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# Barangaroo Community and Cultural Spaces Strategy

16 NOVEMBER 2021

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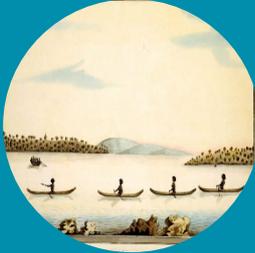
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# Barangaroo - a story of transformation

The urban renewal of Barangaroo continues to adapt to the changing needs of a growing city and follows an evolution of transformative developments across the western side of what is now the Sydney central business district.



## The Resilient Woman, and the Eora Nation

In Aboriginal history, Barangaroo was a powerful Cammeraygal woman of the Eora Nation, known for her skill in deep sea fishing, and her relentless determination to preserve her traditional way of life. The Gadigal are the traditional owners of the land on which Barangaroo now stands and are a clan of the Eora Nation. The confluence of fresh and salt water provided a fertile land for hunting, abundant waterways for fishing and a majestic foreshore as a place of congregation.



## Sydney's Doorway to the World

European settlement in the late 18th century saw "Cockle Bay" begin to flourish as maritime and industrial activities grew. By the 1820s, the first wharves were constructed and facilitated the colony's first exports - a colourful trade of sandalwood, cedar and turtle shell. As the wool industry demanded more shipping the area began to boom and became home to the eccentric businessmen like John Cuthbert, Robert Towns, and Henry Moore who reshaped the natural landscape into an international port.



## Tough Times

As shipyards closed down in favour of storage facilities, the skilled shipbuilders were out of a job, and unskilled labourers moved in to establish a working-class neighbourhood. As an epicentre for the bubonic plague, major businessmen sold their lands to the Sydney Harbour Trust, and by 1930 the wharves of Milsons Point became known as "The Hungry Mile"; where great masses of workers would line up down the mile long stretch of wharfs and wait for work.



## New Identity

By the late 20th Century, changes to shipping technology and the inability to create freight rail access to the site made it unsustainable for "Darling Harbour" to maintain its 130 year identity as a modern port facility.

In 2003 the NSW Government called an end to Sydney Harbour's life as a working port, with the announcement of an international design competition for a new urban precinct in East Darling Harbour, and the renaming of the area to Barangaroo.

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# Executive summary

**On behalf of the NSW Government, Infrastructure NSW is leading the most ambitious urban renewal project in Sydney's recent history, transforming Barangaroo from an unused and inaccessible space into a dynamic precinct for all to enjoy. This Community and Cultural Spaces Strategy brings together years of planning into a holistic framework for responding to current and future needs of residents, workers and the wider community.**

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## Recognising First Nations



Image 1: Aboriginal ceremony at Barangaroo, Sydney.  
Source: Blak Markets

We would like to acknowledge the Gadigal people who are the Traditional Custodians of this land. We would also like to pay respect to the Elders both past and present of the Eora Nation and extend that respect to all Aboriginal people. The Strategy recognises their continuing culture and the contribution they make to the life of Sydney and the region.

First Nations people, culture and relationship to land are integral to Barangaroo's identity and spirit. The rich cultural heritage and history of this special place and its first people will continue to shape Barangaroo's story of transformation.

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## Building on legacy

Continuing a long history of adaptation and evolution, Barangaroo is being reinvented to better serve the needs of an evolving resident, worker and visitor community. Nestled between the natural wonder of Sydney Harbour and the north-western edge of the bustling city streets of Sydney's CBD, Barangaroo will be a green, accessible and attractive place to call home, and a favoured destination for workers and visitors who come to enjoy the spectacular waterfront views and diverse mix of cultural, recreational and social activities on offer 24 hours a day.

This Community and Cultural Spaces Strategy provides a holistic approach to ensure modifications to the Barangaroo Concept Plan and development applications consider the broad needs of the diverse Barangaroo community for cultural and community facilities and spaces that bring people together and foster a sense of belonging and resilience.<sup>1</sup> It is informed by previous strategic planning from Infrastructure NSW, namely the

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<sup>1</sup> At time of writing (May 2020 – October 2021) Sydney and the world was undergoing major disruption as a result of the COVID-19 pandemic. While the aftermath of this disruption and its impact on people and places are unknown, there is emerging research (e.g. from world leading urban planners at Gehl Institute, and renowned social researcher Hugh Mackay) that points to an even stronger need for urban planning that focuses on building neighbourhoods and social cohesion through more local, compact, pedestrian-friendly and connected liveable places.

Cultural Infrastructure Strategy 2016 and the Building Momentum; State Infrastructure Strategy 2018 – 2038, and aligns with the NSW Government’s vision for the arts (as per the Create in NSW policy framework (2015)).<sup>2</sup>

## PURPOSE

The purpose of this Strategy is to provide an overarching, evidence-based and holistic planning approach to identify opportunities for delivering community and cultural facilities and spaces within the Barangaroo precinct. The Strategy considers the statutory requirements to enhance the public benefit of Barangaroo and meet the needs of a diverse community into the future.

The Strategy draws on the vision, concepts and planning considerations for each of the three precincts - Barangaroo South, Central Barangaroo and Barangaroo Reserve, in setting out a broad framework for planning for the site as a whole. Within this aim of providing a broad overview of the site, its history and transformation, the Strategy will pay particular attention to the planning and potential allocation of spaces for ‘Community Uses’ for Central Barangaroo as this area is yet to be developed. Central Barangaroo is envisaged to be the civic and community focal point of Barangaroo and will deliver a diverse mix of commercial, residential and retail development to cater for a large resident, workers and visitor base.

## MEETING COMMUNITY NEEDS

Covering 22 hectares; of which is 50% public open space, Barangaroo offers an opportunity for significant public benefit, and it is important that the planning for the precinct is well balanced to meet the evolving needs of the community. In seeking to create a welcoming place for all, this Strategy takes its starting point in identifying the specific needs of three key groups – residents, workers, and visitors - that make up the Barangaroo community. While there are shared needs across these groups, there are also some distinct needs to be taken into account to provide balanced planning recommendations:

Residents: need local community spaces and facilities to meet social, recreational and entertainment desires; that will form local relations and create wellbeing.

Workers: demand the recreational facilities and informal/unstructured spaces (e.g. “third spaces”) that make Barangaroo a great place to work.

Wider visitor community: wants more creative and cultural spaces in the context of the demonstrated undersupply of creative spaces within Sydney; that can establish Barangaroo a cultural destination linking to Sydney’s Cultural Ribbon.

An important piece in the puzzle of the remaining parts of Barangaroo is the Central Waterfront Park in Central Barangaroo. This open space has the potential to provide a variety of recreational, social and entertainment functions and it is essential that the needs, desires and preferences of the emerging community are understood. This strategy broadly recognises that the park could conceptually contain both a green ‘field’ and paved ‘urban plaza’ spaces, but the detail of those and other facilities in the park would be considered further in consultation with the resident, worker and visitor communities. Infrastructure NSW intends to undertake further community consultation to support the ultimate design and opportunities for the Central Waterfront Park.

## HOLISTIC PLANNING APPROACH

The planning terms and conditions for the development of the Barangaroo precinct are defined in the original Barangaroo Concept Plan for the area as well as subsequent modifications and development controls. These

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<sup>2</sup> The strategies recognise the vital role of the arts in transforming NSW into a global creative leader. In recognising under-investments into arts and culture to date, the Cultural Infrastructure Strategy specifically identifies embedding arts and cultural infrastructure within urban renewal projects and core infrastructure delivery as a priority for building competitive strength.

specify the amount of cultural and community space to be built within the precinct to meet the needs of the community.

Since the original Concept Plan was developed in 2006 and approved in 2007, several modifications have been approved for Barangaroo, requiring provision of a minimum of 12,000m<sup>2</sup> Gross Floor Area (GFA) spaces to be for "Community Uses" (i.e. community and cultural spaces and facilities) across the whole Barangaroo site<sup>3</sup>. This required provision comprises: 3,000m<sup>2</sup> in Barangaroo South; 2,000m<sup>2</sup> in Central Barangaroo; the remaining 7,000m<sup>2</sup> across the whole Barangaroo site.

Based on a combination of a clarified definition of Community Uses, research, case studies, benchmarks and identified community values, this Strategy considers - but does not exclusively rely upon - GFA measures to identify:

- existing gaps in provision of community facilities in the broader context of Barangaroo
- potential for optimising use of existing community facilities and spaces
- opportunities for better - and more creative - use of outdoor spaces for a mix of different purposes.
- opportunities for synergies with the Cutaway and broader Sydney, particularly regarding provision of community activation and cultural experiences and places.

Future modifications to the Concept Plan will plan for changes to the Central Barangaroo and remaining stages of South Barangaroo sub-precincts, to ensure they respond to and capitalise on the new transport links (Metro station). It is anticipated that this will involve more shops and services; as well as making provision for some more residential development.

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## Key recommendations

On the basis of substantial research and analysis of community needs and aspirations; and mapping of existing community and cultural spaces, facilities and uses, this Strategy recommends the following strategic directions for the planning of social infrastructure as part of the remaining development in Barangaroo:

- **Continue to deliver at least 50% of Barangaroo as public open space for passive recreation and informal active recreation** and consider, in consultation with the community:
  - more intensive activation spaces in strategic locations
  - playspaces in the Waterfront Park of Central Barangaroo
  - the opportunities created by outdoor work and meet spaces
  - outdoor work and meet spaces in Central Barangaroo and South Barangaroo open spaces
- **Provide a variety of community and cultural facility and spaces formats including indoor, open-air outdoor covered outdoor spaces**, such as art and public event space
- **Increase the overall provision of indoor community and cultural spaces by 25% and share the commitment to community and cultural facilities** across Barangaroo by delivering at least: 5,300m<sup>2</sup> GFA for Community Uses in Barangaroo South (provided), up to 3,000m<sup>2</sup> GFA for Community Uses in Central Barangaroo and 7,000m<sup>2</sup> GFA for Community Uses in the Cutaway, Barangaroo Reserve

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<sup>3</sup> Community Uses<sup>3</sup> to include: child care centres, community facilities, educational establishments, entertainment facilities (other than cinemas and amusement centres), information and education facilities, landside ferry facilities, places of public worship, public administration buildings, public halls, recreation areas, recreation facilities (major, outdoor and indoor) and health services facility  
Active Uses to include: café kiosks, retail kiosks, pavilions, ferry ticket office, public convenience (toilet facilities) and small equipment storage spaces and the like

- **Provide the potential for up to 2,200m<sup>2</sup> of ‘outdoor rooms’ in the form of covered outdoor facilities and rooftop and terrace community spaces** as an alternative to and in addition to indoor (GFA) Community Use space:
  - Covered outdoor work / meet spaces in open space or on terrace level
  - Publicly accessible and multifunction park pavilions
  - Rooftop indigenous community gardens of a minimum of 1,500m<sup>2</sup> and cultural program
  - Use outdoor covered area and rooftop area as a measurement in addition to GFA for indoor facilities
- **Focus on civic and cultural facilities in Central Barangaroo to fill the gap in indoor community uses**, by providing:
  - a mixture of other Cultural performance and participation venues such as a community hall, small cinema, live performance club, dance school or community makerspace
- **Contribute to the Cultural Ribbon and broader cultural network of Sydney by providing a unique offering in Barangaroo** through: exhibiting Culture and Art in the Cutaway and Barangaroo Reserve; establishing the Eora Journey experience through Barangaroo in partnership with the City of Sydney; activating the Foreshore with Large Public Art, Entertainment and Recreation; and creating an interesting local “hidden” cluster of edgy Creative and Entertainment in Central Barangaroo.
- **Provide facilities and spaces within Barangaroo for a full range of community and cultural experiences and purposes:** Cultural Experience Through Exhibition and Learning; Cultural Experience Through Live Performance; Entertainment Through Spectating; Entertainment Through Participation; Recreation Through Dance or Drama; Recreation Through Fitness and Exercise; Recreation Through Active Sports; Recreation Through Play; Social Wellbeing Through Meeting and Sharing; Social Wellbeing Through Creative Arts and Making; Social Wellbeing Through Outdoor Meeting and Stationing; and Social Wellbeing Through Health Care.

Refer to Part D – Strategy (Page 82) for further information on these recommendations and other strategic directions. The following pages provide the background context and research approach undertaken by JOC Consulting.



Barangaroo is an award-winning urban redevelopment, incorporating exceptional infrastructure, design and architecture befitting to its prime waterfront location. It is being built in partnership with leading international and local architects, property developers, designers and horticulturists.

**Infrastructure New South Wales**

PART A - FOUNDATION

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# A1. About this strategy

**This Community and Cultural Spaces Strategy considers a macro perspective of evolving and diverse community needs across Barangaroo and informs the distribution of community and cultural GFA in Modification 9**

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## A1.1 Project background

Infrastructure NSW is committed to delivering excellence in urban design, public domain and sustainability as it manages the city waterfront development at Barangaroo on behalf of the NSW Government. Previous modifications to the Concept Plan identified various proposed community facilities in South Barangaroo and a minimum Gross Floor Area (GFA) to be allocated for community uses across wider Barangaroo.

This Strategy considers previously delivered facilities, where almost 45% of the 12,000m<sup>2</sup> required Community Uses GFA has been delivered within Barangaroo South with the remaining scope earmarked for delivery within Central Barangaroo and Barangaroo Reserve. The Strategy will inform the development of future modifications to the current Concept Plan for Barangaroo as well as future development applications.

Consistent with the opportunities identified within the relevant master planning framework for the area, it is expected that any future modifications would further enhance the public benefit of Barangaroo for the wider community, including residents, workers, and visitors.

### PROJECT PARTNERS

Infrastructure NSW is responsible for the delivery of Barangaroo, adjacent to the new Metro station. As part of this responsibility, Infrastructure NSW is ensuring the delivery of certain types of community infrastructure and cultural venues and spaces, either directly or through development partners Lendlease, Aqualand and Crown.

The City of Sydney Council plays an important role in the delivery of other types of community infrastructure, such as future library upgrades utilising local infrastructure contribution levies.

The NSW Government more broadly is responsible for the delivery of key social infrastructure, such as the upgrade of Fort Street Public School.

