

## APPENDIX E CONSISTENCY WITH THE CONCEPT PLAN

The Concept Plan establishes the desired future character of the Barangaroo area, including the subject site. This includes provisions to ensure built form and urban design outcomes and design excellence, including the delivery of high quality public domain along the foreshore promenade and in Hickson Park. A comprehensive assessment of compliance with all relevant requirements of the Concept Plan is also provided below.

CONCEPT APPROVAL	DEPARTMENT COMMENT
<b>Term of Approval</b>	
<p><b>A4 Determination of Future Applications</b> Determination of future applications is to be generally consistent with the terms of Concept Plan MP06_0162</p>	<p>The proposal is consistent with the terms of Concept Plan MP 06_0162 (as modified by MOD 8).</p>
<b>Modifications to Concept Plan</b>	
<p><b>B3 Hickson Park</b></p> <p>1. Hickson Park is:</p> <ul style="list-style-type: none"> <li>a) shown in the map at appendix 1 and generally defined by the boundaries of Block 4A and 4B, Block 5 (as amended in B3(2) below), Hickson Road, Globe Street and Barangaroo Avenue;</li> <li>b) to provide view corridors from Hickson Road to the harbour;</li> <li>c) to support large mature trees, including with the provision of at least 2,000 sqm of deep soil with a depth of at least 3 m;</li> <li>d) not to be overshadowed by built form over more than an average area of 2,500 sqm between the hours of 12:00 and 14:00 on the 21 June each year; and</li> <li>e) to be primarily comprised of soft landscaping, including extensive areas of grass.</li> </ul>	<p>Refer to detailed assessment in <b>Section 5</b> of this report.</p>
<p><b>B3 Barton Street</b></p> <p>5. Barton Street is approved as a temporary road only and is subject to the future environmental assessment requirements in C8. Following the completion of the development on Block Y and the construction of Barangaroo Avenue, Barton Street shall be redesigned and returned as parkland and integrated to form part of Hickson Park. Any future application in respect of Hickson Park shall ensure the design, construction and use of this area is public open space and parkland.</p>	<p>Barton Street is no longer proposed. The area previously proposed as Barton Street now forms a part of Hickson Park.</p>
<p><b>B3 Foreshore Promenade in the vicinity of Block Y</b></p> <p>6. The foreshore promenade along the western side of Block Y shall be designed, constructed and landscaped:</p> <ul style="list-style-type: none"> <li>a) to its western most extent, as mapped in the SEPP Amendment made on 28 June;</li> <li>b) to read as public open space; and</li> <li>c) to include mature tree plantings and other soft landscaping elements and places to stop and sit.</li> </ul>	<p>Refer to detailed assessment in <b>Section 5</b> of this report.</p>
<p><b>B4 Built Form</b></p> <p>1. Approval is given to a mixed-use development involving a maximum of 594,354 sqm gross floor area (GFA), including:</p> <ul style="list-style-type: none"> <li>a) A maximum of 183,031 sqm GFA for residential uses of which a maximum of 154,031 sqm may be located in Barangaroo South;</li> </ul>	<p>Refer to detailed assessment in <b>Section 5</b> of this report.</p>

