

75W MODIFICATION TO APPLICATION TO  
BARANGAROO CONCEPT PLAN (MP06\_0162 MOD 8)

## MOD 8 DRAFT CONDITIONS | PART B – MODIFICATIONS TO CONCEPT PLAN **RESPONSE TO CONDITION B3**

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16 FEBRUARY 2016



# INTRODUCTION

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With reference to the B3 draft condition as received on 25 November 2015, Crown Resorts and Lendlease, in collaboration with the BDA, have re-considered our original planning submission and are now proposing substantial changes to our designs that specifically address the Panel’s and the DP&E’s underpinning objectives. The attached proposed solutions will aid in ensuring the underlying objectives of draft modification B3 are met without severely and negatively impacting the design and critical operational elements of the Crown Sydney Hotel Resort (CSHR).

This submission is structured as follows:

1. Background to Draft Modification B3;
2. Summary of Implications of Draft Modification B3 for CSHR;
3. Alternative Means of Achieving the DP&E’s Objectives:
  - Drawings illustrating proposed design solutions for the future CSHR development on Block Y and immediately adjoining land are attached and summarised as follows:
    - 3.1 Re-alignment of Hickson Park East/West View Corridor;
    - 3.2 Re-design of the CSHR Podium southern elevation and Watermans Cove, with increased building setbacks and increased unobstructed Promenade widths;
    - 3.3 Re-design of the CSHR Podium westerly elevation.
  - The enclosed drawings are proposed to be incorporated into Concept Plan Mod 8 via an alternative modification to B3.

In trust that our extensive re-design efforts as demonstrated within the enclosed documentation have thoroughly addressed the Panel’s and the DP&E’s objectives, we respectfully request that the DP&E wholly re-draft condition B3 accordingly so that the CSHR Hotel Resort podium and tower no longer needs to shift to the south nor reduce in overall length and can further remain in its current planned location on the site

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## 1. BACKGROUND TO DRAFT MODIFICATION B3

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On 27 October 2015, the Barangaroo Design Advisory Panel (DAP), commissioned by the DP&E, issued its report on the impacts on built form and public domain of the Concept Plan Mod 8 proposal.

The DAP report included a number of recommendations in relation to the future built form on Block Y. Detailed responses to each of these recommendations were provided to DP&E by Lendlease, the BDA and Crown Sydney Property Pty Ltd on 13 November 2015.

Having considered the various recommendations of the DAP report, and the responses provided in relation to that report by Lendlease, Crown Resorts and the BDA, DP&E has subsequently proposed, amongst other conditions, draft modification B3.

Draft modification B3 relates to the Block Y building envelope and requires the following:

(1) The building envelope for Block Y is to be modified as follows:

- i) The Northern end of Block Y is to be setback an additional 12 metres (approximately) from the northern boundary of Barangaroo South for its entire length in order to generally align with the western projection of the northern edge of Hickson Park and the southern boundary of the Barton Street footway.*
- ii) The southern end of Block Y is to be setback an additional 8 metres (25 metres in total approximately) from the northern edge of Watermans Cove. Compliance with the terms of this modification shall not result in any further reduction to the size of Watermans Cove.*
- iii) The position of the tower envelope shall be shifted in accordance with the Block Y modifications outlines in (1) and (b) above. The tower envelope shall not increase in size as a result.*

*(2) A revised Building Envelope Plan reflecting the above changes is to be submitted for the approval of the Secretary prior to the determination of any SSD application for above ground works on Block Y. The Plan is to be fully dimensioned, and identify all block dimensions and setbacks.*

*(3) For Barangaroo South, a revised Building Envelope/Block Plan that reflects the changes in Modification B3 (1) above and provides a full set of dimensions for all blocks and setbacks, including Block Y, shall be submitted for the approval of the Secretary prior to the determination of any SSD application for above ground works on Block Y.*

*(4) In addition to the above, a revised set of shadow diagrams are to be submitted at the same time as the revised Building Envelope Plan which reflect the changes to the building envelope of Block Y detailed above.*

DP&E subsequently advised on 3 December 2015, that the specific reasons underpinning the recommended modifications to Block Y as set out in draft modification B3 are as follows:

- Modification B3(1) i) which requires the northern end of Block Y to be setback an additional 12 metres, has been recommended to provide a key east/west view corridor which would otherwise be obstructed by the northern extent of the Block Y building envelope. In addition, this modification has been recommended to provide a sufficiently generous integrated landscape setting along Block Y's northern frontage and in order to provide an appropriate strong and coherent relationship to the Central Parklands.



## 1. BACKGROUND TO DRAFT MODIFICATION B3 *(continued)*

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- Modification B3(1) ii) which requires the southern end of Block Y to be setback an additional 8 metres (25 metres in total approximately) from the northern edge of Watermans Cove has been recommended as the proposed building envelope is uncharacteristically setback only 17 metres from the foreshore and as a result would visually dominate and overwhelm Watermans Cove.
- Modification B3(1) i) and ii) in combination have been recommended to specifically reduce the excessive length, bulk and scale of the podium and to ensure a more appropriate relationship to its foreshore context.

## 2. IMPLICATIONS OF MODIFICATION B3 TO CROWN SYDNEY

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As currently drafted, compliance with draft modification B3 would effectively require the overall length of the CSHR podium to be reduced by 20 metres. 12 metres to accommodate an additional 12 metre setback at the building's northern end and by 8 metres to accommodate an additional 8 metre setback at the building's southern end.

Condition B(1)(iii) requires the position of the tower envelope to be shifted in accordance with the increased setbacks.

Any reduction in the length of the podium must occur outside of the tower footprint as changes to the tower footprint and dimensioned areas within would greatly affect the current design of every floor and functional space from the basement to the roof of the tower. A complete re-design of the entire tower, structurally and architecturally, would be needed if the slightest dimensional changes were required within the tower footprint.

Of note, the tower footprint is located on the northern half of the overall podium footprint. If a 12 metre setback is provided (with a consequential effect of pushing the tower to the south by 12 metres), the 20 metre reduction in the length of the podium would effectively have to be 'cut' out of the southern portion of the podium.

Reducing the southern portion of the podium by 20 metres will result in a loss of approximately 5,500 m<sup>2</sup> GFA, or 14.4% of the total podium GFA.

However, of greater significance than the GFA reduction is the specific impact that removing a 20 metre segment of the southern half of the podium would have on the gaming floors and function / visitor amenity spaces that are located within that portion of the podium.

Currently, all of the gaming floor space and function space for CSHR is located in the southern portion of the podium. The key impacts that would arise as a consequence of removing a 20 metre segment of the southern half of the podium include:

- Reductions in the overall gaming area of approximately 40% at each of Levels 1 and 2;
- Reduction in Level 3 function space by 53% and hotel pool by 37%;
- Reduction in Level 4 tennis court by 61% and pool by 54%.

In total, the 40% reduction in the area of the gaming facilities will result in a 48% reduction in the number of gaming tables at Levels 1 and 2 (50 tables will be removed).

It is not readily feasible to simply re-distribute the displaced gaming and function space from the southern portion of the podium into to the northern portion of the podium (under the tower) in order to retain the gaming and function GFA due to the numerous columns and sheer walls within the tower footprint. It is crucial that the gaming and function areas are column free and of a scale and size that is commensurate with international standards and best practices.

The reduction in capacity for gaming will adversely impact the ability of CSHR to fund and operate key tourism assets, amenities and social initiatives such as meeting / convention space; world class food and beverage; public art and social programs. More importantly, Crown Sydney Property Pty Ltd will be unable to meet its existing obligations with the NSW Government.

### 3. ALTERNATIVE MEANS TO ACHIEVE DP&E OBJECTIVES

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*NOTE: All plans, imagery and references within this document pertaining to the Public Domain, future building envelopes and Watermans Cove are indicative concept designs only and are subject to further planning development and future Development Application approvals.*

ALTERNATIVE MEANS TO ACHIEVE DP&E OBJECTIVES

### 3.1 HICKSON PARK EAST / WEST VIEW CORRIDOR

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*Objective - Provision of a key east/west view corridor and generous integrated landscape setting to the north of the Block Y building envelope; and appropriate strong and coherent relationship to the Central Parklands.*

As a proposed revision, we have included the attached plan which the BDA has indicated it is prepared to support, along with view imagery that illustrates the axial shift of the key east/west view corridor that now extends beyond the northern end of the CSHR development on Block Y.

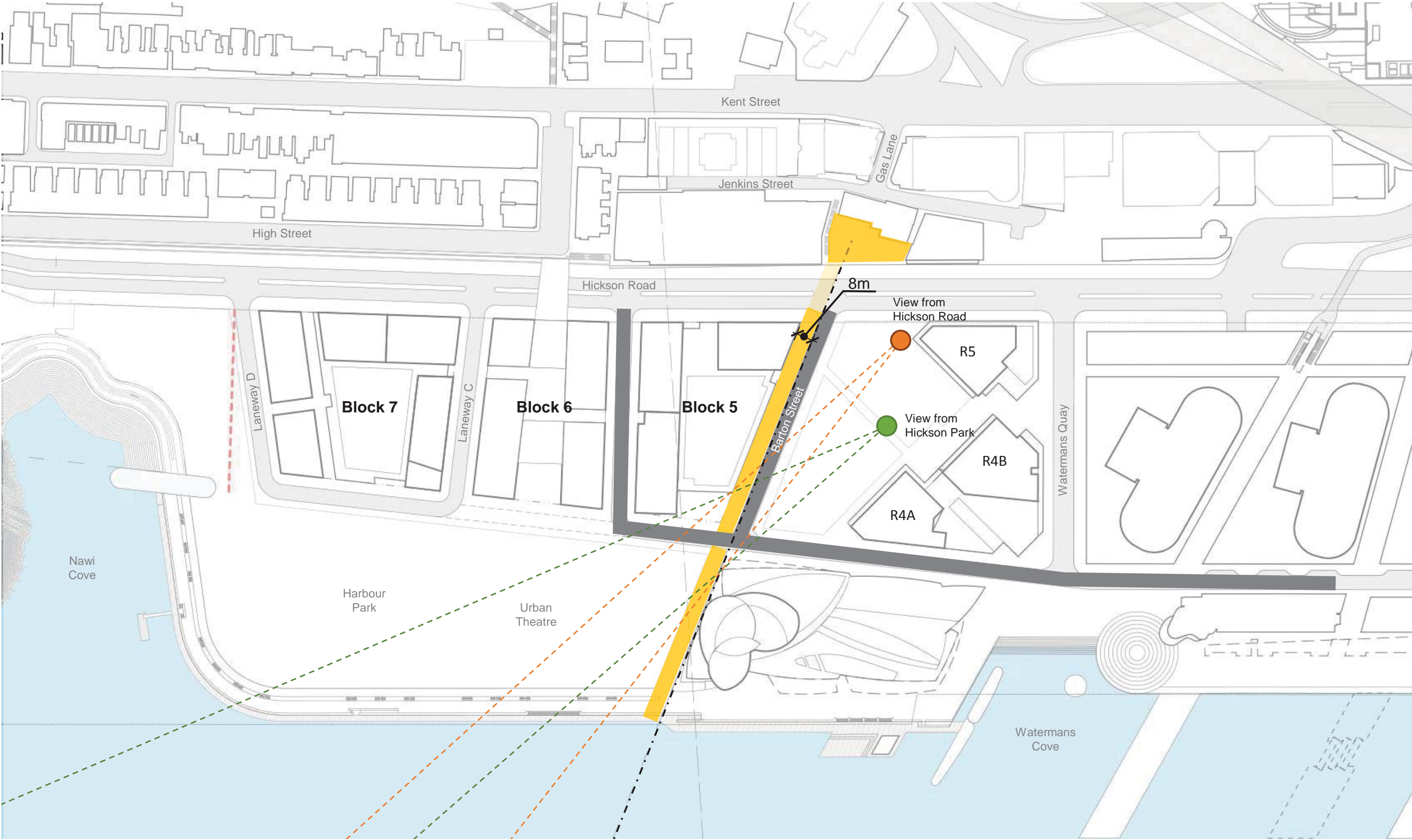
The revision results in an approximate minimum 28 metre view corridor between the northern edge of the development on Block Y and the south western corner of the development within Block 5 to the north.