## A1.2 Methodology

The planning for Barangaroo has been underway for 17 years since first announced in 2003 (refer to Figure 2 on page 14). The methodology for this Strategy draws on this vast body of knowledge. The assessment basis outlined below is informed by a past engagement, planning and strategic considerations for the area. This provides a firm evidence-base for making recommendations for future provision of Community Uses (hereunder community and cultural facilities and spaces).

### ASSESSMENT BASIS

1. **Planning definitions and assumptions** on which to base the assessment (namely in regards to defining "Community Uses"). The Standard Instrument is used as a basis for clearly defining 'Community Uses' for the purpose of this Strategy, providing a typology and examples to guide the spatial and needs analysis within this document (refer to Table 1 for an overview of definitions).
2. **Community profile** of Barangaroo through demographic analysis of key characteristics and trends, using established and recognised definitions, ABS Census data, comparable demographic information and projections.
3. **Community values and aspirations** as defined in the community's plan for Sydney – the Community Strategic Plan.
4. **Spatial analysis** of existing community and cultural facilities and spaces within the Barangaroo precinct as well as within the wider Sydney context. Mapping the geographic location and distribution of Community Uses has been used as a representation and analysis tool to identify gaps and opportunities in both the type and distribution of community and cultural services and facilities. Privately provided facilities are separately identified to the public facilities provided by the NSW State Government and Sydney City Council and non-profit community organisation facilities. The databases created for spatial analysis have been collated using the following sources: City of Sydney's Data Hub; Community Directory – City of Sydney; Six Maps – Spatial Services; Department of Finance and Services Spatial Information eXchange; and Google Maps Search
5. **Benchmarking of future provision** of community and cultural facilities and spaces and considering the statutory requirements and provision of GFA, community profile, values based planning principles and spatial analysis of existing provisions. In the absence of standard benchmarks across different types of Community Uses within the Concept Plan Modification 8, guiding and reputable benchmarks have been established through other means.

#### Community values and aspirations for City of Sydney

Extensive consultation for the community's long term plan for their city – the *Sydney 2050* (CSP) – identified detailed insights, values and aspirations that are summarised in the following long term directions (where the values of direct relevance to this Strategy are highlighted below):

##### A city for people

A city that moves  
An environmentally responsive city

##### A lively, cultural and creative city

A city with a future focussed economy

It is clear from the engagement that the City of Sydney community want to see people put front and centre of all planning and strongly value the arts and culture. They see the arts as an integral aspect of creating a better, more welcoming, and interesting city and want to see the arts and creative sector actively supported within the City.

## PLANNING PRINCIPLES

This Strategy is based on the following key planning principles:

- **CONTRIBUTING TO PLACE** - Exciting, interesting and welcoming spaces and places that help shape a desirable and distinctive place identity for Barangaroo
- **COMMUNITY FOCUSED** – Understanding and balancing the different needs and interests of the local resident, local worker and visitor communities to deliver effective infrastructure for the future
- **COHESIVE** - Locating facilities and spaces to best serve the particular intended resident, worker or visitor target community, ensuring it facilitates chance meeting and connection within those groups
- **SYMBIOTIC** - Co-locating or clustering facilities and venues where compatible to create an ecosystem of interrelated activities
- **PURPOSEFUL** - Locating and designing facilities and spaces for purpose and to be multifunctional and adaptable where suitable
- **ALL INCLUSIVE** - Identifying facilities and spaces to meet diverse needs, are inclusive and are easy for users to access
- **ACTIVATING SPACE** - Locating and designing community and cultural infrastructure to make spaces safe and secure
- **MEANINGFUL** - Collaborating with delivery and operator stakeholders committed to genuinely meet community needs and desires

With an overall aim of providing fair access to community and cultural facilities and spaces for all, the principles guide planning provisions to address and balance the diverse and complex needs of the community. **The Strategy applies the premise that the more inclusive and equitable our neighbourhoods, the more liveable, productive, and resilient they will become for everyone.**

Planning for the future of Barangaroo is particularly mindful of meeting the needs of Aboriginal & Torres Strait Islander people and people from all backgrounds and nationalities. Importantly, the assessment of what is needed and who benefits should consider people's needs and abilities, ensuring that those people most in need are accommodated.

## A2. Context

As an inner-city suburb in the City of Sydney and an extension of the Sydney CBD, the Barangaroo precinct relates strongly to its neighbouring suburbs and globally connected context. This section provides an overview of the project and planning evolution.

### A2.1 Locational context

The context map below provides an overview of Barangaroo, identifying the distinct precincts of Barangaroo Reserve, Barangaroo South, and Central Barangaroo.

#### Barangaroo Reserve

This completed six-hectare harbour open green space is already an important part of the lifestyle of local and nearby residents and CBD workers. It is also an essential destination for visitors, providing educational tours and community activations that celebrate Barangaroo's rich Aboriginal culture and heritage. The green and expansive waterfront open green space also offers spectacular views, extensive walking and cycling trails, unique event spaces, and peaceful picnic spots. It is also home to the unique cultural venue, the Cutaway. This expansive, below-ground concrete space offering flexibility for a range of large-scale events and markets.

#### Central Barangaroo

With the new Barangaroo Station scheduled to open in 2024, marking the crux of the development of this last piece of the Barangaroo puzzle, Central Barangaroo will be the community and civic focal point of the precinct. It will provide a link between the distinct identities of the natural experience of Barangaroo Reserve, and the dense urban fabric of Barangaroo South. Central Barangaroo will combine residential, retail and commercial uses with civic and over three hectares of recreation and public spaces to create a vibrant, mixed use precinct.

#### Barangaroo South

Being completed in stages from 2017, this commercial and residential precinct has quickly become home for world class dining, retail, and industry leading businesses in the waterfront office space. Barangaroo South includes the three International Towers, International House, Daramu House, two residential buildings, Barangaroo Ferry Wharf, the iconic Barangaroo House, and nearly three hectares of public space. It will also be home to the new Crown Sydney Hotel Resort, which is due to open its doors to the public in December 2020.



Map 1: Context map of Barangaroo and sub-precincts  
Source: Infrastructure NSW

## A2.2 Project context and planning evolution

This figure below provides an overview of the planning and development of Barangaroo since its announcement in 2003.

**Figure 2 - Barangaroo project timelines and planning progressions**

### Barangaroo Project Timelines



### Planning Progressions

**2006 Concept Plan Approval**  
Total GFA approved: 388,300 sqm  
Community Uses GFA Approved: >2,000 sqm

The original concept plan for Barangaroo included plans for community uses such as:

- A multi-purpose facility
- At least 2 long day-care and early learning centres
- A range of outdoor spaces and structures for public use
- Space for cultural industries
- Space for outdoor venues for public events
- Outdoor play areas
- Linkages for active travel and recreational walking and cycling.

#### 2007 Modification 1

This modification made minor amendments. No changes were sought to the approved floorspace for community spaces and facilities.

#### 2009 Modification 2

This modification amended the amount of additional floor space. No changes were sought to the approved floorspace for community spaces and facilities.

#### 2009 Modification 3

Total GFA approved: 489,500 sqm  
Community Uses GFA approved: >2,000 sqm  
This modification made amendments in relation to the Headlands only.

#### 2010 Modification 4

Total GFA approved: 563,965 sqm  
Community Uses GFA approved: >12,000 sqm  
This modification increased the overall floor space of the development as well as increased the minimum floor space for commercial uses from 2,000 sqm to 12,000 sqm.

#### Modification 5 withdrawn

#### 2014 Modification 6

This modification was in relation to Barangaroo South only and removed the requirement for 10,000 sqm of the community use allocation to be provided in South Barangaroo. The spaces for community use are now able to be positioned across the development.

#### 2015 Modification 7

This modification approved the use of a concrete batching plant on the site. No changes were sought to the approved floorspace for community spaces and facilities.

#### 2016 Modification 8

Total GFA approved: 594,354 sqm  
Community Uses GFA Approved: >12,000 sqm

This modification further defines the allocation of >12,000 sqm of community uses across the site. This comprises:

- A minimum of 2,000sqm of community of uses in Central Barangaroo;
- A minimum of 3,000 sqm of community uses in Barangaroo South;
- The remaining 7,000 sqm is generally unallocated across the site.

The PAC did not approve the use of the pier for community and active uses, but did require that dominant use of the pier, be for community facilities.

## RECENT CONCEPT PLAN MODIFICATIONS

Two modifications, 10 and 11, have recently been approved to the Concept Plan for the redevelopment of Barangaroo following public consultation in early 2020. A brief description of these two modifications is provided below:

### Modification 10 – Barangaroo South

Approved 2 September 2020, amends Barangaroo South in the following manner:

- an increase to the overall maximum GFA for Block 4A from 86,979m<sup>2</sup> to 92,629m<sup>2</sup>
- an increase to the residential maximum GFA of Block 4A from 86,166m<sup>2</sup> to 91,816m<sup>2</sup> (an increase of 5,650m<sup>2</sup>)
- an increase to the residential maximum GFA of Block 4B from 18,287m<sup>2</sup> to 20,637m<sup>2</sup> (an increase of 2,350m<sup>2</sup>)
- an increase to the overall maximum GFA for Block 4B from 19,158m<sup>2</sup> to 21,508m<sup>2</sup>
- an increase to the maximum height on the Building Envelope Plan for R4B (Block 4A) from RL 210 to RL 235 (+25m)
- introduces an additional 3m setback to the south-western corner of R4B above RL 209
- aligns the timeframe for the delivery of Key Worker Housing (KWH) such that the total 3% of KWH (both onsite (in Barangaroo South) and offsite) will be completed by the later of the practical completion of Building R5 or the last occupation certificate of Building R5.



### Modification 11 – Barangaroo Reserve

Approved 22 October 2020

Amended the staging of the delivery of Hickson Park to align with the timing of the development in both Barangaroo South and Central Barangaroo, but made no change to the Concept Plan maximum GFA or heights. The modification was for:

- Staging the delivery of Hickson Park to align with the current status of the development of the surrounding buildings in Barangaroo South and Central Barangaroo, and to avoid the potential for abortive and reinstatement works; and
- permit construction vehicles and non-construction vehicles to use Barton Street.

## PROPOSED CONCEPT PLAN MODIFICATION

A modification (No. 9) is proposed to the Concept Plan for Central Barangaroo, with documentation to be formally submitted. A brief description of proposed Modification 9 is provided below:

### Modification 9 – Central Barangaroo

To allow for development within the Central Barangaroo precinct and below Barangaroo Reserve, Modification 9 to the Barangaroo Concept Plan (MP06\_0162 MOD 9) proposes:

- An increase in total permissible GFA from 602,354 sqm to 708,041sqm, with the following within Central Barangaroo and Barangaroo Reserve:
  - a) up to **116,189sqm** of above ground GFA within Blocks 5, 6 and 7;
  - b) up to **28,166sqm** of below ground GFA within Blocks 5, 6 and 7;
  - c) a minimum of **2,800sqm** of Community uses GFA within Blocks 5, 6 and 7; and
  - d) a minimum of **6,000sqm** and up to **18,000sqm** of Community uses GFA within the REI Zone of Barangaroo Reserve, to allow for future community / cultural facilities located in the Cutaway.
- An increase in the overall provision of new public open space / public domain, including three new publicly accessible spaces within the development blocks and a new pedestrian bridge over Hickson Road.
- Modifications to Barangaroo's movement network to redirect and reduce the impact of vehicular traffic and significantly improve pedestrian movement, safety, and amenity, including the removal of vehicular traffic from Block 5 and 6 and the extension of Central Barangaroo's Harbour Park.
- Modifications to the Central Barangaroo building envelope that adjust the development boundary for Block 5 and allow for greater variation in building heights across Blocks 5, 6 and 7 to enable building form, massing and modulation that is responsive to context.
- Introduction of Design Guidelines for Central Barangaroo.
- Consequential amendments to the State Significant Precincts SEPP.
- Revisions to the Barangaroo Concept Plan Statement of Commitments.

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## A2.3 Strategic context

Over the past two decades, Sydney has undergone radical changes, affirming its position as a global business capital and favoured destination for international students and visitors. The resultant increased ability of Sydney to attract a diversity of people, traditions and ideas has enriched the cultural fabric of the city, illuminating the importance of creativity and the arts in creating a liveable city. A rapidly urbanising city has placed increased importance on the public domain and community spaces, further emphasising the need for welcoming, vibrant and inclusive spaces for the whole community to enjoy.

The importance of culture and the arts to Sydney's overall development is strongly reflected in all levels of strategic planning. From regional strategies to local plans, the importance of culture and the arts is recognised as critical to creating a liveable city and a thriving local economy (namely through tourism and boosting creative industries).<sup>4</sup>

The Sydney community has echoed these sentiments in expressing a strong desire for more social, creative and cultural opportunities within the city. These aspirations are documented in the City of Sydney's Community Strategic Plan, *Sustainable Sydney 2030*, which identifies "A Lively and Engaging City Centre" as one of ten strategic directions, featuring "the Cultural Ribbon"; a concept to link the cultural venues and environments along Sydney's foreshore (including Barangaroo) and to deliver a cultural and creative Sydney.<sup>5</sup> These intentions have recently been reaffirmed as part of City of Sydney's wider engagement for their Sydney 2050 Plan.

As part of Sydney's growing metro network, Barangaroo Station will be the most northerly of four new City and Southwest metro stations to serve Sydney's CBD. As one of only two rail stations located on the Sydney Harbour foreshore, Barangaroo Station will transform how people arrive in Sydney.

It is at the local level that Barangaroo Station will have significant positive impact. By 2024, the historic suburbs of Millers Point, Walsh Bay and the western part of The Rocks will all benefit from easy walkable access to Barangaroo Station and the growing Sydney Metro network.

Barangaroo Station is a once in a generation catalyst and opportunity to create a new transit and activity hub that will strengthen local and metropolitan connections, whilst energising, enriching, activating and breathing new life into both the city's existing historic and cultural precincts and its evolving areas.

Sydney's Community Strategic Plan (CSP) is of particular importance to this Strategy as it speaks directly to the values and aspirations of the community and sets clear direction for the collaborative shaping of great places.

