

11 June 2010

Mr Daniel Keary
Director – Government Lands and Social Projects
NSW Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Dear Daniel

BARANGAROO CONCEPT PLAN AMENDMENT (MP 06_0162)

We refer to the above project and to our recent meetings on this matter.

Following from our submission of the proposed modification of the Concept Plan on 19 February 2010, we have undertaken further refined design of the scheme for the Barangaroo South site. These changes have resulted in the Current Revised Scheme, the benefits of which are set out below:

- increased activation of the public domain;
- provision of high quality and appropriately scaled public places, particularly with respect to the width of the foreshore promenade and the configuration of spaces between the commercial buildings;
- improvement in the mix of uses by increasing the amount of residential and community/public uses integrated into the core commercial precinct thereby encouraging greater activation for longer periods of the day and at weekends;
- improvement of public amenity and views to and from within the development through solar penetration to public places, minimised wind impacts and maximised views to and from the CBD and the water along the Margaret Street alignment;
- separation of vehicles and pedestrians along the waterfront promenade to ensure that a high quality experience, similar to that of East Circular Quay, is achieved;
- provision of a public waterfront space that is appropriately scaled to ensure activation and enjoyment of the space; and
- provision of appropriately scaled retail space at the ground plane to ensure activation, with residential above to provide visual security.

We trust that the information provided in the attached letter and drawings is sufficient to allow the Department to confirm that the Current Revised Scheme remains a Concept Plan modification and to consider the necessity and scope of any consequential changes required to the DGRs issued on 3 May 2010.

We look forward to receiving correspondence regarding this matter at your earliest convenience.

Yours Sincerely,



Gavin Biles

Project Director – Barangaroo
Lend Lease (Millers Point) Pty Limited

10051

Mr Dan Keary
Director, Governmental Lands and Social Projects
NSW Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Dan,

**BARANGAROO CONCEPT PLAN AMENDMENT (MP 06_0162)
REVISIONS TO FEBRUARY 2010 SCHEME – BARANGAROO STAGE 1**

We refer to the above project and to the Director General's environmental assessment requirements (DGRs) issued on 3rd May 2010 for the proposed modification to the Barangaroo Concept Plan (MP 06_0162).

The DGRs were issued based upon the scope of the proposed modification as detailed in the Preliminary Environmental Assessment Report (PEAR) prepared by JBA Urban Planning Consultants and dated 19 February 2010 (the February 2010 scheme). Since then however, a number of design changes have been made to the scheme, reflecting:

- further work by Lend Lease and its partners to improve the scheme;
- the response to the design issues of principle raised by the Barangaroo Delivery Authority;
- the response to the feedback received on the February 2010 scheme from the Sydney community, including the outcomes of four community consultation sessions undertaken by the Barangaroo Delivery Authority and numerous community group meetings undertaken by Lend Lease; and
- the response to feedback from the City of Sydney.

These changes have led to the current revised scheme.

The purpose of this letter is to therefore request the Department to:

- 1) Confirm that the changes and the current scheme (June 2010) do not constitute a "radical departure" from the approved Concept Plan and remain a modification to the Concept Plan under s.75W of the *Environmental Planning & Assessment Act, 1979* (EP&A Act); and
- 2) Consider whether the DGRs issued on 3rd May 2010 require revision to ensure that the environmental assessment appropriately addresses all relevant matters arising from the current scheme.

The Current Revised Scheme

Plans of the Current Revised Scheme (June 2010) illustrating the present design and distribution of indicative built form are attached at **Appendix A**.

The Current Revised Scheme envisages a mixed use development comprising approximately of 510, 000m² gross floor area (GFA) including:

- approximately 440,000m² of mixed uses (residential, commercial and retail) GFA across Blocks 1–4;
- approximately 35,000m² of tourist and public uses GFA within a landmark building on a pier within the harbour;
- approximately 20,000m² of retail and residential GFA west of Globe Street (see description below); and
- approximately 15,000m² of community/public use across Barangaroo Stage 1.

Accordingly, the Concept Plan Modification the subject of this letter will seek approval for:

- an increase in the total quantum of GFA located within Blocks 1 – 4;
- an increase in the height of a number of the proposed towers within Blocks 1 – 4;
- the establishment of the new pier and landmark building extending into the Harbour;
- redistribution of the land use mix; and
- reconfiguration and activation of the public waterfront area through the introduction of uses including retail and residential to the west of Globe Street (Note: this proposed change will be facilitated by a proposal to reposition the boundary of the B4 Mixed Use and RE1 Public Recreation zones through a concurrent amendment to the Major Developments SEPP).

