



BARANGAROO

REALISING THE VISION



Barangaroo

ACKNOWLEDGMENT OF COUNTRY

We would like to acknowledge the Gadigal people who are the Traditional Custodians of this land. We would also like to pay respect to the Elders both past and present of the Eora Nation and extend that respect to all Aboriginal people.

People have been an integral part of the Barangaroo landscape for thousands of years. The Traditional Custodians, the Gadigal, used the land for hunting, the harbour for fishing and the foreshore as a place of congregation.

Barangaroo is named after a powerful Cammeraygal woman who lived in the area at the time of early colonial settlement. She was a key figure in local Aboriginal culture and community, and remains so today.

The legacy of Barangaroo continues to resonate in the local Aboriginal community. The history of her contribution is told by influential contemporary Aboriginal women living and working in Sydney who are inspired and influenced by Barangaroo.



Barangaroo Reserve, WugulOra event 2020



Construction of the Reserve in July 2013, and after completion in November 2018

WHAT IS THE BARANGAROO PROJECT?

Barangaroo is the most important waterfront renewal project to happen in Sydney's CBD in decades transforming a once neglected and inaccessible area of the city into a dynamic cultural, residential, business and retail hub.

Covering 22 hectares at the old East Darling Harbour docklands, Barangaroo will be made up of three distinct but interconnected precincts with over half the site to be set aside as dedicated public open space.

At the northern end sits Barangaroo Reserve, a six-hectare harbour parkland offering spectacular views, extensive walking and cycling trails, idyllic coves, unique event spaces and peaceful picnic spots.

To the south sits Barangaroo's commercial and residential precinct featuring world class dining, retail, and premium waterfront office space. Barangaroo South includes the three International Towers, International House, Daramu House, two residential buildings, Barangaroo Ferry Wharf, the iconic Barangaroo House, and nearly three hectares of public space. It will also be home to Sydney's first six-star luxury hotel and resort, Crown Integrated Hotel and

Resort, attracting thousands of visitors from overseas and around Australia.

The final piece in the Barangaroo puzzle linking north and south together, will be Central Barangaroo, the community and civic focal point of the Precinct. Central Barangaroo will combine residential and commercial uses with civic and recreation spaces creating a vibrant 24/7, mixed use precinct.

Central Barangaroo will also see the completion of one of the world's longest and most beautiful continuous waterfront walks. The walk will stretch along the entire Barangaroo waterfront, connecting Sydney's Garden Island to the Fish Markets.

Once completed, the entire Barangaroo Precinct will support more than 20,000 jobs, provide homes for around 3,500 people and contribute \$2 billion to the NSW economy each year.