<ul style="list-style-type: none"> <li>b) A maximum of 76,000 sqm GFA for tourist uses of which a maximum of 59,000 sqm may be located in Barangaroo South;</li> <li>c) A maximum of 34,000 sqm GFA for retail uses of which a maximum of 30,000 sqm may be located in Barangaroo South;</li> <li>d) A maximum of 5,000 sqm GFA for active uses in the Public Recreation zone (3,500sqm of which will be in Barangaroo South); and</li> <li>e) A minimum of 12,000sqm GFA for community uses.</li> </ul>	
<p><b>B5 Revised Design Principles</b></p> <p>1. Future applications in Barangaroo South are to demonstrate consistency with the Built Form Principles and Urban Design Controls within the Supplementary Urban Design Statement by Rogers Stirk Harbour + Partners (February 2015) as amended by the required modifications as outlined in Modification B9.</p>	<p>The relevant Built Form Principles are considered in detail below. The public domain works are proposed between and around development blocks and as such, the Urban Design Controls (which are development block based) do not strictly apply to the proposed development.</p>
<p><b>B7 Community Uses</b></p> <p>1. At least 3,000 sqm of approved community uses shall be located within Barangaroo South, of which up to a maximum of 2,000 sqm of community facilities GFA may be located on a public pier in a central location that engages with the public domain, subject to compliance with the future environmental assessment requirement C10 below. All community uses GFA is to be constructed prior to the final occupation of any building in Stage 1B.</p> <p>2. The proponent shall consult the City of Sydney in considering and determining the appropriate mix and provision of community uses within Barangaroo South and outline the outcome of such consideration and consultation with the relevant Project/development application.</p> <p>3. Despite any other modification of this approval, a minimum of 2,000 sqm of community uses GFA must be provided within Block 6 or 7 (or other block approved by the Secretary and be of a type acceptable to the Secretary).</p>	<p>The Department is satisfied the community use requirements of Condition B7(1) of the Concept Plan have been met. Refer to detailed assessment in <b>Section 5</b> of this report.</p>
<p><b>B12 Staging</b></p> <p>Prior to the issue of any occupation certificate within Block 4A or 4B, the foreshore promenade, pier, Watermans Cove and Hickson Park shall be constructed, landscaped and publicly accessible</p>	<p>The application proposes to construct the public domain elements necessary to ensure the condition can be satisfied. Refer to detailed assessment in <b>Section 5</b> of this report.</p>
<p><b>Future Assessment Requirements</b></p>	
<p><b>C2 Design Excellence</b></p> <p>1. This provision applies to the following development:</p> <ul style="list-style-type: none"> <li>a) The erection of a new building that will be greater than Reduced Level (RL) 57,</li> <li>b) The erection of a new building on a site greater than 1,500 square metres.</li> </ul> <p>2. The Proponent shall hold a design excellence competition for all development identified at (1) above.</p> <p>3. The design competition brief shall be approved by the Director General or his delegate.</p> <p>4. The Director General shall establish a design review panel for the design excellence competition(s) that will consider whether the proposed development exhibits design excellence.</p>	<p>As the Department is unable to be satisfied of the design excellence of the public amenities building (concept form only), it has recommended the public amenities building be subject to a separate application. Refer to detailed assessment in <b>Section 5</b> of this report.</p> <p>The intent of the design excellence requirements is to apply to new buildings or external building alterations. As such, the requirements do not apply to the proposed public domain works and a design competition is not required.</p>

<p>5. The design review panel shall also be utilised for any significant changes to the Concept Plan, as determined by the Director General.</p> <p>6. For the purposes of this modification, a <i>design review panel</i> means a three to five member panel comprised of appropriately qualified design professionals, chaired by a registered architect.</p> <p>7. Notwithstanding (2) above, the requirement for a design excellence competition may be waived if the Director General:</p> <p>a) certifies in writing that the development is one for which an architectural design competition is not required because of the excellence of the proposed design for the development concerned, and</p> <p>b) is satisfied that:</p> <p>i) the architect responsible for the proposed design has an outstanding reputation in architecture, and</p> <p>ii) necessary arrangements have been made to ensure that the proposed design is carried through to the completion of the development concerned.</p>	<p>Notwithstanding this, the Department has considered the design excellence criteria in the Concept Plan (and SSP SEPP) and concludes that the proposed public domain exhibits design excellence because:</p> <ul style="list-style-type: none"> <li>• the works respect the Concept Plan layout, comply with all relevant Concept Plan conditions and the planning framework established for the site, including the BFPs and relevant UDCs</li> <li>• the works would be constructed using high quality materials and finishes such as Granite and Porphyry paving, sandstone walls and benches, cast iron tree grates and recycled timber, which are appropriate to the function and location of the site</li> <li>• the form and appearance of the public domain works (pedestrian connectivity, landscaping and open space, materials, street furniture, lighting, signage, amenities etc) will greatly enhance the quality of the public domain providing a high level of amenity</li> <li>• the detailed design minimises wind impacts, maximises solar access and surveillance opportunities, and will incorporate resource, energy and water efficiency measures, such as using recycled timber, low energy lighting and recycling construction waste</li> <li>• the works will have no adverse impacts on view corridors, particularly from public spaces and streets, including those assessed as part of the Concept Plan, and will greatly enhance the visual character of the site</li> <li>• suitable conditions are in place to ensure the final design of the public amenities and storage building is of a high quality and achieves design excellence appropriate to the site context.</li> </ul>
<p><b>C4 Car Parking</b></p> <p>1. The following maximum car parking rates shall apply to future development within the site:</p> <p>a) Commercial:- 1 space/ 600 m<sup>2</sup> GFA</p> <p>b) Residential:- 1 bed/bedsit unit – 1 space/2 units - 2 bed unit – 1.2 spaces/unit - 3+ bed unit – 2 spaces/unit</p> <p>c) Other Uses: City of Sydney Council rates</p> <p>d) Hotel: City of Sydney Council rates or as otherwise approved by the relevant delegate of the Minister.</p>	<p>No car parking is proposed as part of this application. A taxi rank with room for approximately 5 cars is proposed at the southern end of Watermans Quay.</p> <p>Given the nature of the application, the Department does not consider Condition C4 relevant or applicable, however notes the development would not exceed the maximum car parking rates identified in the Concept Plan.</p>
<p><b>C5 Marine Ecology</b></p> <p>1. Any future Project Application for the construction of the public pier and ferry wharves in Barangaroo South, formation of the Watermans Cove and formation of the new shoreline in Barangaroo South, Barangaroo Central and the Headland Park/Northern Cove will be required to address in detail any impacts on the existing marine ecology.</p>	<p>An assessment of the potential marine ecology impacts of the proposed development is provided in Appendix J of the EIS and <b>Section 5</b> of this report.</p>
<p><b>C7 Pedestrian Linkages, Activation of Streets and Public Domain</b></p> <p>In developing detailed plans for the development blocks, "internal" or "through-site" links and internal public domain activity should not occur at the expense of</p>	<p>The proposal includes the provision of public domain along the promenade and through-site</p>

