



BARANGAROO CONCEPT PLAN APPROVED

Thursday 16 December, 2010

After a merit-based assessment process, the NSW Government has given planning approval for the amended concept plan for the \$6 billion Barangaroo development.

The amended concept plan secures Barangaroo as Sydney's future economic precinct, allowing more floor space and a landmark hotel on a public pier.

Early construction works at Barangaroo have already started (under previous approvals) and the project will support 3,000 construction jobs over the next decade.

In line with recommendations from the Department of Planning, the amended Lend Lease concept plan was approved this week by Planning Minister, Tony Kelly. The plan includes:

- **An increase in floorspace** within the Barangaroo southern commercial precinct from about 430,000 to 490,000 square metres.
- **Two new buildings on the site:**
 - **A new low-rise residential and retail block** that will be built west of Globe Street (about 19,000 square metres) to bring more people to the area; and
 - **A new landmark hotel** (about 33,000 square metres) that will cement Sydney as an international tourism destination.
- **A public pier** extending 85 metres from the shoreline, stretching around the new harbour hotel.
- **A longer foreshore promenade**, increased in length from 1.4 to 2.2 kilometres, including around two new harbour coves; and
- **An increase in the size of the southern cove** to maximise the extent of publicly accessible waterfront.

The approval followed several months of public consultation, including community meetings and forums, a public display on site, an online forum and a 30 day formal public exhibition.

Following community feedback, a number of improvements had already been made to the proposed plans, including:

- Reducing the number of commercial towers from four to three;
- Reducing the height of the proposed hotel and length of the pier;
- Increasing the proportion of residential space;
- Increasing the size of the waterfront square; and
- Improving street layout and laneways, improving connections to the rest of Sydney.

Premier Kristina Keneally made the announcement today at Barangaroo, and was joined on site by Minister for Planning, Tony Kelly.

“Today’s announcement is a major step in our delivery of one of the biggest and most prestigious urban renewal projects in the world,” Ms Keneally said.

“Barangaroo will be an iconic development in the Sydney CBD, and this approval will allow a truly great addition to our city and our state.

“This concept plan will help us realise Barangaroo as the financial services hub of the Asia Pacific, delivering the type of offices major commercial tenants need.

“The plan delivers prime buildings in prime locations with large floor plates, which will attract new companies and more head offices to Sydney.

“What we are doing here is ensuring Sydney can offer the same type of commercial buildings already allowed in cities such as New York, Singapore and London.

“And the hotel on the pier will help us make Barangaroo an international tourism destination – delivering a world-class building for a world-class site.”

Mr Kelly said in addition to improvements already made to the concept plan, he had imposed a number of conditions to manage community and other impacts. That includes:

- **Reducing the maximum proposed envelope for the harbour hotel** from 25 to a maximum of 20 metres in width, and from 80 to a maximum of 60 metres in length;
- **Mandating an average width of 10 metres of public space on the pier around the hotel** – ensuring it can be enjoyed by many people;
- **Ensuring continuous pedestrian access along the foreshore** – mandating a minimum 15-metre setback between the hotel entrance and taxi drop-off zone;
- **Strengthening public transport plans** for Barangaroo so that public transport is delivered as the decade-long development project is rolled out; and

“The amended concept plan takes community views into account, as well as feedback from leading experts in urban planning and landscaping,” Mr Kelly said.

“The plan I have approved increases the amount of harbour, increases the length of the public foreshore, and includes a network of streets and laneways.

“This plan improves links between Barangaroo South and Headland Park, and connections with neighbouring precincts including Millers Point, Walsh Bay and the Sydney CBD.

“Barangaroo will be serviced with a range of public transport, including the Barangaroo Pedestrian Link to Wynyard Station and a six berth ferry terminal and light rail.”

With the amended concept plan approved, the NSW Government will now receive and assess applications for individual buildings and the public domain as they are designed.

To view the approved concept plan for Barangaroo, go to www.planning.nsw.gov.au

Background notes:

Barangaroo facts and figures

- Barangaroo is a once in 200 year opportunity for the city to grow, reinvigorating Sydney's position as a financial hub in the Asia Pacific by generating jobs, boosting the economy and creating a new place to live, work and visit.
- Around 3,000 construction jobs will be created through Barangaroo
- When complete over 23,000 workers and residents with over 33,000 visitors expected each day.
- The transformation of Barangaroo, including the creation of the Headland Park, will be funded at no cost to the community or the NSW Government generated by the development of Barangaroo South by Lend Lease.
- More than 50 per cent of the entire Barangaroo site will be public open space.
- Barangaroo will be one of the first CBD districts in the world to be climate positive which is defined as being carbon neutral, water positive and zero waste.

Concept plan approval

- A concept plan establishes a broad planning framework that will be used to assess future development proposals for specific buildings or public realm on a site. It sets heights, envelopes, streets, parks and public spaces. .
- The concept plan approval does not allow construction to take place. This will happen after more detailed project approvals are granted for the individual buildings or other works on site.
- Key changes as part of this amendment include: a hotel up to 170 metres in height on a public pier which is 85 metres from the shoreline; an increase in height of thee development blocks (with the maximum height of highest development block set at 209 metres), and an additional 59,965 square metres in floor area, primarily residential (45,000m2 approx) within Barangaroo South
- The changes to the concept plan will ensure there is better activation of public spaces, enhanced mixed use nature of the development, improved public amenity and views to and from the development and improved public transport connections.

Timeline and history of Barangaroo concept plan

- In 2005, NSW Government announces international urban design competition
- In 2006, SHFA submitted to the Department of Planning, the Hill Thalys work as the Barangaroo Concept Plan submission.
- Following a public exhibition process the Concept Plan was approved by the Planning Minister in February 2007 with conditions requiring (as per the Jury recommendations) the creation of a headland park, a northern cove and a larger southern cove as part of the approval.
- In February 2009 a Concept Plan amendment was also approved adding 120,000 square metres to four development blocks within the existing envelopes.
- The Concept Plan was further amended in November 2009 to further refine the Headland Park and Northern Cove.
- In August 2010 Lend Lease lodged a Concept Plan amendment for additional height and floor space, a hotel on a pier and reconfiguration of the promenade.