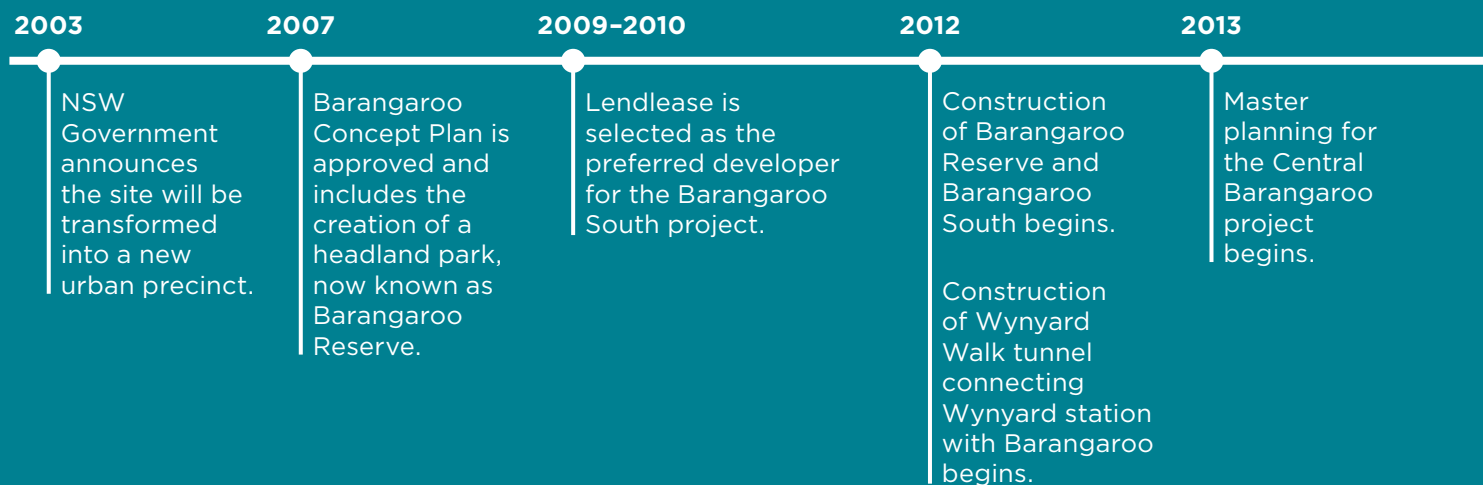
Barangaroo Reserve opened in 2015

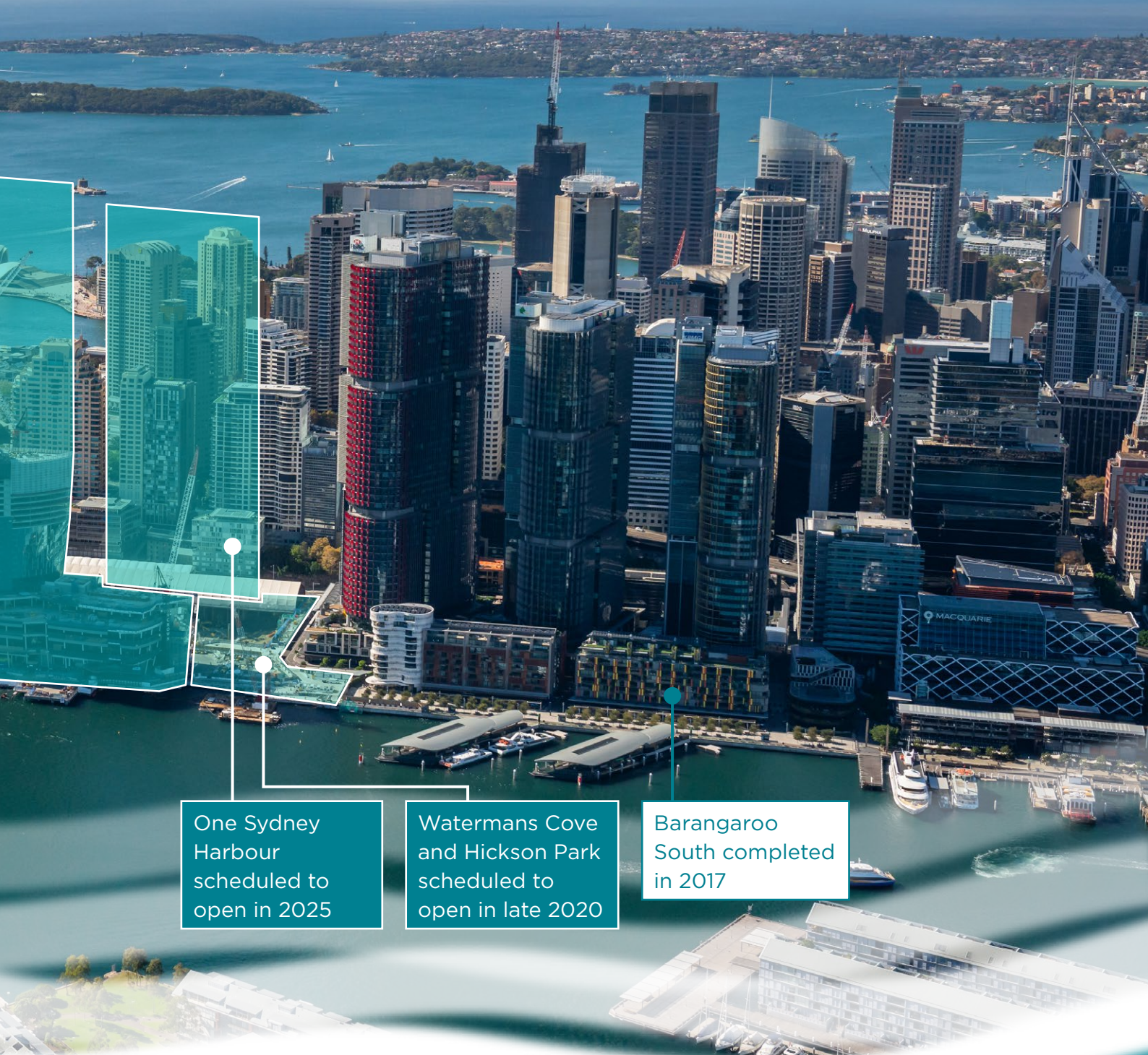
Sydney Metro scheduled to open in 2024

Planning underway for Central Barangaroo

Crown Integrated Hotel and Resort scheduled to open in late 2020

Barangaroo timeline





One Sydney Harbour
scheduled to open in 2025

Watermans Cove
and Hickson Park
scheduled to open in late 2020

Barangaroo South completed
in 2017

2015

Barangaroo Reserve opens.