<p>achieving primacy in pedestrian activity and use. In addition, future applications shall comply with the following:</p> <ul style="list-style-type: none"> <li>a) the detailed design of the promenade, in particular, the licensed areas are to promote visual and physical connectivity and legibility as a generous and inclusive public space,</li> <li>b) generous through-site links and activation to promote visual and physical permeability through the podium of the Residential R4A and R4B buildings within Block 4A, connecting Hickson Park to Watermans Cove, and</li> <li>c) future applications shall maximise active interfaces of buildings to streets, through site connections and public open space, to encourage diversity and public access.</li> </ul>	<p>links which promote visual and physical connectivity and legibility.</p> <p>The Department considers the design provides excellent ground floor permeability and connectivity which effectively links to the Stage 1A area and connecting public transport nodes and reinforces the role of primary thoroughfares identified in the approved Concept Plan.</p> <p>The Department concludes the public domain would provide a highly accessible and safe environment for pedestrians. Refer to detailed assessment in <b>Section 5</b> of this report.</p>
<p><b>C8 Road design in the vicinity of Block Y</b></p> <p>The future design of Barangaroo Avenue shall:</p> <ul style="list-style-type: none"> <li>a) provide for a shared zone between the northern exit of the Porte Cochere on Block Y to the north-western corner of Block 5;</li> <li>b) minimise the road surface area, to promote pedestrian access and safety; and</li> <li>c) shall comply with Transport for NSW guidelines on shared zones and RMS specifications to minimise the potential for vehicular and pedestrian conflict and improve the amenity and quality of the streetscape.</li> </ul> <p>Any future application for the shared zone section of Barangaroo Avenue shall also be accompanied by a Road Safety Audit.</p> <p>The provision of any future intersection with Hickson Road in the vicinity of the boundary between Block 4 and 5 shall be for temporary construction purposes only and is to ensure that pedestrian access between Hickson Park and the waterfront in the vicinity of Block Y is prioritised. In this regard, any relevant future public domain application shall be designed to minimise the potential for vehicular and pedestrian conflict and shall be designed and appropriately treated to improve road and pedestrian safety. Any such future application shall also be accompanied by a Road Safety Audit.</p>	<p>The shared zone section of Barangaroo Avenue is not within the application boundary. Future applications in Barangaroo Central will need to satisfy this requirement.</p> <p>This intersection is no longer proposed.</p>
<p><b>C10 Public Pier and future building and other building works over the water</b></p> <ul style="list-style-type: none"> <li>a) The public pier is to be located wholly within the site boundary and is to clearly define the southern edge of Watermans Cove without impeding the key view corridors between the water and CBD and along the foreshore.</li> <li>b) Any future building on the pier is to be low-scale, provide appropriate public access around the full perimeter of the pier and maximise visual permeability.</li> <li>c) The dominant use of the pier and any future structure on the pier is to be for community facility/ies in accordance with Modification B7. Any other uses proposed on the pier must demonstrate that they are complementary and ancillary to community facilities.</li> </ul>	<p>The Department is satisfied the public pier complies with the requirements of this condition. Refer to assessment in <b>Section 5</b> of this report.</p> <p>No building on the public pier is proposed as part of this application.</p> <p>As above.</p>