Other elements of the Current Revised Scheme are considered to be generally consistent with the approved Concept Plan and/or arise as a consequence of complying with the conditions of approval of the Concept Plan. These include the modification to the Southern Cove required by Concept Plan Modification 2, and the consequential reconfiguration of the development blocks and redistribution of GFA within the site.

Benefits of the Current Revised Scheme

As outlined above, since the submission of the February PEAR and issue of the DGRs, the Lend Lease scheme has undergone further design development, reflecting further work by Lend Lease and its partners to improve the scheme, as well as to respond to the design issues of principle raised by the Barangaroo Delivery Authority and to the feedback received on the February 2010 scheme from the Sydney community.

In addition, the Barangaroo Delivery Authority commissioned world renowned architect and designer Jahn Gehl and renowned landscape architect Peter Walker to review the designs for the public domain spaces, resulting in further amendments to the proposed built form designs.

The Current Revised Scheme addresses the Barangaroo Delivery Authority's design issues of principle and provides the opportunity to:

- increase the activation of the public domain;
- ensure the provision of high quality and appropriately scaled public places, particularly with respect to the width of the foreshore promenade and the configuration of spaces between the commercial buildings;
- improve the mix of uses by increasing the amount of residential and community/public uses integrated into the core commercial precinct thereby encouraging greater activation for longer periods of the day and at weekends;
- improve public amenity and views to and from within the development, maximise solar penetration to public places, minimise wind impacts and maximise views to and from the CBD and the water along the Margaret Street alignment;
- separate vehicles and pedestrians along the waterfront promenade to ensure that a high quality experience, similar to that of East Circular Quay, is achieved;

- provide a public waterfront space that is appropriately scaled to ensure activation and enjoyment of the space; and
- provide appropriately scaled retail space at the ground plane to ensure activation, with residential above to provide visual security.

Comparison of Current Revised Scheme to February 2010 Scheme

The key differences between the Concept Plan scheme documented in the February PEAR and the Current Revised Scheme are:

- An improvement in the mix of uses by increasing the amount of residential and community/public use in the core commercial precinct;
- Reduction in the maximum Block 1 building height from RL 150 to RL 70 and in GFA from 54,800m² to 11,800m². Residential use is now proposed rather than commercial;
- Reduction in the height of C5 in Block 2 from RL 199 to RL 180 to be consistent with the approved Concept Plan;
- Redesign of the buildings fronting Hickson Road within Blocks 1 – 4 to achieve a consistent height of RL 33.2 to satisfy the approved Concept Plan;
- Reduction in the length of the proposed harbour pier from 150m to 85m, a reduction of 65m;
- Reduction in the landmark building's footprint from 90m to 50m in length;
- Reduction in the landmark building's maximum building height from RL 213 to RL 158.7 and a commensurate reduction in the maximum GFA from 42,000m² to 35,000m² (tourist and public uses);
- No permanent residential floor space is proposed within the landmark building;
- Redesign and reconfiguration of the public promenade (RE1 Public Recreation Zone) in front of Blocks 1 – 3 including:
 - a reduction in the width of the public promenade from a minimum of 60m to a minimum of 30m, consistent with the promenade in the adjacent precinct known as King Street Wharf;
 - the deletion of the structure previously envisaged along the waterfront, known as "The Shed"; and
 - inclusion of up to 17,000m² of residential GFA and 3,000m² of retail GFA between Globe Street and the water;
- Further design development of the street pattern and public domain within the framework of the Approved Concept Plan, including reinforcement of the Margaret Street alignment as an important east west axis between the existing CBD and the waterfront, and a reduction in the extent of the elevated walkway to the ground plane – pedestrians will now be delivered to street level at the Hickson Road end of the site; and
- Relocation of the new cultural facility (community use) to frame the civic space fronting the enlarged Southern Cove, thereby enhancing the pedestrian scale of this space and providing activation.

The Department of Planning advised Lend Lease on 15 February 2010 that its proposed February 2010 scheme did not constitute a "radical departure" from the approved Concept Plan and that the design changes would be a modification to the Concept Plan under s.75w of the EP&A Act. Given the Current Revised Scheme represents a proposed scope of modifications that is similar to the February 2010 proposal, we consider that the Current Revised Scheme constitutes a modification to the Concept Plan under s.75w of the EP&A Act.