Barangaroo Metro Station announced.

Remediation project begins on site and on Hickson Road.

2016

Construction of Barangaroo Ferry Hub begins.

Wynyard Walk and Napoleon Street Bridge open.

2017

Commercial and retail precinct of Barangaroo South, and Wulugal Walk complete.

Construction of Crown Integrated Hotel and Resort in the southern precinct begins.

Barangaroo Wharf opens.

Final public spaces in the southern precinct announced, including Hickson Park, a new harbour cove, expanded waterfront walkway and public pier.

2019

Daramu House, sister building to International House Sydney, is complete.



Watermans Cove artist impression

FUTURE DEVELOPMENT **AT BARANGAROO**

The Barangaroo project has already dramatically transformed Sydney's harbour foreshore with the completion of the beautiful Barangaroo Reserve with its parkland and open spaces, as well as the bustling Barangaroo South, with its mix of commercial and residential offerings and world-class dining and retail.

But there is still more to do and many more exciting projects to deliver before the vision for Barangaroo is complete.

Watermans Cove and Hickson Park will be delivered later this year increasing the range of public domain offerings in the precinct.

Waterman's Cove will include a fully-accessible amphitheatre-style boardwalk with steps down to the water, and will host waterfront events and entertainment for visitors and Barangaroo residents and office workers.

Hickson Park will include open lawns, a mix of native and exotic shade trees, and meeting and eating spaces in the heart of Barangaroo's retail and dining precinct.

The Crown Integrated Hotel and Resort will also open its doors by the end of this year. Sydney's first 6-star hotel will offer suites and rooms, residential apartments, as well as restaurants, bars and retail outlets.

Central Barangaroo will be the cultural and civic focal point of Barangaroo – a place for people to visit, explore, enjoy and learn. The site will feature unique buildings for cultural spaces, educational activities and a diversity of housing types that will encourage vibrant neighbourhoods made up of all ages, vocations and walks of life.

More than half of the site will be given over to public space for recreation, public entertainment and events, creating a spectacular new destination for Sydney. Plans for Central will be part of a further Modification to the Barangaroo Concept Plan which will be lodged in 2020.

Central Barangaroo will also include a Sydney Metro station that is due for completion in 2024. Sydney Metro will complement other public transport offerings around the precinct to allow even greater access to the precinct for future visitors and residents.



Construction progress, December 2019



New boardwalk in front of Crown Integrated Hotel and Resort artist impression

A SUSTAINABLE PRECINCT

From the very beginning, Barangaroo has looked to lead the world in sustainability and in 2019, became the world's first fully carbon neutral precinct.

To achieve its ambitious objective, Barangaroo has been delivering innovative and climate positive initiatives, including on-site water recycling, 6,000 square metres of solar panels to offset energy usage in the public domain, centralised cooling by using water from Sydney Harbour, and working towards the aspiration of a zero waste precinct.

From building design and architecture, right through to landscaping of gardens and open spaces, sustainability has been front of mind. In Barangaroo South, all three buildings of the International Towers Sydney have been awarded the highest 6 Star Green star ratings from the Green Building Council of Australia, while Barangaroo Reserve in the north is home to entirely Australian Native flora.



Barangaroo Reserve



Barangaroo Reserve

AN ACCESSIBLE PRECINCT

A key priority for the project is to ensure people are able to get to and from Barangaroo easily, and move freely throughout the Precinct once they get there.

Barangaroo has a target of only 4 per cent of journeys-to-work by car compared with the rest of the CBD which averages 20 per cent.

To achieve this, the project has incorporated key infrastructure allowing people to access the precinct either by public transport, on a bicycle, or on foot. This key infrastructure includes Wynyard Walk linking Barangaroo with Wynyard station, the ferry hub located at Barangaroo South and the new Barangaroo station as part of Sydney Metro.