<p>d) Prior to the submission of any future application for the pier and/or future building and any other building works over the water, the Proponent is to consult with Transport for NSW and the Ferry Operator in relation to the following:</p> <ul style="list-style-type: none"> <li>i. The clearance between the northern face of the northern-most public ferry wharf and the public pier to ensure that the width proposed supports the entering and exiting of a ferry vessel without any impediment;</li> <li>ii. Practical measures to be implemented to ensure adequate clearance is maintained between the pier and the northern-most public ferry wharf during construction and operation;</li> <li>iii. The design of the future building on the public pier (location and orientation), including in relation to sight lines for ferry vessel masters, the proposed installation of southern fender piles and the scope of construction works to ensure that they do not impact on the construction and operation of the Barangaroo Ferry Hub and associated ferry navigation; and</li> <li>iv. The design of any building works over the water.</li> </ul> <p>e) Any future development application/s for the public pier and/or future building and any other building works over the water is to include a:</p> <ul style="list-style-type: none"> <li>i. Navigation Impact Assessment. The assessment is to demonstrate that adequate clearance is maintained at all times during construction and operation and that the proposal will not adversely impact on ferry navigation and safety; and</li> <li>ii. Demonstrate general compliance with the recommendations in the Royal Haskoning DHV Navigation Impact Assessment dated 19 September 2014 (MOD 8) and Navigation Report Addendum dated 2 September 2015 (MOD 8).</li> </ul>	<p>The Applicant has advised it consulted with TNSW and Sydney Ferries in relation to the public pier.</p> <p>No building on the public pier is proposed as part of this application.</p> <p>Refer to detailed assessment in <b>Section 5</b> of this report.</p> <p>A supplementary letter provided in the RtS demonstrates the application would comply with the recommendations of e(ii), subject to a condition of consent requiring a port hand lateral mark that is lit at night at the western edge of the public pier. The Department has recommended a condition accordingly.</p>
<p><b>C11 Landscaped Areas</b></p> <p>Where landscaped areas involving the planting of trees are proposed above basement car parking, the Proponent must ensure there is adequate soil depth to support mature scale trees. Trees selected for landscaping shall not include species that are declared a noxious weed under the Noxious Weeds Act 1993.</p>	<p>Refer to detailed assessment in <b>Section 5</b> of this report.</p>
<p><b>C12 Wind Assessment Report</b></p> <p>A wind assessment report is to accompany all future development application/s (for above-ground works) and is to incorporate specific mitigation measures into the design of the building and public domain.</p>	<p>A Wind Assessment Report has been provided in Appendix L of the EIS.</p>
<p><b>C13 Lighting Strategy</b></p> <p>A Preliminary Lighting Strategy is to be submitted for all future applications for above-ground works. The strategy is to:</p> <ul style="list-style-type: none"> <li>a) be prepared in consultation with the Sydney Observatory;</li> </ul>	<p>A Lighting Strategy has been submitted as part of this application in Appendix F of the EIS which has been designed in consultation with the Sydney Observatory to minimise lighting impacts.</p>

<p>b) include, but not be limited to, an assessment of potential impact on the Sydney Observatory; and</p> <p>c) is to recommend relevant mitigation measures to minimise any adverse lighting impacts to neighbouring properties.</p>	
<p><b>C14 Intersection Design</b></p> <p>The Proponent is to consult with TNSW and the RMS in relation the design for the intersections on Hickson Road, prior to the lodgement of the relevant future public domain development application/s.</p>	<p>The Applicant has advised it consulted with TNSW and RMS regarding the design of the intersection/s. The Department also consulted TNSW and RMS during the exhibition of the proposal (<b>Section 4</b>) and their views have been considered in the assessment of the application in <b>Section 5</b> of this report.</p>

## Barangaroo Concept Plan Built Form Principles and Urban Design Controls

The Concept Plan requires future applications to demonstrate compliance with the Built Form Principles (BFPs) and Urban Design Controls (UDCs) prepared by Rogers, Stirk, Harbour and Partners. These guidelines are a supplement to the Concept Plan and set out broad objectives and standards to guide the design and built form of future developments within Barangaroo South.

An assessment of the application against the relevant BFPs is provided below.