As a result, the stated objectives of providing a key east/west view corridor and generous integrated landscape setting to the north of the Block Y building envelope has been achieved;

- The key east/west view corridor, with a minimum width of 20m, is shifted and re-aligned to provide full views past the northern edge of Block Y to the Central Parklands and the waters edge;
- The Concept Plan currently provides for a generous public domain space north of Block Y and, with the proposed revision, a stronger and more coherent connection is established between Hickson Park and the Central Parklands between Block Y & Block 5.

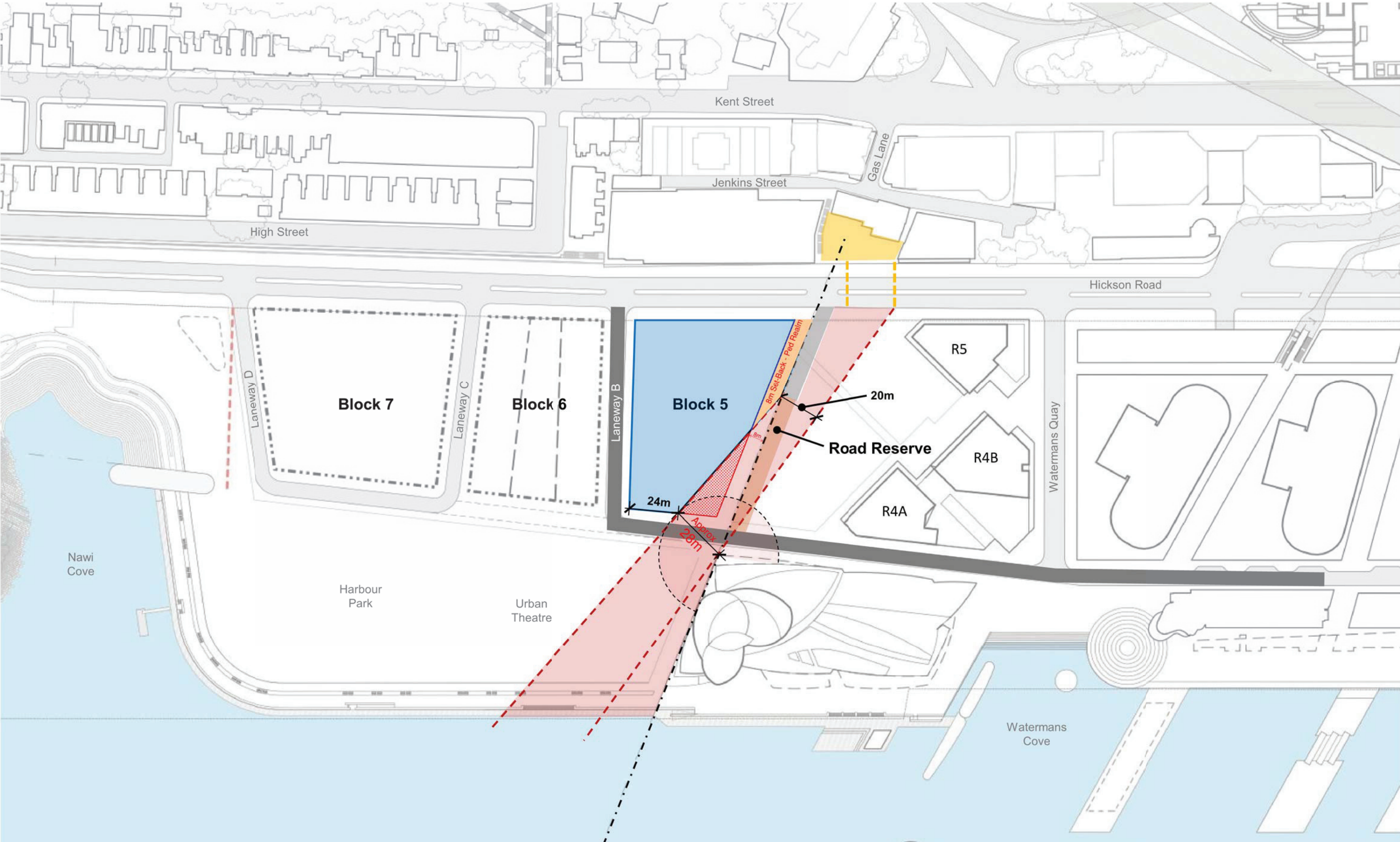
Please note, all improvements to the north of the site boundary line (south/central) and Public Realm improvements within Barangaroo south are subject to BDA final consent and separate Development Applications will be submitted to the DP&E at a later date for approval.