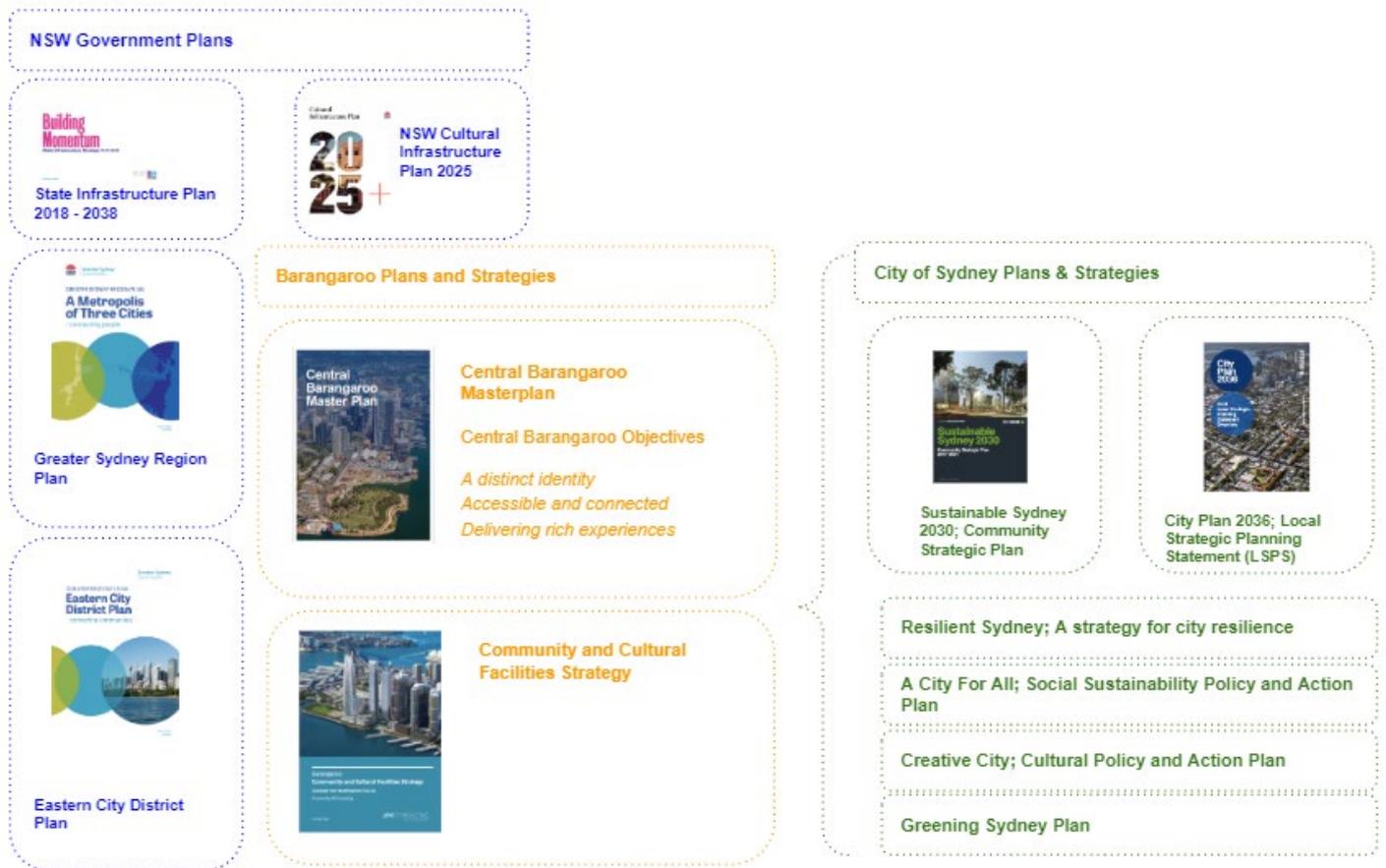
Figure 3 outlines how Barangaroo relates to its regional and Sydney based context. This figure highlights select documents of direct relevance to this Strategy; it does not provide a comprehensive overview of all relevant strategies and plans.

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<sup>4</sup> Key regional strategies include: *Eastern City District Plan*, Greater Sydney Commission; *Cultural Infrastructure Strategy* (2016) and *Building Momentum State Infrastructure Strategy* (2018), Infrastructure NSW; and *Create in NSW Policy Framework* (2015), Create NSW. Key local plans and strategies include *Barangaroo Public Art and Cultural Plan* (2015), and *Central Barangaroo Master Plan*, Infrastructure NSW; and *Creative City: and Cultural Policy and Action Plan*, City of Sydney.

<sup>5</sup> City of Sydney, *Sustainable Sydney 2030 – Community Strategic Plan 2017 – 2021*, 2017 pg. 62. *The Cultural Ribbon* was identified as one of 10 project ideas in *Sustainable Sydney 2030*. As described in that document, it had a three-fold purpose, being: (1) a walking trail linking Sydney's leading cultural landmarks along the harbour's edge; (2) to provide better information and interpretation of Sydney's rich history and culture for visitors and tourists; and (3) a means to strengthen and support the cultural life of the city and help boost Sydney as a cultural destination.

**Figure 3: Strategic context**



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## A2.4 Planning framework

Barangaroo is identified as a state significant development site under the State and Regional Development SEPP 2011 due to its size, economic value or potential impacts. SSD projects are assessed under Division 4.7 of the EP&A Act. The State Significant Development process provides an alternate approval pathway for projects such as Barangaroo involving assessment at the State level, rather than at the local Council level.

Planning for the development of Barangaroo is provided for under the State Environmental Planning Policy (State Significant Precincts) 2005, in the place of Sydney Local Environmental Plan 2012. This State Policy:

- zones the Precinct B4 Mixed Use and RE1 Recreation
- provides maximum height of buildings ranging between 20m and 275m across the Precinct
- provides maximum Gross Floor Area for different parts of the Precinct
- identifies the location of a heritage item

The SSP SEPP 2005 provides objectives for the two zones within Barangaroo. The following objectives are particularly relevant to this Community and Cultural Spaces Strategy:

### **Zone B4 Mixed Use**

(a) to **provide a mixture of compatible land uses...**

(b) to *integrate suitable development in accessible locations...*

(c) to **encourage a diverse and compatible range of activities** through various means, including... cultural and entertainment facilities... leisure and recreation facilities... social, education and health services...

### **Zone RE1 Public Recreation**

(a) to enable land to be used for **public open space or recreational purposes...**

(b) to provide a **range of recreational settings and activities** and compatible land uses...

(g) to allow the public domain to be enhanced by a **variety of compatible land uses** in a manner that contributes positively to, and does not dominate, the primary use of the land for public open space or recreational purposes...

The Concept Plan Approval for Barangaroo provides a minimum Gross Floor Area required to be allocated to 'Community Uses', which are a group of land uses. Some of these land uses are permitted in both the B4 Mixed Use and RE1 Public Recreation zones, while others are only permitted in the B4 zone as shown below.

The SSP SEPP 2005 permits development for **any purpose** with consent on land within Zone B4 Mixed Use, **except** for the identified prohibited development: "*bulky goods premises; caravan parks; dual occupancies; dwelling houses; extractive industries; hazardous industries; hazardous storage establishments; heavy industries; industries; light industries; materials recycling or recovery centres; mines; moveable dwellings; offensive industries; offensive storage establishments; restricted premises; sex services premises; truck depots; warehouse or distribution centres*". All of the Community Uses identified in the Concept Plan Approval (discussed later in this strategy) are permitted within the B4 Mixed Use zone in Barangaroo.

The SPP SEPP 2005 specifically identifies the more limited list of permitted development within Zone RE1 Public Recreation being: “*business identification signs; charter and tourism boating facilities; **community facilities**; earth works; **entertainment facilities**; environmental facilities; environmental protection works; filming; flood mitigation works; food and drink premises; function centres; **information and education facilities**; jetties; kiosks; markets; moorings; passenger transport facilities; **public entertainment; public halls; recreation areas; recreation facilities (indoor); recreation facilities (outdoor)**; roads; telecommunications facilities; telecommunications networks; temporary structures; transport depots; underground car parks; water recreation structures; waterbodies (artificial)*”. Many of the Community Uses identified in the Concept Plan Approval are permitted within the RE1 Public Recreation zone; the notable exceptions being privately operated child care facilities, health services facilities (including medical centres), places of public worship and educational establishments.

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## A3. Providing definition

The need for Community Uses within the development of the new mixed-use urban precinct of Barangaroo has been continuously recognised since the 2006 Concept Plan. This provision has increased from a minimum 2,000m<sup>2</sup> GFA in 2006 to 12,000m<sup>2</sup> from 2010 onwards.

The assessment of community needs in Part C of this Strategy takes its starting point in clear definitions of key planning terms and central concepts (i.e. Community Use and community facilities; community spaces; community needs; communities of interest). This section provides clarity on how these terms may apply to the specific context of Barangaroo and inform the assessment of needs in Part C.

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### A3.1 Community Uses

The Modification 8 application approved in 2016 sought to clarify what Community Uses were and proposed that Community Uses included “...child care centres, community facilities, educational establishments, entertainment facilities (other than cinemas and amusement centres) information and education facilities, landside ferry facilities, places of public worship, public administration buildings, public halls, recreations areas, recreation facilities (major, outdoor and indoor) and health services facility.”



Image 5: Exercise in Barangaroo Reserve.  
Source: Barangaroosouth.com

Most (but not all) of these are Standard Instrument—Principal Local Environmental Plan (Standard Instrument) definitions used in the NSW Planning system. For example, the group of community uses definitions includes ‘public halls’, which is not a Standard Instrument definition, but rather a common term that is considered to fall within the definition of ‘community facilities’; and ‘child care centres’, which are taken to be defined as ‘centres based child care facilities’. Similarly, ‘Landside ferry facilities’ is not a term defined under the Standard Instrument, but are understood to be ‘port facilities’, specifically the “...facilities for the embarkation or disembarkation of passengers onto or from any vessels... public ferry wharves...”<sup>6</sup>

As opposed to the broader grouping of Community Uses in the Concept Plan approval, ‘Community Facilities’ are limited to a much narrower facility; a building or place that is in the control of a public authority or non-profit community organisation. Community facilities are defined under the Standard Instrument as:

“...a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.”

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<sup>6</sup> NSW Consolidated Regulations, Standard Instrument – Principal Local Environmental Plan 2006, Part 1 Section 4 Subsection 1

The group of community use definitions is adopted for the purpose of this strategy. The exclusion of cinema and theatres as a type of entertainment facility, when they would otherwise normally fall within that definition under the Standard Instrument, is explored later in this strategy. The adoption of the community use group of definitions is reasonable, based on the apparent 'theme' or 'objective' of space for community use.

While the objective of the group of defined land uses within the term Community Uses has not been expressly stated in previous approvals, the Community Use grouping appears to generally align with the core objectives under the *Local Government Act 1993* for management of community land categorised for general Community Use. The apparent and proposed objectives for the purposes of this Strategy are to provide for uses that meet the recreational, cultural, social and intellectual needs of the local community and the wider public and to ensure that essential local facilities and spaces are accessible and affordable to the local community.

### COMMUNITY USE OBJECTIVES

- **to provide for uses that meet the recreational, cultural, social and intellectual needs of the local community and the wider public**
- **to ensure that essential local facilities and spaces are accessible and affordable to the local community**

***“Community Uses” group includes community and cultural facilities and spaces***

The group of Community Uses approved in Modification 8 includes *community facilities*, which is a defined land use under the Standard Instrument and are owned or operated by Council or a not-for-profit organisation. In addition to community rooms and halls for group meetings, recreation or education classes, this can also include community based cultural facilities for active participation or creative enterprise like makerspaces and artist studios. These spaces support the provision of space for the community to participate in crafts and for local artists to develop and implement their artistic projects. However, it is noted that to be considered a 'community facility' a makerspace must be operated by a not-for-profit organisation; hence a community makerspace.

The group of definitions includes facilities that are important to provide for locally, but might otherwise be a challenge for the market to provide in the context of Barangaroo, such as recreation facilities, child care centres, places of public worship or possibly health services facilities such as medical centres. According to the City of Sydney Child Care Needs Analysis 2019 *“...rent reviews are built into long child care leases, and as office vacancies decreased from around 8% in 2019 to 4% in 2019 child care rents have increased, increasing the cost of child care to parents; and in turn, in some instances impacting occupancy as these CBD fees are often more expensive than child care services located outside of the CBD area...”*

A comparison of the median commercial lease prices per square metre, per month confirms that the Sydney CBD is more than twice as expensive as the surrounding inner city suburbs. The available data indicates that Barangaroo is more expensive again, at a median price of \$127psqm per month, compared with \$89psqm in Sydney CBD and \$42psqm in Ultimo, Pyrmont and Haymarket. This makes Barangaroo particularly challenging for these non-government provided local facilities. Child care centres are particularly important to provide for. These are the facilities which are most critical to provide to locally to residents, to be available at an affordable price, and which typically require a space designed for purpose (i.e. they cannot easily be retro-fitted into commercial spaces). Places of public worship are often an intermittent weekly activity that can occur within community centres or function centre venues. Medical centres are not accessed on a daily basis, can readily occupy commercial space and are likely to be able to be provided viably in or immediately near Barangaroo, if left to the market. In this regard, it is noted that earlier versions of the concept plan approval's group of Community Uses did not include Health Service Facilities. This was added by Modification 8 in 2016 and subsequently the cultural centre was not provided and almost a third of the Community Use GFA in Barangaroo South was developed and leased for a medical centre.

The group of Community Uses includes cultural type facilities that serve the needs of the local and wider community, such as those that fall under the definition of *information and education facilities*. These extend to museums, libraries and exhibition venues; and to private as well as public art galleries.

Community Uses also includes other cultural facilities that fall within the definition of *entertainment facilities*. This encompasses performance and spectator spaces such as theatres, concert halls, arts centres, performance spaces, as well as dance and music participation spaces such as dance studios, performance rehearsal spaces, music studios, karaoke, comedy clubs or night clubs). Though a type of entertainment facility, cinemas are currently specifically excluded from consideration as a 'Community Use', as indicated in the Modification 8 Environmental Assessment Report. The exclusion of a small cinema or cinematheque from the definition of Community Use seems to be without basis, as cultural entertainment is provided to the public whether live or pre-recorded.

