

# Concept Plan MP06\_0162 Modification 9 (MOD 9)

Response to RFI  
of 5 July 2024

Prepared for  
INSW

August 2024




# Project director

Ian Cady

## Contributors

Kirsty Vogal

Ian Cady

Revision	Revision date	Status	Authorised: Name & Signature
1	17/06	Draft	Ian Cady 

\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

## Contact

### MECONE

Level 12, 179 Elizabeth Street  
Sydney, New South Wales 2000

info@mecone.com.au  
mecone.com.au

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## Attachments

- A. Updated version of the Supplementary View and Visual Impact Analysis, prepared by Aecom
- B. Supplementary Overshadowing Analysis, prepared by SJB
- C. Updated Urban Design Guidelines, prepared by SJB
- D. Updated plans removing the proposed site layout under the original MOD 9 proposal from 2014, prepared by SJB



# 1 Introduction

This report has been prepared in response to a supplementary Request for Information (RFI) from the Department of Planning Housing and Infrastructure (DPHI) in relation to its' assessment of the Response to Submissions submitted in relation to Modification 9 to Concept Plan MP06\_0162 relating to Barangaroo Central.

Each of DPHI's requests, and the applicant's responses are detailed below.

## 1.1 Acknowledgement of the public submissions on the RtS.

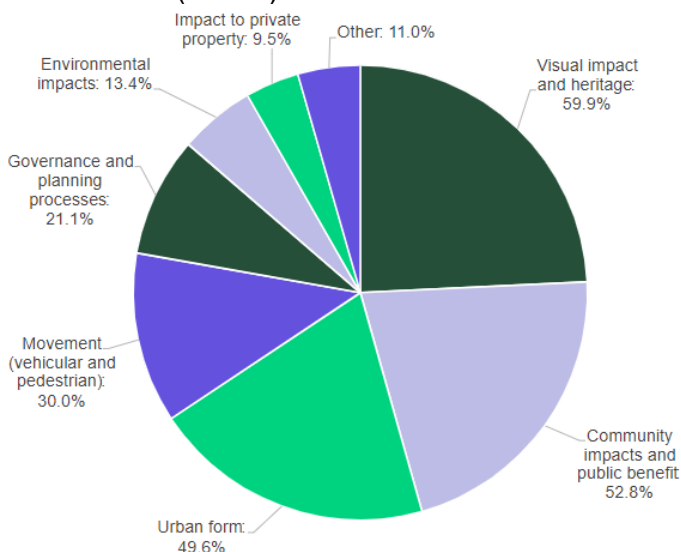
*Update the Supplementary RtS package to acknowledge the number and issues raised in the public submissions received during the exhibition of the RtS and amended modification request*

### Applicant's Response

The Supplementary RtS has been updated to acknowledge the submissions received from both government agencies and the general public (refer to Section 1.0 of the Supplementary RtS).

In summary, a total of 337 submissions were received from the general public during the public exhibition period (486 fewer than the 2022 exhibition). An analysis of these submissions has identified that there were eight themes raised in the submissions from the general public. The most frequently raised themes are as follows:

- Visual impact and heritage (59.9%)
- Community impacts and public benefit (52.8%)
- Urban form (49.6%)
- Movement (vehicular and pedestrian) (30.0%)
- Governance and planning processes (21.1%)
- Environmental impacts (13.4%)
- Impact to private property (9.5%)
- Other (11.0%)





## 1.2 Response to TfNSW's comments

*The Department acknowledges that INSW is in discussions with TfNSW on the potential design for Barangaroo Avenue. However, please update the response to address the safety concerns raised by TfNSW on the concept signalisation of the Watermans Quay / Hickson Road intersection*

### **Applicant's Response**

While the Proponent is committed to working on the future SSDA for these works to achieve a seamless interface to existing road networks, this intersection does not form part of the MOD 9 application or Central Barangaroo works. As such, in our view it is not appropriate or necessary to address the Watermans Quay/Hickson Road works as they are separate and unrelated matters to the application at hand.

## 1.3 View and Visual Impact Assessment

*Clarify the discrepancy in the landing point of the proposed Concept Plan envelope from the Hickson Road vantage point in the View and Visual Impact Assessment (VVIA) (refer to Figure 50 and 52)*

### **Applicant's Response**

It is acknowledged that there is a discrepancy in the landing point of the proposed Concept Plan envelope from the Hickson Road vantage point when comparing the MOD 9 imagery to the extracts of the MOD 8 Barangaroo South View and Visual Impact Assessment.

