

EXPLANATION OF INTENDED EFFECT

Proposed State Environmental Planning Policy Amendment (Barangaroo) 2015

The proposed State Environmental Planning Policy (the 'proposed SEPP') will rezone parts of the Barangaroo site and waters of Sydney Harbour and modify relevant development controls by amending *State Environmental Planning Policy (Major Development) 2005* ('MD SEPP'), *State Environmental Planning Policy (State and Regional Development) 2011* ('S&R SEPP') and *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* ('SREP Sydney Harbour').

Background:

The Barangaroo site is divided into three (3) precincts commonly referred to as Barangaroo South, Barangaroo Central and the Headland Park (refer **Attachment 1**). The Barangaroo site is zoned RE1 Public Recreation and B4 Mixed Use under the MD SEPP. SREP Sydney Harbour zones that section of Sydney Harbour (Darling Harbour) directly to the west of the Barangaroo site W1 Maritime Waters.

Barangaroo South comprises six (6) development blocks commonly referred to as Blocks 1 to 4, Block X and Block Y. Barangaroo Central comprises three (3) development blocks commonly referred to as Blocks 5, 6 and 7. The development blocks are all located in the B4 Mixed Use Zone under the MD SEPP. There are no development blocks in the Headland Park.

The proposed SEPP does not seek to make any changes to Barangaroo Central or the Headland Park. The proposed SEPP only seeks to make changes to Barangaroo South.

In summary, the proposed SEPP will:

- increase the maximum gross floor area (GFA) for development blocks in the B4 Mixed Use Zone in Barangaroo South by 41,446 square metres from 490,240 to 531,686 square metres;
- apply a 3,500 square metre maximum gross floor area to the RE1 Public Recreation Zone in Barangaroo South;
- increase the maximum height of Block Y by 105 metres from 170 to 275 metres (RL);
- increase the maximum height of Block 4A by 208.5 metres from 41.5 to 250 metres (RL);
- decrease the maximum height of Block 4B by 68 metres from 175 to 107 metres (RL);
- remove Block 4C;
- amend the development block boundaries (Block 4A and 4B and Block Y) in Barangaroo South;

- amend the western edge of the Barangaroo South site boundary as a result of the relocation of the hotel from the water to the land and relocation of the Pier; and
- rezone some areas of land within Barangaroo South and water within Sydney Harbour as a result of the relocation of the hotel from the water to the land and relocation of the Pier.

These amendments are explained in further detail below.

State Environmental Planning Policy (Major Development) 2005

The proposed SEPP will amend the MD SEPP to rezone land, modify the Barangaroo site boundary with Sydney Harbour (the current and proposed is illustrated in **Attachment 2**), increase the maximum height of two development blocks and reduce the maximum height of two development blocks, allocate a specific gross floor area for each development block, increase and decrease the maximum gross floor areas of certain development blocks, and reconfigure the shape of a number of development blocks within the Barangaroo South site.

The proposed SEPP will incorporate the following:

- amend the northern part of the western site boundary to accommodate the relocation of the proposed hotel from the Pier on old Block Y to new Block Y, including reconfiguration of the foreshore (westward extension of approximately 5 metres into Sydney Harbour), and relocation of the Pier to the south and a reduction in its length. The proposed boundary amendments are shown on Maps 1 to 8;
- rezone some areas of water within Sydney Harbour currently zoned W1 Maritime Waters under SREP Sydney Harbour to RE1 Public Recreation to reflect the proposed changes to the alignment of the western site boundary. The proposed zoning amendments are shown on Map 2;
- amend the configuration of development Blocks 4A and 4B and Block Y (size, footprint and location) as shown on Maps 3 and 4, respectively;
- reconfigure the B4 Mixed Use Zone and the RE1 Public Recreation Zone to reflect the changes to the development block boundaries in Barangaroo South (Blocks 4A and 4B and Y). The proposed zoning amendments are shown on Map 2; and
- allocate a specific maximum gross floor area for each development block (note that in the current MD SEPP, Blocks 2, 3 and 4 have a combined total), and amend the maximum gross floor area permitted within each development block, as outlined in the table below.

