

BARANGAROO SOUTH MOD 8 CONCEPT PLAN SUMMARY

Barangaroo South will be a vibrant and accessible place for Sydneysiders and visitors to enjoy. It will be a new regional business and financial hub and open up the western Sydney CBD to the harbour. It will have a mix of offices, apartments, shops, restaurants, cafes and bars, an international resort, and will deliver public pedestrian and cycle access along the entire 2.2km waterfront promenade from Millers Point and the Rocks through to King Street Wharf and Darling Harbour.

Artist impression



BARANGAROO SYDNEY

What is a Concept Plan?

A Concept Plan sets out the planning and design guidelines for a development site in terms of the Gross Floor Area (GFA), permitted uses and the location, scale and height limits of any permitted buildings. Changing a Concept Plan requires planning approval. The Barangaroo Concept Plan has had seven modifications to date. The design of each building at Barangaroo also requires its own planning application.

Why are you changing the Barangaroo Concept Plan?

In August 2011 the NSW Government requested that Lend Lease consider relocating the Barangaroo hotel from its approved position on a harbour pier to a new location on the land. Various options were assessed and the north-west corner of the Barangaroo South site was identified as the best location for a world class landmark hotel that will be a new icon for Sydney.

Why is the hotel so much bigger than the original one proposed on the pier?

Crown's requirements are different from the original hotel concept in terms of number of rooms, facilities, etc, so a new hotel design is required that can accommodate these requirements. The Crown design is by Wilkinson Eyre Architects from the UK, who won the international design competition in May 2013.

What are the details of the Crown hotel?

The proposed Crown Sydney hotel resort plans to be Sydney's first 6 Star international hotel, incorporating 350 luxury hotel rooms and suites, world-class VIP gaming facilities, luxury apartments, signature restaurants, bars, luxury retail outlets, pool and spa facilities and conference rooms. The proposed resort will be up to 275m tall and contain up to 77,500sqm GFA.

What are the key changes to the Barangaroo Concept Plan under MOD 8:

The relocation of the hotel from the harbour pier onto land at Barangaroo South has led to a number of other changes to the master plan. These include:

- Reducing the total number of proposed buildings at Barangaroo South to 13;
- Relocating the urban park to accommodate the new hotel location while maintaining the proportion and quality of the public space;
- Revising the pier and southern cove to create a unique harbour meeting place;
- Relocating the three approved residential towers further to the south to accommodate the new park and optimise its solar access;
- Changing the heights of these three residential towers to allow for the maximisation of public space at the ground plane, improve view corridors and ensure that their form works with neighbouring buildings, particularly the hotel, on the city skyline. Two of the residential towers are taller (250m and 210m) and one is shorter (107m);
- Increase the maximum GFA at Barangaroo South by 9% to 535,186sqm to accommodate the additional hotel rooms and the hotel's new uses (residential and gaming).

1. Central Barangaroo

Central Barangaroo will be the public and cultural heart of the development - a vibrant mixed use urban space with civic and cultural attractions as well as recreation space, parklands and gardens. 5.2 ha in total, with up to 120,000m2 of built form.



2. New CBD Park

A new urban park replaces the previous park taken up by the relocation of the hotel. The park is north facing so enjoys plenty of sunshine. It links Hickson Road to the Central Barangaroo waterfront.



3. C1

C1 is a six storey building with 11,250m2 of space and retail at ground level. It faces Hickson Road to the north of the 2nd bridge crossing. Architect not yet appointed.



4. C2

C2 is a six storey office building designed by Tzannes Architects with 7,910m2 of space. It frames the new square and faces Sussex Street to the south of the 2nd bridge crossing.



5. New Square

The main arrival point into the precinct from the Wynyard Walk Bridge. The square is protected by a canopy and is activated by a kiosk.



6. R1

R1 is a three storey waterfront building designed by Collins and Turner as a signature waterfront restaurant. R1 will be operated by Matt Moran and his business partners.



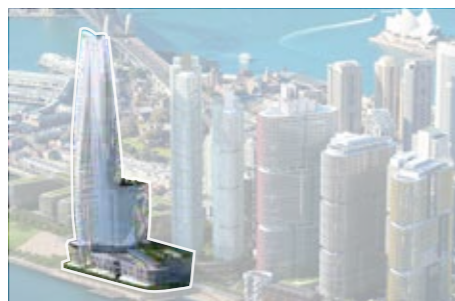
7. R7

R7 is a four storey retail and commercial building with cafes, ferry offices and rooftop bar with harbour views. It is designed by Durbach Block Jagers.



8. Barangaroo Point Reserve

A 6ha park featuring grassed areas, bush, lookouts and walking/cycle paths. Sandstone blocks create a naturalistic foreshore and offer new vantage points from which to see the Harbour Bridge and enjoy the harbour.



