

**Appendix 1**  
**Government Architect**

<b>This meeting is part of the determination process</b>		
<b>Meeting note taken by</b> Johanna McGarry	<b>Date:</b> Thursday, 7 April 2016	<b>Time:</b> 9:00am
<b>Project:</b> Barangaroo		
<b>Meeting place:</b> Planning Assessment Commission Offices		
<b>Attendees:</b> Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann Commission Secretariat: Johanna McGarry, Megan Webb and David McNamara Department: Peter Poulet (Government Architect) and Olivia Hyde (Director of Design Excellence)		
<u>Design</u> <ul style="list-style-type: none"> <li>• Discussion about the siting of the building and whether this could have been better located within the site</li> <li>• The Government Architect confirmed they are not concerned that it is a larger building</li> <li>• Through the process, concerns were flagged and changes have since been made to the design</li> <li>• Design solutions should be allowed to come from the architect</li> <li>• Access points throughout the building are pitching to an exclusive audience</li> <li>• Building heights were originally intended to become bigger towards the south as you move through Barangaroo; now proposing increasing height to the north</li> <li>• Scale issues of hotel building are due to location</li> <li>• The exterior will need a level of finesse, including in relation to glazing</li> </ul> <u>View corridors</u> <ul style="list-style-type: none"> <li>• Concerns have previously been raised about the connectivity and view corridor through Hickson Park to the foreshore</li> <li>• Instead of changing the design, the Applicant has pushed the solution onto the next development (Barangaroo Central) by chamfering the building</li> <li>• The Barangaroo Design Advisory Panel suggested a view corridor needs to be maintained and the Department came up with the quantum of the setback</li> <li>• The conflict with vehicle traffic on Barangaroo Avenue was also noted</li> </ul> <u>Promenade</u> <ul style="list-style-type: none"> <li>• Concerns about the permeability of licenced areas for pedestrians, and whether these areas represented publicly accessible space were discussed. It was noted that rules of entry are displayed in other licensed areas within Barangaroo South. The differences between the leasing and management arrangements for licenced areas around the Opera House were also noted</li> </ul>		

- The issue of privatisation of public space needs some more detailed consideration, including clarification on the public benefit such as whether public seating can be provided within the public walkway

#### Roadways

- Discussion also covered the option to remove Barton Street from the planned road network, so that the park could be made larger and increase pedestrian connectivity

#### Signage

- Too many signs are proposed
- The Government Architect noted that truly iconic buildings do not require identifying signage

#### Amenity

- Long corridors are proposed within the hotel. It is appropriate to have windows at the end of each corridor
- Apartments are large and do not comply on minimum depths from windows and as such cannot comply with natural ventilation expectations
- The wintergardens are an acceptable solution for balconies
- No details have been provided on the operability of glazing and the types of glazing to be applied. Have some concerns about the highly reflective glass which was provided in the sample

**Documents : Nil**

**Outcomes/Agreed Actions:** To provide image of license areas rules and further information regarding what would be required to make the building a landmark building.

**Meeting closed at 10:00am**

### **Department Briefing**

<b>This meeting is part of the determination process</b>		
<b>Meeting note taken by</b> Johanna McGarry	<b>Date:</b> Thursday, 7 April 2016	<b>Time:</b> 10:00am
<b>Project:</b> Barangaroo		
<b>Meeting place:</b> Planning Assessment Commission Offices		
<b>Attendees:</b> Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann Commission Secretariat: Johanna McGarry and Megan Webb Department: David Gainsford (Executive Director); Ben Lusher (Director); Matthew Rosel (Senior Planner SSD) and Sara Roach (Senior Planner MOD)		
<b>The purpose of the meeting:</b> Briefing from the Department		
<u>History</u> <ul style="list-style-type: none"> <li>• The Department provided an overview of the site and the history of the approvals, particularly noting:               <ul style="list-style-type: none"> <li>○ Modification 4 introduced a hotel building over the water</li> </ul> </li> </ul>		

- A change of Government in 2011 led to the Sussex Penn review. Some of the key findings of this review included:
  - the need for an independent design panel; and
  - the advice that the hotel approved over the water was not good planning policy
- Public space has increased slightly under Modification 8

#### Barangaroo Design Advisory Panel

- The Department's Barangaroo Design Advisory Panel made 20 recommendations
- There were only 4 of these recommendations that the Department did not support
- The Panel did not provide detail on how to achieve the advice, instead the Department had to make its own interpretation of the advice. For example, for the northern end of the site the objective was for visual and pedestrian connectivity which resulted in the Department's recommendation for the chamfering of Block 5 in Barangaroo Central
- The Department liaised with Lend Lease on a number of occasions regarding the bulk of the podium

#### SEPP Amendment

- The Department has been concurrently progressing the amendments to the relevant State Environmental Planning Policies (the SEPP amendment). When it exhibited MOD 8, the proposed SEPP amendment was also exhibited

#### Timeline

- The Department ran through the sequencing of the advice and decision making steps that the Commission needed to make so that the process was clear to Members
- The Department noted that the *Built Form Principles and Urban Design Controls* also require amendment, and Lend Lease has commissioned the amendment
- Parliamentary Council advice on the SEPP amendment is expected prior to the public meeting
- In relation to the sequencing of the Commission's decision making, the Department noted that the Commission would not be able to not accept the State Significant Development application for Crown Sydney prior to approving the Modification

#### Porte-cochere

- Applicant has stated that taxis will not wait here

#### Roads

- There is a future requirement to make roads prioritise pedestrian access

- Discussions with Lend Lease indicate that Barton Street will be needed during the construction phase of Barangaroo Central but potentially not afterwards. Barton Street had not been relied upon in the traffic modelling

#### Public Domain

- Licensed areas of restaurants are included within the public domain calculations
- Department comfortable with the public domain approach on the promenade as it is similar to the approach taken on the western part of Barangaroo South that has already been constructed

#### Other

- Doors will be provided on the arcades running through the Crown Sydney building
- The Park would not be overshadowed during lunch hours
- Wind assessment has been undertaken

