

CM⁺ - Barangaroo - Option 3 Modified - 50,000 GFA Review

SUMMARY REVIEW

1. INTRODUCTION

This preliminary review of the Modified Option 3 is intended to provide an overview of the issues and impacts of the scheme consistent with that provided in the 'Barangaroo Part 3A Modification Report GFA Review' previously issued to SHFA by CM⁺.

There are two main changes to the previous Option 3 scheme. One is the cap on the increased GFA to 50,000sm on Blocks 2, 3, 4, and 5 (previously 120,000sm). The second issue is the resultant change in massing as a result of this new GFA limit.

2. OPTION 3 MODIFIED EMPLOYMENT IMPACT

The reduction of additional GFA from 120,000sm to 50,000sm would provide about 58% less additional space for job creation in Barangaroo.

3. SUMMARY URBAN DESIGN ASSESSMENT – OPTION 3 MODIFIED

3.1. Option 3 Modified Description

- General Description – Stepped height building forms from north to south with Block 1 as a transitional block to King Street Wharf thereby maintaining the original built form concept.
- Image – Whilst this Option does not indicate a final design, it consists of a variety of building forms which blend in with the city skyline to the east. The introduction of a podium of continuous streetwall along Globe Street on Blocks 3, 4, and 5 allow the tower volumes to be consolidated into a series of lower and wider towers. Further design development can provide for greater articulation of the building massing.
- Shoreside Massing – The Option illustrates five towers visible from the southwest at the same locations as previously indicated for Option 3. The towers have been reduced in height reflecting the reduction in additional GFA from 120,000sm to 50,000sm. Floorplates of 30m maximum width have been provided consistent with the previous Option 3. As with the previous Option 3, the consistent rhythm and footprint size of the towers illustrated on the indicative 3D massing model suggest an urban fabric that has not developed over time but has been created as a single larger scaled development. The towers illustrated in Option 3 Modified are also less satisfactory in an urban sense than those illustrated in the previous Option 3 as they appear squat and heavy.
- Hickson Road Massing – Low rise street walls with arcades establish a boulevard character to Hickson Road from Block 1 through to Block 8.
- Building Orientation – Building orientation generally allows a north/south exposure to the principle facades and visual openness in an east/west direction. This enhances opportunities for developing sustainability features and allowing greater openness between the water and buildings to the east. Although a detailed shadow study has not been carried out a reduction in building height would suggest that more sunshine might reach cross streets during certain times of the year. This effect would likely be minimal; however, as the streetwall height requirement would tend to govern this condition with any option.
- Western Façade to City – The scheme provides for a defined western/waterfront edge to the city which appears to be a logical extension of the city street pattern towards the west. Building heights at Blocks 3 and 4 however could potentially be

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higher to provide a stronger edge to the city and a less abrupt transition to buildings to the east of Hickson Road.

In terms of a general description, the major difference between Option 3 and Option 3 Modified is the lower height of the towers and the less appealing appearance of the massing of Option 3 Modified.

3.2. Design Principles from the CCP and MR

A brief review of the Design Principles from the CCP follows below.

- Principle 1 - City's New Western Façade – Can be achieved with Option 3 Modified.
- Principle 2 - Hickson Road as Boulevard – Can be achieved with Option 3 Modified.
- Principle 3 - Buildings to Define Streets - Can be achieved with Option 3 Modified.
- Principle 4 - Low Scale Valley or North South Pedestrian Connection – Low scale valley may be more difficult to achieve with Option 3 Modified. North-South Pedestrian connection can be achieved with Option 3 Modified.
- Principle 5 – Stepped Height Built Form - Can be achieved with Option 3 Modified.
- Principle 6 - Open Space Within Blocks – Difficult to achieve with Option 3 Modified.
- Principle 7 - View Sharing - Can be achieved with Option 3 Modified.
- Principle 8 - Orientation of Buildings - Can be achieved with Option 3 Modified.

In terms of adherence to the Design Principles proposed in the CCP and the previous Option 3, there is no major difference between Option 3 and Option 3 Modified.

4. VIEW IMPACT ASSESSMENT

A view impact assessment has not yet been conducted on the Option 3 Modified, however as the only change to the 3D model is the lower building heights; no adverse view impact is envisaged in the new scheme.

- Views from the upper floors of buildings to the east of Hickson Road will likely be improved.
- View corridors between buildings will remain unchanged at the lower levels.

5. CONCLUSION

The need to accommodate contemporary commercial office designs in the creation of the new western edge of the city requires the creation of larger floorplates and additional GFA than that illustrated in the CCP.

Key considerations of the modified scheme include:

- The reduction in additional GFA from 120,000sm to 50,000sm will reduce the potential additional job creation for Barangaroo by approximately 58%.

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- The visual impact of the project on properties to the east of the site will be mitigated by the reduced height of the scheme.
- Compliance with the Design Principles is the same between Option 3 and Option 3 Modified.
- The configuration of the public domain is not affected by the reduction in additional GFA.
- Although a detailed shadow study has not been carried out a reduction in building height would suggest that more sunshine might reach cross streets during certain times of the year with Option 3 Modified. This effect would likely be minimal; however, as the streetwall height requirement would tend to govern this condition with any option.
- The towers illustrated in Option 3 Modified are also less satisfactory in an urban sense than those illustrated in the previous Option 3 as they appear squat and heavy.

In consideration of the above points and with respect to the creation of good urban form, it is not clear that Option 3 Modified, with a reduction in additional GFA from 120,000sm to 50,000sm, will necessarily lead to an improvement in the urban form over the previous Option 3. The final form of the project is subject to further development and design review with any GFA allowance.

6. RECOMMENDATION

It is recommended that a review of designs proposed for the project to demonstrate consistency with the Proposed Performance Based Urban Design Controls, included in Table 1 of the Preferred Project Report, be considered as part of any future project application.

As designs are developed for the project, they should demonstrate how they respond to the design controls. In cases where a design does not adhere to the design controls, by compliance with the performance objectives, justification should be given as to why the particular objective was not applicable and what attributes of the design have been provided in lieu to ensure that the overarching Built Form Principles (refer section 7.3.3 of the Modification Report) or design excellence considerations will be achieved.