VIEW CORRIDOR STUDY | CURRENT DESIGN



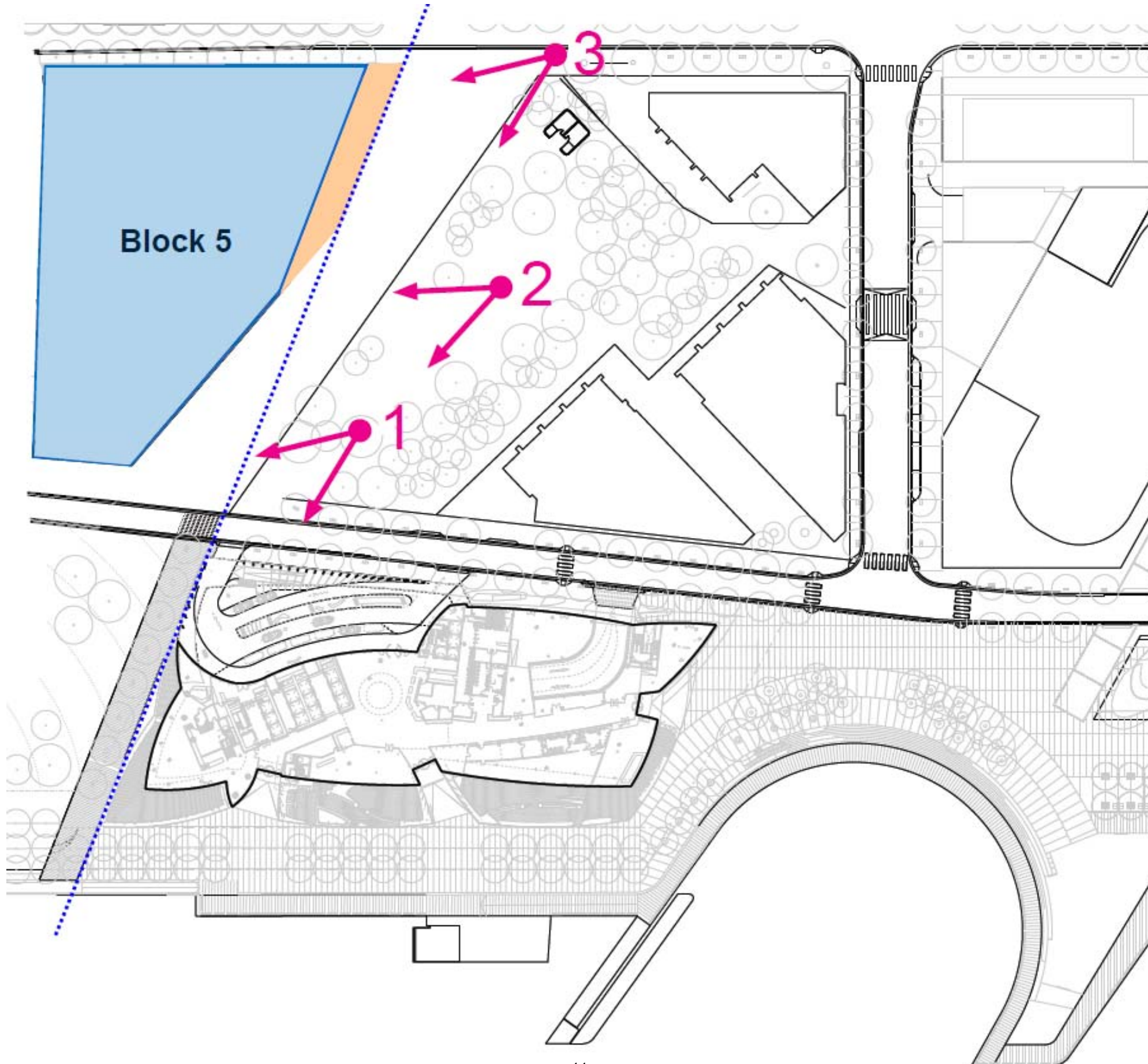


VIEW CORRIDOR STUDY | PROPOSED AMENDMENT





## HICKSON PARK VIEW ANGLES - KEY PLAN





HICKSON PARK - VIEW ANGLE 1

- View Corridor
- Barangaroo South / Central Boundary
- 8m Set-Back Zone





HICKSON PARK - VIEW ANGLE 1

- View Corridor
- Barangaroo South / Central Boundary
- 8m Set-Back Zone





HICKSON PARK - VIEW ANGLE 2

- View Corridor
- Barangaroo South / Central Boundary
- 8m Set-Back Zone





HICKSON PARK - VIEW ANGLE 2

- View Corridor
- Barangaroo South / Central Boundary
- 8m Set-Back Zone





HICKSON PARK - VIEW ANGLE 3

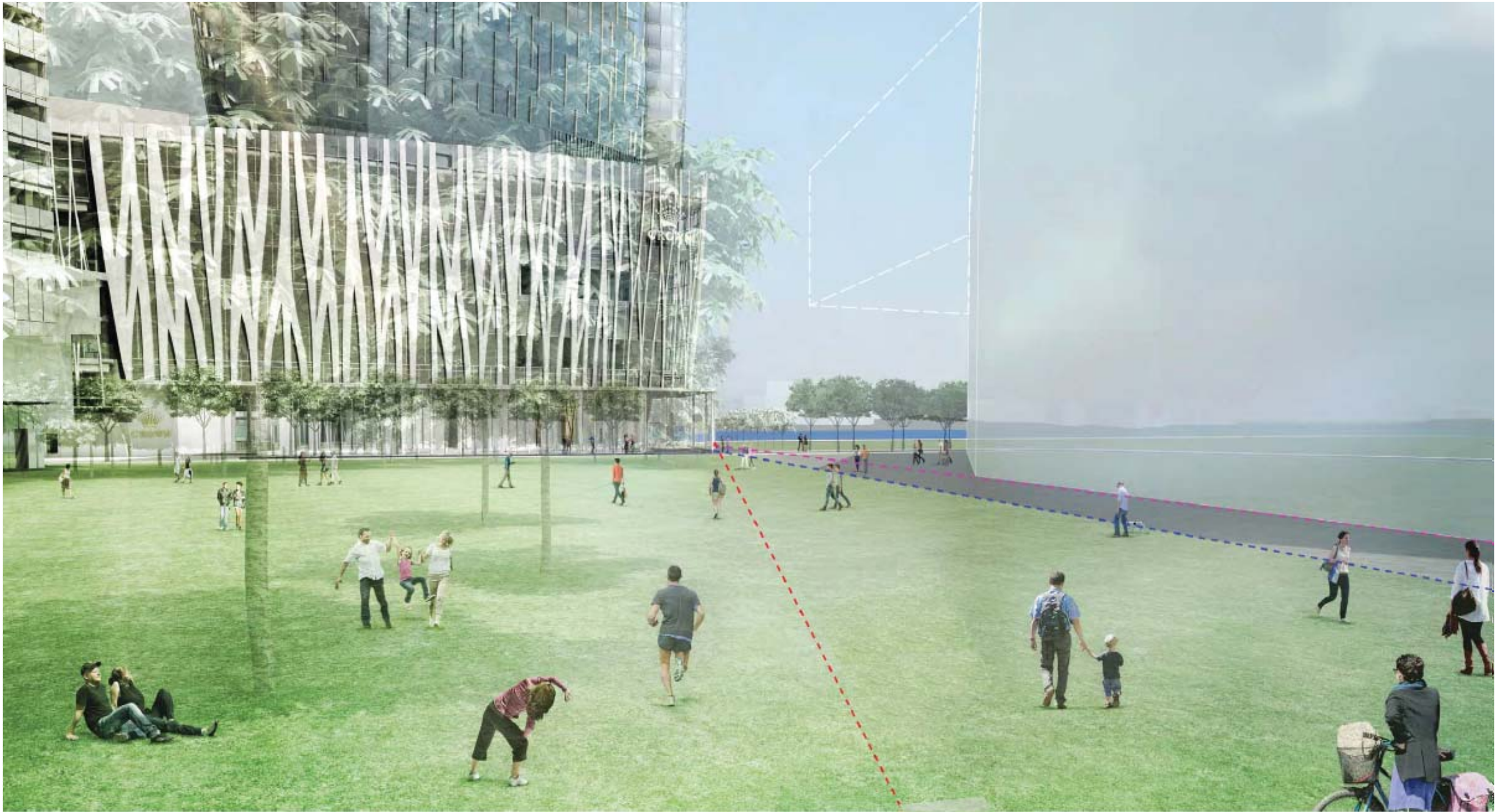
- View Corridor
- Barangaroo South / Central Boundary
- 8m Set-Back Zone





## HICKSON PARK - VIEW ANGLE 3

- View Corridor
- Barangaroo South / Central Boundary
- 8m Set-Back Zone



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ALTERNATIVE MEANS TO ACHIEVE DP&E OBJECTIVES

## 3.2 CSHR SOUTHERN ELEVATION & WATERMANS COVE

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*Objective – Increase the setback of the building from the foreshore to ensure that Watermans Cove is not visually dominated or overwhelmed.*

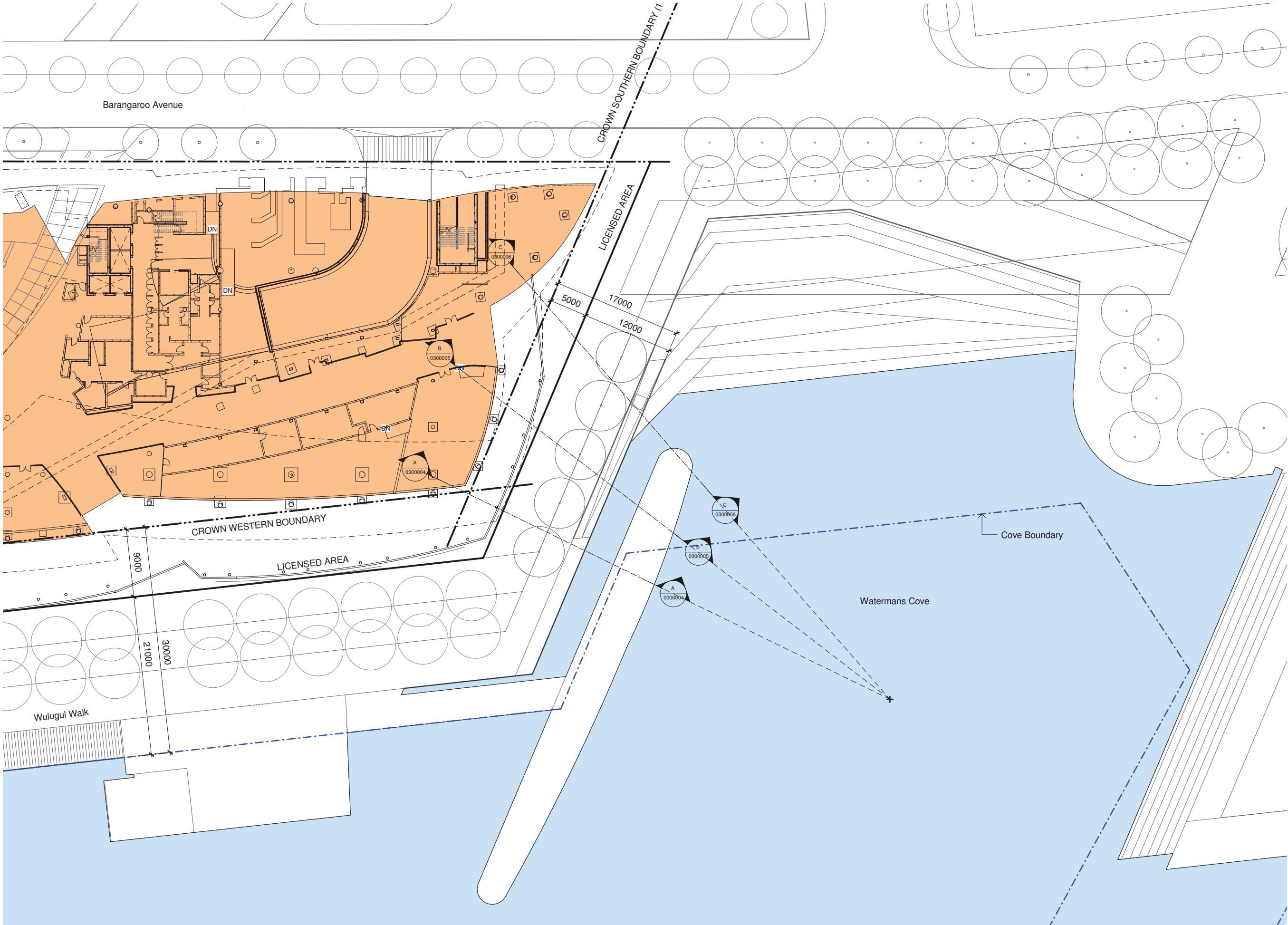
Currently, Mod 8 provides for a 17 metre setback between the podium on Block Y and the northern edge of the future Watermans Cove.

As a proposed design revision and solution to resolve the underpinning objectives, we have included the attached indicative design of Watermans Cove that now provides for an average 27.8 metre setback between the CSHR podium on Block Y and the northern edge of the future Watermans Cove. The proposed design of Watermans Cove will additionally increase the overall Public Promenade area to the south of the CSHR podium by 273m<sup>2</sup> whilst provide a minimum 18.5 metre wide clear unobstructed Public Promenade along the waters edge. The minimum 18.5 metre wide clear unobstructed Public Promenade along the edge of Watermans Cove is consistent with the minimum 18.5 metre wide clear unobstructed Public Promenade that has been established along the harbour edge to the south in front of R8 and R9.

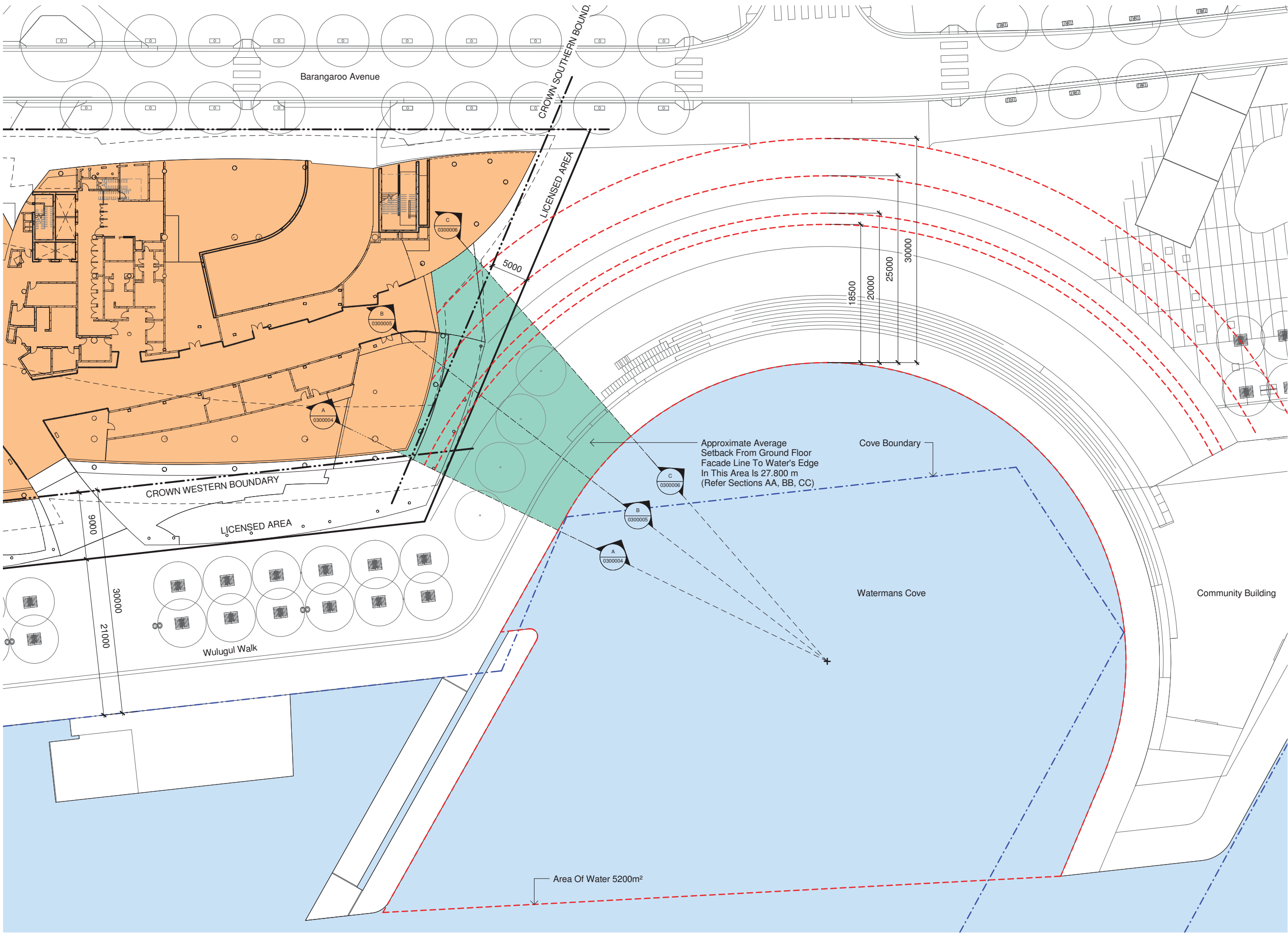
In addition to increasing the setback of the podium from the waters edge, Crown Resorts is proposing to modify the design of the southern podium elevation per the attached plans in an effort to minimize any perception that the podium dominates and overwhelms Watermans Cove.