We trust that the following is satisfactory for the Department to confirm that the Current Revised Scheme remains a Concept Plan modification and to consider the necessity and scope of any consequential changes required to the DGRs issued on 3rd May 2010.

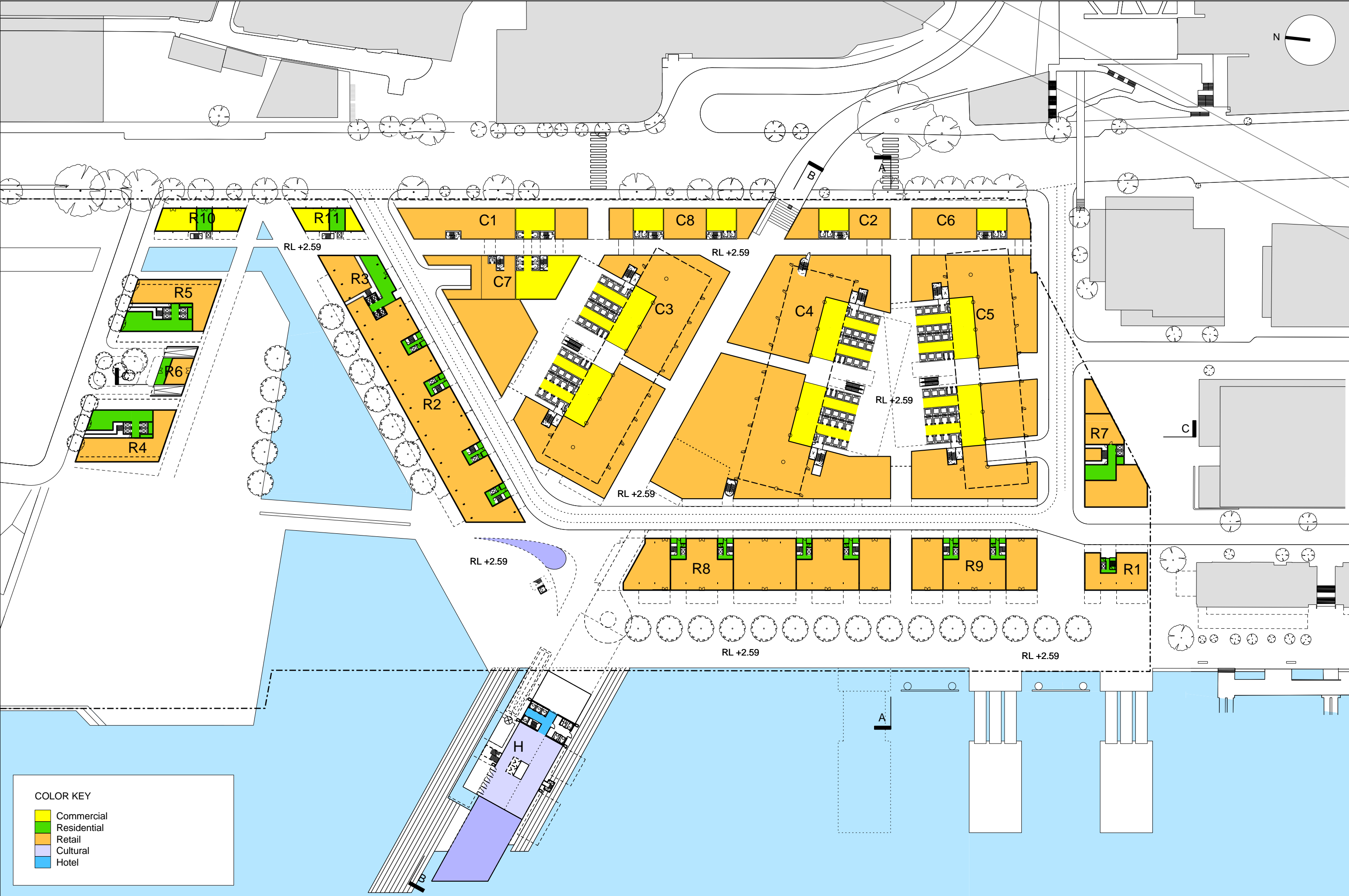
Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or sballango@jbaplanning.com.au.

