment for the proposed Mod 8. To support the request for the DGRs this letter provides an overview of the proposed modification and identifies the key likely environmental and planning issues associated with the proposal.

The proposed application is the outcome of negotiations between Lend Lease and the NSW Government, including the Barangaroo Delivery Authority, to relocate the approved landmark hotel building on a pier into Sydney Harbour to a location on land elsewhere on the site. It incorporates both the physical relocation of the hotel, along with a number of consequent and related changes that are required to maintain an appropriate built form and public domain outcome for the Barangaroo South site.

In summary, the proposed modification to the Concept Plan seeks to:

- relocate the landmark building (Block Y) extending into the harbour back onto the site in front of the existing Blocks 4A, B and C;
- revise the layout of Blocks 4A-C;
- amend the size and location of the Southern Cove and public domain;
- redistribute the GFA, public domain and land uses across development blocks 1-3, 4A-C, X and Y;
- increase the maximum GFA on the site to provide for additional GFA within the hotel building and residential buildings;
- increase the height of the buildings within modified 'Block 4' and the relocated Block Y;
- update the Urban Design Controls to reflect the modified concept design; and
- amend the conditions of the Concept Approval to reflect the modifications to development.

Lend Lease also proposes to amend Part 12 of Schedule 3 of the Major Development SEPP to reconcile the SEPP with the modifications to the Concept Plan, including amending the layout of the RE1 and B4 Mixed Use zones.

Lend Lease also proposes to amend the 'State Significant Development Sites – Barangaroo' called up in Schedule 2 of the State and Regional Development SEPP to reflect the amended site boundary.

1.0 BACKGROUND

In May 2011 the Minister for Planning announced a 'Short Sharp Review' (the Review) of the Barangaroo development. The Review looked at the process that led to the current planning for Barangaroo.

The report outlining the outcomes of the Review was released on 1 August 2011 (Report). A key focus of the Report was the 'Hotel over the Harbour'. The Report concluded that *"While Lend Lease has zoning and Concept approval for the hotel in the harbour, this Review suggests that it would be a significant demonstration of goodwill to relocate the hotel to elsewhere on the site."*

This modification application is the outcome of negotiations between Lend Lease and the NSW Government, including the Barangaroo Delivery Authority, in response to the findings and recommendations of the Review, to relocate the landmark hotel building elsewhere on the site.

The proposed location of the hotel on Barangaroo South is the result of an extensive process of testing and analysis, focused on identifying the single location that provides the greatest potential benefits for all of Barangaroo and for Sydney. Its location has necessitated several changes to the existing pattern of development in this regard, which collectively contribute to a number of key benefits:

- Locating the hotel close to the Harbour (though behind a ground level public waterfront setback), helps to create a special or "iconic" building for Sydney, whilst also responding positively to the original principles that underpin the MOD 4 Concept Plan.
- The location of the hotel in the north-western corner of the Barangaroo South site also combines with a reconfigured deep water cove to enhance the activation of the public waterfront and define Globe Harbour as an active and focal space for the entire Barangaroo South precinct.
- The total area of public parkland is maintained through the creation of a new larger park (approximately 9,000m²) adjacent to Hickson Road that is connected, both visually and physically, to Central Barangaroo Waterfront Park, which is now both well defined, activated and integrated with its wider context. The current section of parkland is approximately 7,500m² (exclusive of the waterfront promenade) and lacks definition or activation from surrounding buildings.
- The new park will improve and diversify the public amenity along Hickson Road, by opening up the eastern edge of Barangaroo and providing improved public domain connections from Hickson Road through the Waterfront.
- The new park also provides a separate event space that may cater for gatherings of up to approximately 10,000 people. Along with the Central Precinct Park, this space is able to contribute greatly to the cultural life of the city.
- Waterfront use and intensity of activation now transitions from Barangaroo South to the Headland Park in a more integrated and organised manner.

2.0 CONCEPT PLAN MODIFICATION

The modification seeks to relocate the landmark building (Block Y), which is currently approved on a public pier extending into the harbour, back onto the area of the site in front of the existing of Blocks 4A, B and C, which is currently zoned RE1 Public Domain. New development controls will be provided for

Block Y in response to its proposed new location on the site, including providing for residential uses, increasing the tourism use, and increasing the total maximum GFA on the site for the hotel building.

The relocation of the landmark building necessitates and accompanies a range of changes to the remainder of the site:

- The total site area will be reduced from 7.8ha to approximately 7.6ha as a result of:
 - reconfiguration of the hotel pier for public uses; and
 - reconfiguration of the waterfront promenade adjacent to the hotel.
- The size of the Southern Cove will be amended and its location modified. The total area of the Southern Cove has been reduced, though the deep water harbour section remains approximately the same. The Concept Plan modification also serves to enhance the activation of the Southern Cove area with building frontages now provided on 3 sides.
- The hotel pier approved in Mod 4 has been reduced in size and relocated such that it extends approximately 15m south of the existing site boundary and is shortened by approximately 20m. The pier is now proposed to accommodate public space and a community building of approximately 2,000sqm over 2-3 storeys.
- The maximum Tourism GFA permitted will be increased to 63,500sqm and located specifically within the Barangaroo South site.
- Total GFA on the Barangaroo South site will be increased to a new maximum of 535,008sqm. The increase in GFA results in only a very minor increase in floorspace to be accommodated on the Barangaroo South site of approximately 6.9% (see breakdown in **Tables 1** and **2** below).
- The proposed Mod 8 will maintain the current maximum of 3,000sqm for Active Uses in the Public Domain and will maintain provision for a minimum of 3,000sqm and a maximum of 10,000sqm of Community GFA, which may be located within either the RE1 or B4 zoned areas of the Barangaroo South site
- Total GFA on the entire Barangaroo Concept Plan area will be increased to 598,733 with the addition of Mod 8, and to 681,008 with the addition of Mod 8 and Mod 9, which is being submitted concurrently (see breakdown in **Table 3**).
- The public domain will be redistributed, noting that there will be an equivalent area of public domain provided. Both Mod 4 and this proposed Modification provide approximately 50% of the Barangaroo South site as public domain.
- In order to offset the potential loss of public domain that would otherwise occur as a result of the relocation of the landmark building back on to land, the height of the buildings within the modified 'Block 4' will be increased. Maximum heights within Blocks 1-3 remain as per Mod 4, or are reduced, while maximum heights in Block 4 are proposed to range from approximately RL110 to RL 250 across 3 potential residential buildings. The hotel is proposed to have a maximum height of approximately RL 275. Together it is intended that building heights step down from the hotel to Hickson Road.

Table 1 - Summary of Total Proposed GFA (Existing and Mod 8)

	Current Approval (m ²)	Mod 8 Proposal (m ²)
Active Uses in the Public Domain	3000	3000
Community Uses	10,000	<i>Included within mixed use GFA</i>
Mixed Use GFA	490,240	535,008*
Total GFA Potential	503,240	538,008
		34,768m ² (6.9% increase)

* A Minimum of 3,000 sqm and maximum of 10,000 sqm Community GFA included within the total GFA and may be located within either the RE1 zone or the B4 Zone

Note: The Mod 8 Concept Plan Application will determine and define final maximum GFA for the Barangaroo South site.

Table 2 - Indicative Maximum GFA by Block in Barangaroo South

Block	Mod 4 Max GFA	Proposed Max GFA (Approximate)
Block 1	9,400	2,800
Block 2	209,213	198,100
Block 3	142,669	132,200
Block 4 (A+B+C)	77,050	103,500
Block X	18,908	18,908
Block Y	33,000	77,500
TOTAL	490,240	533,008*

* An additional 2,000m² of Community GFA is proposed in the RE1 Zone (ie outside of the 6 Barangaroo South Development Blocks)

Note: The Mod 8 Concept Plan Application will determine and define final maximum GFA for the Barangaroo South site.

Table 3 – Summary of Combined Total GFA Potential (Mod 8 and Mod 9)

Barangaroo South (Mod 8)	Total Max GFA including Community and Active Uses	538,008
Barangaroo Central (Mod 9)	Total Max GFA including Community and Active Uses	125,000
Headland Park (Mod 9)	Total Community Uses	18,000
Barangaroo Total		681,008

Note: The Mod 8 Concept Plan Application will determine and define final maximum GFA for the Barangaroo South site.

The attached plans (see **Appendices A** and **B**) illustrate Lend Lease's proposed distribution of built form on the Barangaroo South site. The plans have been prepared in the context of the changes proposed to Barangaroo South under Concept Plan (Mod 6), and provide alternative designs for Barangaroo Central based on the Approved Concept Plan (Mod 4) (**Appendix A**) and the Concept Plan modification currently proposed by the Barangaroo Delivery Authority (**Appendix B**).

3.0 MAJOR DEVELOPMENT SEPP AMENDMENT

The Barangaroo site is already listed as a State Significant Site in Part 12 of Schedule 3 of the Major Development SEPP. The Major Development SEPP zones the land part B4 Mixed Use and part RE1 Public Recreation.

Maximum building heights and GFA restrictions are established for nominated development blocks within the B4 Mixed Use zone.

Lend Lease proposes to amend Part 12 of Schedule 3 of the Major Development SEPP to:

- reconcile the controls within the SEPP to reflect the modifications in the Concept Plan; and
- adjust layout of the B4 Mixed Use and RE1 Public Recreation zones to accommodate the modified Concept Plan layout as a result of the landmark building being relocated on to land.

4.0 STATE AND REGIONAL DEVELOPMENT SEPP AMENDMENT

The Barangaroo site as approved under Concept Plan (Mod 4) is shown on the 'State Significant Development Sites – Barangaroo' called up in Schedule 2 of the State and Regional Development SEPP. As the modification involves relocating the hotel out of the water and will change the Concept Plan site boundary, the boundary of the site shown on the SEPP map will need to be modified to reflect the amended boundary.

5.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Based on our preliminary environmental assessment, the following are the key assessment issues that will need to be considered as part of the modification:

- urban design and built form;
- streetscape and public domain;
- overshadowing;
- view impacts; and
- transport management and accessibility impacts.

6.0 CONCLUSION

I trust this is all the information you require at this stage to prepare the DGRs for Concept Plan (Mod 8), however should you have any queries regarding this matter or require any further particulars then please do not hesitate to contact myself or Michael Rowe on 9956 6962 or mrowe@jbaurban.com.au.

Yours faithfully



Lesley Bull
Director