**Documents tabled at the meeting:** iPad with shadow amination; sequence of SEPP Amendment and Determination Actions

**Outcomes/Agreed Actions:** Additional information to be provided regarding breakdown of open space/public domain; details surrounding Barangaroo South Design guidelines and information regarding key worker housing commitment

**Meeting closed at 11:45am**

### Leichhardt Council Meeting

#### **This meeting is part of the determination process**

**Meeting note taken by** Johanna McGarry

**Date:** Thursday, 4 February 2016

**Time:** 11:45am

**Project:** Barangaroo

**Meeting place:** Planning Assessment Commission Offices

#### **Attendees:**

Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann

Commission Secretariat: Johanna McGarry and Megan Webb

Leichhardt Council: Clare Harley (Director Environment and Community Management)

**The purpose of the meeting** to determine any outstanding concerns of Council

#### Overall

- Council has had ongoing concerns

#### Social Impact Assessment

- Council wanted more detail on the size and characterisation of the gaming facility and how access to the facility was limited

#### Affordable Housing

- Affordable housing to be provided is considered too low to meet the demand in the inner city
- Council's Draft Housing Action Plan has just been put on exhibition
- Council's affordable housing policy does not have a target but looking at an aspirational target 10-20%

#### Design

- Concerned about the height of the building in relation to the CBD and reversal of height taper
- Concerned with such a big building being built on the waterfront
- Impact on views to the city from places such as Balmain and the subsequent view corridors to the Opera House

#### Section 75W

- Council raised concerns about whether the modification is a Section 75W, as what has been proposed is substantially different to the ordinal concept plan
- Planning creep and loss of good planning practice

#### Noise

- Concerns about noise from construction and contamination (air borne) are expected to be managed through conditions

**Documents** tabled at the meeting: NIL

**Outcomes/Agreed Actions:** NIL

**Meeting closed at** 12:00pm

### City of Sydney Meeting

This meeting is part of the determination process		
<b>Meeting note taken by</b> Johanna McGarry	<b>Date:</b> Thursday, 4 February 2016	<b>Time:</b> 1:00pm
<b>Project:</b> Barangaroo		
<b>Meeting place:</b> City of Sydney Offices		
<b>Attendees:</b> Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann Commission Secretariat: Johanna McGarry and Megan Webb City of Sydney Council: Graham Jahn (Director City Planning Development & Transport); Councillor John Mant and Monica Barone (CEO – partial attendance)		
<b>The purpose of the meeting</b> to determine any outstanding concerns of Council		
<u>Process</u>		

- City is currently preparing a further submission

#### Location

- Key issue is the siting of the Crown Sydney tower
- Question whether the proposed location and scale is preferable to other available areas within Barangaroo South—namely alongside Hickson Road
- Overly prominent
- No good planning argument for the location of the hotel. The location of the hotel is not located in an approved zone and is now (under Modification 8) in an area previously not intended for built form

#### Public Benefit

- The Department's Assessment does not address public interest sufficiently
- 12,000 sqm. of community space is to be provided, but there is no detailed information on what this is to be used for
- If there is a pier it should be a people's pier and removed from the floor space to remove the uncertainty over future land use. As currently proposed, a building on the pier could end up being a function centre (in which case the hotel might as well have been located there)

#### Affordable Housing

- The Casino itself demands key worker housing as it will operate 24/7
- Star Casino has two 24 hour child care facilities – yet there is nothing provided under this application
- Council target of 7.5% for affordable housing

#### Modifications

- The Department previously required a water precinct and as a result perversely provided the Applicant with higher floor space. Now the Department is saying the water precinct space can be reduced but the previously allowed increased floor space remains
- There has been no increase in public transport capacity as a result of modification, noting a metro station was proposed for the site under previous plans as well
- Do not believe the proposal can be dealt with as a modification under section 75W of the *Environmental Planning and Assessment Act 1979*

#### Design

- Will change Sydney skyline
- Loss of a waterfront park and this is proposed to be replaced with a park on top of a car park. Usually smoke stacks are required for basement carparks, which would further detract from the amenity of the park

### Assessment

- The Department's assessment report lacks detailed, reasoned assessment and relies heavily on the Applicant's response

An inspection of the scale model in the Council's office was undertaken, with scale models of the proposed Barangaroo buildings included for demonstration purposes

**Documents** tabled at the meeting: Nil

**Outcomes/Agreed Actions:** written correspondence to be provided prior to the public meeting

**Meeting closed at 2:20pm**

### **Applicant – Site Visit**

**This site inspection is part of the determination process**

**Meeting note taken by** Johanna McGarry

**Date:** Thursday, 4 February 2016

**Time:** 3:00pm

**Project:** Barangaroo

**Meeting place:** Site – Barangaroo South

#### **Attendees:**

Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann

Commission Secretariat: Johanna McGarry and Megan Webb

Applicant

Crown: Todd Nisbet (executive Vice President – Strategy & Development); Lee Monfort (Executive Vice president – Design & Construction); Karl Bitar (Executive Vice President – Group Marketing & Brand Strategy)

Wilkson Eyre Architects: Chris Wilkinson (Director)

Barangaroo Delivery Authority: Colin Sargent (Project Director)

Lend Lease: Andrew Wilson (Managing Director, Barangaroo South); Stewart Verity (Senior Development Manager, Barangaroo South); Greg Whiteside (Development and Asset Management, Barangaroo South)

**The purpose of the visit** was to undertake a site inspection of the proposed development site

A site visit was undertaken across the Barangaroo site. A tour was undertaken of the already built section of Barangaroo South. An overview of the proposed development site was viewed from level 13 of the adjoining building, currently under construction. This was followed by a walk around the proposed development site, within Barangaroo South.