BUILT FORM PRINCIPLES	COMMENT	CONSISTENT
<b>1. City's New Western Façade</b>		
<ul style="list-style-type: none"> <li>To create an integrated new western frontage to the city centre, the slender ends of buildings (above podium level) are to be oriented to the waterfront.</li> </ul>	<ul style="list-style-type: none"> <li>No significant buildings or towers are proposed as part of this application.</li> <li>The application provides a public promenade along the waterfront as part of the City's new western façade.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>2. Hickson Road as a Boulevard</b>		
<ul style="list-style-type: none"> <li>To promote the scale of Hickson Road as a grand boulevard, provide a consistent street wall and use materials that are complementary to the sandstone nature of the headland.</li> </ul>	<ul style="list-style-type: none"> <li>No significant buildings or towers are proposed as part of this application.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>3. Buildings to Define Streets</b>		
<ul style="list-style-type: none"> <li>To define the public space of the street, all building façades are to be set to the street alignment.</li> </ul>	<ul style="list-style-type: none"> <li>No significant buildings or towers are proposed as part of this application.</li> <li>The proposal provides the public space interfacing with buildings to define streets.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>4. North South Pedestrian Connections</b>		
<ul style="list-style-type: none"> <li>Provide greater pedestrian permeability through blocks, particularly north-south connections between Block 2 to 4, Wulugul Walk and Barangaroo Avenue, and Scotch Row at ground level being not less than 6 m wide, 50% open to the sky and a minimum clear height of 2 storeys. Provide east-west links through Watermans Quay, Shipwright Walk, Mercantile Walk and Exchange Place.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal provides primary pedestrian connections through the site delivering excellent ground floor permeability and accessibility between and around development blocks.</li> <li>This includes the provision of the key pedestrian thoroughfares of Watermans Quay, Wulugul Walk and a part of Barangaroo Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<b>5. Marking the City Frame</b>		
<ul style="list-style-type: none"> <li>To continue a built form dialogue with the adjoining city, building heights across the site are in keeping with the rest of the city, with the highest form at the north of the precinct.</li> </ul>	<ul style="list-style-type: none"> <li>No significant buildings or towers are proposed as part of this application.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

<b>6. Open Space Within Blocks</b>		
<ul style="list-style-type: none"> <li>To create blocks permeated with laneways, courtyards, walkways and parklands around the edges of blocks. To provide open space at podium level between tower forms.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal comprises provision of open space between and around blocks 4A, 4B and Y of the Concept Plan and at ground level between tower forms.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<b>7. View Sharing</b>		
<ul style="list-style-type: none"> <li>To promote the equitable access to views towards the harbour, the built form is to be arranged to define the street corridors and to allow view corridors from the existing private buildings to the east.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed public domain provides equitable access to views towards the harbour through street corridors and Hickson Park from existing private buildings to the east.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> </ul>
<b>8. Orientation of Buildings</b>		
<ul style="list-style-type: none"> <li>To provide optimum orientation and transparency across the site and to create a silhouette of gaps between slender towers. Orientation of towers to relate to fanning principle. Long facades to face north and buildings facing Hickson Road and the waterfront to be oriented to the east and west to define road and promenade.</li> </ul>	<ul style="list-style-type: none"> <li>No significant buildings or towers are proposed as part of this application.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

The Department is satisfied the application it would be consistent with relevant BFPs as it provides:

- a public promenade along the waterfront as part of the City's new western façade
- high quality public spaces interfacing with buildings to define streets
- primary pedestrian connections through the site delivering excellent ground floor permeability and accessibility between and around development blocks. This includes the provision of the key pedestrian thoroughfares of Watermans Quay, Wulugul Walk, Wulugul Walk and a part of Barangaroo Avenue
- high quality open space between and around development blocks at ground level
- equitable access to views towards Sydney Harbour through street corridors and Hickson Park from existing private buildings to the east.

The public domain works are proposed between and around blocks 4A, 4B and Y of the Concept Plan and as such, the Urban Design Controls (which are development block based) do not strictly apply to the proposed development. The objectives and standards contained in the UDCs include building mass, separation and location, street wall heights, articulation requirements, public realm accessibility, rooftop and façade design, active street fronts and signage. The intent of these controls is to guide the future design and development of buildings within Barangaroo South and are not considered relevant to public domain works.

Nevertheless, the Department has reviewed the UDCs in detail and is satisfied the application would be broadly consistent with the key objectives of relevant controls by providing:

- excellent ground floor permeability and accessibility through the public domain at Barangaroo South and Barangaroo Central
- contributing to the provision of an active public domain at Barangaroo South and Barangaroo Central
- ensuring the location, size, appearance and quality of wayfinding signage proposed in the public domain is of a high quality and appropriate for the surrounding character of the site