The purpose of including an extract from the MOD 8 Barangaroo South View and Visual Impact Assessment from the Hickson Road vantage point was to assure DPHI that the RtS VVIA had been prepared in a manner consistent with the general methodology of MOD 8. The VVIA extract from MOD 8 was simply included for information regarding the methodology. The intent is not to provide a comparison of views.

It is noted that the MOD 9 RtS VVIA images at Figures 50 and 52 (see below) are taken from a location slightly setback from the edge of the bridge to include heritage items to either side within the frame. When considering Barangaroo South (i.e. MOD 8) these items are not particularly relevant as they are a considerable distance north of Barangaroo South. However, as Central Barangaroo extends north towards the vicinity of these items, they are more relevant to the visual analysis, and the slightly setback viewing position was therefore adopted to include them.

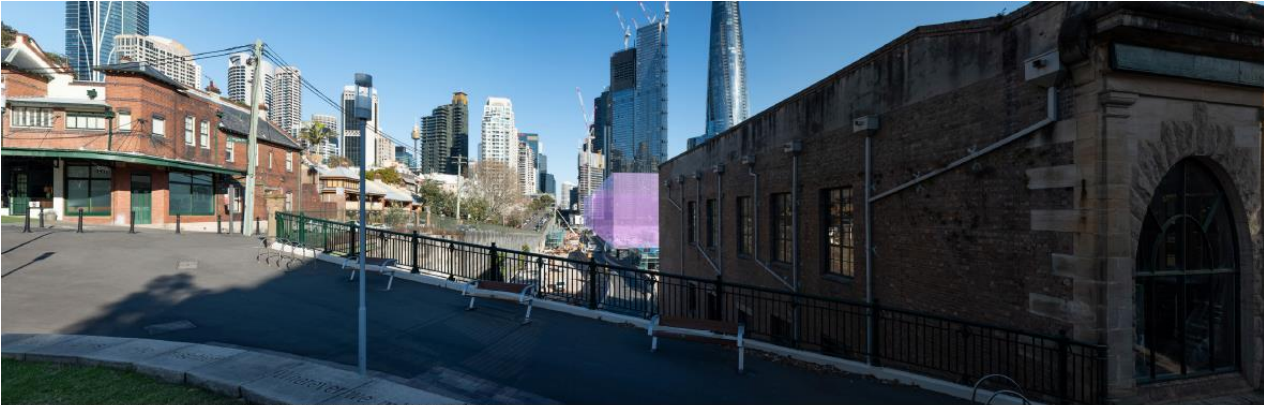


Figure 50 Visualisation showing the development envelope of the Approved Concept Plan (AECOM, July 2023)

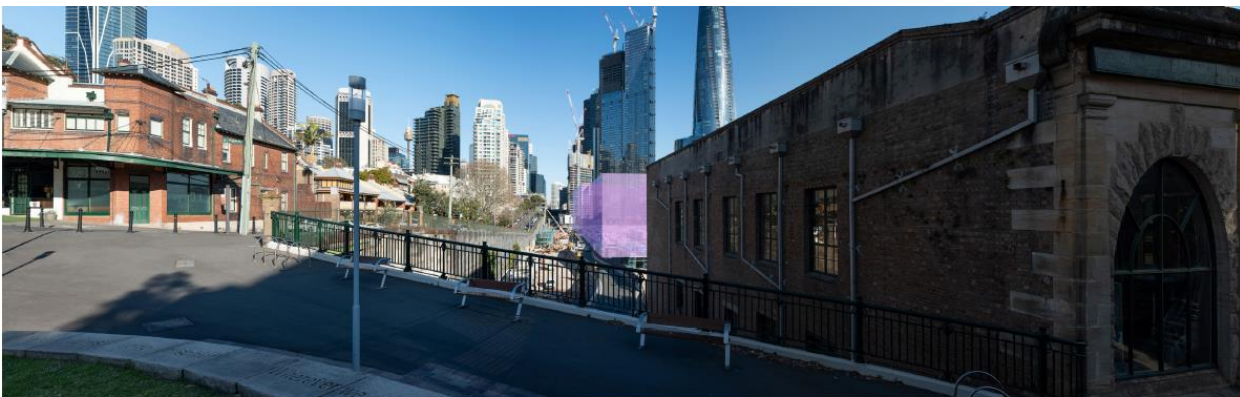


Figure 52 Visualisation showing the development envelope of MOD 9 - RIS (AECOM, July 2023)

*Update all VVIA montages to include the 50mm and 35mm frames to provide a clear comparison between all existing and visualised views*

### **Applicant's Response**

An updated version of the Supplementary VVIA is provided including 50mm and 35mm frames, consistent with MOD 8. Refer to **Attachment A**.