#### **Items discussed on site**

##### Promenade

- Comparisons of promenade areas. King Street Wharf has a 10m wide promenade and 12m wide strip of restaurants
- Three zones are incorporated into the design of the promenade: a fast zone, a stroll zone and a food zone
- The tightest point on the proposed promenade (Barangaroo South) is 18.5m

- Same chairs and trees as already used within the existing Barangaroo promenade will continue through the promenade for Barangaroo South
- Will be a mix of restaurants

#### Alternate sites

- Alternate sites were considered, including Blocks 4, 5 and 6, but none had the amenity, attraction and economic returns of this location

#### Other

- From Modification 4 there has been a 9% increase in gross floor area
- Ventilation to the car park will be provided through the buildings, no ventilation will be required within Hickson Park
- Masterplan has indicated setbacks on Block 5. Barangaroo Delivery Authority supports change to Block 5
- There is a budget of \$9 million for the construction of a community building on the pier. Additional monies will be raised from rentals
- To access gaming you would need to have been an invited guest or a VIP
- Star has 60,000 sqm. of gaming, while this proposal has 8,000 sqm.
- Porte-cochere will be mostly for hotel traffic, it is not intended to include a significant taxi stand, as taxis will not likely be required for the Casino
- At present there is a limit of RL 35 on Block 5 which will limit overshadowing to the park, notwithstanding consideration being given to a cantilever built form adjacent to Hickson Park
- Sufficient deep soil will be provided for trees within Hickson Park

**Documents:** Nil

**Outcomes/Agreed Actions:** Nil

**Meeting closed at** 5:45pm

#### **This meeting is part of the determination process**

**Meeting note taken by** Johanna McGarry

**Date:** Friday, 8 April 2016

**Time:** 8.30am

**Project:** Barangaroo

**Meeting place:** Crown Offices – 201 Kent Street, Sydney

#### **Attendees:**

Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann

Commission Secretariat: Johanna McGarry

Applicant:

Crown: Todd Nisbet (executive Vice President – Strategy & Development); Lee Monfort (Executive Vice president – Design & Construction); Karl Bitar (Executive Vice President – Group Marketing & Brand Strategy); Rohan Craigie (CEO)



Wilkinson Eyre Architects: Chris Wilkinson (Director)

Barangaroo Delivery Authority: Colin Sargent (Project Director); Bob Nation (Design Consultant)

Lend Lease: Andrew Wilson (Managing Director, Barangaroo South); Stewart Verity (Senior Development Manager, Barangaroo South); Greg Whiteside (Development and Asset Management, Barangaroo South)

**The purpose of the meeting** to discuss the proposed applications

The first three quarters of the morning was a presentation from Lend Lease and the fourth quarter of the morning consisted of a presentation from Crown.

## **Lend Lease**

### Public Benefit

- An economic impact assessment has been undertaken by Deloitte
- Predict at the peak there will be 3,200 construction jobs once the Crown Sydney development begins construction
- So far 15,000 construction workers have been inducted on to the site and there is an onsite TAFE

### Hotel Location

- Lend Lease won the bid for the site in 2009 with the hotel being located on the water

### Public Domain

- The trees and boardwalk will be the same for the whole length of the foreshore promenade
- Controls within the concept plan require 50% open space. Currently have 54% open space
- Pier has reduced in size in consultation with maritime authorities in regards to ferry movements
- Reduction in water public space is because of the removal of the water glass feature which was removed in order to meet the sites target of being carbon neutral
- Public domain is inclusive of the licensed area. The Barangaroo Delivery Authority retains authority to remove the licensed areas at any time
- In the southern part of Barangaroo South, 11.5m of the promenade is licensed with an overall average width of 30m
- In the northern part of Barangaroo South, there is a 30m wide promenade with 9m licensed area
- Through discussions with the Department the promenade at its narrowest point has been increased to a minimum of 18.5m at the pinch point to Watermans Cove

### GFA Adjustments

- Reduction in GFA of Block 1, Block 2 and Block 3. This was a reflection of what was actually built as concept plan approval was just the envelope for the buildings
- Buildings T3 and T2 were reduced in height as a result of discussions with City of Sydney

- Gaming area is approximately 6,000 sqm. plus back of house

#### Permeability

- Crown's proposed building has a very permeable façade

#### Traffic

- From MOD 4 there has been an increase in traffic movements with an increase of 30 in the AM and increase of 43 in the PM
- Barton Street is not needed for a traffic volume reason but do need it while Barangaroo Central is being constructed

#### Park

- The brief for park was an open grassy areas with shade
- Contract states that all public domain must be completed by the time the first building is ready to be occupied

#### Wind

- Wind modelling has not included any mitigation from the proposed landscaping
- Trees and awnings aid in reducing the force of the winds

#### Design

- Podium scale is consistent with Darling Harbour height
- Through the conditions, the design has broken up the facades and included a 7m gap within the façade

#### Modification of Barangaroo Central

- Masterplan for Barangaroo Central always had a setback from the building. A condition is proposed to ensure this is included within the overall concept plan
- Barangaroo Delivery Authority are comfortable with the proposed additional 8m set back to Block 5 in Barangaroo Central

#### **Crown**

#### Design

- Design was intended to be sculptural and not a solid block design to mark the north-west corner of the CDB
- A mix of restaurants and cafes will be provided at ground floor level including a casual gastro pub and high price point restaurants
- All entry points have revolving doors due to wind and sustainability requirements
- Very active frontage with terraces around the entire facade

- In order to attract the desired VIPs a feel of hustle and bustle is needed at the ground floor levels
- Architect is happy with the amendments to the podium
- The design today is the same as the design that the competition was won with
- Design is based on 3 petals
- Stone tracery around the podium
- Same reflective glass is used throughout the whole building

#### Rationale for the Development

- Demand for luxury hotel offering in Sydney
- Returns are low in building a luxury hotel. Other development is needed within the building - the hotel will be cross subsidised by the VIP gaming rooms and apartments
- Sydney needs a high end tourism offering

#### Casino Operations

- The gaming license has a restriction that states there will be no poker machines and no admission for the general public
- The gaming license is linked to the location of the site and is embedded within legislation
- Gaming tax revenue is guaranteed at \$1 billion over the first 15 years of operation. If there is a shortfall in this revenue the company must pay the difference
- Very sensitive to any reduction in the size of gaming area as need to optimise revenue to reach gaming tax revenue figure
- Two gaming areas, one is open and the other is for private gaming for people to attend on their own or with small groups of people

#### Hotel

- 25 hotel super villas are located on the top floors
- Required by NSW Government to have at least 325 hotel keys and provide signature restaurants

#### Other

- Opera House views will be possible from the fifth floor of the development
- A publicly accessible observational deck will be located on level 65

**Documents** tabled at the meeting: Nil

**Outcomes/Agreed Actions:** A further meeting was scheduled as the presentation was not able to be completed within the allotted time.