Please note, the design of Watermans Cove is subject to BDA final consent and a separate Development Application will be submitted to the DP&E at a later date for approval.

WATERMANS COVE CURRENT DESIGN

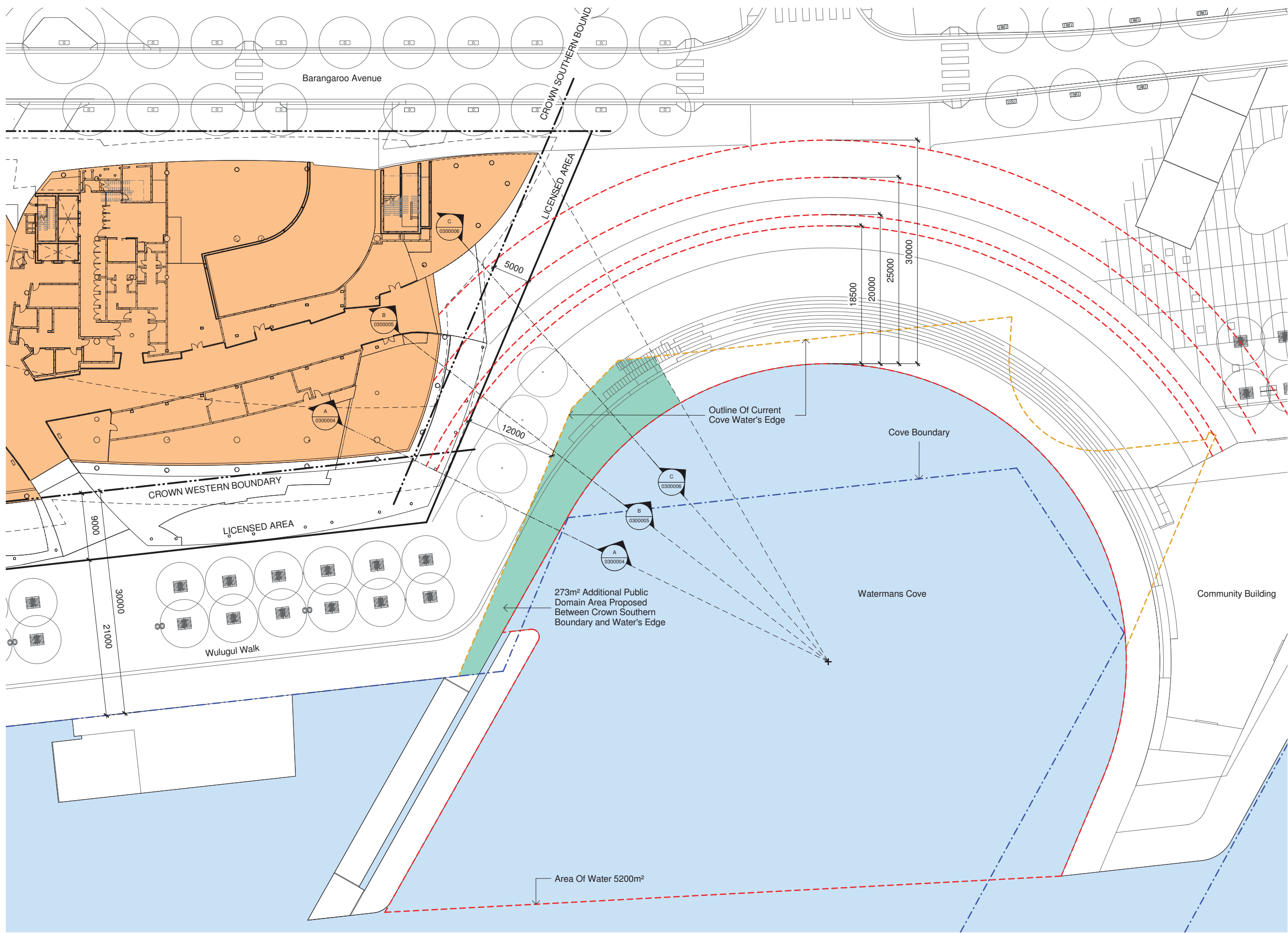


WATERMANS COVE PROPOSED AMENDMENT





WATERMANS COVE PROPOSED AMENDMENT



Additional Public Domain Area Indicated

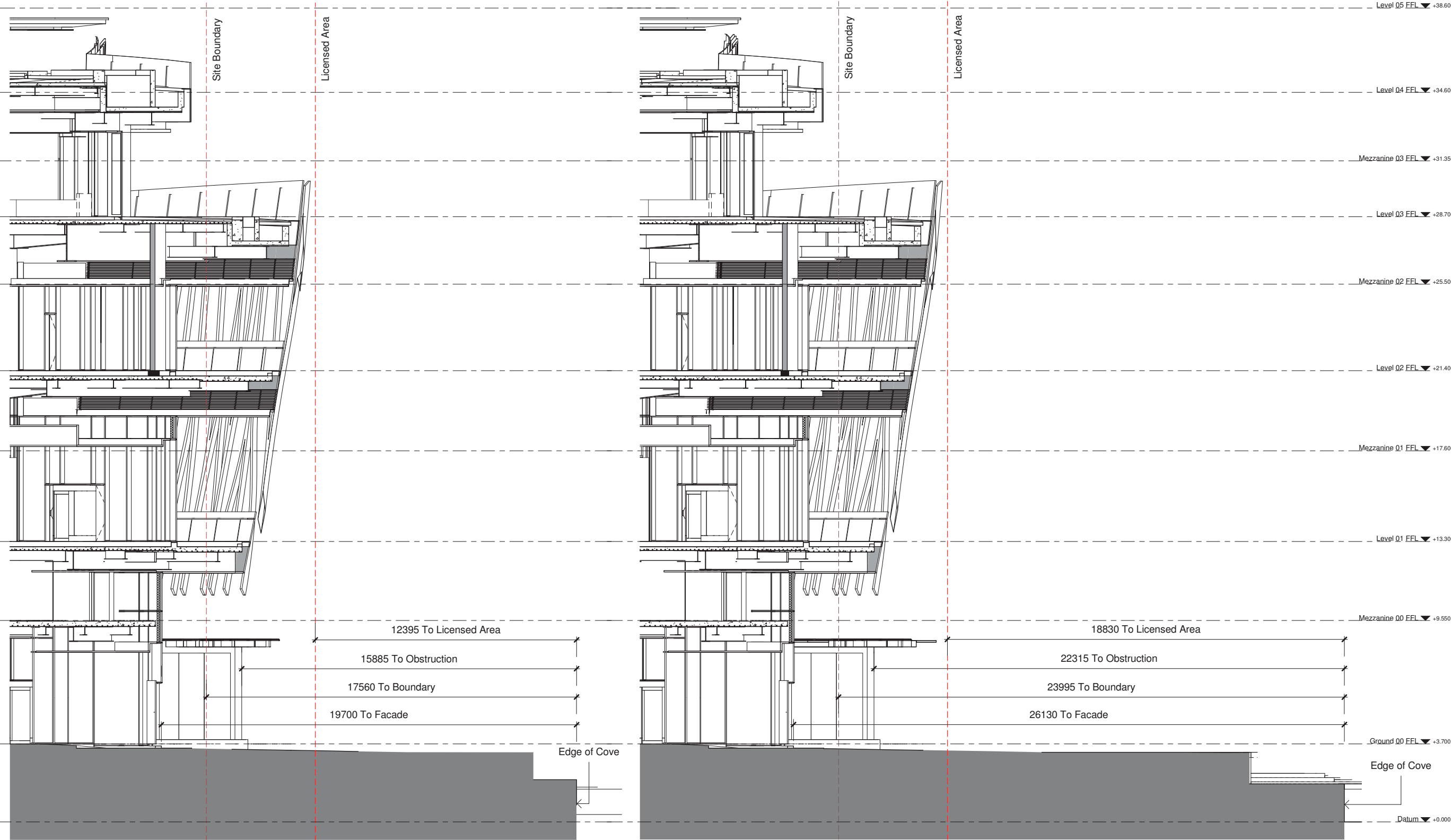


Architectural section drawings of a building, comparing the current state (left) and a proposed state (right). The drawings show a multi-story building with a sloped roof and a basement. Key levels are marked on the right: Level 05 FFL (+38.600), Level 04 FFL (+34.600), Mezzanine 03 FFL (+31.350), Level 03 FFL (+28.700), Mezzanine 02 FFL (+25.500), Level 02 FFL (+21.400), Mezzanine 01 FFL (+17.600), Level 01 FFL (+13.300), Mezzanine 00 FFL (+9.550), Ground 00 FFL (+3.700), and Datum (+0.000). The left drawing shows the current state with dimensions: 12000 To Licensed Area, 12850 To Obstruction, 17000 To Boundary, and 19195 To Facade. The right drawing shows the proposed state with dimensions: 16960 To Licensed Area, 18500 To Obstruction, 21955 To Boundary, and 24150 To Facade. Both drawings include a 'Site Boundary' and 'Licensed Area' line, and an 'Edge of Cove' label.