Yours faithfully

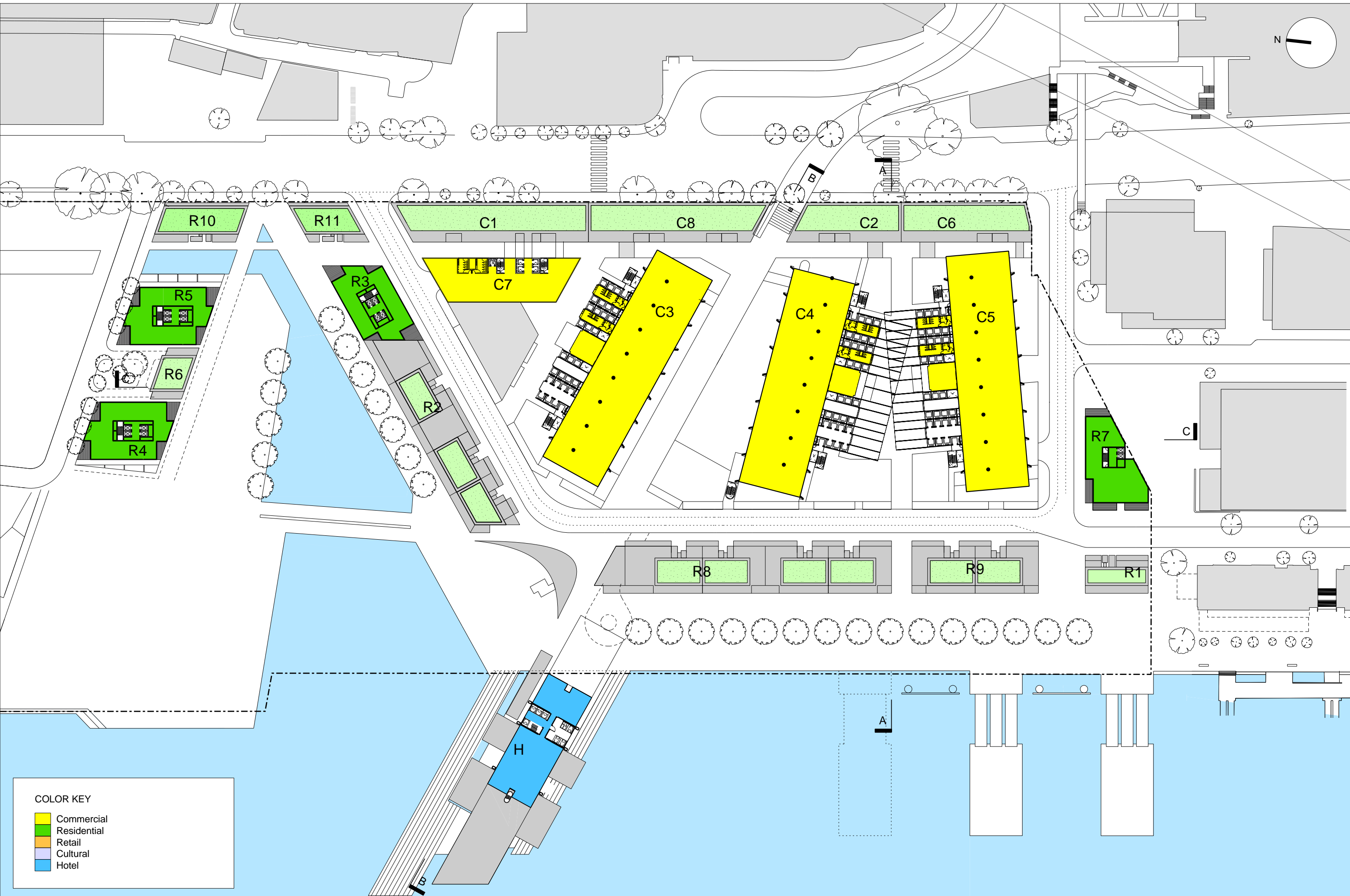
A handwritten signature in black ink, appearing to read 'Ballango', with a stylized flourish at the end.