**Meeting closed at 11:30am**

## Barangaroo Delivery Authority Meeting

This meeting is part of the determination process		
Meeting note taken by Johanna McGarry	Date: Thursday, 21 April 2016	Time: 1:30pm
Project: Barangaroo		
Meeting place: Planning Assessment Commission Offices		
<b>Attendees:</b> Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann Commission Secretariat: Johanna McGarry and Megan Webb Barangaroo Delivery Authority: Colin Sargent (Project Director); Craig van der Laan (CEO); Tony Gulliver (Development Director South); David McCracken (Development Advisor)		
<b>The purpose of the meeting</b> to discuss the proposed applications		
<u>Background</u> <ul style="list-style-type: none"><li>• Barangaroo Delivery Authority was set up in 2009 and is the owner of the site on behalf of the Government</li><li>• It is Barangaroo Delivery Authority's responsibility to go to market with the private sector to seek responses from developers for an outcome for the site</li><li>• Barangaroo Delivery Authority entered into a development agreement with Lend Lease in 2010. Lend Lease were given rights to develop, but do not own, the land. At the end of the process Barangaroo Delivery Authority may nominate a 99 year lease to Lend Lease. All public land is vacated by the developer and granted to Barangaroo Delivery Authority</li><li>• The Barangaroo Delivery Authority reports directly to the Premier</li></ul> <u>Barangaroo Central</u> <ul style="list-style-type: none"><li>• Tender document referenced 150,000 gross floor area to allow developers to explore the possibility of this gross floor area but there is no guarantee this gross floor area will be approved</li><li>• The Modification 9 plans were completed prior to the announcement of the metro station. Have no intention of progressing this application now, it has been withdrawn</li><li>• Any future Modification 9 application will be dependent on the outcome of the tender process</li><li>• No modelling has been done for Barangaroo Central</li><li>• Modification 4 is the only control that currently exists for Barangaroo Central</li><li>• Cannot speculate on what the development of Barangaroo Central will be. Whatever is proposed will need to go through the planning process</li><li>• Any increase in height would need planning approval</li></ul> <u>Block 5</u> <ul style="list-style-type: none"><li>• Have agreed to Barangaroo Design Advisory Panel's recommendations by reducing Block 5</li><li>• The width between porte-cochere and Hickson Park is the equivalent width to Martin Place</li></ul>		

- An envelope showing building above the chamfer is indicative only as at this point there is no certainty about what will be developed within Barangaroo Central
- SEPP diagram is misleading as there will be a wider neck between the park and Block 5

#### Hickson Park

- Hickson Park will provide an alternative to the very exposed open space along the foreshore
- Provides for the presentation of a public park to the street
- Balancing exercise for shadowing, trees and protection from the heat
- Barangaroo Delivery Authority to provide further information to the Commission regarding view corridor from Hickson Park

#### Road Network

- Happy for Barton Road to be removed after construction
- Hickson Road is important and cannot be shortened
- Crown will require a turning circle for coach movements so it would be difficult to block road
- During planning stages there were a number of conversations around whether Barangaroo Avenue should support traffic or not. Road access is necessary for emergency vehicles

#### Barangaroo South

- Water body area has been reduced, and as a result there has been an increase in useable public space
- Barangaroo Delivery Authority to provide further information on the breakdown of public space across the site
- Proposed community facility is to be low in height and a mixed use structure. If not, a suitable fall back option is for use as a jetty
- No building design has been made yet for the other towers in Barangaroo South. Once prepared, they will be forwarded to the Department for assessment

#### Promenade

- Design advisors have evaluated different shade options
- Barangaroo Delivery Authority to provide further detail about design evolution of licensed areas and shading solutions

#### Branding

- Support the proposed branding of Crown Sydney
- Skyline of Sydney changes regularly
- Will not be the last tall building to be built in Sydney
- Commercial building with one tenant

<ul style="list-style-type: none"> <li>Signage has been designed as part of the architecture</li> </ul>
<b>Documents</b> tabled at the meeting: Nil
<b>Outcomes/Agreed Actions:</b> Additional information to be provided
<b>Meeting closed at</b> 3:00pm

### Applicant Meeting

This meeting is part of the determination process		
<b>Meeting note taken by</b> Johanna McGarry	<b>Date:</b> Thursday, 21 April 2016	<b>Time:</b> 8.30am
<b>Project:</b> Barangaroo		
<b>Meeting place:</b> Planning Assessment Commission Offices		
<p><b>Attendees:</b></p> <p>Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann</p> <p>Commission Secretariat: Johanna McGarry and Megan Webb</p> <p>Applicant</p> <p>Crown: Todd Nisbet (executive Vice President – Strategy &amp; Development); Lee Monfort (Executive Vice president – Design &amp; Construction); Karl Bitar (Executive Vice President – Group Marketing &amp; Brand Strategy); Rohan Craigie (CEO)</p> <p>Barangaroo Delivery Authority: Colin Sargent (Project Director)</p> <p>Lend Lease: Andrew Wilson (Managing Director, Barangaroo South); Barangaroo South); Greg Whiteside (Development and Asset Management, Barangaroo South)</p>		
<b>The purpose of the meeting</b> to discuss the proposed applications		
<p>This meeting was held as Crown had insufficient time to present in the previous meeting.</p> <p><u>Podium</u></p> <ul style="list-style-type: none"> <li>Crown presented imagery demonstrating the impact of reducing the podium by 20 m, including on the casino floor space</li> <li>Footprint is 6000 sqm.</li> <li>Podium is 128m end to end</li> <li>Introduced breaks in the podium to replicate breaks along the foreshore</li> </ul> <p><u>View</u></p> <ul style="list-style-type: none"> <li>Have held discussions with Barangaroo Delivery Authority regarding setbacks and heights in order to gain view corridors</li> <li>Crown have no agreement with Barangaroo Delivery Authority regarding restrictions on development on neighbouring properties. Barangaroo Delivery Authority understand the concern of Crown if a building was built which restricted views as need for the Crown Hotel to remain iconic</li> <li>Crown would support changes to enhance the public realm and setting of the building, including changes which limited development on Central</li> </ul>		