**Section A-A (Current)**

**Section A-A (Proposed)**

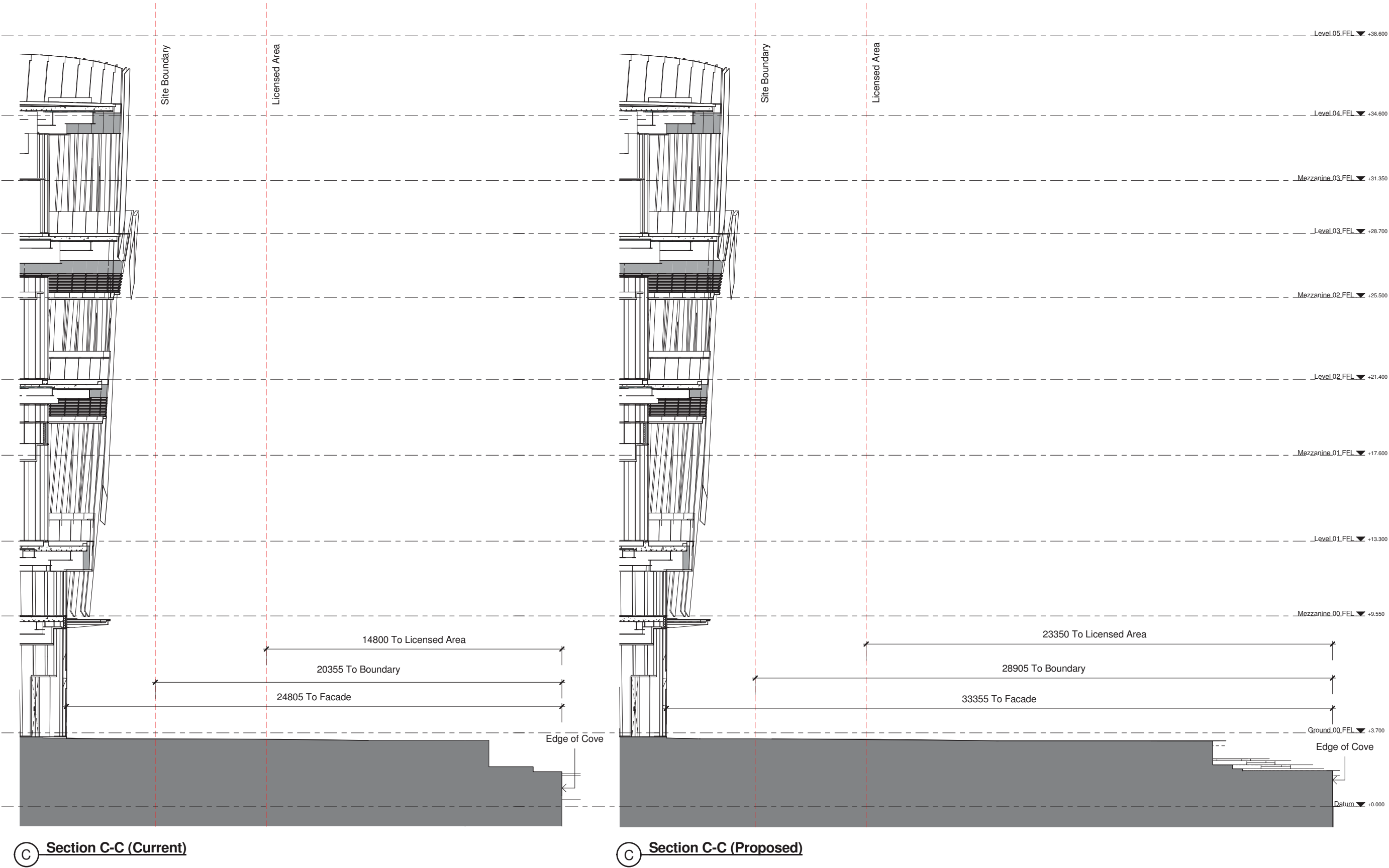
# PODIUM AMENDMENT - SECTION COMPARISON



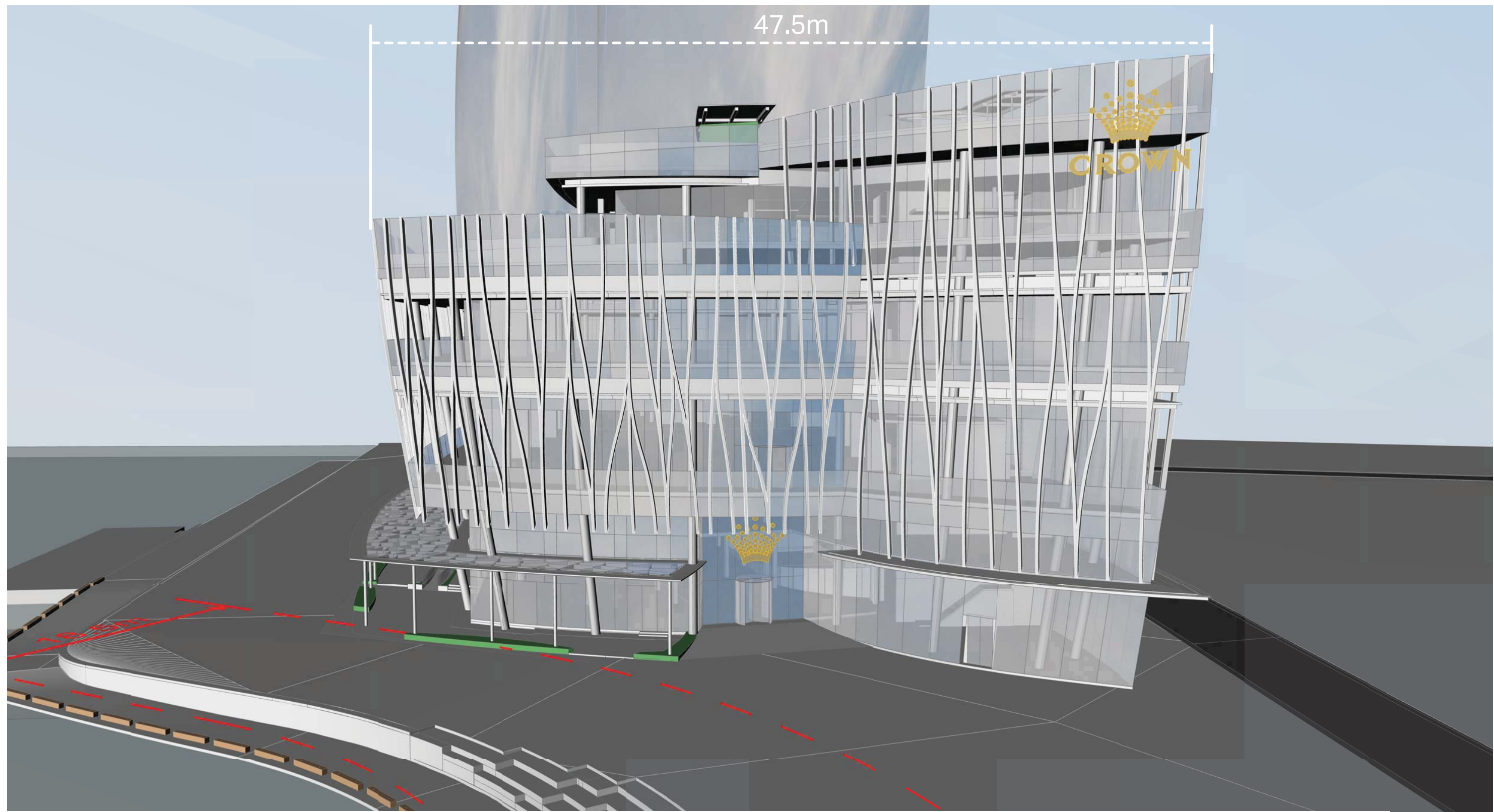
**B Section B-B (Current)**

**B Section B-B (Proposed)**

# PODIUM AMENDMENT - SECTION COMPARISON



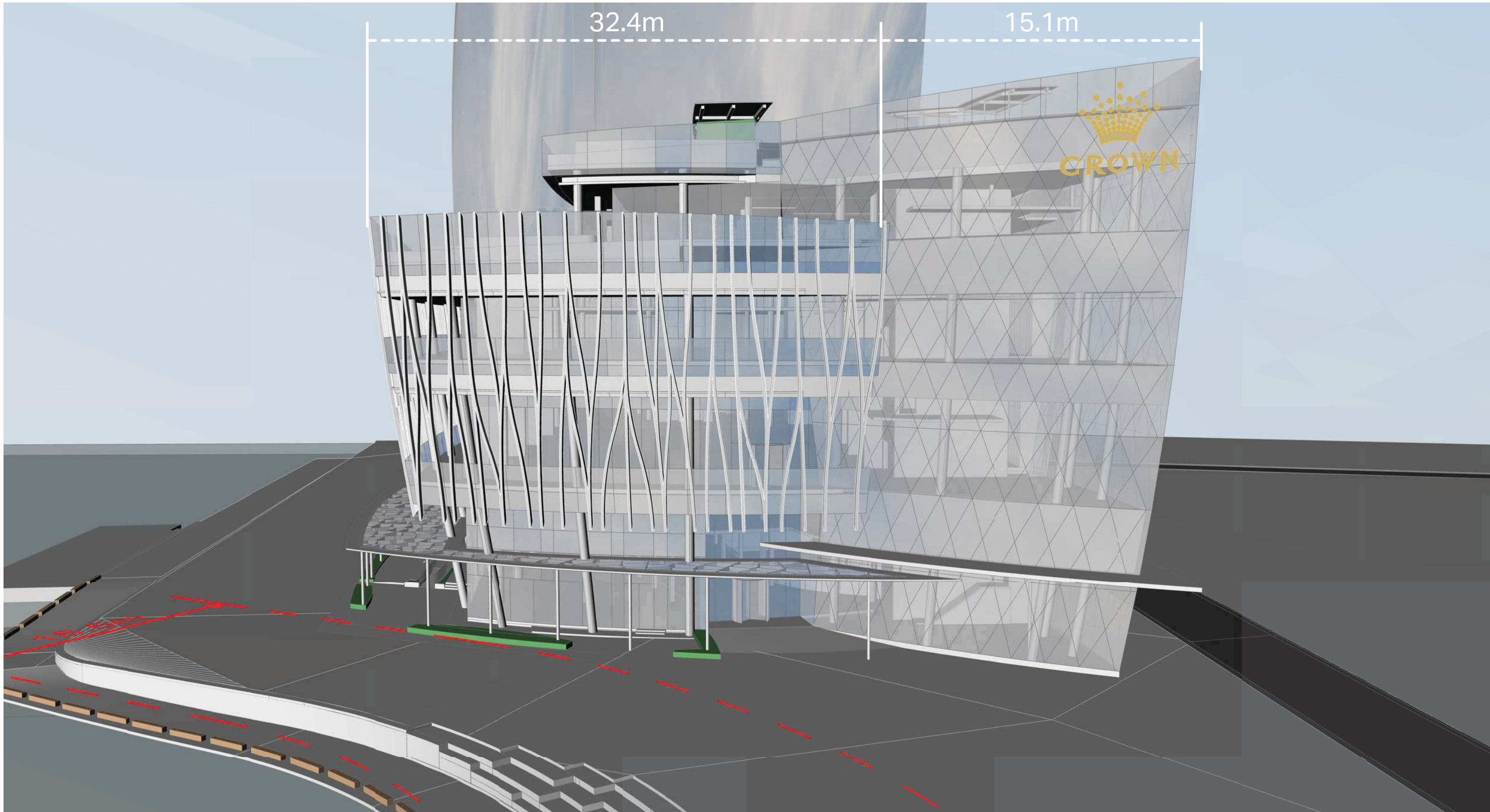
CURRENT DESIGN



*View from South*



**PROPOSED AMENDMENT**



***View from South***



## CURRENT DESIGN



*View to Southern Facade*



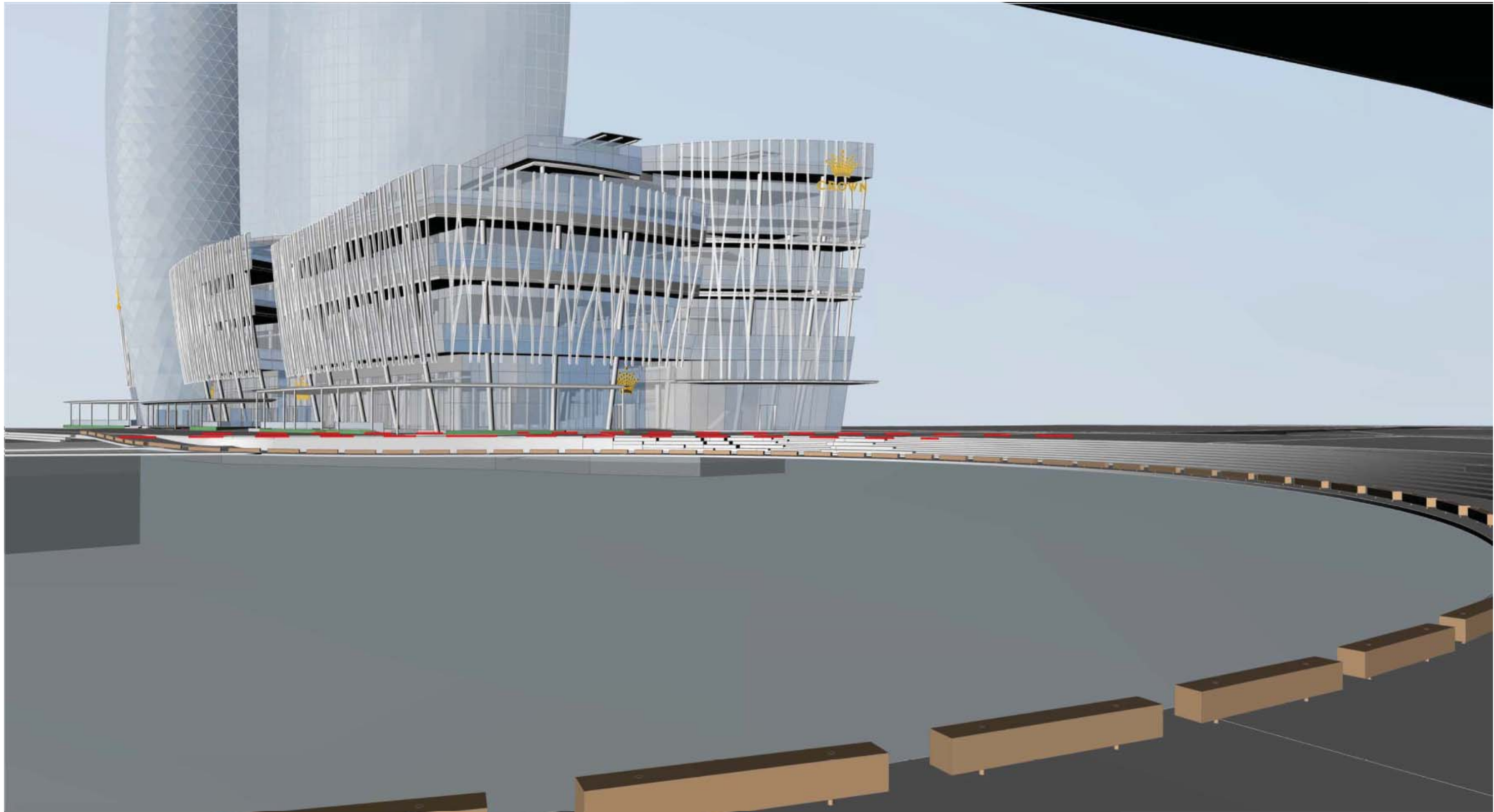
## PROPOSED AMENDMENT



*View to Southern Facade*

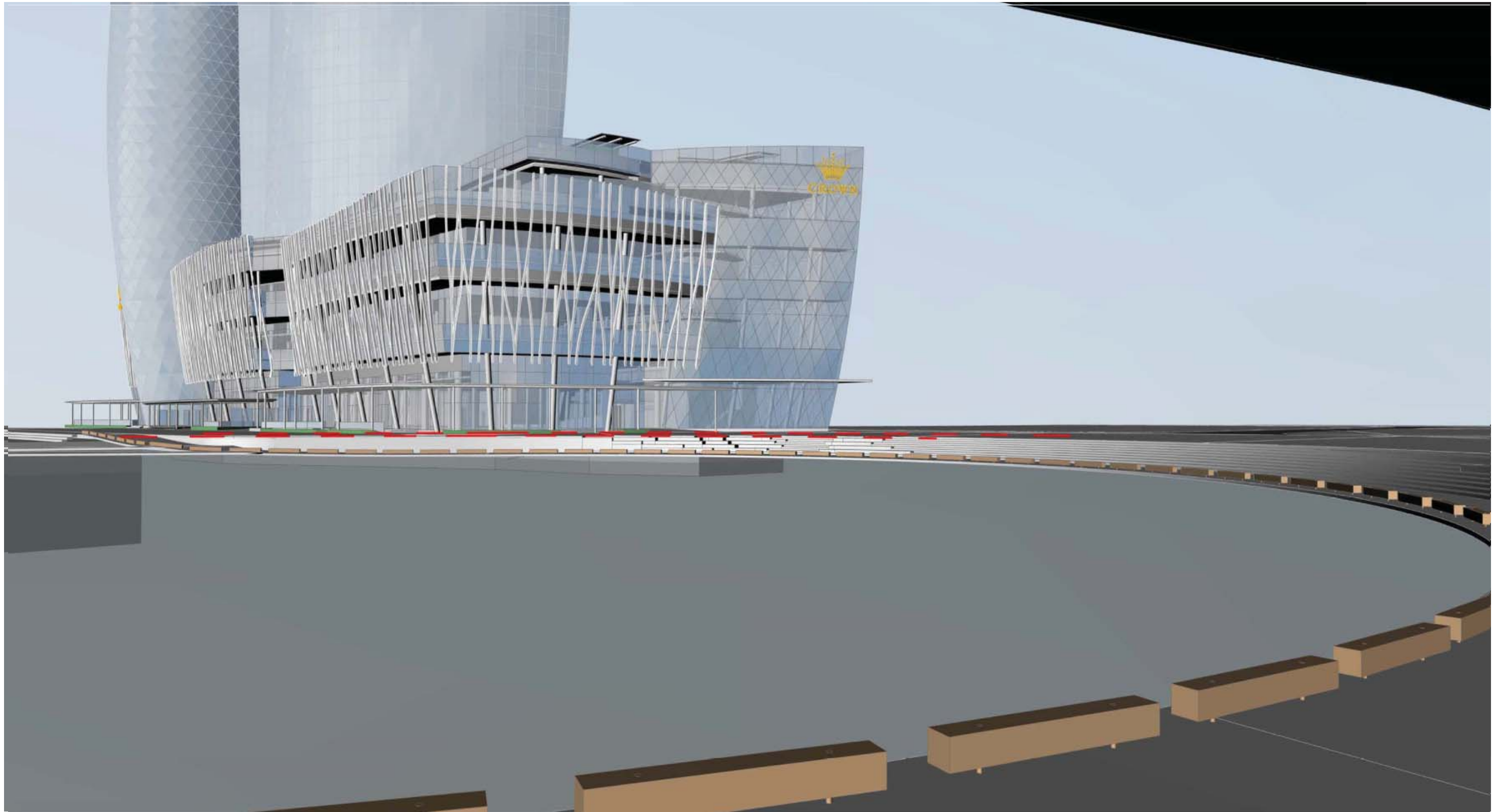


**CURRENT DESIGN**



*View Across Watermans Cove*

**PROPOSED AMENDMENT**



*View Across Watermans Cove*



## PROPOSED AMENDMENT



*View Across Watermans Cove*



**PROPOSED AMENDMENT**



*View to Southern & Eastern Facades*

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ALTERNATIVE MEANS TO ACHIEVE DP&E OBJECTIVES

### 3.3 CSHR WESTERN ELEVATION

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*Objective - Reduce the excessive length, bulk and scale of the podium to ensure a more appropriate relationship to its foreshore context.*

As illustrated within the attached plans, the westerly facade of the CSHR podium has been re-designed in order to break the podium structure up into distinct building elements that are now viewed as a segmented building in lieu of a continuous built form.

By re-designing the podium facades in this manner, the overall perceived length of the façade is significantly reduced when viewed from the surrounding Public Domain and from across the harbour.

The stated objective of reducing the excessive length, bulk and scale of the podium is to ensure a more appropriate relationship to its foreshore context has, in our opinion, been achieved as the podium will no longer be viewed as a continuous, unbroken built form.

The eastern podium elevation, whilst not mentioned in the B3 draft condition, is currently being re-designed in order to achieve a coherent and consistent design approach around all sides of the podium.

Upon request, we will provide a photomontage of the surrounding Darling Harbour built forms to compare and visually demonstrate that our re-design efforts of the CSHR podium elevations are now more aligned and consistent with the built forms surrounding the harbour.



