

Urban Design Advice

Barangaroo Concept Plan Modification 8 and Major Development SEPP, State and Regional Development SEPP and Sydney Harbour REP Amendments

PRELIMINARY REVIEW REPORT

5th June 2015

1 TERMS OF REFERENCE, SCOPE & PURPOSE

The Department of Planning and Environment (DPE) has commissioned independent, expert urban design advice through appointment of a panel to assess the urban design impacts of the section 75W modification application to the Barangaroo Concept Plan: MP06_0162 MOD 8, MD SEPP, SRD SEPP and SREP (the MOD 8 application) .

The panel comprises NSW Government Architect Mr Peter Poulet, Ms Meredith Sussex AM and Ms Shelley Penn, and is chaired by Mr Poulet (the Panel).

The review commenced on 13th April 2014 with the DPE's issue of the Environmental Assessment Report documents. This Preliminary Review Report is provided to the Department of Planning and Environment on 5 June 2015.

In undertaking this preliminary review, the Panel has read the following material:

- The current Barangaroo Concept Plan and related material;
- Publicly exhibited MOD 8 application documents;
- Submissions received by the DPE from the public, elected representatives, government agencies and local Councils to date.

As required under the Panel's Terms of Reference, this report:

- Identifies the **key urban design issues** associated with the proposed changes to built form and public domain areas as outlined in the publicly exhibited modification application; and
- Outlines whether **additional urban design information** is required to complete the review.

Evaluation and assessment of the urban design impacts of the MOD 8 application under the panel's Terms of Reference will be provided in the form of a Final Report to the DPE. This will be completed after the Panel's receipt of further information as described within this Preliminary Review Report.

2 KEY URBAN DESIGN ISSUES

Key urban design issues associated with the proposed changes to built form and public domain include the areas or items noted below. The following list is not intended to suggest there are necessarily issues of concern in all areas noted, but that the Panel has assessed these as areas or items requiring interrogation and evaluation. A detailed articulation of any issues and the Panel's evaluation will be delivered in the Final Report.

2.1 General

- Planning and design integration for the whole of the Barangaroo site;
- Amenity including overshadowing and wind impacts;
- Views and vistas;
- Heritage context, including Sydney Observatory;
- Status of submitted documents supporting the MOD 8 application – including the Design Guidelines, Masterplan and others;
- Design Excellence;
- Net public benefit or disbenefit of the proposed changes.

2.2 GFA and Use Mix

- Increased GFA generally;
- Increased residential GFA;
- Relocation and consolidation of residential GFA;
- Quantum and proportions of the mix of uses proposed;
- Resumption of Sydney Harbour for community use and retail building (the pier);
- Urban design implications of including a casino on the site;
- Community facilities, infrastructure and services.

2.3 Public Domain and Public Open Space

- Public Open Space – quantum, nature and relationships;
- Public domain;
- Northern Parkland;
- Hickson Road built scale;
- Globe Harbour changes;
- Globe Street;
- Globe Square;
- Promenade;
- Transport Place;
- Hickson Place.

2.4 Built Form

- Hotel / Casino / Apartment building (Block Y) – location;
- Hotel / Casino/ Apartment building (Block Y) – podium;

- Hotel / Casino/ Apartment building (Block Y) – tower;
- Residential Towers – locations, consolidation, typology.

2.5 TMAP

- Traffic;
- Transport;
- Parking.

3 ADDITIONAL URBAN DESIGN INFORMATION REQUESTED

3.1 Additional Information

The following further information is requested to enable evaluation of the urban design issues associated with proposed changes to built form and public domain areas outlined in the publicly exhibited MOD 8 application. This information is requested to be provided to the Panel at the earliest availability in order to allow evaluation and to meet the DPE's timelines.

3.1.1 General

- In order to evaluate the urban design impacts we request greater detail on the design intentions for the buildings and open spaces, including architectural and landscape design proposals, including all interfaces, pedestrian and vehicular access points;
- Details of the 'MOD 9' proposal are required, including envelopes, architecture, open space and amenity impacts such as over shadowing and wind;
- In the context of the proposed increase in GFA, describe the increased public benefit of the proposal in terms of urban design and civic amenity;
- We understand that the *SSS Proposal, Concept Plan & EA* documents represent the original project objectives - please confirm;
- Sustainability: provide details to explain how the sustainable design objectives will be delivered by the MOD 8 application proposal, and in particular by the built elements including the hotel / casino / apartment building (Block Y), the residential towers and the Northern Park.

3.1.2 GFA

- Provide a list of GFA against use mix, in tabulated form, where residential is maximised, as a comparison for MOD 4 as against MOD 8 and MOD 9, for both Barangaroo South and for the whole Barangaroo site. Refer to pages 29-30 of Sussex Penn Report 2011;
- Provide a reconciliation of the above GFA comparisons against the Mixed Land Use Types list on pages 9 - 11 of the TMAP within the MOD 8 application EAR;
- Provide a summary of proposed areas covering the following: maximum retail GFA (for MOD 8 and across the whole of the Barangaroo site), maximum tourist uses (for MOD 8 and across whole of the Barangaroo site).

3.1.3 Use mix

- Confirm the number of rooms in the hotel (number of keys) and the number of apartments, including whether any of the apartments are to be serviced apartments;
- Provide a list of social/community facilities, services and infrastructure (including open space) to be provided for the proposed use and population mix. Include analysis and rationale for the proposal, and proposed locations;
- Identify where the affordable housing to be located, including access points.