### Hickson Park

- Crown acknowledged that it is not within their jurisdiction to design Hickson Park however, their architect Chris Wilkinson had provided some sketches of a design solution for the area which demonstrated a triangle piazza between Blocks Y and 5

### Traffic

- RMS has indicated that the road access to the building needs to include access for coaches
- Have undertaken an analysis of pedestrian and vehicular conflicts. Based on other examples in Sydney, the proposal is at the lower end of the traffic volume spectrum
- Have prioritised pedestrian movements through a selection of road treatments
- To address overflow parking, Crown is working on commercial agreements to take office parking after hours, as Crown's peak parking demand is after 7pm
- Anticipate majority of customers will have private cars or ubers and their workers would use the train

### Promenade

- A number of public entry points into the building at grade
- Terraces do have a structural connection to the column of the building but can be detached. There is an open air gap between façade and start of the canopy
- Have solar blinds within the licensed areas

### Ground floor

- Will have 24 hours access to the building
- Will have a view from the porte-cochere through the building to the water
- No back of house located at ground floor
- Access to this area will all be at grade
- Skylight in the porte-cochere area to provide brightness

### Wind

- Crown building will get stack affect from wind
- Use of canopies and trees to manage
- Glass blades at each entry point create wind breaks and are used by the architect as a design feature
- Wind assessment included an overall assessment of wind for the Barangaroo precinct

### Branding

- Looked at existing streetscape
- Feel it's important to show the building as a high quality tourism building

- Is an elegant brand and part of a high end network of hotel and resorts
- Happy to discuss a reduction of some signage but not a complete removal of branding, the Crown symbol at the top of the building is important, elegant and consistent with the branding allowed on other buildings across the city

**Documents** tabled at the meeting: Nil

**Outcomes/Agreed Actions:** Crown to provide copy of presentation

**Meeting closed at** 4:30pm

## Department Second Meeting

This meeting is part of the determination process		
<b>Meeting note taken by</b> Johanna McGarry	<b>Date:</b> Thursday, 7 April 2016	<b>Time:</b> 11:30am
<b>Project:</b> Barangaroo		
<b>Meeting place:</b> Planning Assessment Commission Offices		
<b>Attendees:</b> PAC Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann PAC Secretariat: Johanna McGarry and Megan Webb Department: Ben Lusher (Director); Matthew Rosel (Senior Planner SSD) and Sara Roach (Senior Planner MOD)		
<b>The purpose of the meeting:</b> to seek clarification from Department		
<u>Public Domain</u> <ul style="list-style-type: none"> <li>• Existing condition requires 50% of public open space</li> <li>• Currently 54% of the entire site is RE1</li> <li>• Between the existing modification approval and the proposed modification RE1 has increased marginally</li> <li>• 1070m of licensed area is located within the promenade</li> </ul> <u>Assessment</u> <ul style="list-style-type: none"> <li>• The Commission questioned the Department on the Casino legislation</li> <li>• Department advised that it assessed the project on the planning issues, rather than basing any consideration on the Casino legislation</li> </ul> <u>Commission</u> <ul style="list-style-type: none"> <li>• The Commission outlined some of its concerns regarding the amenity and connectivity of Hickson Park, and the adequacy of the foreshore promenade width proposed to be provided</li> </ul> <u>Barangaroo Central</u> <ul style="list-style-type: none"> <li>• The Department's understanding is that the increase in gross floor area for Barangaroo Central was to come from completely filling building envelopes</li> </ul>		



- Bid documents for Barangaroo Central reference an agreement between Crown, Lend Lease and Barangaroo Delivery Authority
- The Department has not seen anything further than the Modification 9 application for plans regarding Barangaroo Central

#### Chamfer

- Commission noted it is investigating opportunities to increase the chamfer to increase view lines from Hickson Park to the foreshore
- It was acknowledged that the consequence of a greater chamfer could include some reduction in the Government's value capture from that part of the site, although value capture from development of other parts of the site was being contemplated as part of this application
- Options to remove Barton Street after construction works on Block 5 are finished and the use of a shared zone along parts of Barangaroo Avenue were also noted

#### Promenade

- The Department previously discussed extending the boardwalk with the proponents and various Government authorities. These discussions identified a deep water berth capability at the end of the existing boardwalk in front of Block Y. The Department agreed to provide further information on this matter, including consultation with Roads and Maritime Services regarding potential extension of the promenade
- Any amendment to the promenade into the harbour would require an amendment to SEPP maps
- The Department indicated that they did not believe the pontoon was part of the current plans. Department agreed to provide clarification on this point

#### Jetty

- Commission raised concerns about what type of building will be built on the jetty and will it meet design excellence expectations
- Department advised a Design Competition condition is part of the recommended conditions for the concept plan and this could be amended to include the jetty building
- Commission noted concerns about potential development of a heliport, and advised that it shares those concerns and intends to include a recommended condition within its further advice to restrict a heliport being constructed

**Documents tabled at the meeting:** Nil

**Outcomes/Agreed Actions:** Additional information to be provided by the Department regarding the Barangaroo Central tender documents; road network; constraints of an extension to boardwalk; status of the pontoon; RE1 calculation break down; and ownership of land