It is noted that some "Cultural development facilities"<sup>7</sup> identified in the Barangaroo Public Art and Cultural Plan, such as creative retail operated for-profit, may not be included within the planning definitions grouped as 'Community Use' and so not counted towards minimum Community Use GFA provision. Nevertheless, commercial creative design and maker spaces are permitted within the B4 zone and would be suitable to co-locate with or near community and cultural facilities, consistent with the well-established place making principles which emphasise the role of multiuse, multifunctional and flexible spaces that cater for a multitude of activities (including commercial or creative) and the important and integral role of local business in partnering with the community, developers and planners to create vibrant places.

### **INCLUSIONS IN THIS STRATEGY'S USE OF COMMUNITY USES DEFINITION**

For the purposes of this Strategy to meet the social and cultural needs of the community, 'Community Uses' includes community and cultural facilities and spaces. This Strategy considers the following facilities and spaces within the Standard Instrument Definitions as outlined in Table 1 below.

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<sup>7</sup> NSW Government, Barangaroo Delivery Authority, & LendLease, *Barangaroo Public Art and Cultural Plan*, 2015 pg. 79

**Table 1: Application of Standard Definitions of ‘Community Use’ to this Strategy**

PLANNING DEFINITION (STANDARD INSTRUMENT)	TYPES OF COMMUNITY AND CULTURAL FACILITIES (AS APPLIED IN THIS STRATEGY)	EXAMPLES OF INCLUSIONS
<b>Entertainment facilities</b>	<ul style="list-style-type: none"> <li>Cultural participation spaces</li> </ul>	Dance studios, dance halls, performance rehearsal spaces, music studios, karaoke, comedy clubs, night clubs
	<ul style="list-style-type: none"> <li>Cultural performance and entertainment venues</li> </ul>	Theatres, music halls, concert halls, recital halls, lyric theatres, arts centres, performance spaces, cinematheques
<b>Information and education facilities</b>	<ul style="list-style-type: none"> <li>Cultural exhibition and education spaces</li> </ul>	Exhibition centres, exhibition spaces, art galleries, display halls, museums, visitor information centres, cultural education spaces
<b>Community facilities</b>	<ul style="list-style-type: none"> <li>Libraries</li> </ul>	Public libraries, state libraries
	<ul style="list-style-type: none"> <li>Community meeting spaces</li> </ul>	Community centres / spaces / halls
	<ul style="list-style-type: none"> <li>Community makerspaces</li> </ul>	Creative studios / spaces, arts and craft workshops, schools of art halls
<b>Centre-based child care facilities</b>	<ul style="list-style-type: none"> <li>Child care centres</li> </ul>	Long day care centres, occasional child care centres, all day care, family day care, preschools, before school care, after school care, vacation care, out of school hours care
<b>Recreation areas</b>	<ul style="list-style-type: none"> <li>Play spaces</li> </ul>	Playgrounds, water playgrounds
	<ul style="list-style-type: none"> <li>Community sport space</li> </ul>	Sporting fields, grounds, outdoor courts
<b>Recreation facilities (indoor)</b>	<ul style="list-style-type: none"> <li>Indoor sports and health centres</li> </ul>	Gymnasiums, fitness centres, indoor sports centres / courts, aquatic centres, health studios, bowling alleys, etc.
<b>Health services facilities</b>	<ul style="list-style-type: none"> <li>Medical centres</li> </ul>	Medical centres, health consulting rooms, doctors' surgeries, medical practices, general practitioners
<b>Places of public worship</b>	<ul style="list-style-type: none"> <li>Places of worship</li> </ul>	Temples, churches, synagogues, mosques, chapels, prayer halls, etc.
<b>Educational establishments</b>	<ul style="list-style-type: none"> <li>Schools</li> </ul>	Primary schools, High schools
	<ul style="list-style-type: none"> <li>Tertiary education</li> </ul>	University campuses, TAFE and other tertiary training / apprenticeship
<b>Public administration buildings</b>	<ul style="list-style-type: none"> <li>Government service centres</li> </ul>	Council, Service NSW, Centrelink service centres

## LOCATION OF COMMUNITY USE SPACE – GFA REQUIREMENTS

The approved Concept Plan (Modification 8) has conditions which seek to ensure that Community Uses or facilities and spaces (including cultural facilities) are provided for in the development of Barangaroo. The approval has used Gross Floor Area (GFA) as a quantifiable measure of the amount of space to be allocated to Community Uses.

The current requirements of the Concept Plan approval (inclusive of Modification 10 and 11) in relation to space for Community Uses are summarised as follows:

- a minimum of 12,000m<sup>2</sup> GFA for Community Uses in Barangaroo
- a minimum of 2,000m<sup>2</sup> of Community Uses GFA must be provided within Block 6 or 7 (Central Barangaroo)
- at least 3,000m<sup>2</sup> of approved Community Uses shall be located within Barangaroo South
- a maximum of 2,000m<sup>2</sup> of community facilities GFA may be located on a public pier

Currently, of the total 12,000m<sup>2</sup> required for Barangaroo, a minimum 3,000m<sup>2</sup> has been allocated specifically to Barangaroo South and 2,000m<sup>2</sup> has been allocated to two of the blocks within Central Barangaroo, leaving 7,000m<sup>2</sup> yet to be allocated across the precinct.

The Concept Plan applies to the whole of Barangaroo (including Barangaroo Reserve and the Cutaway) and the terms of the Modification 8 approval are silent in relation to the location of the remaining 7,000m<sup>2</sup> space. The Environmental Assessment Report states that *“For the entire Barangaroo site, the proposed Concept Plan (Mod 8) will result in... a minimum of 12,000m<sup>2</sup> of Community Uses GFA either in the RE1 or B4 zones.”*

Unlike the B4 zoned areas and the RE1 zoned land in Barangaroo South, the SSP SEPP does not currently specify any maximum GFA for Barangaroo Reserve or Central Barangaroo RE1 zone and so does not limit Community Use GFA in these RE1 zoned areas. Nor does the Concept Plan Approval limit uses other than 'Active Uses' (cafe kiosks, retail kiosks, ferry ticket offices, etc.). As such it is possible to locate GFA for permitted types of Community Uses such as community facilities, entertainment facilities, information and education facilities and indoor recreation facilities in the RE1 zone, where it is deemed appropriate for such facilities to be provided there.

It is however important to note that wherever the minimum space for Community Uses is located, the Concept Plan Approval currently specifies a minimum 12,000m<sup>2</sup> allocation for Community Uses as part of the overall GFA space across Barangaroo.

In developing a strategy for community and cultural facilities space within the yet to be developed parts of Barangaroo, it is important to consider the existing gaps in provision, opportunities within the Cutaway and the potential for use of outdoor spaces which are not measured in Gross Floor Area.

## MEASUREMENT OF COMMUNITY USE SPACE – DEFINITION OF GFA

As discussed above, the approved Concept Plan (Modification 8) has used GFA as a quantifiable measure of the amount of space to be allocated to Community Uses within the development of Barangaroo. GFA is defined as per the Standard Instrument<sup>8</sup>:

*“Gross floor area” means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes--*

*(a) the area of a mezzanine, and*

*(b) habitable rooms in a basement or an attic, and*

*(c) any shop, auditorium, cinema, and the like, in a basement or attic,*

*but excludes--*

*(d) any area for common vertical circulation, such as lifts and stairs, and*

*(e) any basement--*

*(i) storage, and*

*(ii) vehicular access, loading areas, garbage and services, and*

*(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*

*(g) car parking to meet any requirements of the consent authority (including access to that car parking), and*

*(h) any space used for the loading or unloading of goods (including access to it), and*

*(i) terraces and balconies with outer walls less than 1.4 metres high, and*

*(j) voids above a floor at the level of a storey or storey above.*

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<sup>8</sup> NSW Consolidated Regulations, Standard Instrument – Principal Local Environment Plan 2006

It is reasonable to provide a form of measure for the provision of community and cultural facilities and spaces that are important to meet the needs of the community. However, limiting such space to the GFA definition limits the type and form of space or facility provided. Only fully enclosed spaces (within walls at least 1.4m high) would be considered toward the 12,000m<sup>2</sup> provision and open structures (whether covered or uncovered) are excluded. For example, the GFA measurement would exclude rooftop community gardens, covered outdoor meet-work spaces, or unenclosed outdoor courts from Community Uses.<sup>9</sup>

While there is certainly a need for internal spaces for community and cultural facilities within Barangaroo, there are some facilities which may be highly suitable, and more effectively meeting community needs, as an open or unenclosed space.

The unique combination of a highly transient community, with local residents and larger visitor community, using the area and a high concentration of density in certain areas of Barangaroo suggests a need to provide for a range of spaces and settings catered to the intended target community. This makes better use of underutilised spaces including more accessible, outdoor spaces.

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## A3.2 Comparable case study

As stated earlier, this Strategy generally adopts the Concept Plan Modification 8 definition of Community Uses and the need for indoor spaces (measured as GFA), while also looking beyond those for appropriate flexibility to consider the types of activities and outdoor spaces that are equally important for Barangaroo to continue to draw in a strong visitor base and support a local cultural, visitor, and night-time economy.

The case study below provides an example of how public or Community Use definitions are applied in Queensland. In Brisbane City Plan the definition of Community Use explicitly provides for artistic, social and cultural facilities and also allows for low-ancillary commercial activity.

### Case Study - What is Community Use?

#### Brisbane City Plan<sup>10</sup>

Community Use means the use of premises for—

- (a) providing artistic, social or cultural facilities or community services to the public; or
- (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

Examples of a Community Use— art gallery, community centre, community hall, library, museum

The Brisbane City Plan sets out planning controls for the entire city of Brisbane. The definition of Community Uses allows for the uses of premises of artistic, social, cultural and Community Uses for the community. It excludes cinemas, clubs, entertainment facilities, hotels, nightclubs and places of worship.

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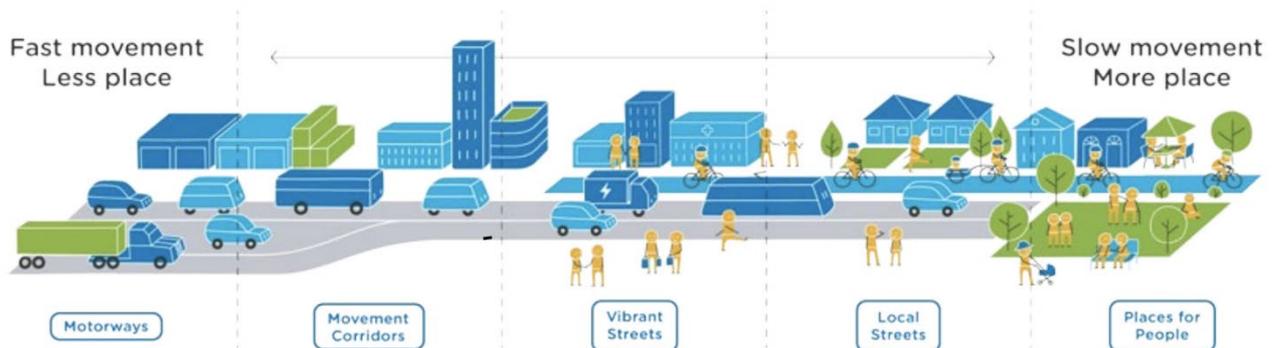
<sup>9</sup> Peck, S. in *Smart Cities Connect, Urban Rooftops Might Play More Integral Role in Smart Cities, 2017*. Rooftops have been described as “the last urban frontier – (representing) 15 to 35 % of the total land area.” Taking advantage of access to sunlight and unique views, in high density cities skyscrapers are increasingly seen to provide everything from bars and pools, to soccer pitches and running tracks as well as community gardens and solar power.

<sup>10</sup> Brisbane City Council, *Brisbane City Plan, 2014*

## A3.3 Community spaces

While the different types of community spaces vary greatly - from community halls and libraries, to playgrounds and reserves - the shared feature is that they all are publicly accessible and are for the benefit of the wider community. The Greater Sydney Commission (GSC) notes that “*great places include all parts of the public realm such as open space, streets, centres and neighbourhoods, and the interface with the private realm which includes residential, commercial and industrial streetscapes*”. This understanding of the importance of context to place is illustrated in Figure 4 below.<sup>11</sup>

**Figure 4 - Movement and place framework**



Source: *Future Transport 2056* and Greater Sydney Commission

For the purposes of this Strategy, and consistent with the Greater Sydney Commission’s intent, “community spaces” are defined as: open space, streets, centres and neighbourhoods, and the interface with the private realm which includes residential, commercial and industrial streetscapes.

Community spaces may also include ‘Third Spaces’ is the hybrid spaces between other dominant spatial environments (typically home as first space and work as second space) where people interact physically and socially. Examples of third places would be environments such as churches, cafes, clubs, public libraries, bookstores or parks.<sup>12</sup>

### The communal family

‘Third Place’ refers to the space where people spend time between home (‘first’ place) and work (‘second’ place). These places allow people to interact, connect, relax and build relationships and include community centres, libraries, parks, malls and cafes. They are characterised by a largely open and inclusive environment with regulars who help ‘police’ the space, laying down the unspoken rules for what’s acceptable and expected from visitors and users.

Third places are critical to the functioning of a civil society, democracy, civic engagement, and establishing feelings of a sense of place. Third places are also an antidote to the many challenges facing modern times (i.e., climate change, pandemics, economic changes and social polarising).

Refer to ‘The Great Good Place’ by Ray Oldenburg or *Bowling Alone: America’s Declining Social Capital* by Robert Putnam.