A key commitment of the Barangaroo project is setting aside more than half the precinct as open public open space. The Barangaroo Reserve sits on six hectares and is open 24/7 for all Sydneysiders and visitors to enjoy.

The future Watermans Cove and Hickson Park, due for completion by the end of 2020, will offer more space for workers, residents and visitors to enjoy activations and events or just relax and enjoy nature. Central Barangaroo will also include three hectares of public space on the harbour foreshore.

FUTURE PLANNING APPLICATIONS

Modification 10 proposes changes to the existing Barangaroo Concept Plan to provide additional housing in the already established Barangaroo South Precinct and capitalise on the transport links, shops and services in the Precinct.

After the NSW Government announced its plans to build a Sydney Metro station at Barangaroo in 2015, it created an opportunity to modify the Concept Plan and enhance the public transport connections for the Barangaroo community.

Central Barangaroo, the community and civic hub of the precinct, will also deliver more shops and services, as well as three hectares of new high-quality public open space which will comfortably cater for the increase in residential density.

An increase in a mix of residents and workers in Barangaroo South will help ensure the precinct is safe, vibrant and active during the day, in the evenings and on weekends, which reinforces the sustainable future of Barangaroo.

Modification 10 is seeking to increase the residential gross floor area (GFA), or the total available floor area, across two development blocks in Barangaroo South by 8,000 square metres. This will necessitate a modification to the approved Concept Plan and a corresponding amendment to the State Environmental Planning Policy (SEPP).

The Block 4A Building Envelope will increase in height by 25 metres to 235 metres to allow

Gross Floor Area (GFA) amendments under Modification 10

Block	Proposed GFA increase	Current maximum block GFA	Proposed maximum block GFA	Current State Significant Precincts SEPP GFA	Proposed State Significant Precincts SEPP GFA	Proposed Concept Plan maximum residential GFA
4A	5,650m ²	86,979m ²	96,629m ²	94,740m ²	100,390m ²	91,816m ²
4B	2,350m ²	19,158m ²	21,508m ²	20,970m ²	23,320m ²	20,637m ²

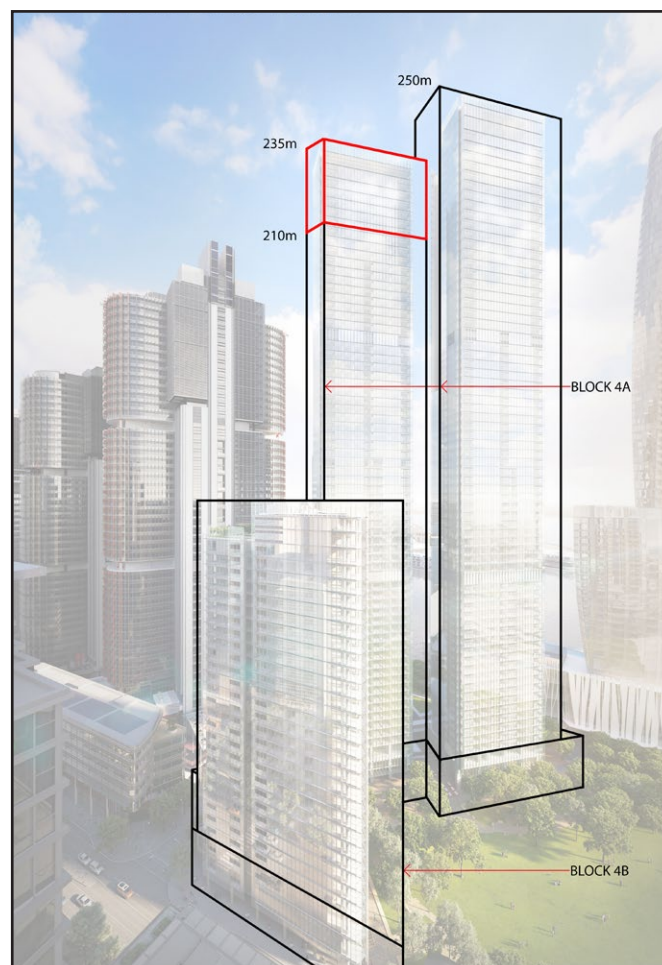
for the proposed extra 5,650 square metres of GFA in Building R4B which sits within Block 4A.

