



# NEWS RELEASE

## Premier of New South Wales

### GREEN LIGHT FOR \$6 BILLION BARANGAROO CONTRACT

Tuesday 23 February, 2010

Premier Kristina Keneally and Planning Minister, Tony Kelly, today formally signed an authorisation for the \$6 billion contract for commercial development of Barangaroo.

Today's signing follows Lend Lease's winning bid to build Barangaroo's southern commercial precinct. Since then, work has been underway to finalise the contract.

The authorisation is for the execution of the contract between the Barangaroo Delivery Authority, which manages the redevelopment of Barangaroo, and Lend Lease.

That contract will give the developer the rights to build commercial, residential, retail, hotel floor space and public domain within the southern part of the precinct.

The signing took place at a new Barangaroo public display centre on Hickson Road where, for the next month, people can view models, pictures and plans for Barangaroo.

The contract will guarantee the delivery of important public benefits through binding conditions and milestones, including with regard to:

- Construction of the public domain at the southern end of Barangaroo;
- Remediation of the site;
- Construction of bridges and pedestrian connections;
- Land infrastructure for the ferry terminal;
- Sustainability infrastructure and requirements; and
- Requirements for affordable housing (which will be further negotiated).

More than 3000 construction jobs will be created during the decade-long building project. Once completed, the new financial precinct will be home to 20,000 workers.

"This contract brings the NSW Government's vision for Barangaroo, with its exciting mix of commercial development, homes and parkland, a significant step closer," Ms Keneally said.

"What we are doing here will unlock the site after a century of industrial use, and lock the private sector into delivering public infrastructure and parkland for the people of NSW.

"This contract will ensure that retail, residential, business; education and tourism uses stretch the length of the waterfront."

**Mr Kelly said that following a evaluation, Johnson Pilton Walker, in association with Peter Walker and Partners Landscape Architecture, have been selected to work with the Barangaroo Delivery Authority to design the new Headland Park and other public spaces.**

This highly regarded team will design key open space features for the waterfront commercial, residential and leisure precinct, including the creation of the harbourside park and restoration of the entire harbour headland to a more natural shape.

"We are determined to create a bold and inspiring precinct, which is diverse, dynamic and inclusive," Mr Kelly said.

“The Headland Park will include waterfront promenades, an open-air amphitheatre, viewing area and places to picnic. It will be built to maximise its incredible location.”

Mr Kelly encouraged the public to come and see plans for Barangaroo, which are on display in the Old Ports Building (47-51 Hickson Road, Millers Point). Admission is free.

The Barangaroo Display will be open on Wednesdays from 12pm to 7pm and Saturdays 9am to 1pm between February 24 and March 20.

“The new display features drawings, models and information unavailable to the public during the public bid process about the winning Lend Lease plan for Barangaroo,” Mr Kelly said.

“While the winning plan was unveiled in December, this is the first time the plan has been on public display.”

The public display is an initiative of the Barangaroo Delivery Authority. It does not form part of the statutory planning process for Barangaroo. Planning applications for all works will be submitted to the Department of Planning and placed on exhibition for public comment.

For more information about Barangaroo, visit [www.barangaroo.com](http://www.barangaroo.com).

### **Background notes**

- Authorisation for the contract
  - The authorisation is for the execution of the final agreement between the Barangaroo Delivery Authority, which manages the redevelopment of Barangaroo, and Lend Lease.
  - That Agreement will give the developer the rights to build commercial, residential, retail and hotel floor space within the southern part of the precinct.
  - Set within the 430,000 square metre precinct, the commercial and business core of Barangaroo will include a 30,000 square metre shopping precinct.
- Major design elements
  - Landmark waterfront destination.
  - A fan of towers radiating from the CBD through to the harbour.
  - Waterfront promenade - pedestrian and cycle friendly, the promenade will run the along the waterfront connecting to Sydney’s 14 kilometre Foreshore Walk. It will create the entry statement for the hotel on the new public pier and commercial buildings which will house major national and international corporations. It will offer an eclectic mix of experiences from restaurants and bars to farmers market and retail stores.
  - Southern Cove – designed to bring people onto the waterfront and become a place for waterside activities.
  - Hickson Road – designed to become a great city boulevard and a vital public transport connection.
  - A new cultural building designed to house theatre, art, educational and conference activities.
  - Retail – a vibrant retail offering providing a new waterfront shopping experience for Sydney.
  - Commercial buildings - set back from the harbour on either side of a major pedestrian connection through to Wynyard station and the city.
  - Residential buildings – located around the Southern Cove.
  - Strong pedestrian connections into the CBD.
  - Strong public transport links.
- Financial Features
  - Substantive fixed payments to the State.
  - Bank and corporate guarantees.
  - Share of project’s financial success.
  - Lend Lease carries the entire development risk and funds the overall outcome.
  - Lend Lease funds, and Government delivers, Headland Park, ferry terminal, relocation of cruise ship terminal, connections to Wynyard

- Sustainability Features
  - Climate Positive, setting world standards through the following measures.
    - Carbon neutral, through groundbreaking energy-efficient design and on and off-site renewable energy generation.
    - Water positive, through on-site water collection and treatment.
    - Generating zero waste, through reducing, reusing and recycling.
  - Barangaroo is part of the Clinton Climate Initiative's Climate Positive Development Program.
- Investment in Barangaroo
  - End value of Barangaroo is expected to exceed \$6 billion.
  - Barangaroo is planned to become a key commercial, residential and recreation precinct with over 20,000 workers and residents, and 33,000 visitors a day – a total of 12 million visitors a year.
  - Employment and training, through a green skilling and labour program, includes programs that exceed government targets for indigenous, long-term unemployed and youth.
- Next steps
  - While most elements in the Lend Lease Plan fit within the requirements of the Barangaroo Part 3A Concept Plan approval, specific elements will require amendments as part a formal public planning process.
  - Areas of discussion include the scale and placement of specific elements of the proposal, the mix of uses, public space at ground level and connections to the city and public transport.
  - The Barangaroo Delivery Authority and Lend Lease are currently discussing refinements to the plan and an amendment to the Concept is being prepared.
- Timeline
  - Initial investigation work on the site has already started.
  - Construction work will commence on site in mid 2010, with the first building targeted for completion in 2014.
  - The initial stage of development will include a mix of retail, office and residential and associated public realm.
  - Lend Lease's first stage commitment is to deliver at least 40,000m<sup>2</sup> by June 2014.
  - The Lend Lease plan is flexible and allows work to start early, in accordance with the existing planning framework.