<sup>11</sup> Greater Sydney Commission, *Eastern City District Plan*, 2018, pg. 46 <sup>14</sup> M. Butler & C. Diaz, *Third spaces as community builders*, 2016

<sup>15</sup> Low, S. *Third Places define Us. COVID-19 threatens to permanently upend them*, 2020

<sup>12</sup> Oxford Reference: attributed to Edward W Soja (1996) *Thirdspace: Journeys to Los Angeles and Other Real-and-Imagined Places*

## A3.4 Community needs

The identification of a need implies a “*notion of what constitutes an acceptable minimum standard of personal or community wellbeing*”.<sup>13</sup>The difference between the current condition and the ideal condition is considered to be the 'need'.<sup>14</sup>

There are four established ways of thinking about need that can be considered when establishing a definition of community needs; 'normative need' (need measured against accepted standards or benchmarks), 'felt need' (what a person or community believe the need and want), 'expressed need' (needs people have acted on), and 'comparative need' (the comparison of similar data to establish need)<sup>15</sup>. Understanding the different types of needs helps to robustly assess needs and deliver on them.<sup>16</sup>

### Community needs can be established through:

- Demographic trends and expected community changes
- Existing or planned provisions and the quality of these in the close proximity
- Expected/ideal baselines or benchmarks
- Community aspirations and values
- Engaging with the community



Image 6: Promenade in Barangaroo South.  
Source: Australia Urban Design Awards.

<sup>13</sup>Ife, J. *Community development in an uncertain world: Vision, analysis and practice*, 2016Ife, J., *Community development in an uncertain world: Vision, analysis and practice*. (2nd edition). Port Melbourne: Cambridge University Press (2016)

<sup>14</sup>Australian Institute of Family Studies, *Needs Assessment, 2019*Australian Institute of Family Studies, *Needs Assessment (2019)*

<sup>15</sup>Bradshaw, J. *Taxonomy of social need*, 1972 Jonathan Bradshaw, *Taxonomy of social need (1972)*

<sup>16</sup>This methodology for this Strategy is based on existing data and does not include 'Felt need' (which would generally be identified through community engagement).

## A3.5 Communities of interest

The “community” of Barangaroo is not homogenous. For the purposes of establishing community needs, it is important to distinguish between different types of interests that drive behaviour and use of public space. For Barangaroo, the main communities of interest fall in three broad categories: residents, workers, and the wider community (including visitors). Each of these communities of interest have a different attachment to Barangaroo and have different needs based on their relationship to the place and their demographics.

### BARANGAROO COMMUNITIES OF INTEREST DEFINITIONS

#### Resident community

According to the Australian Bureau of Statistics (ABS), to be counted as part of a ‘usual resident population’ a person has to have lived or intend to live in a dwelling for six months or more of the year<sup>17</sup> <sup>18</sup>. For the purposes of this Strategy, and consistent with the ABS definition, we understand ‘residents’ to be those who live in Barangaroo ‘permanently or on a long-term basis’<sup>19</sup> and could be counted as a Usual Resident in a census.<sup>20</sup>

For the resident community living in high density apartments, community spaces and facilities act as their ‘backyard’. Due to a lack of private open space, the resident community needs ‘third spaces’ and open space near their homes to interact with others, play, explore, exercise and relax.<sup>21</sup>

Central Barangaroo’s multilevel, connected and accessible design will create numerous opportunities for ‘third spaces’ to evolve with the community, especially as part of Level 1.



Image 7: Barangaroo is home to a unique portfolio of extraordinary event spaces against the natural beauty of Sydney Harbour.  
Source: Barangaroo.com.

<sup>17</sup>EconomyID, *City of Sydney Population Types*, n.d.

id Profile, City of Sydney Population Types <http://economy.id.com.au/sydney/population-types>

<sup>18</sup>Australian Bureau of Statistics, *Population Measures Fact Sheet*, 2011  
Australian Bureau of Statistics, Population Measures

<sup>19</sup>Oxford English Dictionary

<sup>20</sup>Note: This definition does not include property owners that do not live in Barangaroo and do not regularly visit Barangaroo for extended periods of time, as they cannot meet the ABS definition of resident. However, their interests should still be considered in decision making.

<sup>21</sup>Greater Sydney Commission, *Eastern City District Plan*, 2018  
Greater Sydney Commission, Eastern City District Plan (2018) <https://www.greater.sydney/eastern-city-district-plan/sustainability/city-its-landscape/delivering-high-quality-open-space>

## Worker community

The ABS defines the working population as people over 15 years old that are ‘employed in the week of the census... and provided their employer’s valid main workplace address’.<sup>2225</sup> SafeWork NSW consider a worker as “a person who carries out work in any capacity for a business or employer or person conducting a business undertaking’. They can be:

- an employee
- a trainee, apprentice or work experience student
- a volunteer
- an outworker
- a contractor or sub-contractor
- an employee of a contractor or sub-contractor
- an employee of a labour hire company.<sup>2326</sup>

The worker community will typically use community spaces outside of work hours or during lunch breaks during the week. This suggests that spaces for relaxation, socialising and relaxation within a short walking distance from the main areas of employment in Barangaroo and near public transport will be important for future community and cultural provision.

## Visitor community

The visitor community are those people who do not work or permanently live in Barangaroo, but who still have an interest in the area as a potential destination and a public benefit. This includes domestic and international visitors, visiting Sydney residents, residents from adjacent suburbs or the rest of Sydney, and community organisations that have a role in making Barangaroo a great place.

This wider community is more transient than the resident and worker communities and as a result require a lower level of provision of community facilities and spaces in terms of support for their wellbeing, but there are other reasons for providing for this group such as supporting a local economy or educating the wider community. This community group is less likely than the worker or resident community to use spaces and facilities on a regular basis. Their main interests may be in activations and spaces that offer educational, cultural, social or creative opportunities in an unstructured and informed way.



Image 8: Enjoying the views at Barangaroo Reserve.  
Source: Barangaroosouth.com

<sup>2225</sup> EconomyID, *City of Sydney Population Types*, n.d.id Profile, City of Sydney Population Types  
<http://economy.id.com.au/sydney/population-types>

<sup>2326</sup> SafeWork NSW, *Worker Obligations*, 2020 Worker obligations, SafeWork NSW <https://www.safework.nsw.gov.au/legal-obligations/worker-obligations>

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## A3.5 Stakeholder views of needs, aspirations & possibilities

Barangaroo is a new and emerging community and as such information on their needs and desires in relation to community and cultural infrastructure is limited. The State government is in regular communication with the City of Sydney Council, as well as partners that are delivering the mixed use development for this community, including some of the key community infrastructure.

The City of Sydney recently provided advice on community and cultural infrastructure based on their Social Strategy 'A City for All – Social Sustainability Strategy Policy', the local demographics and knowledge of community needs and aspirations from their regular community engagement and interaction. The City of Sydney identified 10 key community, recreation and cultural facilities and spaces for consideration in Barangaroo:

1. No net loss of public open space from current approved Concept Plan
2. Minimum canopy cover of 50%
3. Incorporation of Barangaroo into the City of Sydney Harbour Walk project
4. Two multipurpose indoor courts to netball standard
5. A formal outdoor half size sports field with over runs
6. Multi-purpose performance space - Capacity: 120 to 300 people
7. Performance Space Rehearsal space - Capacity: 100-200 people
8. Performance Theatre with fixed seating - Capacity: 500 people
9. Unmarked open outdoor space for 'kick about' use and cultural events - 80x80m
10. Play area for children – possibly nature play to tie in to Barangaroo Reserve

Importantly, the City of Sydney commented that *"New residential developments in mixed use precincts often do not build appropriate sound proofing into the building fabric for the location"*. To ensure that cultural vitality and local vibrancy is not compromised by reasonable residential amenity expectation, impacts need to be anticipated and facilities and spaces need to be planned and designed for purpose from the outset. Many types of community and cultural facilities and spaces have specific height and functional requirements that mean that they cannot simply be retrofitted into standard commercial spaces of a building.

Development partners have an important role in delivering some of the community and cultural infrastructure. In communications with these stakeholders, it is clear that they have an interest in ensuring that facilities are deliverable and also an interest in ensuring that the types of facilities and spaces meet the needs and desires of the local resident and business communities buying or moving into Barangaroo. Some of the key messages expressed by development partners were:

- Desire to see the precinct to develop as a cultural and arts place, building on the strong investment in public art and artworks and the success of exhibitions and events to date
- Desire for small music and entertainment venues that build on the Rocks/Millers Point and provide experiences that complement the Crown Sydney Hotel Resort and restaurants in Barangaroo
- Need for public spaces to be flexible for use as informal active recreation space and occasional performance or gathering space during events
- Rooftops and terraces on the lower buildings in Central Barangaroo are an opportunity for the types of facilities accessed by the public by bookings (courts, gardens or outdoor space)
- Interest in a multifunctional approach to indoor and outdoor spaces, and contemporary community uses
- Activation and programming spaces that are forward thinking, flexible and dynamic

A community consultation exercise was undertaken with the wider Sydney community early in the development that provides insight, particularly into Visitor community desires. The Community Awareness and Attitudes Consultation Research in 2010 found that:

- There was considerable perceived benefit in Barangaroo as a place, with more than three-quarters believing they could personally benefit from Barangaroo
- The top ways in which people felt they could benefit were as a place to take visitors, to enjoy the harbour and new parks, to enjoy with family, to eat out; a place that would make me feel more proud of Sydney
- The main reasons that visitors come to the CBD are:
  - To walk around and to enjoy Sydney Harbour (almost half of respondents)
  - To eat out and go shopping (half of respondents)
  - To go to a major event (one-third of respondents)
  - To see a live show (one-third of respondents)
  - To attend a gallery or museum (over one-quarter of people)
- People visiting the CBD for nightlife and live music scored below 20%, though this may reflect the available venues in the CBD compared to other areas

A woman with curly brown hair is smiling and looking to her left. She is wearing a black tank top and a headband made of several seashells. She is holding a long, shallow wooden tray filled with dark soil, small white flowers, and other natural elements. The background is a blurred outdoor setting with light-colored rocks or driftwood.

“Sydney’s cultural life comes from our collective values, traditions, and visions for the future”.

**Sustainable Sydney 2030 City of Sydney**

## PART B – COMMUNITY NEEDS

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# B1. A diverse and evolving community

This section provides a snapshot of the diverse community at Barangaroo. Understanding the different communities of interest informs the assessment of community needs in Part C of this Strategy.

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## B1.1 Barangaroo community profile

At last count (ABS Census 2016), Barangaroo was home to an estimated 189<sup>24</sup> residents in 95 residential apartments that were within the first two residential buildings completed in Barangaroo South. Barangaroo residents are generally high-income earners<sup>25</sup>, mostly in management and professional occupations<sup>26</sup>. Of the surrounding suburbs, Barangaroo's overall residential profile is most like Milson's Point. High household incomes similar to Eastern harbour suburbs, but with household and dwelling structures more comparable to nearby Pyrmont or Ultimo (with over 75% of households having no children).

Interestingly, the Barangaroo community has a particularly high number of homes with a single adult, including single parent family homes. Over 70% of Barangaroo residents are renting and rental prices are 30%-80% higher than surrounding suburbs. So, while household income is high, there may nevertheless be a need for affordable recreation, entertainment and social activity options, taking the likely reduced disposable incomes after rent/mortgage payments into account. Furthermore, the predominantly single household composition may also suggest a need for greater opportunities for social interaction and "third spaces" locally.

The following resident profile provides an insight to characteristics that have implications for considering the needs for cultural and community spaces within the precinct. An overview of key statistics and estimated projections<sup>27</sup> is provided in the pull out box.

### OVERVIEW OF A GROWING COMMUNITY

**189**

**Current resident population**

**3,500**

**Estimated resident population**

**24,000 permanent jobs**

**Estimated worker population**

**33,000 visitors a day**

**Estimated visitors**

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<sup>24</sup> Australian Bureau of Statistics, 2016 Census QuickStats – Barangaroo, 2017

<sup>25</sup> PwC, Economic Impact Assessment, 2021

<sup>26</sup> PwC, Social Impact Assessment, 2021

<sup>27</sup> Infrastructure NSW, Barangaroo, 2020

## RESIDENT PROFILE

According to ABS Census 2016 data, there were 189 residents living in Barangaroo at the time of the Census. While this dataset is four years old at time of writing (June 2020), the composition and demographic profile of the existing residents and comparable suburbs provides a useful indication of likely community needs into the future. On this basis, it is anticipated that when Barangaroo is fully completed and occupied, its resident profile will be similar to that of the adjacent Sydney CBD and Pyrmont areas compared to the 2016 census year when the development of Barangaroo was in its early stages and residents were only just beginning to move into the precinct.

Even accounting for the transition of Barangaroo, its emerging resident community has some interesting features:

- the number of dwellings occupied was below 60% in 2016, though this would be partly due to the early nature of the development and is expected to be more comparable to Sydney CBD
- around half of all households in Barangaroo are expected to have a single adult, with or without children, higher than the surrounding area
- one parent families are particularly prevalent compared to the Sydney CBD and Metropolitan area
- Barangaroo has a higher proportion of children than the Sydney CBD, more comparable to Pyrmont
- with more than double the prevalence of pre-schoolers in 2016, Barangaroo is expected to maintain a high higher proportion of pre-schoolers compared to the surrounding area

Considering the Barangaroo profile, social and recreational activities in the immediate vicinity are important for the largely single, time-poor, office working community, as are child care centres, creative craft activities and opportunities to unwind through entertainment.

This Strategy considers that the trend of residents who live and work locally will continue, as both the number and types of jobs created as well as the numbers and types of residences completed are likely to continue to increase into the area, attracting a similar demographic profile to the current resident population.<sup>28</sup>

### BARANGAROO RESIDENT COMMUNITY HIGHLIGHTS

- **66% of working adults are managers or professionals**
- **Incomes are generally high, but so are the housing and living costs**
- **Largely home to work age adults, still around 10% of residents will be children**
- **Barangaroo is emerging as the meeting place of Australia's oldest and most recent cultures**

Table 2 below provides an overview of the current resident profile of Barangaroo.

<sup>28</sup> Given the uncertainties of the current COVID-19 situation, this uptake could potentially take longer than expected, but is nevertheless, over time, considered to be a realistic assumption.

