



NEW SOUTH WALES

MEDIA RELEASE

The Hon Frank Sartor MP

Minister for Planning

Minister for Redfern Waterloo

Minister for Science and Medical Research

Minister Assisting the Minister for Health (Cancer)

10 February 2007

GOVERNMENT APPROVES TWO NEW GATEWAYS INTO SYDNEY

State Plan Priority P1: Increased business investment.

State Plan Priority E8: More people using parks, sporting and recreational facilities.

Planning Minister Frank Sartor today announced concept approval for two landmark urban renewal projects expected to deliver billions of dollars in capital investment for Sydney and thousands of construction jobs.

Mr Sartor said the concept plans set the framework for the redevelopment of East Darling Harbour (now known as Barangaroo) and the former Carlton & United Breweries (CUB) site in Chippendale.

“These two projects bookend the Sydney CBD and will consolidate its status as Australia’s only truly global city,” Mr Sartor said.

“Cities need to grow and adapt to changing economic conditions. This is exactly why the NSW Government is taking a new direction with these sites, now that their previous uses have ended.

“The redevelopment of Barangaroo on the western edge of the CBD and the CUB site next to Central Station will create two new gateways to the city.

“These two projects will also deliver much-needed commercial space, new homes and two major new parks for Sydney close to existing public transport and other services.

“Future development at each precinct will be subject to detailed planning applications and assessment, including public exhibition, and design competitions will be held for key locations within the sites.”

Barangaroo

Approval of the concept plan for the 22-hectare former container terminal at East Darling Harbour follows an international design competition and a thorough environmental assessment.

The project is expected to involve \$2.5 billion in construction between 2008 and 2020, generating thousands of construction jobs and more than 15,000 permanent jobs.

Key features of the plan include:

- The restoration of public access to 1.4 kilometres of harbour foreshore for the first time in over a century;
- The creation of an 11-hectare headland park;

- Room for the CBD to grow, including at least 233,000 m² of commercial office space concentrated at the southern end of the site, 400 metres from Wynyard and within walking distance of two ferry wharves (one existing and one proposed); and
- Reuniting the city with its western edge.

“This is a unique opportunity to create a new harbour front recreational area which is comparable in size to Hyde Park,” Mr Sartor said.

“Initial research shows the traffic impacts can be accommodated. The plan is also designed to maximise public transport use by creating new pedestrian links to Wynyard and the bus interchange and providing for a second ferry wharf.

“The area can also accommodate new bus services and a potential light rail link.

“This is not the end of the working harbour, but the start of a new phase in Sydney’s growth.”

Carlton & United Breweries

“This \$800 million concept plan will transform a redundant industrial site into a vibrant new precinct with office space, apartments and a new 5000m² park,” Mr Sartor said.

“The former brewery’s heritage features and its proximity to nearby universities and the city will give it a Greenwich Village character,” Mr Sartor said.

“It also sets a clear blueprint for the site and finally resolves the future for all concerned, including the local community.

“The plan will deliver more than \$50 million in community benefits, including a new 5,400 sq metre community park, facilities and affordable housing in Redfern-Waterloo.

“A key feature of the approval is the establishment of rigorous new requirements to guarantee excellent design quality. This will include a panel to oversee quality – even during construction.”

The concept plan and approval conditions provide for:

- The creation of more than 6,500m² square metres of parks and public space;
- The retention and adaptive reuse of 29 historic buildings, more than double the number listed on the local heritage register;
- New commercial space for up to 4,800 workers and homes for up to 2,800 new residents;
- A network of streets and lanes reintegrating the site into the wider community;
- \$23 million towards affordable housing in Redfern-Waterloo.

Mr Sartor said the site’s total floor space was cut back under his approval conditions.

This means the gross floor area for the 5.8 hectare site will be 4.05:1, which is significantly less than the 5:1 allowed under existing residential controls.

Other changes include modified building envelopes, such as a reduction in the height and size of the building next to the main park and setbacks to some of the major buildings.

Media contact:

Ann-Marie Wilcock 9228 4700 / 0413 872 275