	Existing GFA	Proposed GFA
Block 1	9,400	1,927
Blocks 2, 3, 4A+B+C	428,932	Block 2 - 197,280
		Block 3 - 129,934
		Block 4A – 86,579 Block 4B – 19,558
Block 5*	41,225*	41,225*
Block 6*	3,000*	3,000*
Block 7*	15,000*	15,000*
Block X	18,908	18,908
Block Y	33,000	77,500
TOTAL	549,465 (490,240**)	590,911 (531,686**)

*Note: Development Blocks 5, 6 and 7 are in Barangaroo Central and their gross floor area remains unchanged.

** Note: Total gross floor area allocated to development blocks in Barangaroo South.

The proposed GFA amendments are shown on Map 3 in colour.

- Amend the maximum height of buildings within certain development blocks, as follows:

Development Block	Existing height (RL)	Proposed Height (RL)
1	80	25
4A	41.5	250
4B	175	107
4C	160	Deleted
Block Y	170	275

Note: The height of development Blocks X, 2 and 3 (which are in Barangaroo South) and development Blocks 5, 6 and 7 (which are in Barangaroo Central) remain unchanged by this amendment.

The proposed maximum height of buildings is shown on Map 4.

The Public domain:

The proposed SEPP will apply a maximum GFA of 3,500 sqm within the RE1 Public Recreation Zone for community/cultural uses and other permitted uses. This area is coloured in red stripes on Map 3 and currently does not have a maximum gross floor area.

Note: the MD SEPP does not currently apply a GFA restriction to the RE1 Public Recreation Zone.

State Environmental Planning Policy (State & Regional Development) 2011

The proposed SEPP will amend the S&R SEPP to modify the western site boundary for Barangaroo South with Sydney Harbour. The amendment is to accommodate the relocation of the proposed hotel/casino from the Pier to new Block Y and includes the reconfiguration of the foreshore, the Southern Cove and the Pier. This is consistent with the map amendments to the MD SEPP.

There is no change to the site boundary of Barangaroo Central or the Headland Park.

The proposed boundary amendments are shown on Map 6.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

For consistency, the proposed SEPP will amend the SREP Sydney Harbour to modify the western site boundary of Barangaroo South with Sydney Harbour. The amendment is to accommodate the relocation of the proposed hotel/casino from the Pier to new Block Y and includes the reconfiguration of the foreshore, the Southern Cove and the Pier.

The proposed SEPP Amendment will rezone some areas of water within Sydney Harbour currently zoned RE1 Public Recreation and B4 Mixed Use under the MD SEPP to W1 Maritime Waters to reflect the proposed changes to the alignment of the western site boundary.

There is no change to the site boundary of Barangaroo Central or the Headland Park.

The proposed boundary and zoning amendments are shown on Map 7 and Map 8.

Key Outcomes

The proposed SEPP will:

- increase and limit the maximum total gross floor area that currently applies to Barangaroo South in the B4 Mixed Use Zone;
- impose a maximum total gross floor area to the RE1 Public Recreation Zone;
- increase the maximum height limits for Block 4A and Block Y;
- decrease the maximum height limit for Block 4B;
- decrease the maximum height limit for Block 1;
- relocate Block Y to the north-east from the water to the land;
- relocate Blocks 4A and 4B to the south;
- rezone areas of land and water;
- align the relevant EPIs with the current proposed development concept for the site; and
- provide flexible development outcomes for the development blocks within Barangaroo South.

All the draft maps (Maps 1 to 8) attached to this Explanation of Intended Effect are provided to illustrate the amendments under the proposed SEPP.

All comments received during the exhibition of the Explanation of Intended Effect and proposed maps will be duly considered in the drafting of the proposed SEPP amendment.

The proposed SEPP amendment will not depart from any current Government policy and will aid in the delivery of employment and housing targets set out in the NSW Government's *Plan for Growing Sydney*.

The *Environmental Planning and Assessment Act 1979* requires that the SEPP be made by the Governor. Section 37(2) of the *Environmental Planning and Assessment Act 1979* provides that the Governor may make a SEPP in respect of any matter, which in the opinion of the Minister, is of State or regional environmental planning significance.