**Meeting closed at 12:30pm**

## Second Meeting with the Barangaroo Delivery Authority

<b>This meeting is part of the determination process</b>		
<b>Meeting note taken by</b> Megan Webb	<b>Date:</b> Friday, 6 May 2016	<b>Time:</b> 4:00pm
<b>Project:</b> Barangaroo		
<b>Meeting place:</b> Planning Assessment Commission Offices		
<b>Attendees:</b> Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann Commission Secretariat: Johanna McGarry and Megan Webb Barangaroo Delivery Authority: Craig van der Laan (CEO); Bob Nation (Design Consultant ); Colin Sargent (Project Director); David McCracken (Development Advisor)		
<b>The purpose of the meeting</b> to discuss the concerns previously raised by the Commission		
<u>Background</u> <ul style="list-style-type: none"> <li>The Barangaroo Delivery Authority briefed the Commission on its design team and the operations of the team in considering each element of the development of Barangaroo. Expertise from eminent landscape architects and urbanists have contributed to the project, as required.</li> <li>The evolution and history to the hotel development was discussed. The proposal to relocate the hotel from the water to land within the northern part of Barangaroo South was initiated by the O’Farrell Government. A rigorous site selection process was said to have been undertaken with the foreshore site selected as it would contribute to a positive active urban domain and allow for the creation of a public space at Hickson Park. The BDA noted the northern aspect on Barangaroo South was ideal and that the proposed Renzo Piano towers helped to contain the space, making it a unique proposition and a positive outcome for the Barangaroo precinct and the western edge of the city.</li> <li>The western parkland on Barangaroo Central was said to occupy nearly 3 ha, terminating at the hotel. Connectivity to Hickson Park is a fundamental consideration, and the BDA have sought to create a gateway from Central into the unique Hickson Park space, allowing Barangaroo to deliver a range of experiences. Rather than continuing the promenade environment Hickson Park will be protected from the weather, like a small common it would provide a place for office workers to enjoy their lunch. It would be a grassed area with chairs and opportunities to sit in the sun.</li> <li>The 28 m width of the opening, connecting Hickson Park and the foreshore park, was said to be suitable, acting as a throat while allowing free flow and appropriate connectivity.</li> <li>The Barangaroo Delivery Authority acknowledged that the landscaping of the park will be very important, ensuring it provides appropriate shade, species selection and possibly a piazza concept within the site. They said that a piazza addressing the entry to the hotel and the porte-cochere, with the park opposite, could produce a fantastic joining of South and Central.</li> <li>The Barangaroo Delivery Authority noted there were a number of other constraints that had to be considered in finding a suitable site for the hotel, these included:               <ul style="list-style-type: none"> <li>the requirement for a 30 m wide public walkway along the foreshore;</li> </ul> </li> </ul>		

- the diagonal boundary between Barangaroo South and Central; and
- the need to provide continuity along Barangaroo Avenue, noting it's intended to continue through Central to Nawi Cove.
- These constraints limited the shape and footprint of the hotel site, and informed the development of the mapping provided in the *Casino Control Act 1992*.
- The Barangaroo Delivery Authority advised that a prominent foreshore location was needed in order to move the hotel from the water to the land, and that one of the options initially considered was to develop the hotel on the edge of Nawi Cove.
- The Barangaroo Delivery Authority has sought to preserve the public open space and sees this proposal as an opportunity to create a unique park.
- The proposed hotel location was said to have been exhibited in September 2013, predating the amendments to the *Casino Control Act 1992* being presented to Parliament, and the Barangaroo Delivery Authority agreed to provide some further written clarification on the sequence of events.
- The proportion of public space was discussed, including how this has been adjusted over time, and noting that future development of Barangaroo Central will include additional open space not yet included in the calculations. The Barangaroo Delivery Authority is to provide written clarification on the quantum and breakdown of public open space and built areas across Barangaroo.

#### **Overshadowing**

- Overshadowing of Hickson Park from future development on Central Barangaroo was discussed, noting approximately one third of the park is predicted to be overshadowed at the equinox, and two thirds at the winter solstice. The Barangaroo Delivery Authority agreed to commit to ensuring overshadowing did not exceed those modelled figures.
- Regarding the chamfer of Block 5, the Barangaroo Delivery Authority noted that although this was a recent change, it had envisaged a plaza outcome on the south west corner of Block 5, and this was included in its masterplan for the development of Barangaroo Central.
- Limiting the overshadowing of Hickson Park was acknowledged to have an impact on the future development potential of Block 5.

#### **Licensed Areas**

- The Commission sought clarification on the Barangaroo Delivery Authority's design requirements for licenced areas to be read as separate from the buildings. The BDA advised that the canopies proposed to be constructed over the licenced areas aren't proposed to be continuous and are appropriate, noting the drip line from the veil of the building.
- The Barangaroo Delivery Authority confirmed that there are requirements in place to ensure the licenced areas are able to be removed from the area, should the Barangaroo Delivery Authority find this is necessary.

### Other Matters

- The Barangaroo Delivery Authority confirmed the agreements in place with Lend Lease and Crown require consultation with these parties, should there be any changes to Barangaroo Central that could affect sight lines to iconic views.
- The Barangaroo Delivery Authority confirmed it does not have authority to sell any of the land at Barangaroo, and the built areas would be leased to the occupants for up to 99 years. The public domain would remain in public ownership.
- In relation to deep water berthing, the Barangaroo Delivery Authority noted this was a recommendation from the 2011 Sussex and Penn Review. The Barangaroo Delivery Authority understands that there is physically not enough space for a cruise ship to berth at Barangaroo, but the space would provide for a variety of special events, such as tall ships. The Barangaroo Delivery Authority noted any changes to the length of the foreshore here would require consultation with other agencies, and confirmed that it did not have a preference on this issue, except to note that it has been criticised by some who have suggested the 30 m promenade width is too wide and becomes sterile.