## **1.4 Overshadowing**

*Provide overshadowing analysis that adopts a base case which delivers the solar access outcome at Hickson Park under MOD 8.*

### **Applicant's Response**

This comment relates to Condition B3 of the Concept Plan Approval (as currently modified), which was imposed through MOD 8 and requires that Hickson Park is:

*... 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;  
(emphasis added)*



This condition was imposed on Central Barangaroo despite not being the primary subject of MOD 8 and was imposed without any analysis of the resulting impact on the approved building envelopes within Central Barangaroo. Supplementary overshadowing analysis prepared by SJB (**Attachment B**) compares:

1. MOD 8 Approved Envelope
2. MOD 8 Approved Envelope (subject to Condition B3)
3. MOD 9 RtS Envelope
4. MOD 9 RtS Reference Design.

The SJB analysis demonstrates that while the approved MOD 8 envelope overshadows Hickson Park between 12 noon and 2pm mid-winter an average of 3,836m<sup>2</sup>, Condition B3 requires that the final built form in future SSDAs is to reduce this to 2,500m<sup>2</sup>. While the proposed MOD 9 RtS envelope only reduces the average overshadowing of Hickson Park to 2,772m<sup>2</sup>, this is a building envelope, not a final built form. The MOD 9 RtS reference design, which is an example of a potential final built form, reduces the overshadowing to an average of 2,538m<sup>2</sup>, which comes very close to compliance with Condition B3.

While approval is only currently sought for the MOD 9 RtS Envelope and compliance with Condition B3 is a matter for SSDA assessment of a final design, MOD 9 proposes to amend Condition B3 to increase the average area allowed to be overshadowed from 2,500m<sup>2</sup> to 3,000m<sup>2</sup> to provide suitable flexibility for future building design within the RtS envelope.

It is also important to acknowledge that the proposed amendments under MOD 9 will facilitate the delivery of an additional 1,264m<sup>2</sup> of public domain links within Central Barangaroo and more than 18,000m<sup>2</sup> of public park (Harbour Park), with this expanded public domain area resulting in a net improvement of publicly accessible open space receiving solar access throughout mid-winter.

## 1.5 Public benefit

*Clarify the source/delivery mechanism/relevant agreements to the listed public benefits including:*

- *\$78 million to support cultural facilities and initiatives*
- *\$61 million for public domain improvements (in kind)*
- *\$45 million for the embellishment of Harbour Park to world-class standard, including flexible event spaces to accommodate a range of cultural activities (financial contribution)*
- *\$8 million for Metro Station Southern entry*
- *\$2 million for fit-out for arts and community facilities o \$11 million for urban arts contribution*
- *\$11 million in development contributions*
- *\$10 million for provision of pedestrian footbridge.*

### **Applicant's Response**

A contractual agreement (Central Barangaroo Development Agreement executed in 2016 and amended in 2017) exists between the Developer and Infrastructure NSW. This contractual agreement stipulates the mechanism for the public contributions identified, being either delivered as part of the Central Barangaroo project, or financial contributions made to Infrastructure NSW. Financial contributions will largely be used towards delivering Harbour Park, cultural facilities, transport infrastructure, public domain, and other initiatives within Barangaroo.





## 1.6 Use of unallocated GFA

Clarify the claimed amount of unallocated GFA under the Concept Plan, noting that the proposal seeks to allocate between 6,000-18,000 sqm of GFA but the Concept Plan instrument indicates 14,980 sqm is unallocated, being the difference between the total GFA in the Concept Plan and the total amount of GFA allocated within Barangaroo. Clearly identify the amount of existing, but unallocated GFA in the Concept Plan and the proposed additional GFA (if any) to be specified within The Cutaway and how this relates to The Cutaway SSD approval.

