

16 August 2023

Infrastructure NSW
Level 27, 201 Kent Street
SYDNEY NSW 2000

Attn: Infrastructure NSW

Community and Cultural Strategy Assessment Addendum – Concept Plan MP06_0162 MOD 9

JOC Consulting has conducted a review of the amended concept plan building envelopes and supporting information prepared by SJB Architects.

In preparing this advice, JOC Consulting has reviewed the City of Sydney submission dated 24 August 2022. The submission outlined 12 key community, recreation, and cultural needs, identified by the City of Sydney, for consideration in the master planning for Barangaroo. This letter will address the submission below.

JOC Consulting recognise the amended documents are for a concept plan, and as such do not contain details about the typology of the proposed uses and therefore do not include details about internal fit-outs and layouts. It is understood that further design and analysis will be undertaken and considered as part of a future application, and is not a component of the MOD 9 amendment to the concept scheme approved under MP06_0162.

This letter is to confirm that the amended concept plan building envelope is capable of meeting the suggested items in the City of Sydney submission dated 24 August 2022. A summary of our review is provided on the following pages.

Regards,



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Summary of Review

Open Space Area

The City of Sydney submission identifies seven items relating to the 'Open Space Area'. These seven items and a response from JOC Consulting to the submission are provided below.

1. *No net loss of public open space from current approved Concept Plan for Central Barangaroo*
2. *Target tree canopy cover – 50%*
3. *Incorporation of Barangaroo into the City of Sydney Eora Journey - Yananuralla |Walking on Country (Harbour Walk) project*
4. *2 x multipurpose indoor courts at a level of court specification to netball standard –total area 2475sqm*
5. *Play area for children – possibly nature play to tie in to Barangaroo Reserve*
6. *Flexible outdoor space - unmarked green open outdoor space for 'kick about' use with built-in infrastructure to support cultural events – minimum size 80x80m, levelground.*
7. *Performance Theatre with seating for 200-300 people*

Response by JOC Consulting

The amended concept plan building envelopes outlines the overall built form of the proposal, and does not include details on the specific uses or design of the 'Open Space Area'. Accordingly, the 'Open Space Area' as identified in the proposal is both compliant and capable of providing the identified requirements of Items 1 to 7.

Within the built space area

The City of Sydney submission identifies five items relating to 'Within the built space area'. These five items and a response from JOC Consulting to the submission are provided below.

8. *Rehearsal studios for performing arts and music with a minimum floor space of 200sqm*

Response by JOC Consulting

The amended concept plan building envelopes include provision of 2,800m² of community and cultural gross floor area. An auditorium with a gross floor area of 1,545m² has been identified on basement level 3 and is capable of accommodating this use.

9. *Light industrial 'makerspace' arts studios*
10. *Live music venue and/or nightclub with capacity for approximately 300 people*
11. *Small cinema and/or entertainment venue*
12. *A multi-purpose community facility for social and cultural use*

Response by JOC Consulting

The amended concept plan building envelopes include provision for 15,297m² retail gross floor area, and 2,800m² of community and cultural gross floor area. JOC Consulting note the individual types of land uses are not included in this proposal. The proposal is capable of accommodate this use. The combination of both the community and cultural and retail gross floor areas are capable of accommodating the identified uses in the City of Sydney submission.

Operational Conflicts

The City of Sydney submission notes the following relating to the development of new mixed use precincts. This item and a response from JOC Consulting to the submission are provided below.

An issue that emerged strongly in the City's cultural policy formulation process and that relates to the development of new mixed use precincts includes:

Anticipating and planning for operational conflicts (a place of cultural vitality and vibrancy versus the residential expectation of quiet enjoyment)

New residential developments in mixed use precincts often do not build appropriate sound proofing into the building fabric for the location; if this is not anticipated from the outset a clash can be expected between local 'vibrancy' and the noise impacts on residents. Current environmental protection legislation around 'offensive' noise traditionally privileges resident's rights to quiet and peaceful enjoyment of their domestic environment which in turn impacts the viability and business mix of evening business trade and overall character of the precinct. These issues must be anticipated early and negotiated as part of development consents.

Response by JOC Consulting

At this stage the amended concept plan building envelopes does not contain detail about the potential location of future noise generating uses. The proposal is capable of mitigating noise impacts through appropriate acoustic and design measures at future stages. Detailed analysis of noise mitigation measures will occur at later stages once specific land uses are confirmed.