## CURRENT DESIGN



*Aerial View*



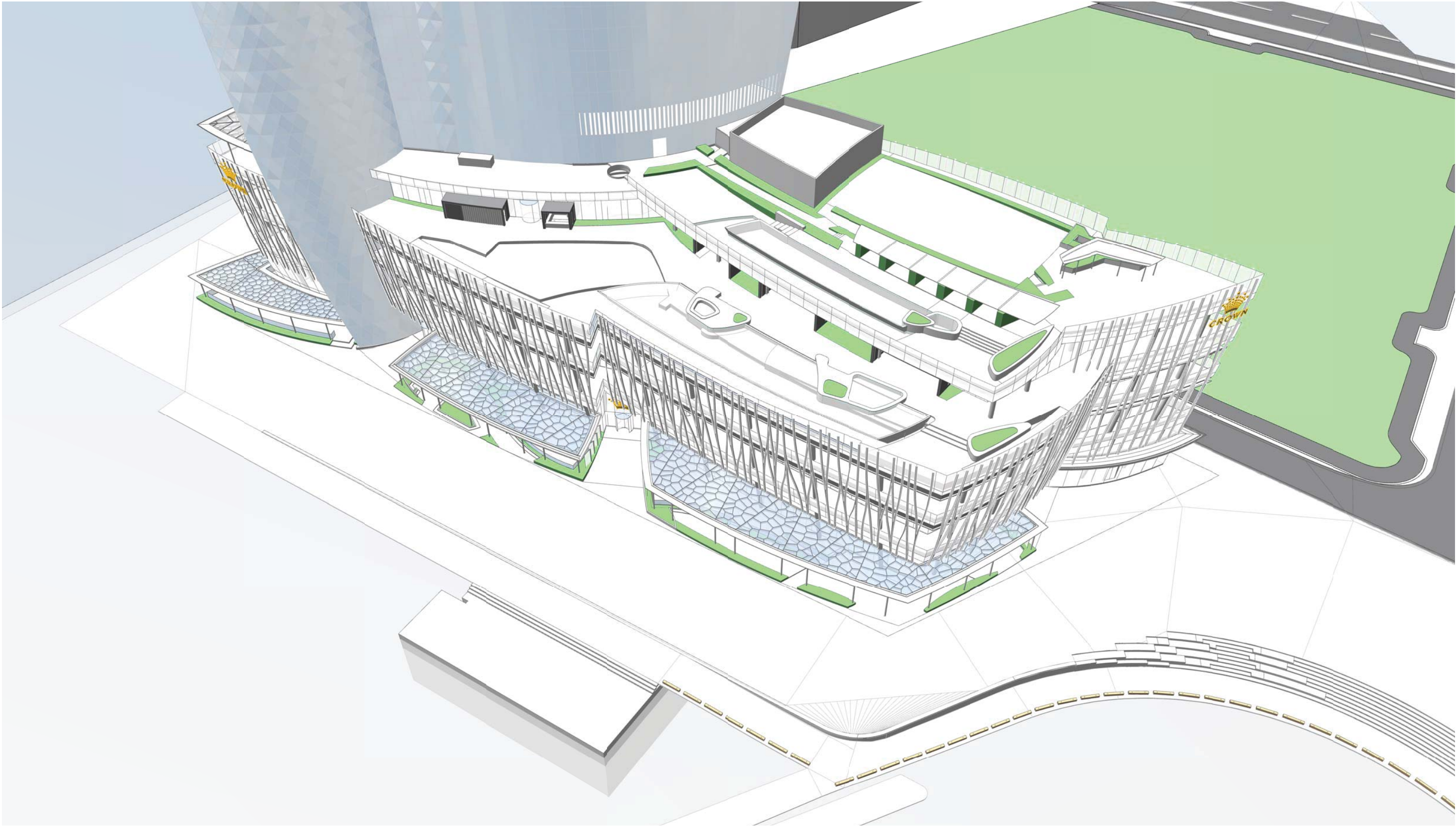
## PROPOSED AMENDMENT



*Aerial View*



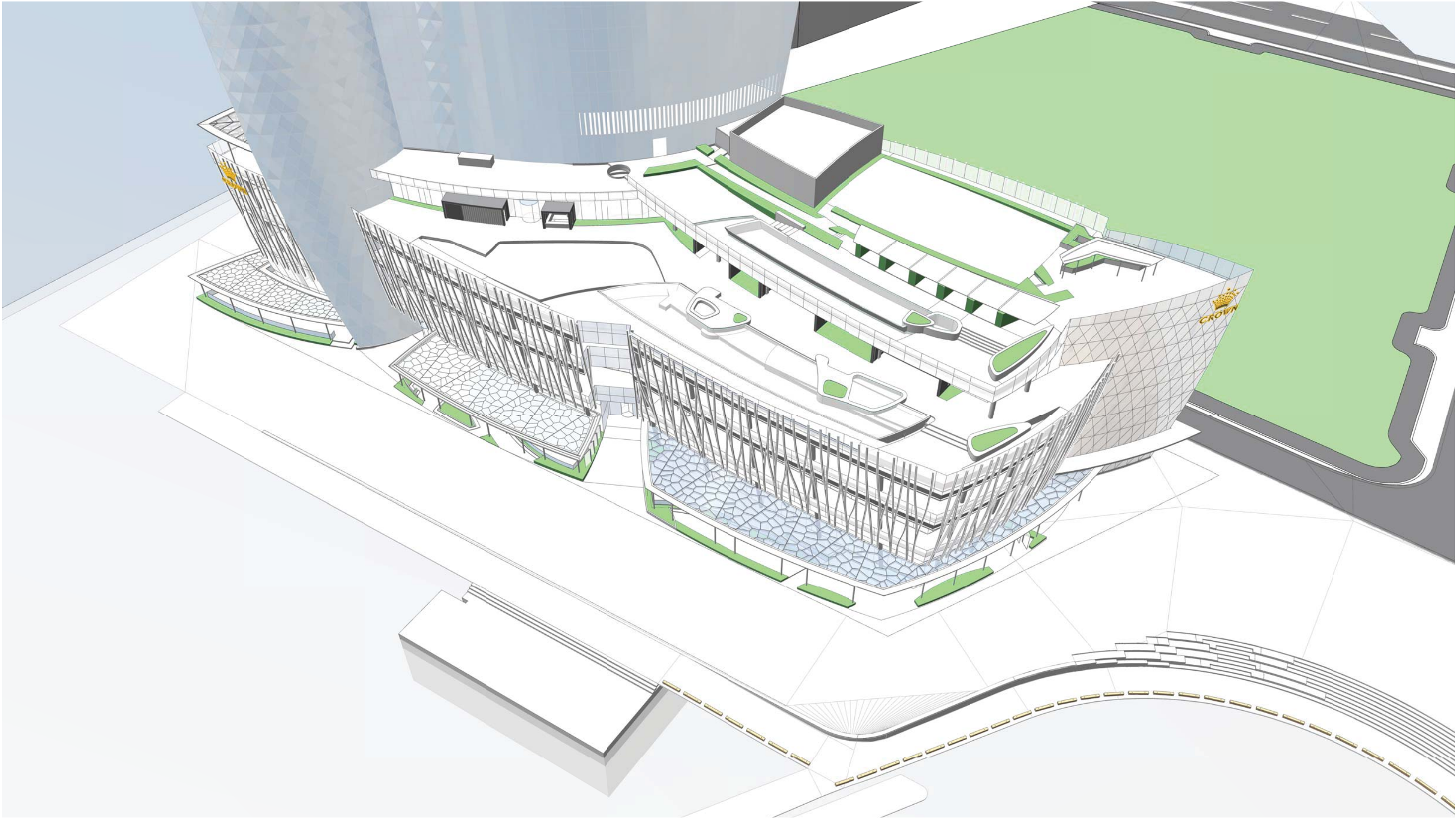
EXISTING CONDITION



*West Elevation*



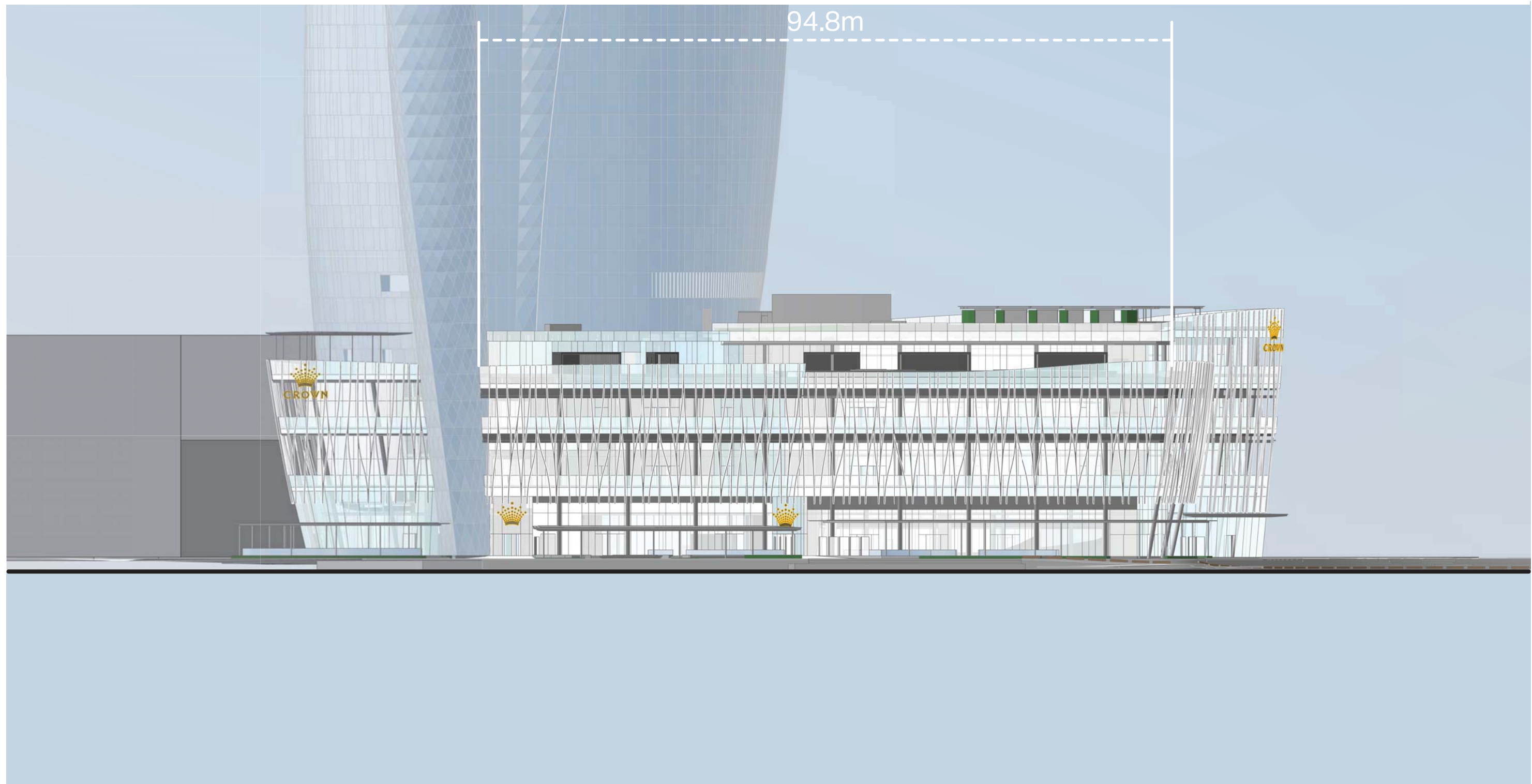
PROPOSED AMENDMENT



*West Elevation*

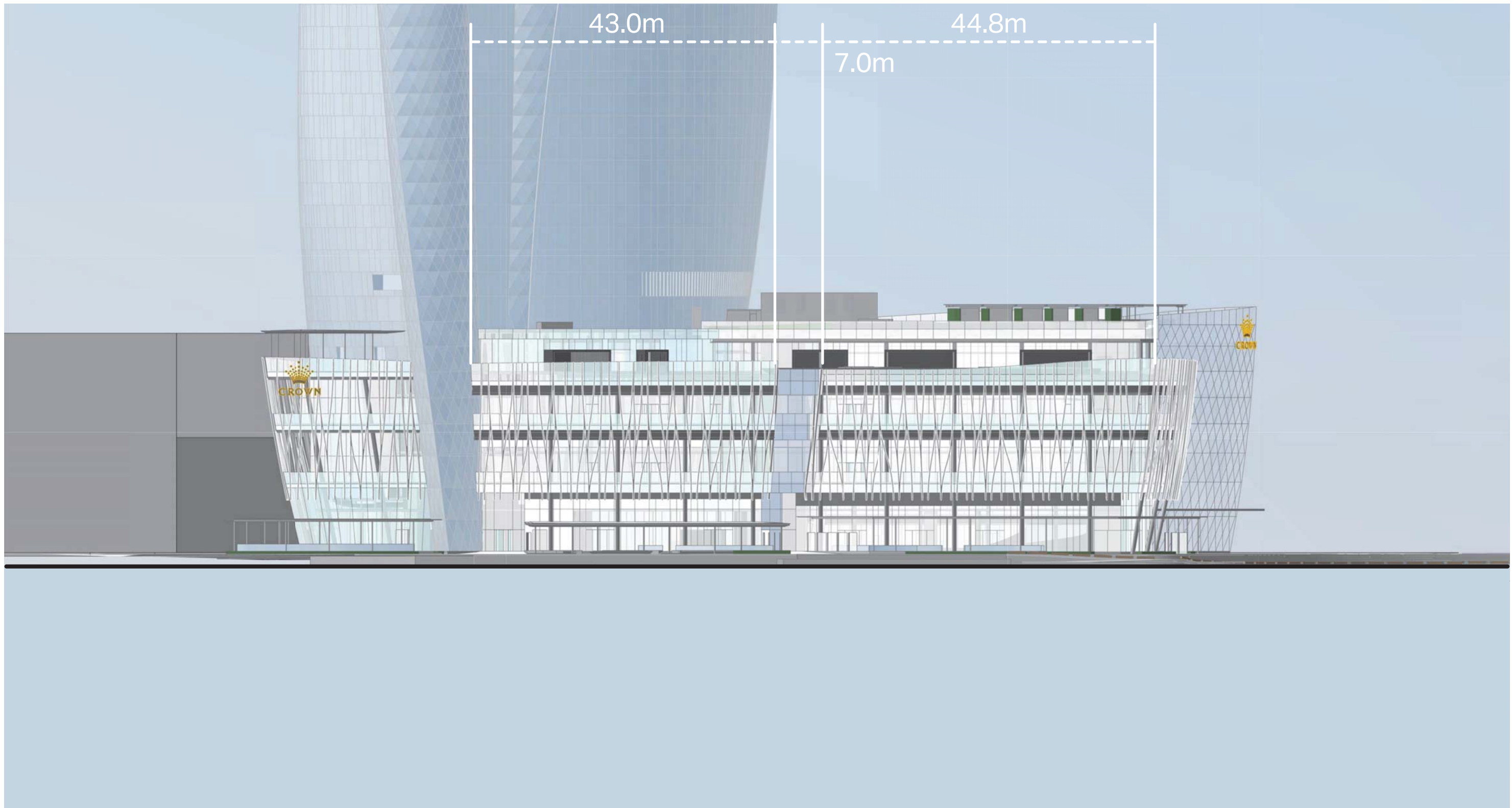


EXISTING CONDITION



