



Our refs: DOC20/328681 & DOC20/340317
Your ref: MP06_0162 MOD 10

Ms Amy Watson
Team Leader, Key Sites Assessment
Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Mr Marcus Jennejohn, Senior Planning Officer
marcus.jennejohn@planning.nsw.gov.au

Dear Ms Watson

Modification to Barangaroo Concept Plan (MP06_0162 MOD 10) and supporting amendments to *State Environmental Planning Policy (State Significant Precincts) 2005*

Thank you for your referral dated 29 April 2020, inviting comments from the Heritage Council of NSW on the above modification to the Barangaroo Concept Plan and supporting amendments to the State Significant Precincts SEPP.

It is noted the Concept Plan (Mod 10) and the supporting SEPP amendments relate to the Barangaroo South portion of the site to which the Barangaroo Concept Plan applies. This modification seeks to increase the residential Gross Floor Area (GFA) allocation for Block 4A and Block 4B by 8,000 sqm and amend the height of the building envelope plan for Building R4B from RL 210 to RL 235.

It is understood that in order to undertake the changes discussed above, the following modifications to the Concept Plan are required:

- Increase the Concept Plan maximum GFA for Block 4A from 86,979sqm to 92,629 sqm.
- Increase the Concept Plan maximum GFA for Block 4B from 19,158sqm to 21,508sqm.
- Increase the Concept Plan residential maximum GRA of Block 4A from 86,166sqm to 91,816sqm.
- Increase the Concept Plan residential maximum GFA of Block 4B from 18,287sqm to 20,637sqm.
- Increase the Concept Plan maximum height on the Building Envelope Plan for Building R4B from RL 210 to RL 235, which remains within the maximum height control of RL 250 applying to Block 4A under the State Significant Precinct State Environmental Planning Policies (SSP SEPP).
- Introduce an additional 3m setback to the south-west corner of Building R4B above RL 209 on the Building Envelope Plan.
- Align the timeframe for the delivery of Key Worker Housing (KWH) such that the total 3% of KWH, both onsite (in Barangaroo South) and offsite, will be completed by the later of the practical completion of Building R5 or the last Occupation Certificate of building R5.

To enable the above changes to the Concept Plan, the following modifications are also required to the State Significant Precincts SEPP:

- Increasing the GFA in the light purple area from 20,970 m2 to 23,320 m2 (an additional 2,350sqm).

- Increasing the GFA in the blue area from 94,740 m2 to 100,390 m2 (an additional 5,650sqm).

The proposed SSD and SEPP amendment is not located within the curtilage of any State Heritage Register (SHR) items. However, it was noted in the response from Heritage NSW (formerly Office of Environment and Heritage – Heritage Division) for MP06_0162 MOD 8, that there are likely to be adverse visual impacts on the setting of a number of heritage items and conservation area (Millers Point and Dawes Point Precinct, The Rocks and Walsh Bay) that are adjacent or in-the-vicinity, which would be dominated by Barangaroo South tower blocks.

The following reports were considered in our assessment:

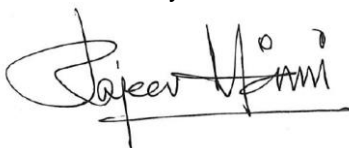
- Environmental Assessment Report Barangaroo South Concept Plan MP06_0162 Modification 10 and State Significant Precinct SEPP Amendment, prepared by Ethos Urban, dated 7 April 2020.
- Visual Impact Statement Barangaroo – Mod 10 Photomontages, prepared by Virtual Ideas, dated 30 January 2020.
- Architectural Design Statement titled, One Sydney Harbour Barangaroo, prepared by Renzo Piano Building Workshop, dated December 2019.
- View Analysis prepared by Virtual Ideas and Lendlease Integrated Solutions, dated 18 December 2019.
- Envelope Drawings prepared by Lendlease Integrated Solutions, dated 6 November 2019.
- State Significant Precinct SEPP GFA Map, prepared by Lendlease Integrated Solutions, dated 5 February 2020.

As delegate of the Heritage Council of NSW, I provide the following comments:

- It is noted the proposed increase in height of Building R4B would remain under the maximum height control of RL 250 under the State Significant Precincts SEPP
- It is noted the 3 metre setback to the south-western corner of R4B is proposed to provide visual connectivity from Central Sydney through to Block Y.
- There are no State listed heritage items within the subject site. However, the proposed addition in height has a potential to increase the adverse visual impacts to the setting of a number of local and State heritage items and conservation areas, both adjacent to and in the vicinity of the site.

If you have any questions regarding the above advice, please contact Caitlin Stevens, Senior Heritage Assessment Officer at Heritage NSW, Department of Premier and Cabinet on 02 9895 6582 or Caitlin.Stevens@environment.nsw.gov.au.

Yours sincerely



Rajeev Maini
Senior Team Leader
Regional Heritage Assessments South
Heritage NSW, Community Engagement
Department of Premier and Cabinet

As Delegate of the Heritage Council of NSW

19 May 2020