**Table 2 - Resident profile (based on ABS Census 2016)**

KEY CHARACTERISTICS	DEMOGRAPHIC PROFILE
<b>Apartment dwelling</b>	Majority of Barangaroo residents live in residential apartments/flats.
<b>Financially secure</b>	Median household incomes of residents are \$3,661 per week (more than twice the NSW State median); median dwelling price is \$2,312,000 <sup>29</sup> .
<b>Localised</b>	The residents of Barangaroo tend to live a localised lifestyle as indicated by low car ownership (average of 0.8 cars per household); and over 41% of residents listed walking as their only mode of travel to work.
<b>Career focussed</b>	<p>The resident community tends to be employed professionals and managers (65%). Furthermore, 83.5% of the population work full time (the highest of any suburb in Greater Sydney) and 69% of residents work more than 40 hours per week.</p> <p>The household composition suggests a resident population for whom access to local jobs and careers is important. More than 90% of the households within Barangaroo are couples without children, with Lone/Single persons closely following; less than 10% of households include children, of these households, the most dominant parental structure is one parent families. In the 10% of households that do have children, those children are young, mostly preschool age.</p>
<b>Culturally diverse</b>	The cultural heritage of the Barangaroo community is rich in diversity, with only 10% of resident's having both parents born in Australia. This mosaic of international cultures is further reflected in the country of birth of residents with only 21.7% born in Australia. Cultures most common in the resident community were Chinese (14.1%), Japan (6.5%), and England (2.5%)

<sup>29</sup>CoreLogic, RP Data Barangaroo Suburb Snapshot, 2020

CoreLogic; RP Data Barangaroo Suburb Snapshot, 12 months to May 2020;

<https://rpp.rpdata.com/rpp/search/address/property/summary.html?q=Barangaroo+NSW+2000&qt=address&view=property&newSearch=true&quickSearch=true&searchWindowId=>

## WORKER PROFILE

*“Barangaroo has become Sydney’s economic heavyweight and at the same time has become a place where people have the capacity to live, work and play within the one vibrant and dynamic precinct.”*

- Sydney Business Chamber Executive Director Patricia Forsythe<sup>30</sup>

Barangaroo has become a natural extension of the Sydney CBD. It is home to a number of major finance, law, management, advertising, tech and consulting companies. These sectors are supported by bustling and diverse hospitality and high end retail businesses. Further, as construction continues there are many labourers and site managers in the precinct on a daily basis for the foreseeable future (2025 and beyond). This means there is a diverse range of workers in professional or managerial roles, labour and trades as well as hospitality and entertainment.

## VISITOR PROFILE

Barangaroo is a magnet for day-trippers and international and domestic visitors in search of cultural experience, dining opportunities, recreational pursuits - and the views of Sydney Harbour. The central location, proximity to Darling Harbour and The Rocks and high quality recreational and cultural offerings has been a drawcard for the 3.65 million people who have visited Barangaroo since its opening in September 2015.<sup>31</sup>

Barangaroo’s commitment to world class design is already attracting international recognition; with international institutions seeking approval from the Foreign Investment Review Board to invest in Barangaroo.<sup>32</sup> Following this international recognition, along with the inclusion of Sydney’s first six-star hotel and Barangaroo South housing the Australian headquarters for a number of multinationals, it is expected that the future visitor profile for Barangaroo will more closely reflect that of the Sydney CBD, rather than the neighbouring destinations of Darling Harbour, or Miller’s Point.

Considering Barangaroo to be a complementary attraction to the existing visitor activity of the Sydney CBD, the following section utilises Sydney CBD visitor data to illustrate the three major visitor profiles expected in Barangaroo.<sup>33</sup>

(N.B. At the time of preparing this report in 2020 and 2021, the COVID-19 pandemic has impacted on the size and frequency of domestic and international visitors to Barangaroo. It is unknown the short or long term impacts of the pandemic across the precinct but the planning principles outlined in this Strategy (refer to Page 13) and broader strategic directions provide a flexible and holistic approach to assist decision making during these uncertain times.)

<sup>30</sup> *Businesses Continue to Flock to Barangaroo – World Class Commercial and Services Precinct a Reality*, 2017

<sup>31</sup> Infrastructure NSW; Central Barangaroo Masterplan; March 2020 draft Infrastructure NSW, *Central Barangaroo Master Plan*, 2020

<sup>32</sup> *New Investment in Tower One at Barangaroo South*, 2015

<sup>33</sup> Destination NSW, *Travel to Sydney Tourism Region Year Ended December 2019, 2020*, Destination NSW, *Travel to Sydney Tourism Region Year Ended December 2019, 2020*

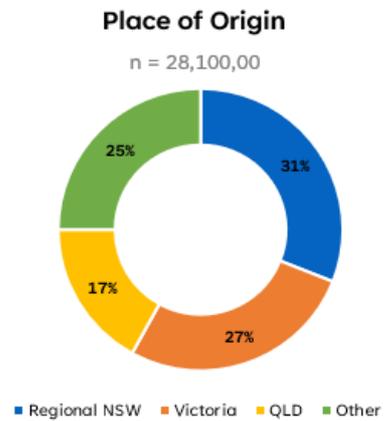
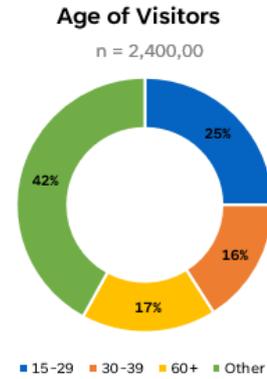
## Domestic Day Visitors to Sydney CBD

Sydney CBD attracts approximately 28 million 'day trippers' per year, according to Destination NSW data for the year ending 2019.<sup>34</sup>

The 'day trippers' to Sydney are relatively young; 41% being between 15 – 39 years old.<sup>35</sup>

As shown in Figure 5, the majority (42%) of domestic day visits to the Sydney CBD are for holidays, however followed by 30% of persons visiting friends and family.<sup>36</sup>

The majority (31%) of people visiting Sydney CBD at from Regional NSW, however closely followed by persons visiting from Victoria (27%) (as shown in Figure 6).<sup>37</sup>



<sup>34</sup> Destination NSW, *Sydney Visitor Profile Year Ended December 2019, 2020*, Destination NSW

<sup>35</sup> *ibid*

<sup>36</sup> *ibid*

<sup>37</sup> *ibid*

Domestic Overnight Visitors to Sydney CBD

Sydney attracts a large number of domestic overnight visitors (12.7 million in the year 2019).<sup>38</sup>

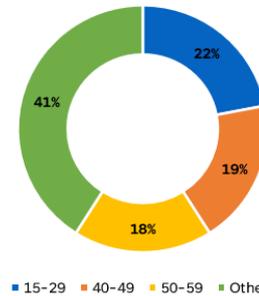
40% of overnight visitors to the Sydney CBD are from regional NSW. Of interstate overnight visitors, Victoria and Queensland make up the largest groups, at 20% and 15%, respectively.<sup>39</sup>

The primary purpose of visiting the Sydney CBD was to visiting friends and relatives (35%), followed closely by persons visiting for business (34%), and persons visiting for a holiday (24%).<sup>40</sup>

Of those who visited the Sydney CBD, the largest cohort was those aged 15-19 (22%), followed closely by 40-49 (19%).<sup>41</sup>

**Age of Visitors**

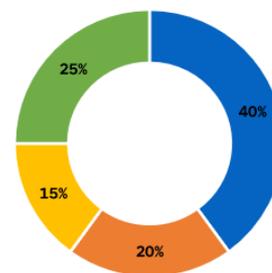
n = 12,700,00



■ 15-29 ■ 40-49 ■ 50-59 ■ Other

**Place of Origin**

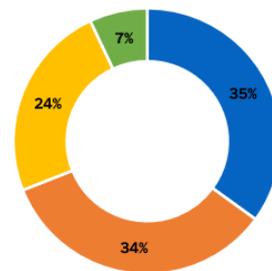
n = 12,700,00



■ Regional NSW ■ Victoria ■ Queensland ■ Other

**Purpose of Visit**

n = 12,700,00



■ Visiting Friends and Relatives ■ Business ■ Holiday ■ Other

<sup>38</sup> Destination NSW, *Sydney Visitor Profile Year Ended December 2019, 2020*, Destination NSW

<sup>39</sup> *ibid*

<sup>40</sup> *ibid*

<sup>41</sup> *ibid*

International Overnight Visitors to Sydney CBD

In the year to December 2019, approximately 4.1 million international travellers stayed overnight in Sydney CBD, with an average length of stay of 20 nights.<sup>42</sup>

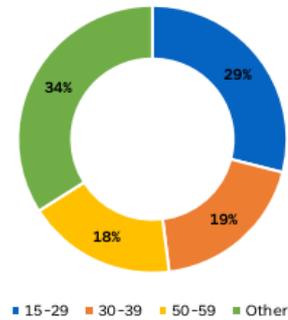
International visitors to Sydney CBD tend to be young adults; 48% were aged 15 to 39 years old.<sup>43</sup>

As shown in Figure 11, the main country of origin was predominantly China (18 % of total overnight visitor base, representing 748,000 people in the year 2019) – some 251,000 more visitors than the second largest visitor base, USA (at 12%).

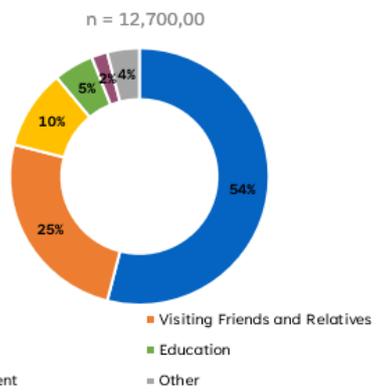
The main reasons to visit were predominantly for leisure - with 79% citing either 'holiday' or 'visiting friends or family' as their main purpose of visit (Figure 12). Only 10% of the total CBD international overnight stays were business related (compared to 34% of domestic overnight stays being business related).

According to Destination NSW, of the 4.1 million international visitors staying in Sydney in the year ending of 2019, 1.5 million of those visitors stayed within The Rocks<sup>44</sup>, and 2.4 million Visitors stayed within Darling Harbour<sup>45</sup>, equating to 95% of all international visitors to the Sydney CBD.

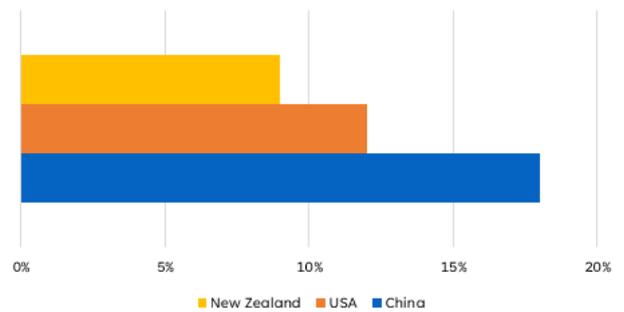
**Age of Visitors**



**Purpose of Visit**



**Top 3 Countries of Origin**



<sup>42</sup>Destination NSW, *Sydney Visitor Profile Year Ended December 2019, 2020*, Destination NSW

<sup>43</sup>ibid

<sup>44</sup>Destination NSW, *Darling Harbour Visitor Profile Year Ended December 2019, 2020*, Destination NSW

<sup>45</sup>Destination NSW, *The Rocks Visitor Profile Year Ended December 2019, 2020*, Destination NSW

## B1.2 Growth projections and trends

Barangaroo is the most significant single change to the fabric of Sydney's Centre since the development of Darling Harbour 30 years ago. It involves a significant reshaping of the harbour foreshore, the expansion of the CBD to the west and mixed use development of commercial, retail, residential, entertainment, health, recreation - and soon community - development.

Barangaroo Reserve was opened to the public in August 2015. The new residential community first started to arrive in 2015, with the completion of the first commercial tower and first two residential buildings. The Barangaroo South precinct is now substantially developed, with design of the final stages being refined, including the creation and embellishment of Hickson Road Reserve and Watermans Cove.

Central Barangaroo and the Cutaway area will complete the renewal project. It is expected that development will be completed from 2025 onwards, following the opening of the Metro station scheduled for 2024.

Current development approvals and population projections for Barangaroo are provided in Table 4 below.

**TABLE 4 - Development and Projections**

BARANGAROO DEVELOPMENT AND PROJECTIONS			
	Residential	Commercial & Tourism	Community & Culture
<b>Gross Floor Area</b> (m <sup>2</sup> )	191,031	399,323	12,000
Typical apartment size (m <sup>2</sup> )	80		
<b>Homes</b> (estimated)	2,388		
	Residents	Workers	Visitors
Dwelling occupancy rate (%)	76.5		
People per dwelling	2.0		
Floor space per worker (m <sup>2</sup> )		17	
<b>People</b> (estimated)	3,650	24,000	33,000
<b>HIGHLIGHTS</b>	<b>over 300 children calling Barangaroo home</b>	<b>over \$2 billion per year to the NSW economy</b>	<b>over 60,000 people in Barangaroo every day</b>

## FORECAST RESIDENT POPULATION PROFILE

Table 5 below provides a projected future resident profile, based on an aggregated average of the 2016 Census Barangaroo profile and the profiles of the adjoining Sydney CBD-Harbour and Ultimo-Pyrmont areas. This acknowledges Barangaroo becoming more like the CBD, but with its own uniqueness.