*West Elevation*

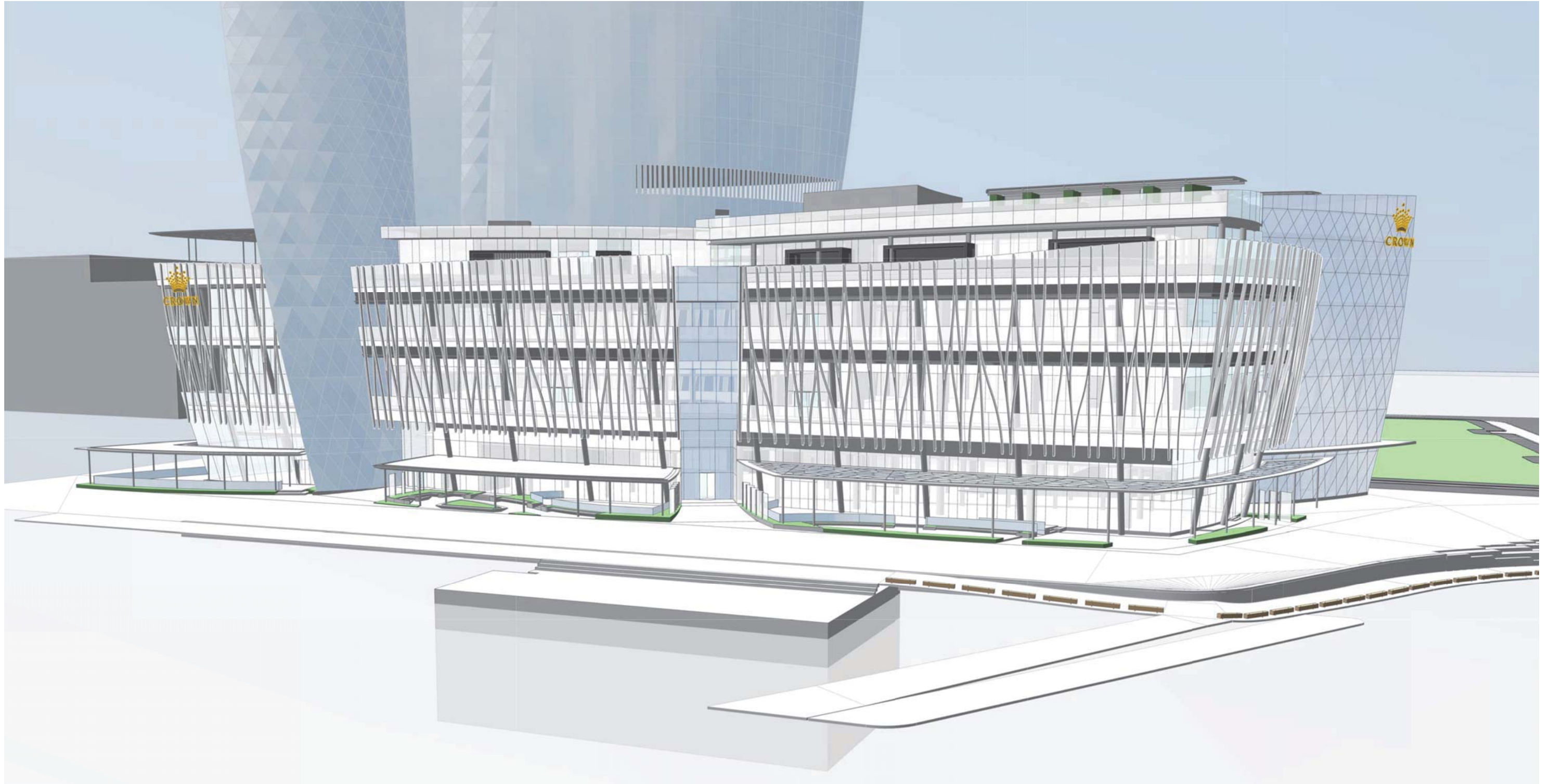
PROPOSED AMENDMENT



*West Elevation*



## PROPOSED AMENDMENT



*West Elevation*



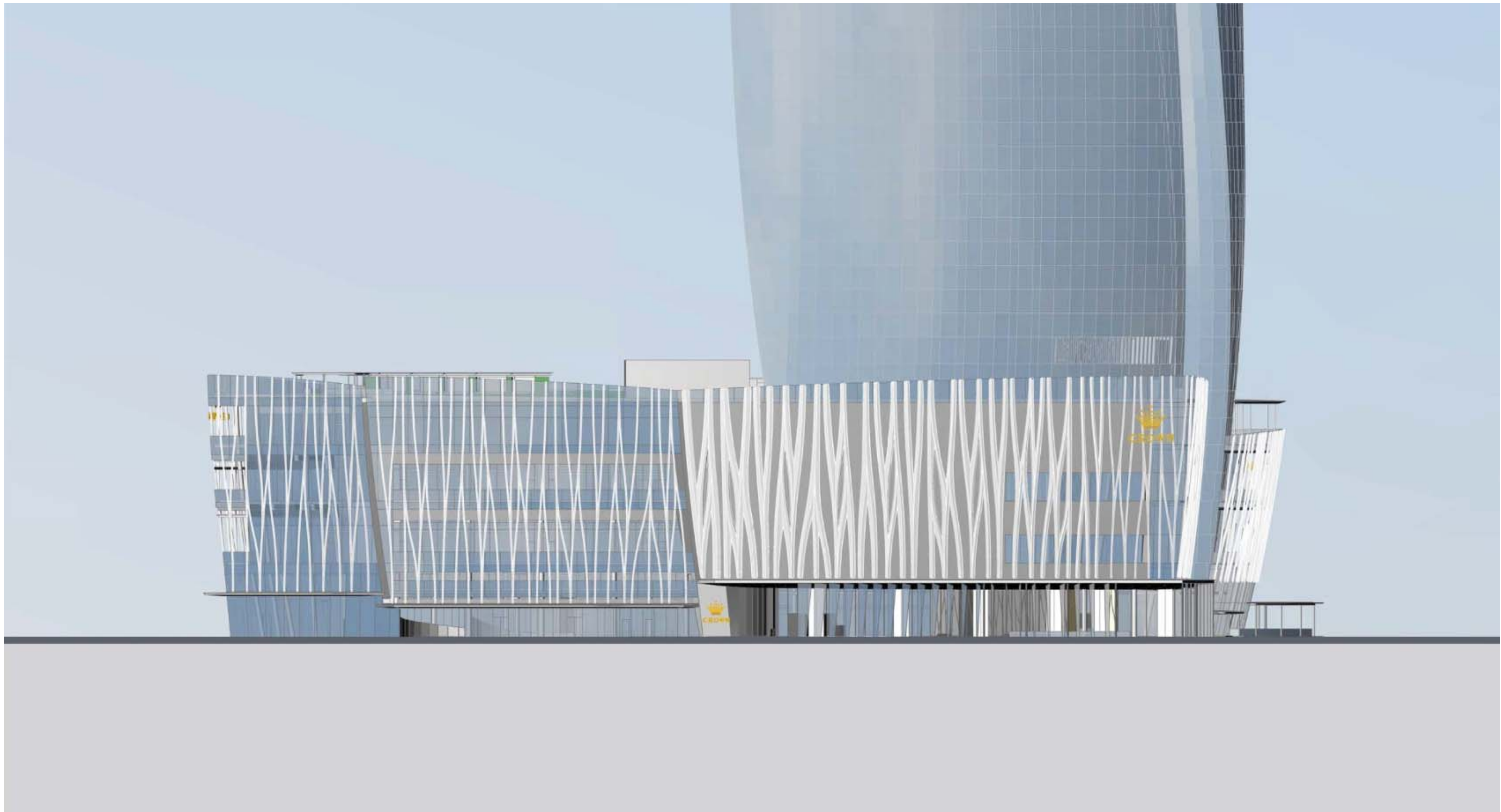
**PROPOSED AMENDMENT**



*View to Western Facade*



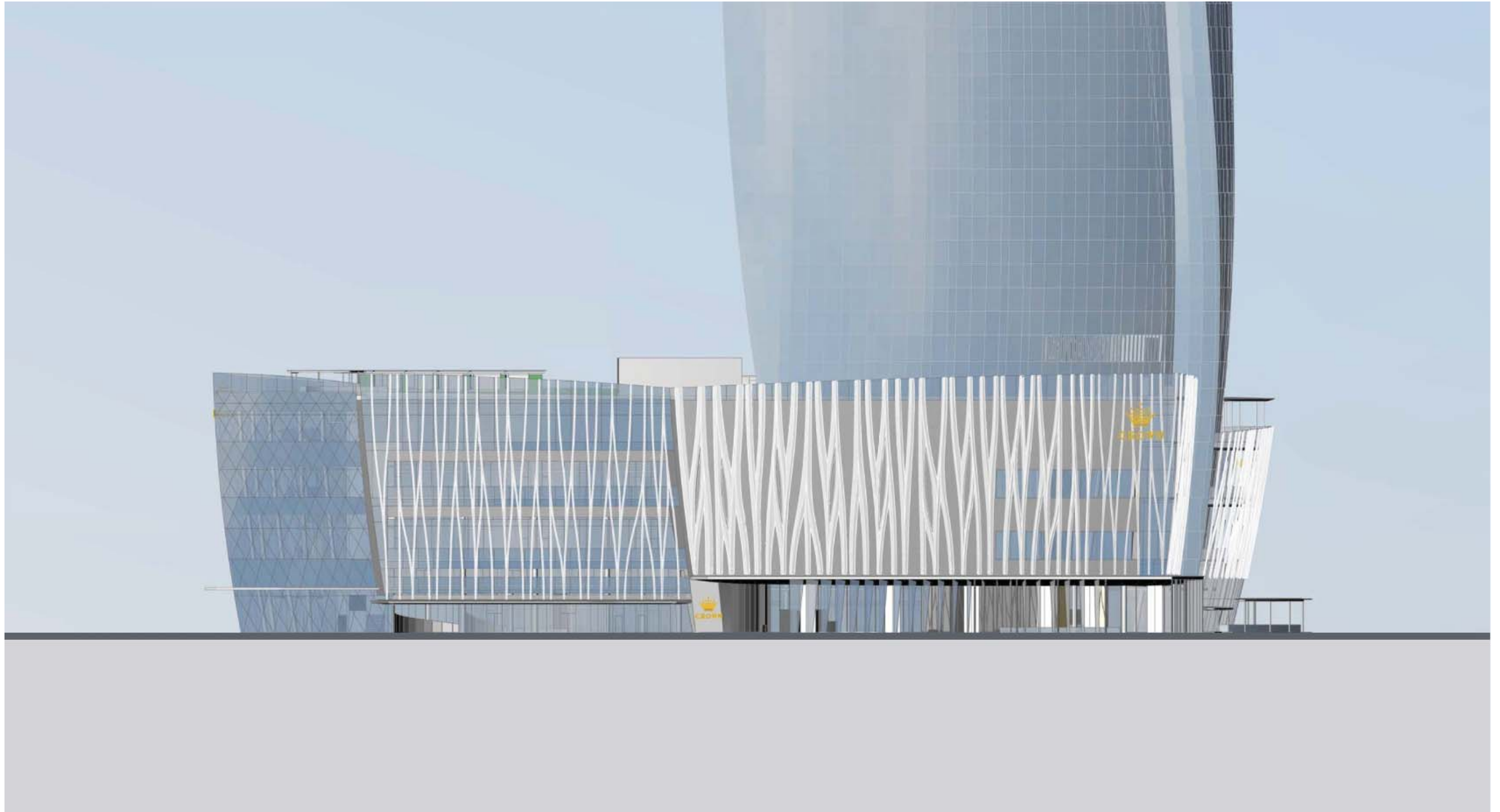
CURRENT DESIGN



*East Elevation*



## PROPOSED AMENDMENT



***East Elevation***