**Documents** tabled at the meeting: Nil

**Outcomes/Agreed Actions:** Additional information was provided to the Commission on 16 May 2016.

**Meeting closed at** 4:55pm

### Third Meeting with the Department of Planning and Environment

This meeting is part of the determination process		
<b>Meeting note taken by</b> Johanna McGarry	<b>Date:</b> Wednesday, 18 May 2016	<b>Time:</b> 8.30am
<b>Project:</b> Barangaroo		
<b>Meeting place:</b> Planning Assessment Commission Offices		
<b>Attendees:</b> Commission Members: Lynelle Briggs AO, Annabelle Pegrum AM and John Hann Commission Secretariat: Johanna McGarry ; Megan Webb; David McNamara and Robert Bisley Department: David Gainsford (Executive Director); Ben Lusher (Director); Matthew Rosel (Senior Planner SSD) and Sara Roach (Senior Planner MOD)		
<b>The purpose of the meeting:</b> Discussion with Department in response to the Commission's request for additional information		
<u>Promenade</u> <ul style="list-style-type: none"><li>• The Department advised it had spoken to BDA, RMS and Ports regarding the Commission's question about the possibility of extending the promenade by 9m by way of additional boardwalk into the harbour</li></ul>		

- The Department investigated previous comments, originating in the Sussex Penn Review, regarding the need to maintain a deep water berth and any conflict with an extension of the promenade
- The extension to the promenade would reduce the deep water berth by 30m
- The Department advised that the deep water berth was always considered as an ancillary space for large ships during special events, rather than to support any commercial or ongoing operations
- The RMS has no in principle objection to a promenade extension; the only consideration that would need to be made is to navigational safety
- The Ports Authority supports the retention of the deep water berth however, Ports has stated that as the boardwalk and associated public open space has already been constructed to the north of Block Y, it has no objection to similar development in front of Block Y
- The Department outlined some further solutions for amending the licensed areas to ensure it is not read as a private space

#### Overshadowing

- The Department confirmed that Barangaroo Delivery Authority has committed to no further overshadowing of Hickson Park, beyond the predicted impacts of Block 5 as currently modelled

#### Open Space

- There are sound urban design principles to support the creation of an inner city park

#### Block 5

- The Department supports a chamfer design on Block 5 as it believes this allows for a view corridor at a human scale
- The Department noted that an unintended consequence of reducing Block 5 could be increased heights across Barangaroo Central
- Possible that a sub terrain entrance to the future metro station could be provided in the chamfer location. So could be a heavily pedestrianised paved area

#### Roads

- The Department confirmed Barton Street is not needed for vehicular access and will provide the Commission with a condition to require Barton Street to be removed and returned to parkland at the end of construction
- The Department outlined further advice surrounding the use of a section of Barangaroo Avenue as a shared zone. Further work will need to be undertaken with RMS on the actual design

#### Heliport

- The Department will provide additional conditions for the Commission relating to restricting heliports

#### Key Worker Housing

- Issue of key worker housing was raised with the Applicant during the exhibition stage. A letter from Lend Lease confirming the amount of key worker housing was received
- The housing strategy for the Barangaroo site was lodged prior to Modification 8
- The Department does not have a policy it can use to guide an amount of key worker housing

#### Wharf Structure

- The Department will provide additional conditions to ensure design excellence is a requirement for any structure to be built on the wharf and ensure the use is for community use

**Documents tabled at the meeting:** Draft Additional Information

**Outcomes/Agreed Actions:** Final additional information to be sent to the Commission

**Meeting closed at** 10:00am

## Appendix 2

### List of Speakers at the Public Meeting

Date & Time: Thursday, 28<sup>th</sup> of April 2016 at 11am

Place: Christie Conference Centre, 3 Spring Street Sydney NSW 2000

Meeting Schedule	
11 am	Opening Statement from the Chair – Ms Lynelle Briggs AO
Registered Speakers:	1. Alex Greenwich MP (Member for Sydney)
	2. Graham Jahn AM (City of Sydney)
	3. Clr. Christine Forster
	4. Hon Patricia Forsythe (Sydney Business Chamber)
	5. John McInerney (Millers Point/Dawes Point, The Rocks & Walsh Bay Residents Action Group)
	6. Harold Kerr (Highgate Owners Corporation)
	7. Prof. Peter Webber
	8. Shaun Carter (Australian Institute of Architects Chapter)
	9. Simon McGrath
	10. Margy Osmond (Tourism & Transport Forum)
	11. Jake Thomson (Australian Indigenous Mentoring Experience AIME)
	12. Pen Layton-Caisley (New speaker registered on the day)
	13. Kerry Clare
	14. Philip Thalís
	15. Chris Johnson (Urban Task Force)
	16. Phil Walker
	17. Sandra Chipchase (Destination NSW)
	18. James Colman
	19. Cecile Hunt
	20. Peter Mould
	21. Phil Gould
	22. David Morris (Friends of Sydney Harbour)
	23. Steve Whan (Australian Chamber National Tourism Council)
	24. Greg Roberts
25. Alan Yuille	
A 30 minute lunch break will be taken at approx. 1pm	
END	

## Appendix 3 Summary of the Public Meeting

**Comments provided during the public meeting and in written submissions are synthesised and summarised below:**

### Hickson Park

- Replacing the park on the waterfront with a park over the most highly contaminated part of the former gasworks site makes the use as a park vulnerable to a level of contamination
- Placement of park away from water is not appropriate
- The park will be used by thousands every day
- Will be overshadowed
- No deep soil planting will be possible, as the site is limited to a thin layer of soil located over an underground car park
- The park is just the left over space between the buildings with no clear delineation between public and private
- The new park will provide maximum amenity

### Loss of public space

- Loss of public space on waterfront
- Should provide more than a walkway along the harbour
- There is public interest in maintaining the foreshore park
- The 50/50 split of public space is only achieved as they keep redefining what is defined as public space such as inclusion of roads, water, etc
- It is trickery to count roads as open space
- Counting pier as public open space

### Amenity of Public Space

- Impact on public space due to wind impacts and overshadowing
- Promotes both active and passive recreation
- Quality of open space has been reduced
- Public space connections are severely limited by podium
- It is an invasive privatisation of the public foreshore