9. Proposed Landmark Hotel

Crown Sydney will be a 275m landmark six star hotel incorporating 350 luxury hotel rooms and suites, world-class VIP gaming facilities, luxury apartments, signature restaurants, bars, luxury retail outlets, pool and spa facilities and conference rooms. The hotel has been designed by Wilkinson Eyre.



10. Harbour Cove & Foreshore Walk

The cove sits at the heart of the Barangaroo South waterfront. It will be a key meeting place within the precinct, with steps down to the water offering Sydneysiders and visitors a unique way to enjoy the harbour. The foreshore walk is a wide, tree-lined public harbourside walkway that runs the entire length of the precinct and is activated by restaurants and bars.



11. Residential

Three high rise residential towers frame the new park and offer spectacular views of the Harbour Bridge, Opera House and the Harbour. The architect for the residential towers is Renzo Piano. Two low rise apartment buildings - Anadara and Alexander - line the waterfront. They were designed by fjmt and PTW respectively, and include waterfront dining and retail at ground level.

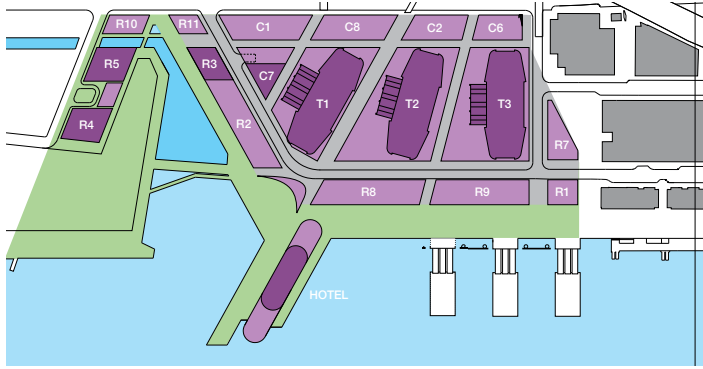


12. International Towers Sydney

Three high rise premium grade office towers are the focal point of Sydney's new financial hub. Designed by Rogers Stirk Harbour, these large floor plate offices have been benchmarked against the best offices in the world. They aim to be Australia's most sustainable high rise office buildings.

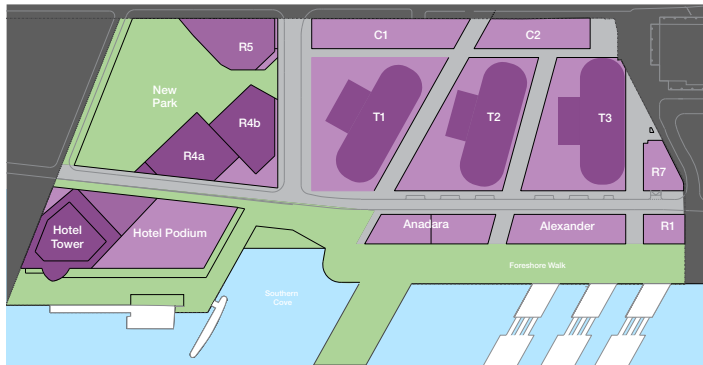


THE 2010 APPROVED CONCEPT PLAN (MOD 4)



	Barangaroo South (ha)	%	Barangaroo Total (ha)	%
Public Domain (excluding water bodies)	2.45	31%	10.99	52%
Pedestrian walkways, squares, streets and laneways	1.58	20%	2.37	11%
Buildings (inc Hotel on pier)	3.10	40%	4.76	23%
Total (including water bodies)	7.80 ha		21.06 ha	

THE 2015 PROPOSED CONCEPT PLAN (MOD 8)



	Barangaroo South (ha)	%	Barangaroo Total (ha)	%
Public Domain (excluding water bodies)	2.41	31%	10.95	52%
Pedestrian walkways, squares, streets and laneways	1.59	21%	2.38	11%
Buildings	3.52	46%	5.18	25%
Total (including water bodies)	7.68 ha		20.94 ha	

What impact does MOD 8 have on public space at Barangaroo South?

The modifications to the concept plan meet the requirement to relocate the hotel while at the same time optimise the urban design outcome and maintain the proportion of useable public space.

Overall 52% of the total Barangaroo South development area (4ha out of the total 7.68ha site) will be useable public space.

The key public spaces proposed at Barangaroo South are:

- a new square located at the south east corner of the site at the main pedestrian entry point to the precinct from Wynyard Walk;

- a vibrant, tree-lined waterfront promenade activated by restaurants, bars and cafes that gives public access to the entire 2.2km length of the Barangaroo foreshore;
- a revised southern cove, with steps going down to the water, that will provide a great place where people can gather and celebrate the harbour;
- a public pier that helps frame the cove and adds further activation and interest along the shoreline and reflects the site's maritime history;
- a new urban park located at the north eastern corner of the site that connects Hickson Road to the waterfront parkland of Central Barangaroo. This replaces the slightly smaller area of park in the north western corner of the site that is now the location of the hotel.