**TABLE 5 - Barangaroo Forecast Resident Population Profile**

COMPARATIVE SUBURBS					BARANGAROO	
	Pyrmont - Ultimo in 2016	Pyrmont - Ultimo in 2026	Sydney CBD - Harbour in 2016	Sydney CBD - Harbour in 2026	Barangaroo in 2016	Barangaroo in 2026*
<b>Dwelling Occupation</b>						
Occupancy rate of dwellings	94.8	92.3	69.5	79.5	57.8	76.5
Average household sizes	2.25	2.23	1.89	1.94	1.9	2.0
<b>Household Composition</b>						
Couples w/o Children	13.1%	13.0%	9.4%	9.4%	36.5%	19.6%
Couples with Children	31.4%	30.9%	36.9%	33.9%	7.7%	24.2%
One parent families	17.7%	16.8%	2.5%	3.1%	15.4%	11.8%
Lone single	29.4%	30.8%	41.2%	41.6%	40.4%	37.6%
Other Families / groups	8.4%	8.6%	10.0%	12.0%	0.0%	2.8%
<b>Population Service Age Groups</b>						
Babies and pre-schoolers (0-4)	4.2%	3.9%	2.4%	3.1%	8.6%	5.2%
Primary schoolers (5-11)	3.0%	3.4%	1.6%	1.7%	1.6%	2.2%
Secondary schoolers (12-17)	1.9%	2.8%	1.1%	1.8%	0.0%	1.5%
Young adult workforce and students (18-34)	49.1%	44.9%	39.6%	42.3%	39.6%	42.3%
Older adult workforce and parents (35-59)	29.7%	29.5%	34.9%	34.3%	42.2%	35.3%
Seniors and retirees (60 to 84)	11.6%	14.6%	19.2%	15.9%	6.4%	12.3%
Elderly (85 and over)	0.6%	0.8%	1.1%	0.9%	1.6%	1.1%

\* aggregated average of Barangaroo in 2016 and Pyrmont-Ultimo and Sydney CBD-Harbour in 2026

## CONSIDERATIONS OF DIFFERENT COMMUNITY NEEDS – RESIDENTS, WORKERS, VISITORS

The social, recreational and entertainment needs of a person living or working in Barangaroo on a daily basis will be different to those of a person visiting for a day or week. There will certainly be some facilities, spaces and activities which, by their nature, are providing for, and frequented by all three communities,

but others will be more specifically suited to a particular one or two of these communities and not frequently used by the others.

For the purposes of understanding, assessing and recommending strategies to meet needs and aspirations, this Strategy considers first the needs of the local resident and worker communities, and then the cultural needs of the wider community including visitors.

## B1.3 Community values and directions

Although this Strategy does not include a community engagement component to explore values and needs of the community in depth, existing information from previous extensive engagement with the Sydney community offers good insights into the aspirations and desires of the community.

Table 6 on the following page provides an overview on how select aspects of the strategic directions in the Sydney community's Community Strategic Plan (CSP) have been applied to inform the assessment of community needs in this Strategy. While the Barangaroo project touches on a multitude of important aspects across all plans and their components, only those elements of most relevance to the needs assessment in this Strategy have been included below, where the greyed out rows indicate an indirect, but important consideration.

For reference, the relevant aspects of the community's directions identified in the CSP have been mapped to City of Sydney's long-term land use plan, the City Plan 2036 (Local Strategic Planning Statement - LSPS).<sup>46</sup>

**Table 6: Assessment principles based on select planning priorities and community aspirations**

CITY OF SYDNEY LOCAL STRATEGIC PLANNING STATEMENT (CITY PLAN 2036) PRIORITIES	CITY OF SYDNEY COMMUNITY STRATEGIC PLAN (SUSTAINABLE 2030) DIRECTIONS	COMMUNITY AND CULTURAL FACILITY STRATEGY ASSESSMENT PRINCIPLES
<p><b>Creating great places</b></p> <p><b>A creative and socially connected city</b></p>	<ul style="list-style-type: none"> <li>A city for walking and cycling</li> </ul>	<p>The location of all community and cultural facilities and spaces within Barangaroo will be easily accessible via non-dependent car travel (e.g. linking easy access to for pedestrians and cyclists with linkages to nearby public transport interchanges)</p>
	<ul style="list-style-type: none"> <li>A lively and engaging city centre</li> </ul>	<p>As an inner-city suburb of Sydney, Barangaroo will provide a mix of cultural, recreational, and social opportunities that cater for a variety of user groups (and, where possible, within the same space as adaptable, multi-purpose spaces)</p>
	<ul style="list-style-type: none"> <li>Resilient and inclusive local communities</li> </ul>	<p>Cultural and community facilities and spaces in Barangaroo will be welcoming and culturally appropriate places for people to meet up and build connections and sufficient local community facilities will be able to be easily accessed, enabling a resilient and cohesive community</p>
	<ul style="list-style-type: none"> <li>A cultural and creative city</li> </ul>	<p>Barangaroo will provide diverse cultural and creative opportunities that recognise and celebrate the rich history of the harbourside area, including the Aboriginal story of place, as well as showcase new creative themes and creative clusters</p>

<sup>46</sup> Where the CSP documents the community's aspirations for their city, the LSPS documents Council's overall and long-term land use planning directions. Note that the directions in both the CSP and LSPS relate directly to the Liveability outcomes in the Eastern City District Plan. (Greater Sydney Commission).

## B2. Resident and worker needs

This section considers the future population of Barangaroo against benchmark rates of provision for community facilities and spaces.

### B2.1 Infrastructure to meet needs

Local community infrastructure, often referred to as social infrastructure, “consists of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”<sup>47</sup> It includes community and cultural facilities like health and aged care, education, recreation, arts and cultural spaces<sup>48</sup>.

“Social connectors help foster healthy, culturally rich and networked communities that share values and trust and can develop resilience to shocks and stress.”

**Eastern District Plan, pg33.**

#### PLANNING FOR SOCIAL INFRASTRUCTURE

The Infrastructure NSW Cultural Infrastructure Investment Framework is a useful reference in planning for new cultural facilities and spaces. This framework guides infrastructure investments by considering key objectives; competitiveness, sector productivity, organisational sustainability, equitable access and opportunity, and contribution to good development outcomes, and sets connected performance outcomes.<sup>49</sup> This Investment Framework will be considered alongside benchmark guidelines when developing recommendations of this Strategy.

#### IMPORTANCE OF COMMUNITY FACILITIES AND SERVICES

Community facilities and services play a vital role in creating healthy communities, enhancing wellbeing, building social networks and provide a resource for training, employment and personal development.<sup>50</sup> The provision of infrastructure and services is an essential part of supporting the health, social and economic wellbeing and liveability of growing communities.<sup>51</sup> <sup>52</sup> When planning for growing areas the key aims are to ensure that:

- growth areas are sufficiently supplied with community infrastructure;
- community infrastructure is distributed as equitably as possible; and
- community infrastructure is effectively and efficiently configured so that service providers can respond to changing local community needs flexibly over a long time period<sup>53</sup>

<sup>47</sup> Infrastructure Australia, Australia Infrastructure Audit, 2019  
Infrastructure Australia, Australia Infrastructure Audit (2019)

<sup>48</sup> Infrastructure Australia, Australia Infrastructure Audit (2019) *ibid*

<sup>49</sup> NSW Government, Cultural Infrastructure Plan 25+, 2019 NSW Cultural Infrastructure Plan 2025+ (2019)

<sup>50</sup> Victoria Department of Planning and Community Development, A Guide to Governing Shared Community Facilities, 20210 Victoria Department of Planning and Community Development, A Guide to Governing Shared Community Facilities (2010)

<sup>51</sup> Infrastructure Australia, Australia Infrastructure Audit (2019)

<sup>52</sup> Greater Sydney Commission, Eastern City District Plan (2018)

<sup>53</sup> Australian Social & Recreation Research Pty Ltd, Guide to Social Infrastructure Planning (2009)

In new and growing areas like Barangaroo with rapid population growth, lack of established community connections, and limited opportunities for community engagement, planning for community infrastructure can be difficult.<sup>54</sup> However, with a “place-based approach, the characteristics of the community and the location can be brought together in an integrated “person and place” approach that focuses on outcomes for people to create more resilient communities”.<sup>55</sup>

The most important trend in community facilities is co-location through flexible and multipurpose spaces.<sup>56</sup> This means the space can meet diverse needs, support networks through community events, meetings and gatherings; and support the delivery of new and different services.<sup>57</sup> It supports high utilisation of this infrastructure and active places around-the-clock, rather than intermittently used ‘dead spaces’.

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## B2.2 Benchmarking needs

In the absence of universal standard benchmarks that comprehensively cover the range of community and cultural facilities and spaces, the following guiding benchmarks have been developed by analysing the benchmarks established by relevant authorities and industry experts, as appropriate to Barangaroo.

Where benchmarks are consistently relied on (such as, State Library New South Wales benchmarks for libraries), these are adopted. For facilities and spaces for which there are no standard benchmarks, a consolidation of various indicators or standards form a general guidance for the purposes of this Strategy. In the context of its CBD location, all benchmarks applied advocate for local facilities and spaces to be located either immediately accessible (i.e. within 400m) or within a short 10 minute walk of homes and workplaces, depending on the type of facility and nature of its service or purpose.

### NEEDS ASSESSMENT SUMMARY

The following high-level needs assessment considers the community need for each key community facility and use. The need is established based on an estimated total future resident population of 3,500 residents and 24,000 workers located across the Central and South parts of Barangaroo. Further discussion on each type of benchmark is outlined below. The following documents have been reviewed to help inform benchmarking for this Strategy and research method:

- Infrastructure NSW, Building Momentum State Infrastructure Strategy 2018–2038, 2018
- NSW State Library, People Places Guide – A Guide for Public Library Buildings in NSW, 2012
- Infrastructure Australia, Australia Infrastructure Audit, 2019
- Open Space, Sports and Recreation Needs Study 2016, City of Sydney Council, 2016
- Urban Growth NSW, Parramatta Road Corridor Urban Transformation Strategy Social Infrastructure Analysis Report Volume 1, 2016
- Urbis, Telopea Master Plan - Community and Social Infrastructure Assessment, 2017
- Elton Consulting, Social Infrastructure and Open Space Report Area 20 Precinct, 2010
- City of Parramatta, Draft Parramatta Community Infrastructure Strategy, 2019
- Holroyd City Council, Holroyd Community Facilities Report, 2013
- City of Melbourne, Melbourne Community Development Infrastructure Framework, 2014
- Institute of Public Works Engineering Australia, State of Sector Report on Playgrounds – Exploring Park Playground Planning & Management, 2014
- Fitness Australia, Profile of the Australian Fitness Industry Report, 2016
- National Rural Health Association, Factsheet: Doctor Numbers, 2013
- NSW Teachers Federation, NSW Agreement on Staffing of Public Schools 2016-2020, 2016

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<sup>54</sup>Kerkin, K. *Planning Community Infrastructure in a Fast Changing Urban Environment: measuring the social outcomes* (2013)

<sup>55</sup>Australian Social Inclusion Board, *Building inclusive and resilient communities* (2009)

<sup>56</sup>McShane, I. *Community Facilities, Community Building and Infrastructure Renewal – An Australian Perspective* (2006)

<sup>57</sup>Australian Social Inclusion Board, *Building inclusive and resilient communities* (2009)

**TABLE 7 - Summary of benchmarks and needs**

TYPE	EXISTING PROVISION	RECOMMENDED BENCHMARK FOR BARANGAROO	ESTIMATED BASE NEED	RECOMMENDED PROXIMITY FOR ACCESS
	Within Sydney CBD	Based on estimated total population of 3,500-4000 residents and 20,000 workers		
<b>Libraries</b>	2 local libraries 1 state library 3 special libraries	People Places Floor Space Calculator benchmark of one library per 100,000+ people comprising of 28m <sup>2</sup> per 1,000 people, plus 20% circulation space: 34m <sup>2</sup> per 1,000 residents	118m <sup>2</sup> -135m <sup>2</sup> additional library space	Local public library within 10 minutes easy access
<b>Community Meeting Rooms / Halls</b>	3 community meeting spaces (centre/hall/room)	Widely accepted standard for indoor community centres/rooms/halls: 80m <sup>2</sup> per 1,000 residents	280m <sup>2</sup> -320m <sup>2</sup> community meeting space	Centrally located within Barangaroo
<b>Child Care Centres</b>	19 childcare centres	Typical benchmarks in residential areas - one place per 2-5 residents aged 0-5 years old Current provision in Sydney CBD - 5 places per resident aged 0-5 years old (assuming 90 place average)  Recommended provision: 1 place (3.25m <sup>2</sup> ) per resident aged 0-5 years	180+ childcare centre places	Child care within 400m from residences
<b>Play Spaces</b>	4 playgrounds	Parks and Leisure Australia benchmark: 1 park playgrounds per 2,000 residents  Play ground or space within 200m walking distance from residential	2 playgrounds / play spaces / water play	Within 200m easy access from residences
<b>Active Community Sports Field Space</b>	3 parks/reserves with informal field areas	Parks and Leisure Australia local field benchmark: 0.7-0.875 hectares per 1,000 people SGS Economics and Planning and HM Leisure Planning Guidelines for local sports fields: Local sports field - 5 hectares within 1 km of most dwellings  Recommended provision: 0.37 hectares of local informal sports field per 1,000 residents	1.3 hectares of sports field space (capable of 1 full size rectangular sports field 120mx70m or 2 half fields 50mx70m)	Within 10 minutes of residences and workplaces
<b>Active Community Sports Court Space</b>	3 parks/reserves with informal field areas	Parks and Leisure Australia benchmark: 1 outdoor court per 10,000 people (residents/workers) + 1 indoor court per 20,000 people (residents/workers)  Average provision: 1 court per 7,000 people (residents / workers)	4 sports courts	Within 10 minutes of residences and workplaces
<b>Indoor Recreation Spaces</b>	2 indoor bowling 1 indoor golf 44 health and fitness centres	1 gym per 9,000 people (residents / workers) (1,500 members per gym, 17.4% of people being gym users)  1 studio per 15,000 people (residents / workers) (700 weekly places per studio, 4.5% of people active in yoga, pilates, or similar)	2-3 gyms / fitness centres + 2 yoga / pilates / exercise studios	Within 400m or easy transit access from residences and workplaces
<b>Local Medical Centres</b>	28 medical centres 42 specialist clinics	1 medical centre per 3,000 residents + 1 per 10,000 workers (Australian average 120 GPs per 100,000)	2-3 medical centres (15 GPs)	Within 400m from residences and workplaces
<b>Schools</b>	4 primary schools 3 high schools	1 classroom per 24-30 school age residents (assuming 10% of residents are school age)	10 classrooms (7 gov. school classrooms assuming 65.7% share of enrolments)	Primary school within 10 minutes easy access

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## B2.3 Benchmarking explained

### COMMUNITY MEETING SPACES

Community meeting spaces are mostly owned and operated by Councils in the form of community centres, halls and meeting rooms that are booked at below market rates for community groups to meet to socialise and share interests and hobbies, make arts and crafts, learn through creative arts or health courses, exercise through health and fitness classes and much more. As shown in Table 7 above, there will be a sufficient resident population in Barangaroo for a medium-large sized (circa 400m<sup>2</sup>-1,00m<sup>2</sup>) community room, sufficiently sized to also be used for yoga, martial arts, or the like.