3.1.4 Public Domain and Public Open Space

- Provide a comparison of areas in SQM included within '*public open space*' versus '*public domain*' for MOD 4, MOD 8 and MOD 9, for the whole Barangaroo site, for Barangaroo Central and for Barangaroo South:
 - Provide like for like diagrams / tables are required.
 - Provide a descriptive clarification of what is included within '*public open space*' and what is included in '*public domain*' within both MOD 4 and within the MOD 8 application, including any differences, eg. Roads, water, pathways, open space etc.
- Envelope information / shadow diagrams for Barangaroo Central (MOD 9) to enable assessment of access to sunlight from within the Northern Park;
- Clarification of the public domain and public open space connections between the Northern Park and Barangaroo Central
- Provide clarification of the varying dimensions of the promenade for the length of Barangaroo South, including dimensions to façade alignments, overhangs, external commercial reserves, and other fixed elements from the water's edge;
- Confirm the implications of the proposed zoning of the pier in relation to height, built form and use;
- Provide detail of the proposed use(s) for the community building on the pier, with an explanation of their viability, relevance and appropriateness in the context of the analysis of community/social infrastructure (requested above);
- Advise what provision for cultural uses is included in Barangaroo South including type, location, area and rationale for viability and appropriateness;
- Provide details of the proposed Hickson Road Boulevard architecture and street interface (heights and setbacks) for its full length.

3.1.5 Hotel / Casino / Apartment building (Block Y)

- Further detail on the design of the podium including; place making for spaces adjacent to the built form, amenity including wind and over-shadowing, and spatial modulation; details of 24 hour physical permeability of the podium; visual permeability within and through the podium.

3.1.6 TMAP

- Advise the impact of revised traffic flows associated with the light rail on TMAP calculations;
- Advise the assumptions made about the population and demographic mix (eg. 1,2,3 bedroom apartments) used by the TMAP, and provide comment on the level of certainty of those assumptions;
- Advise what quantum of parking is provided for residential use in Barangaroo South and across the site as a whole;
- Advise what quantum of public parking is provided in Barangaroo South and across the site as a whole;
- Advise what quantum of on-street parking is provided in Barangaroo South and across the site as a whole;
- Advise the rationale for the quantum of hotel / casino parking proposed;

- Advise whether the train system in Central Sydney has the capacity for an additional 6200 passengers in the busiest AM hour;
- Advise whether a third ferry wharf is proposed, and if so, please include it in the drawings.

3.2 CLARIFICATION OF DESIGN APPROACH

The following advice is requested to assist the Panel in understanding the Proponent's design approach and rationale in their MOD 8 application proposal as a response to the overarching Project Objectives. This information is requested to be provided to the Panel at the earliest availability in order to allow evaluation and to meet the DPE's timelines.

General

- The level of information submitted in support of the MOD 4 application was reasonably detailed - refer Design Principles, Justification, Indicative Drawings, Built Form Principles, Urban Design Controls, and Indicative Design documents, etc, (<http://www.barangaroo.com/discover-barangaroo/planning-process/concept-plan.aspx>). An equivalent level of detail is required at a minimum to complete this evaluation, and in order to provide certainty for the State in any future approvals.

3.2.1 GFA and Use Mix

- In the context of objectives for Barangaroo as a whole, advise the rationale for the proposed increase in GFA;
- In particular, noting the project principles from the *East Darling Harbour State Significant Site Proposal, Concept Plan and Environmental Assessment* of 2006, (which stipulates a maximum of 25% of the site as residential GFA), advise the rationale for the proposed increase in residential GFA.

3.2.2 Public Domain and Public Open Space

- Northern Park
 - Provide design rationale for the spatial exchange of R4 and R5 and the open space, in terms of public benefit and civic space within Barangaroo as a whole;
 - Provide a rationale for the intrusion of the north eastern corner of the podium and tower of Block Y, in the context of the master plan principles which consistently reference a radial fanned connection between the Northern (Radial) Park and the waterfront. Refer page 34 of the Barangaroo South Master Plan;
 - Provide detail of the design of the Northern Parkland including how it is intended to operate as a public space and to interface with built form;
 - Describe in detail the proposed nature, landscaping and uses of the northern park including depth and drainage design to support substantial mature trees;
 - Describe the proposed open space functionality, with drawings, including the proposed uses and design modulation within the park to support these uses.
- Hickson Road
 - Provide the rationale for the changed approach to the design of the Hickson Road Boulevard, such that R5 tower abuts the road without setbacks.

- **Globe Harbour, Road and Square**
 - Provide a comprehensive design rationale for the reduction of Globe Harbour, the realignment of Globe Street, and the removal of Globe Square. Address issues including access, use, amenity, legibility, permeability, open space and civic presence.
 - Given the relocation of the hotel off the pier (in response to concern about the reclamation of the harbour), provide the design rationale for retaining the pier, the intentions of the proposed rezoning, and the rationale for the proposed structure on the pier.

3.2.3 **Hotel / Casino / Apartment building (Block Y)**

- Provide the design rationale for the adopted podium-with-tower typology, in the context of use mix, location on the site, morphology, Barangaroo built form and relationships to open space.
- Include the rationale for the proposed scale and massing of the podium and its architecture, including details such as proposed formal and architectural modulation, visual and physical permeability, in relation to the objectives for Barangaroo, the site arrangement, movement patterns, surrounding public spaces and legibility.
- In addition, provide the rationale for the architectural design of the tower (Block Y) and its urban design impacts on the immediate and greater surrounds.

4 Summary

In summary, the Panel has identified, through a preliminary review of available documentation, the **key urban design issues** associated with the proposed changes to built form and public domain areas as outlined in the publicly exhibited modification application for information, which require evaluation; and requests that the **additional urban design information** listed in this Preliminary Review Report is provided to the Panel to enable it to complete the review. The information is requested to be provided as early as possible to enable evaluation and advice in accordance with the DPE timelines. The Panel is of the view that this would mean delivery of additional information by the first week of July.