### Applicant's Response

The approved Concept Plan (as modified) allows 'active uses' and 'community uses' to be delivered across the entire Concept Plan (not just Central Barangaroo) to a maximum of 15,000m<sup>2</sup> within the RE1 Public Recreation zone.

Existing 'unallocated' GFA approved under the Concept Plan comprises the Cutaway and the Waterman's Cove Pavilion. Based on our understanding, the Cutaway has been approved with a GFA of 9,921.8m<sup>2</sup> and the Waterman's Cove Pavilion with 38m<sup>2</sup>. This means a total of 9,959.8m<sup>2</sup> of 'unallocated' GFA has been approved, with 5,040.2m<sup>2</sup> remaining under the currently approved Concept Plan.

It is noted that amendments are proposed through MOD 9 to allow for the quantum of unallocated GFA to be increased to 21,800m<sup>2</sup> (plus a separate 'allocated' 2,280m<sup>2</sup> of community use GFA within Blocks 6 and 7).

The following table outlines both the 'active uses' and 'community uses' GFA proposed to be incorporated through MOD 9 in the context of the existing approval. This includes GFA both within the development blocks and in the RE1 Public Recreation zone.

<b>Community &amp; Active Use GFA</b>	<b>Approved under current Concept Plan</b>	<b>Proposed Concept Plan Modification - MOD 9 (RTS)</b>
<b>Community Use GFA</b>		
Total Concept Plan	<b>12,000sqm</b>	<b>19,000sqm</b>
'Allocated' to development blocks	2,000sqm <i>within Blocks 6 and 7</i>	2,800sqm <i>within Blocks 5, 6, 7***</i>
'Unallocated' to development blocks	10,000sqm	16,200sqm
<b>Active Use GFA</b>		
Total Concept Plan	<b>5,000sqm</b>	<b>5,000sqm</b>
'Allocated' to development blocks	Nil	Nil
'Unallocated' to development blocks	5,000sqm	5,000sqm
<b>Total Community and Active</b>	<b>17,000sqm</b>	<b>24,000sqm</b>

In summary, Community Uses and Active Uses GFA are proposed to be increased to 24,000sqm. 2,280sqm of this is allocated and 21,800sqm is 'unallocated'.





## 1.7 Wind assessment

*Update the RtS wind assessment prepared by RWDI to reflect the amended proposal and address applicable wind safety and/or comfort criteria and any new or updated mitigation measures that would need to be implemented in the future*

### **Applicant's Response**

No changes to the building envelopes are proposed in the SRtS compared to those exhibited in the RtS. The Wind Assessment supporting the RtS was based on the proposed RtS Concept Approval Envelope and reference design, therefore no amendment is required to the Wind Assessment.

## 1.8 Urban Design Guidelines

*Provide an updated copy of the proposed Urban Design Guidelines (Appendix C of the RtS) that includes the new pages in the Supplementary RtS.*

### **Applicant's Response**

An updated version of the Urban Design Guidelines is included at **Attachment C** including the new pages in the Supplementary RtS.

## 1.9 Hickson Road Bridge

*Provide design parameters for the future design of the bridge link as part of the reissue of the Urban Design Guidelines. Design parameters should be framed as part of the Concept Plan, including but not limited to its width, materiality and management for 24/7 public access*

### **Applicant's Response**

Design parameters for the future pedestrian bridge are included in the updated Urban Design Guidelines at **Attachment D**.

## 1.10 Site legal description

*Provide a list of the lot and deposited plan references for the Concept Plan, if MOD 9 seeks to updated its legal description. We note Barangaroo South was subdivided since the lodgement of the 2022 MOD 9 proposal*

### **Applicant's Response**

This will be provided under a separate cover.



## 1.11 Dashed boundaries on Supplementary RtS Plans

*Plans provided with the RtS and Supplementary RtS include internal splayed lines that come from the proposed site layout under the original MOD 9 proposal from 2014. As these boundaries have no relation to the current proposal, they should be removed as part of a new revision of all relevant plans*

### **Applicant's Response**

Plans submitted with the SRtS and RtS have been updated to remove the proposed site layout under the original MOD 9 proposal from 2014. These are included at **Attachment D**.



[mecone.com.au](http://mecone.com.au)  
[info@mecone.com.au](mailto:info@mecone.com.au)  
02 8667 8668