Additionally, there will be a minor adjustment to the footprint of Building R5 (sitting in Block 4B) to allow for the proposed extra 2,350 square metres of GFA. These changes will still fit within the already approved building envelope for R5.

The modification is also proposing to introduce an additional 3 metre setback to the south-western corner of Building R4B above RL 209 on the Building Envelope Plan, which will maintain the visual connection from Sydney CBD with the Crown Integrated Hotel and Resort, the tallest building in Barangaroo.

It will also better align the timeframe for the delivery of Key Worker Housing in Barangaroo South and offsite to ensure both will be completed by the last occupation certificate for Building R5 is issued.

Modification 10 complements the design and Master Plan principles of Barangaroo South created by Architects Rogers Stirk Harbour + Partners, and will further enhance the established mixed-use community already enjoying Barangaroo South.



One Sydney Harbour development, artist impression
Black building outline: current approved building envelopes
Red building outline: proposed building envelope change as part of Modification 10

The Secretary's delegate of the Department of Planning, Industry and Environment has also confirmed that the existing assessment requirements for Modification 8 are relevant to this application, demonstrating its environmental factors are similar to those already approved in the Concept Plan.

Lendlease has received planning consent to begin construction on Buildings R4A, R4B and R5 and, in response to the proposed Concept Plan Amendment, will submit amending Development Applications for the changes to the two buildings.

ENVIRONMENTAL ISSUES

Environmental issues have been assessed as part of this Modification to the Barangaroo Concept Plan. Some of the key findings are outlined below. The full application to modify the Concept Plan Approval for Barangaroo and supporting Environmental Assessment Report can be found on the Major Projects page on the Department of Planning, Industry and Environment's website: www.planningportal.nsw.gov.au/major-projects

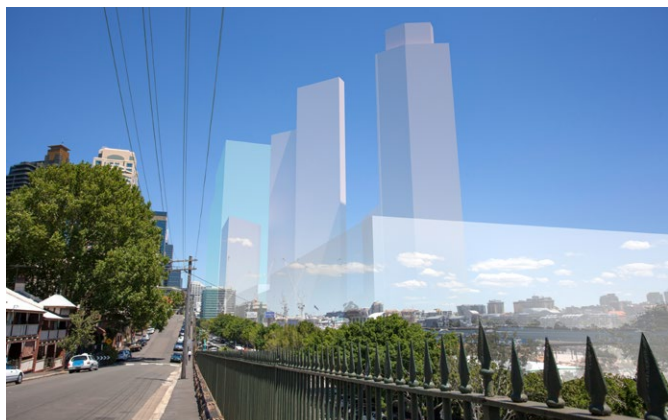
VISUAL IMPACTS

A Visual Impact Report was prepared by Virtual Ideas. The report found the additional 25 metres in height to the Block 4A Building Envelope will result in only minor impacts on views to the sky from surrounding vantage points. Where the additional height impacts on the sky view, these impacts are not significantly greater than the approved view impacts in the approved Concept Plan and are generally integrated with the existing Sydney CBD skyline of high rise buildings.

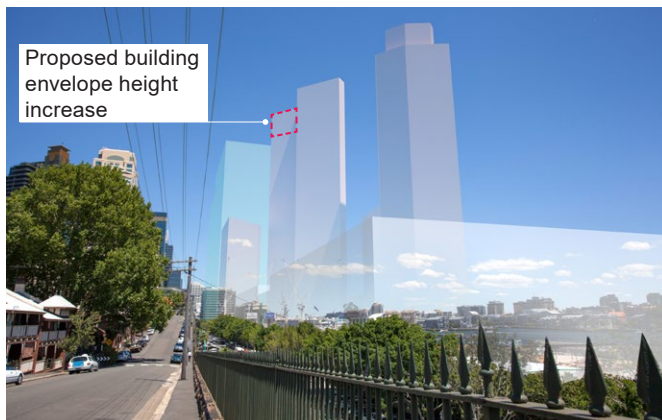
WIND

A Wind Assessment report was completed by Windtech. The report found the wind impacts resulting from the additional 25 metres in height to the Block 4A Building Envelope would be generally unchanged from the approved Concept Plan.

The report also found that minor increase in gross floor area Block 4B would not result in additional significant wind impacts.



