

BARANGAROO

A PLACE FOR SYDNEY TO CELEBRATE

HAVING YOUR SAY ON BARANGAROO

- Barangaroo Delivery Authority is committed to extensive public consultation.
- Since December there have been seven public forums, over 100 meetings with groups and residents, and more than 13,000 people viewing plans and information about Barangaroo.
- There will be project applications for every building, with public forums and consultation continuing at each stage of the planning process.

CITY OF SYDNEY'S ONGOING ROLE WITH BARANGAROO

- The City of Sydney has had a long and close involvement in the design and development of Barangaroo. The Lord Mayor was on the Board of the Barangaroo Delivery Authority to ensure City of Sydney views were a part of decision making.
- One of the world's foremost place makers and City of Sydney advisor, Jan Gehl, has helped deliver important changes to the Lend Lease proposal. A range of experts in urban planning and design, the best in the world, have also worked to make sure Lend Lease's plans will deliver a place Sydney can celebrate
- The Authority will continue to work closely with the City of Sydney Council to ensure that Barangaroo exceeds the expectations of people from all over Sydney and New South Wales.



HOTEL ON THE PIER

- Sydney has a history of finger wharfs and the hotel on the pier continues this tradition. In fact, the pier over the water has precedents not only in neighbouring Walsh Bay but also on Barangaroo itself when piers lined the foreshore of East Darling Harbour.
- Barangaroo gives back 3.5 hectares of water area to Sydney Harbour which is 7 times the area covered by the pier.
- Barangaroo provides a unique opportunity to do something bold – there is no doubt that Sydney requires a new international hotel. There have been no new luxury hotels built in the CBD in over 10 years.
- Barangaroo must be dramatic. To quote a recent article in the Sydney Morning Herald by Elizabeth Farrelly “Bring on drama and boldness” – *“Already Barangaroo is way too polite. What’s needed is not less boldness but more. Drama. Courage. Audacity. Bring it on.”*
- The Lend Lease application to amend the approved Concept Plan, including the hotel, is currently before the NSW Department of Planning for determination.

FLOOR AREA

- Lend Lease is seeking to increase the approved floor area in Barangaroo South from approximately 430,000 sqm to 490,000 sqm.
- Three-quarters of the extra floorspace is for residential to increase the mix of uses in Barangaroo South and will include a component of affordable housing.
- The proposed floor area reflects the size of Barangaroo and its location within the CBD of Australia’s only global city.
- In the Barangaroo proposal put by Hill Thalys Architecture, they advised: *“Additional public benefits may justify further development opportunities on the site...yielding over 500,000sqm.”*

BUILDINGS DESIGNED FOR WINTER SUNSHINE IN PUBLIC SPACES AND REDUCED WIND IMPACTS

- Key elements of the Authority’s 17 Design Issues of Principle which Lend Lease is required to meet for each planning application.
- Each project application will be scrutinised to ensure sunshine is maximised and wind impacts minimised.
- The proposed north facing public square and public pier within Barangaroo South have been designed so that they receive direct sunlight from midday onwards in midwinter.
- Only a portion of the southern foreshore promenade area of Barangaroo South will be in shadow at any one time during the hours of 12 noon to 2.00pm in midwinter. This represents the shortest day of the year and the rest of the year there is more sunlight.



IMPROVED OPEN SPACE, WIDER STREETS AND BETTER PUBLIC ACCESS

- City of Sydney advisor and international place-maker, Jan Gehl, has helped significantly enhance the public open spaces to ensure that they will not only be inviting but also that people will use them and enjoy them.

ENVIRONMENTALLY SUSTAINABLE DESIGN COMMITMENTS EMBEDDED AND STRENGTHENED IN THE CONCEPT PLAN

- World leading standards for sustainability as one of 17 Clinton Climate Initiative Projects in the world.
- World class design and cutting edge environmental sustainability measures to become one of the first precincts in the world to be climate positive by:
 - Generating and exporting more water than it uses
 - Delivering zero waste to landfill
 - Achieving carbon neutrality by generating renewable energy
- The agreement between the Barangaroo Delivery Authority and Lend Lease ensures that the environmental sustainability is a bedrock foundation of the Barangaroo South project.

BUILDING HEIGHT AND BULK

- Sydney needs Barangaroo to reinforce its position as Australia's financial capital and global city.
- The expansion of the commercial space in Sydney's CBD is essential to Sydney's future growth.
- Providing for large floor plates demanded in the 21st century is essential for Sydney to be the financial services capital.
- In Barangaroo, the tallest building will be the 7th tallest in the Sydney CBD and the 14th tallest in Australia.

A DESIGN EXCELLENCE PROCESS

- Barangaroo is the result of the highest level of design excellence advice from here and overseas.
- The international design excellence team includes:
 - **Peter Walker**, who is designing Sydney's newest harbour headland park, is an internationally renowned landscape architect in the world today.
 - **Jan Gehl**, world leading place maker, has been advising the City of Sydney on its 2030 strategy.
 - Master planner, **Lord Richard Rogers**, Pritzker Prize Winner, *"I've been visiting Sydney for 25 years, and I know this is a confident city with an extraordinary future. It should not be held back and prevented from achieving greatness."*
- The Australian design excellence team includes:
 - Richard Francis Jones
 - Andrew Anderson
 - Sacha Coles
 - Ken Maher
 - Chris Bosse
 - Johnson Pilton Walker
- Design excellence strategy to be provided before submission of the first building Project Application by Lend Lease.



KEY WORKER HOUSING

- Lend Lease will be providing key worker housing within the very financial and commercial heart of the Sydney CBD and this is guaranteed within the Project Development Agreement.

HEADLAND PARK AND NORTHERN COVE

- Magnificent new six hectare Headland Park in the heart of the city.
- Naturalistic landscape with large Port Jackson fig and other native trees, surrounded by rocky tidal pools and ledges.
- Foreshore promenade and networks of paths.
- Cultural space within the headland, sitting above 300 space car park. Community consultation on the future use for this space is currently underway.
- Large northern cove with jetty/viewing platform.
- Design team led by internationally renowned landscape architect Peter Walker.

BARANGAROO CENTRAL

- A new gathering place for Sydney to celebrate on the water.
- Creative facilities, residential, places to play and have fun.
- A place for outdoor events, a place for everyone.

TRANSPORT

- Integrated public transport system, with 96% of people coming to Barangaroo using public transport.
- Barangaroo will be a key destination on the city's new light rail network.
- New ferry terminal will link Barangaroo with the existing ferry network and broaden ferry services to the west
- New bus routes into Barangaroo.
- New pedestrian tunnel linking Barangaroo to Wynyard station, completed by the time workers are moving into the first building.
- Cycleways for leisure and commuting.
- Only 4% cars, compared to city average of 18%.
- Commercial parking within Barangaroo half what is allowed under City of Sydney planning rules.