### Promenade and privatisation of the foreshore

- Foreshore should not be leased for private interest
- Lose part of the foreshore to licensed areas
- The reduced public walkway width along the foreshore will reduce public access and make it look like the hotel forecourt
- The full 30m promenade width should be available for the public

### Site Selection

- Haven't weighed up site suitability and the public interest
- The public should have been engaged in the location selection process
- Revitalises the western edge of the CBD
- Planning process has not allowed for the investigation of alternate site



- Should not be siting a private tower on public RE1 zoned land, the hotel should be relocated within the approved building area of the site
- The new placement ensures setback from the foreshore and semi- circular cove, more fitting with the water
- Relocation must provide more than a walkway and an inner city pocket park

#### Casino

- Extreme disapproval of building a Casino on public land
- Will provide opportunity for money laundering
- The granting of a gaming license did not guarantee the site

#### Wind

- Massive wind tunnels
- Some areas will only be acceptable for walking by able bodies people
- Wind assessment of balconies have not been provided

#### Overall Development

- Will be one of the most innovative and viable sites in the world
- Land is being transformed from an industrial area to a vibrant one
- Barangaroo was to be enjoyed by all, not just the select few
- The winning design for Barangaroo in 2007 had community support, this has been eroded as floor space has increased

#### Views

- Increased size of Blocks 4a and 4b will obstruct views, including from Sydney Observatory which has been used since the 19<sup>th</sup> Century
- Gas Lane loses its visual sight lines to the water
- View analysis is weak with no critical assessment
- No discussion about night time views
- Will impact on the Opera House views
- Will dominate the skyline and dwarf the Harbour Bridge

#### Parking

- 500 new car spaces unnecessary given the public transport options
- Melbourne Casino should not be used as a guide for parking as this Casino is open to the public whereas the proposed one is private and for high rollers only
- Car parking and car access taking precedent over public amenity

#### Overshadowing

- Shadow cast over the water and across Darling Harbour
- In winter shadow will exceed 1km creating a cold barren windswept place
- Increased overshadowing impacts
- Overshadowed and windy roads

#### Design

- Strong bold iconic building – leading to a symbol of modern Sydney
- The term icon has been abused and should not be used for this proposed building. A building promoting gambling cannot be considered iconic
- Should not be allowed to increase the height by 105m
- Development grossly oversized

- Should not get landmark status as private building
- The proposed will achieve design excellence
- Building by architect Chris Wilkinson is world class
- Design competition did not follow the State Government rules

#### Podium

- Newly provided gap makes no difference
- Porte-cochere is considered active

#### Apartments

- Original design did not have apartments, and they should not be allowed

#### Department Assessment

- No logic in the report for not agreeing with all of BDAP recommendations – including trimming the scale of the podium
- Recommended conditions are weak
- Report doesn't use the word public interest
- Planning process does not allow for the investigation of alternative sites

#### Barangaroo Design Advisory Panel

- All Barangaroo Design Advisory Panel recommendations should be mandated so no further changes are allowed
- Why would the Government appoint an expert panel then just ignore it
- Did not agree with all of the recommendations
- Went outside of their brief

#### Modifications

- Barangaroo has a history of modifications which undermine the original concept plan, which is already unrecognisable. The history of the modifications since the initial concept has resulted in a doubling of the gross floor area
- Considerations under section 75W have not been met
- The proposal is outside the scope of section 75W; it should be a new planning application
- Original proposal was for a hotel not a Casino and apartments
- Changes have not been in the public interest

#### Cove

- Semi-circle cove more fitting to the foreshore

#### Tourism

- Will aid in addressing Sydney's hotel short fall, it needs an extra 8000 hotel rooms to achieve its target
- Unbroken Sydney Harbour walk. One of the world's great tourist experiences
- Will cater for the growing Asian tourist economy
- Sydney needs an integrated resort
- A six star resort has the capacity to attract high net worth tourists
- Need to support tourism infrastructure
- Need function centres to attract strong events calendar
- Important to supply the luxury Chinese market, Sydney is currently attracting less than 1% of the Chinese market
- Need this development to maintain NSW as a great destination

- Need active precincts to give people more to do when attending conferences
- Need to increase hotel stock and keep it refreshed and prices down, further delay of the project will come close to Sydney putting up the full sign
- Proposal is a great addition to the tourism offer in Sydney
- Need for an iconic and striking building, this proposal will meet that need providing a strong bold, iconic building – becoming a symbol of modern Sydney

#### Crown Partnership

- Support Australian Indigenous Mentoring Experience (AIME)
- Partnership with Crown and Western Sydney. Crown commitment to provide job opportunities for indigenous people
- Working with Panthers. Memorandum to build a new training centre in Penrith
- Crown training college can provide traineeships and will be similar to the facility at Crown Melbourne
- MOU between Crown and Panthers is real training for real jobs

#### Economy

- Key economic driver for the city
- Site will be 24 hour operation providing for a vibrant night time economy

#### Jobs

- Tourism jobs are an entry point for a number of young people
- Crown Melbourne has graduated 7,200 apprentices

#### Transport

- Will decrease congestion surrounding Wynyard
- Will increase congestion in the area

#### Affordable housing

- Not enough provided

#### Signage

- Sign shows Sydney is the new hub for serious gambling
- Should be the same height as other buildings
- Agree with Barangaroo Design Advisory Panel that it should not have any gaudy signs

#### Other

- Planning driven by private profit over public gain
- Concern short term private benefit trumping long term benefits
- Agreements have been made behind closed doors
- Question relationship between the developer and Barangaroo Delivery Authority
- Needs to be more overall discussion about what type of Sydney we want to have
- The Planning Assessment Commission is the last check and balance
- Need to represent the future generations and don't want to be remembered for choosing a Casino over a public park
- Controls are responding to the design rather than other way round
- Concern for floating heliport
- Ferries are located outside of Barangaroo. Lack of ferry access for the development
- Ensure harbour is protected from storm runoff and grease traps from restaurants
- Parks and shadow to Jones Bay Wharf

- Do not believe a building of this size could be energy efficient