

EXPLANATION OF INTENDED EFFECT

STATE ENVIRONMENTAL PLANNING POLICY TO AMEND STATE ENVIRONMENTAL PLANNING POLICY (STATE SIGNIFICANT PRECINCTS) 2005 – BARANGAROO

This explanation of intended effect (**EIE**) has been prepared for the purpose of public exhibition as the Minister for Planning & Public Spaces has considered it appropriate or necessary under section 3.30 of the *Environmental Planning and Assessment Act 1979*.

Introduction

The Department of Planning, Industry and Environment is exhibiting a proposal by Infrastructure NSW (the Applicant) to amend the *State Environmental Planning Policy (State Significant Precincts) 2005 (SSP SEPP)* to align with a proposed modification of a concept plan relating to the Barangaroo precinct.

Background information on the modification application can be found here:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=10150

Proposed amendments

Clause 18 in Appendix 9 of the SSP SEPP establishes that the total gross floor area of all buildings on any land within the Barangaroo site is not to exceed the gross floor area for the land shown on the Gross Floor Area Map (**GFA map**).

The GFA map shows a range of maximum GFAs over the subject land.

The proposed SEPP will amend the GFA map by:

- increasing the GFA in the **light purple** area from 20,970 m² to 23,320 m² (an additional 2,350 m²)
- increasing the GFA in the **blue area** from 94,740 m² to 100,390 m² (an additional 5,650 m²)

Applicant's justification

In June 2015, the NSW Government announced a new Metro station will be constructed at Central Barangaroo, as part of the Sydney Metro CBD and South West project. The Metro project is currently under construction and due for completion in 2024.

The Applicant has been working with Sydney Metro to ensure land use planning and infrastructure provision with Barangaroo is appropriately integrated with the new metro station.

The Applicant proposes to amend the SSP SEPP to increase floor space within Barangaroo for the following reasons:

- the additional floor space will be with 400 m walking distance of the new Metro station, will provide additional activity in the Sydney CBD and drive a high level of patronage on the new Metro rail
- the proposal supports the creation of a 30-minute city by co-locating housing, employment, transport, recreation infrastructure and other services in a single location, that is also connected to other centres
- the proposal will aid in the delivery of the housing target of 157,500 homes in the Eastern City between 2016 and 2036 as set out in the Greater Sydney Region Plan
- the site is ideally located and able to accommodate increased residential density as it can provide additional housing in an established precinct, without detracting from the existing character of the area
- Barangaroo is Australia's first large scale carbon neutral community, and it has sufficient water, sewer, waste and energy infrastructure to support the increased density.

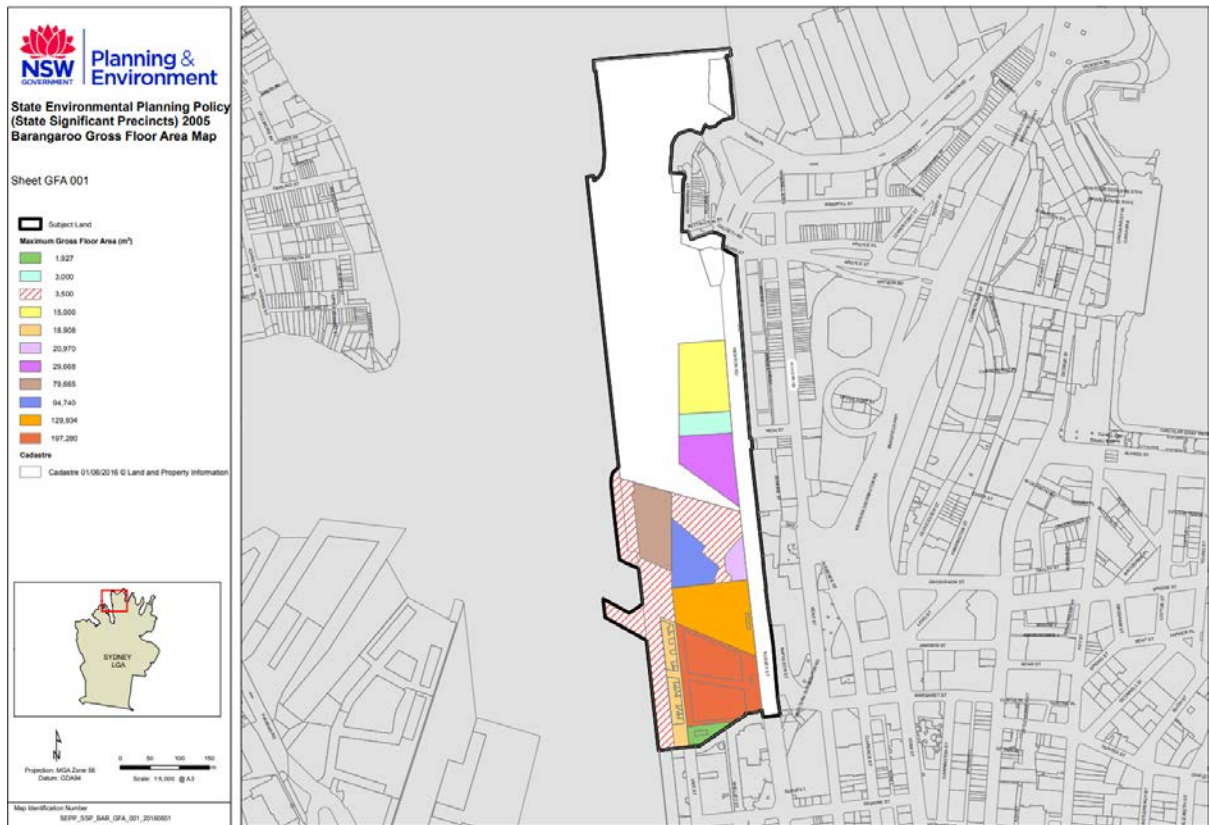
Key Outcomes

The proposed SEPP will increase GFA within two sub-precincts of Barangaroo by a total of 8,000 m².

The draft map attached to this Explanation of Intended Effect is provided to illustrate the amendments under the proposed SEPP.

All comments received during the exhibition of the Explanation of Intended Effect and proposed map will be duly considered in the drafting of the proposed SEPP amendments.

Current GFA map



Proposed GFA map