Visual impact assessment of the current approved concept plan, Virtual Ideas



Visual impact assessment of Modification 10 to the concept plan, Virtual Ideas

PARKING

Parking for future residents will be provided in accordance with the approved Concept Plan car parking rates. The final number of additional spaces will be subject to the final mix of dwellings that will be proposed if Modification 10 is approved.

SHADOWING

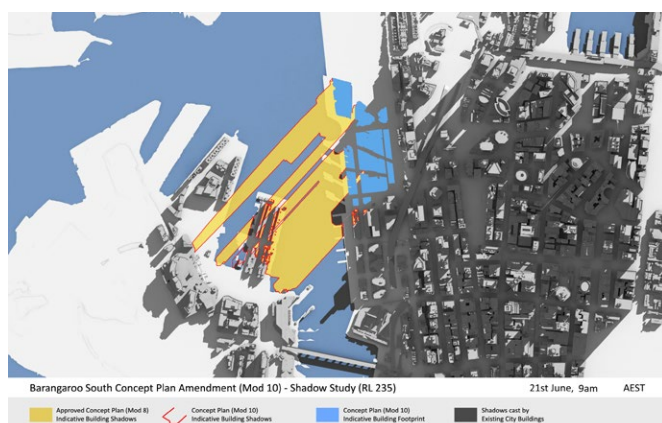
Shadowing diagrams were produced by Virtual Ideas and compare the impact of additional shadow cast as a result of the increased height with the approved Concept Plan building shadows.

The updated shadow analysis demonstrates that the impact of the height increase does not result in any significant additional shadow on key public domain areas. Whilst there are minor portions of additional shadow cast, these predominantly fall on Sydney Harbour, roads or areas of the CBD already in significant shadow.

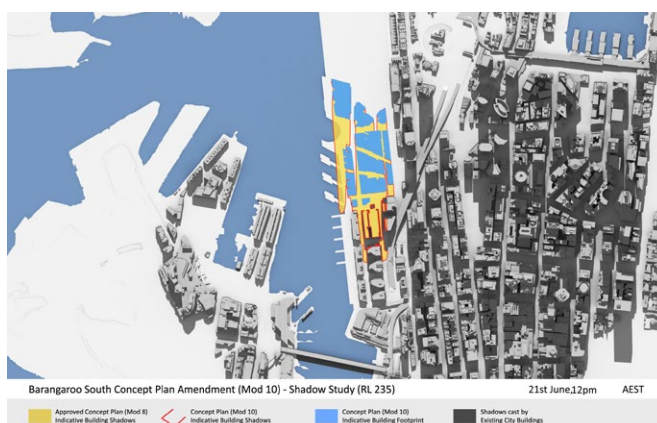
TRAFFIC

An updated Transport Management and Accessibility Plan has been prepared to address the changes proposed as part of Modification 10, as well as any changes to transport and accessibility to the Barangaroo precinct since Modification 8 to the Concept Plan was lodged in 2015.

The report has found that the increase in residents in Barangaroo South will generate around an additional +11 vehicles during the AM peak hour and +9 vehicles in the PM peak hour. Despite the minor increase in traffic from Barangaroo South, the overall assessment of impacts to the road network have substantially improved since the previous Modification 8 traffic assessment. This is largely due to a reduction in overall bus numbers on Hickson Road and expected reduction in private vehicle use due to the introduction of the Metro station at Barangaroo.



Shadow study at 9am on 21 June, Virtual Ideas



Shadow study at 12pm on 21 June, Virtual Ideas

TIMELINE & NEXT STEPS

To make a submission, please visit the Major Projects page on the Department of Planning, Industry and Environment's website:

www.planningportal.nsw.gov.au/major-projects

For more information about the Barangaroo project as well as things to see and do in the Precinct visit www.barangaroo.com

WE ARE HERE

JANUARY 2020

Department of Planning, Industry and Environment confirmed the existing assessment requirements for Modification 8 are relevant to this application.

FEBRUARY 2020

Infrastructure NSW lodged Modification 10 to the Barangaroo Concept Plan with the Department of Planning, Industry and Environment.

APRIL 2020

Department of Planning, Industry and Environment places Modification 10 on public exhibition.

MID 2020

Infrastructure NSW prepares a response to submissions report.

MID-LATE 2020

Department of Planning, Industry and Environment prepares an environmental assessment report for the Minister for Planning and Public Spaces who decides to approve or disapprove Modification 10. If approved, Lendlease submits amending Development Applications for the changes to the two towers.

The above dates are indicative