Stephanie Ballango
Associate





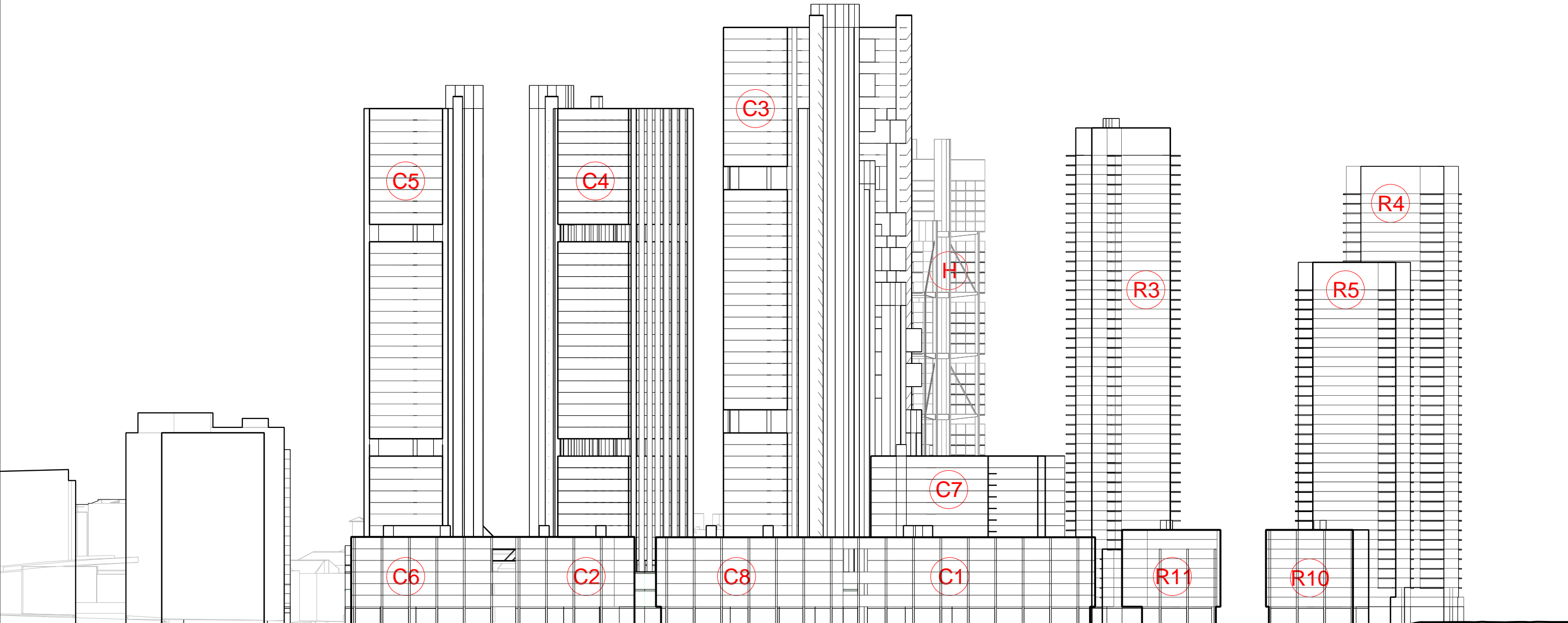
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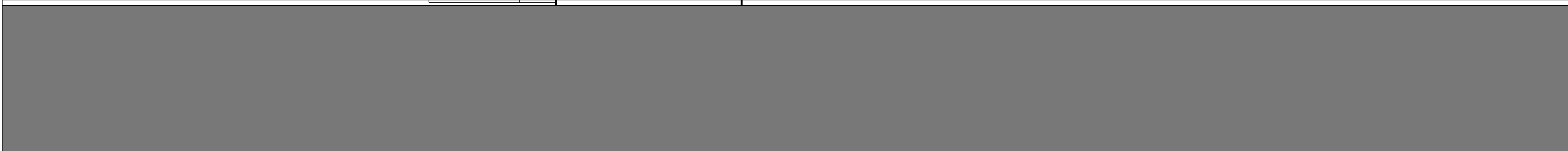
COLOR KEY

- Commercial
- Residential
- Retail
- Cultural
- Hotel

Legend	Revision Date Description			Drawing Purpose	For Information			Contact Rogers Stirk Harbour + Partners On behalf of ... Thames Wharf Rainville Road London W6 9HA tel: 020 7385 1235 fax: 020 7385 8409 email J6100@rsh-p.com www.rsh-p.com	Project Millers Point - Sydney	Drawing Title Masterplan Level 06 © copyright Rogers Stirk Harbour + Partners, all rights reserved 2010	Scale @ A3		Drawing Number RSHP_A_MP_2160_P_06	
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