Not for profit organisations may also provide halls, studios or spaces for community social, cultural, recreational and educational betterment. These are particularly common for arts and craft, traditionally through Schools of Arts halls and more recently through creativity studios, the makerspaces. There is a growing demand for these spaces in Sydney, particularly on the western side of the City.

There are numerous other forms of community facilities and spaces, operated by government or not-for-profit organisations which provide for the physical, social, cultural or intellectual development or welfare of the community, as illustrated in the case study below.

### CHILD CARE CENTRES

The need for childcare centres is calculated by looking at the number of children in the area and how many of these are likely to require child care services based on factors such as working population and household structure. Barangaroo has a high concentration of workers and, in addition to young single adults, is also likely to be home to working parents of young children that are choosing to live in high-density homes. The rate of childcare centres within the Sydney CBD is 10 times the benchmark used for residential areas.

For good reason, Child Care Centres are generally heavily regulated premises and secure in character and operation. Whilst valuable as an urban land use, the access, security and outdoor open space requirements of a Child Care Centre mean that they do not always integrate well in dense mixed use environments. The spatial and operational requirements of the Child Care Centre typology also means that the building is single use only and not generally flexible and adaptable to a range of other potential uses. The size, operation and limitations on the flexibility of use make a Child Care Centre an inappropriate use for Central Barangaroo.

### INDOOR RECREATION FACILITIES

Indoor recreation spaces provide the community with single and multipurpose spaces and courts, with a variety of playing surfaces and equipment for activity, play, competition and fitness<sup>58</sup>. They are particularly important in denser urban areas where land for outdoor equivalents is not readily available and high cost. While the benchmarks typically are used to calculate need based on the resident population, in the case of Barangaroo the substantial worker population should also be taken into consideration in determining need for recreational facilities.

Parks and Leisure Australia suggest the following benchmarks which can be applied to the entire Barangaroo population, inclusive of residents and workers:<sup>59</sup>

- Indoor Courts: 1 space per 20,000 people
- Indoor Sports Centre: 1 space per 50,000-100,000 people

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<sup>58</sup>65 City of Parramatta, *Draft Community Infrastructure Strategy (2019)* City of Parramatta, *Draft Community Infrastructure Strategy, 2019*

<sup>59</sup>66 Parks and Leisure Australia, *Guidelines for Community Infrastructure, 2012*

- Playspaces - 1 per 2,000 people

In the case of Barangaroo, with constrained opportunities to achieve indoor courts within buildings, and where highly activated spaces are sought, outdoor courts, covered or uncovered may be more suitable.

### OUTDOOR ACTIVE RECREATION FACILITIES AND SPACES

One of the NSW Premier's top 10 priorities is to provide great public spaces - including parks and sports fields which support our health and well-being and are at the heart of everyday life. The NSW Government acknowledges that *"people with access to green and public places are healthier and happier than those who don't"*. 50% of Barangaroo (11 ha of the 22 ha precinct) will be delivered as public open space, including the 6 ha completed Barangaroo Reserve, foreshore open space and other parks and spaces.

These provide significant new opportunities to locals, workers and visitors for walking the foreshore, Australia's highest participation form of exercise. There is a need to provide open field areas for active recreation such as ball sports, for residents on the weekend and workers on lunch breaks. The landscape and high presence of people in Barangaroo prevents the possibility of multiple formal fields, however the large open area, Stargazers Lawn, within Barangaroo Reserve provides for informal ball sports, such as workers playing lunchtime touch footy or residents getting together for a casual game of soccer on the weekend. Opportunities can also be explored further in consultation with the community as part of the planning and ultimate design of the Central Waterfront Park.

### PLAYGROUNDS AND PLAY SPACES

Parks and Leisure Australia benchmarks indicate that 2 playgrounds for children should be provided within Barangaroo, however it is noted that the benchmark is based on total number of residents and does not take into account the proportion of residents that are children. Barangaroo does not have a high proportion of households with children and will likely have around 300 children, mostly young, when it is fully occupied. However, Barangaroo is already proving to be a destination for school aged children, on excursions or on weekend day visits. It is considered that a single larger playspace would be more suitable and serve the needs of both the local community and visitors. Noting that many of those children living within Barangaroo are preschool age, it would be appropriate to provide for some medium of play and sensory experience, potentially integrated with public art that also serves as an attraction. Playspaces should be well designed, suitably themed and relevant to interpreting the multilayered cultural significance of the site. Playspaces would be well suited to the Central Waterfront Park, which could be explored further in consultation with the community.

### LIBRARIES

According to a recent 'Future Libraries' study by ARUP *"Libraries are going through a renaissance, both in terms of the social infrastructure they provide and in terms of a diversification of the services and experiences they offer... In communities they are evolving into hubs for education, health, entertainment and work."* The revitalised role of libraries as important 'third spaces' is illustrated in the case study below.

Needs assessments for libraries identify community wants and needs, assessment of socio-demographic indicators, comparing services to other similar communities and assessing the size of need against the size of the community. Typically, one library should be provided per 100,000+ people comprising 28m<sup>2</sup> per 1,000 people, plus 20% circulation space. As the Barangaroo area will be home to an estimated 3,500 residents, a full library service is not warranted. Notwithstanding this, the nearest libraries of Customs House and Town Hall are between a 15-20 minute walk and may not be able to fully service all future residents within Barangaroo. Accordingly, it may be appropriate to consider a small knowledge or library hub within the precinct.

## HEALTH SERVICES FACILITIES (LOCAL GPs)

Community health service facilities provide important primary medical care for local communities. They are a critical part of the healthcare mix alongside hospitals, specialist care and residential care, but are often under-provided and poorly supported.<sup>60</sup> These centres need to be accessible to the community and provide a comprehensive set of services in order to meet the needs of the community.

The availability of General Practitioners is assessed by region and is defined as the number of full time GPs per 100 000 people. The 2017-2018 availability in NSW was 4,026 GP's per 100,00 people (meaning each GP is responsible for approximately 24 patients)<sup>61</sup>. On average in major Australian cities there are about 110 GPs per 100,000 people<sup>62</sup>.

## PLACES OF PUBLIC WORSHIP

Places of public worship contribute to the community's wellbeing, through social connectedness and contribution to culture, as well as spiritual well-being. There are some existing worship facilities located within walking distance of Barangaroo. There has been a trend towards places of public worship renting spaces and in a highly urbanised setting community centres and halls play an important role in providing opportunities for services or prayer.

## EDUCATIONAL ESTABLISHMENTS

Additional school space, particularly government primary school spaces are required within the catchment of Barangaroo. The NSW Government is currently undertaking an upgrade of the Fort Street Public School to expand capacity.

## GOVERNMENT SERVICES

Barangaroo has reasonably convenient access to Council and other government service centres, as well as police stations.

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<sup>60</sup> Rosen, A., Gurr, R. & Fanning, P. *The future of community-centred health services in Australia: lessons from the mental health sector*, 2010 Rosen Alan, Gurr Roger, Fanning Paul (2010) *The future of community-centred health services in Australia: lessons from the mental health sector*. Australian Health Review 34, pg. 106-115.

<sup>61</sup> Australian Government Productivity Commission, *Report on Government Services - Primary and Community Health*, 2019 Australian Government, *Primary and community health - Report on Government Services (2019)*

<https://www.pc.gov.au/research/ongoing/report-on-government-services/2019/health/primary-and-community-health>

<sup>62</sup> Grattan Institute, *Mapping primary care in Australia*, 2018 Grattan Institute, *Mapping primary care in Australia (2018)*

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# B3. Visitor and local cultural needs

This section discusses the needs of the visitor community in relation to key facilities and spaces.

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## B3.1 Valuing culture and creativity

Barangaroo is an important part of Sydney's 'cultural ribbon', a nature and cultural walk linking Sydney's cultural landmark institutions, stretching along the harbour foreshore from Darling Harbour to Woolloomooloo Bay. Located on the western edge of the Sydney CBD, adjacent to the popular visitor destinations of Darling Harbour and Pyrmont, the redevelopment of Barangaroo has provided the unique opportunity to provide different cultural experiences, with a particular emphasis on the local Aboriginal culture.

While there are no clear established industry benchmarks for cultural facilities and spaces (as these largely also depend upon commercial viability) the general need for arts and culture as an integral aspect of a city's liveability and appeal is well understood. This section explores the gaps in the types of cultural facilities and spaces provided in Inner Sydney, which are then spatially analysed in the context of the CBD in subsequent sections.

### IMPORTANCE OF ART AND CULTURE FOR A GLOBAL CITY

*"A city and its global status rest on four pillars — economic, political, educational and cultural... The vigour of its culture not only defines the city for its citizens, but draws in the kind of creative and educated global citizens who can choose to live anywhere in the world."<sup>63</sup>*

Global cities dominate popular culture through their powerful media and creative industries. Their high art, fine restaurants and vibrant nightlife help attract and retain talented workers.<sup>64</sup>

The Barangaroo Public Art and Cultural Plan (2015) identifies objectives for transforming Barangaroo to a celebrated cultural destination raising Sydney's international image:

- To make Barangaroo a major cultural destination
- To develop a diverse and rich character
- To contribute to a meaningful sense of place for a wide range of audiences
- To activate the site throughout the day and night
- To recognise the site's various characters: commercial, recreational and residential
- To create vibrant, changing experiences through a mix of permanent and temporary works.

**"Now Barangaroo is set to become Australia's next great creative stage. With significant works of public art and inspirational cultural programming, it will become the new picture postcard image of Sydney, recognisable the world over.**

Barangaroo Public Art and Cultural Plan (2015)

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<sup>63</sup> Richard C. Longworth, *The Chicago Council on Global Affairs, On Global Cities*, (2015)

<sup>64</sup> SMH, *The cities that run the world*, (2017)

These objectives are supported by a large body of knowledge, that testifies to the role of the arts in promoting tourism, bringing the community together, supporting local economies and enriching people's lives.

The Arts Council of Australia's Overview of Australian Arts in 2015 highlighted the growth in arts tourism. *"There has been 19% growth over the past four years, with 2.4 million international visitors to Australia in 2013–14 engaging in arts tourism. More than one in four international visitors visit galleries or museums, similar to the levels in the UK and USA."*

Arts and culture are a heavy lifter in bringing community together and building social cohesion. According to Infrastructure Australia, arts and cultural infrastructure promotes social cohesion in our communities by facilitating shared experiences, promoting a sense of place and providing insight into our local and national identities<sup>65</sup>. The soft power of the arts and culture also resonates with an international audience.

***"The loss of cultural spaces threatens the long-term prosperity of world cities, striking at the heart of what makes them unique – their rich cultural offer, their cosmopolitan mix of people, and their ability to innovate."***

*Justine Simons OBE, Chair, World Cities Culture Forum, Deputy Mayor for Culture and the Creative Industries, Mayor of London's Office*

The London Arts Creative Neighbourhoods Program research concluded that there are four key community outcomes of arts and cultural infrastructure:

- A common vision and sense of belonging
- Appreciation and positive valuation of the diversity of people's backgrounds and circumstances
- Similar life opportunities for those from diverse backgrounds
- Strong and positive relationships between people from different backgrounds<sup>66</sup>

The arts and culture sector also has a significant economic impact at the local, state and national level. On the local scale, a well-supported arts and cultural sector provides local employment and income opportunities for artists, attracts visitor spending and builds local capacity.<sup>67</sup> This, along with a bustling arts and cultural sector in our major cities, translates into the sector contributing \$4.5 billion annually to the state economy and \$111.7 billion to the national economy.<sup>68</sup>

On an individual level, the role of community and cultural facilities and spaces is well acknowledged as an important part of an enriched life for many. For example, in 2017-18, over 82% of Australians attended at least one arts and cultural venue or event<sup>69</sup>, and 97% of NSW residents engage with the arts in some way<sup>70</sup>. Research by the Australia Council for the Arts also shows that this engagement in arts and culture improves life satisfaction and brings meaning to lives.<sup>71</sup>

***"Creativity is not measured only by the number and quality of our cultural venues and infrastructure. It is evident in the city's street life, in expressions of creativity in the public domain (and its virtual equivalents), and in memorable precincts that offer a range of large- and small-scale activity, interaction and experiences."***

*City of Sydney Creative City Cultural Policy*

<sup>65</sup> Infrastructure Australia, *Australia Infrastructure Audit*, (2019)

<sup>66</sup> Carpenter, Evelyn. *Out of the hopeless box: Creative neighbourhoods – an evaluation*, London: Arts Council England. (2013)

<sup>67</sup> Castanet, *Ripple Effect: Valuing the Arts in Communities*, (2014)

<sup>68</sup> Australian Government Bureau of Communications and Arts Research 2017, *Cultural and Creative Activity in Australia 2008-09 to 2016-17*, Australian Government, Canberra 2017

<sup>69</sup> Australia Council for the Arts, *Arts and Cultural Attendance and Participation, 2018 Australia Council 2018, Arts and Cultural Attendance and Participation*, Australia Council

<sup>70</sup> Australia Council for the Arts, *The National Arts Participation Survey: State and Territory Results*, (2017)

<sup>71</sup> Australia Council for the Arts, *Arts Nation: An Overview of Australian Arts, 2015 Edition*, Sydney, Australia (2015)

## INVESTMENT IN ART AND ACTIVATION

Recognising the importance of art and culture to Sydney's global status and tourism, a substantial investment is being made to art and programmed events in Barangaroo's public spaces. This includes:

- Public art and art integrated into building facades achieved by financial contribution from all development which has raised over \$34 million to date
- Artworks in public areas of buildings, such as the Crown Sydney Hotel Resort which is investing in over 1,700 artworks and considering gallery space for emerging artists
- Annual events including Vivid Sydney, Sydney Festival, Australia Day Festival, NAIDOC Week, Harmony Day and Sydney New Year's Eve Event.
- Activation activities for public spaces, including programmed events, tours, street performances and art installations which are funded by an on-going Estate levy on building tenants

Fixed cultural institutions, destination venues and indoor cultural spaces will supplement these investments and complete the cultural ambitions for Barangaroo. These are the venues desired by the visitor community and offer the cultural experiences sought by a global citizen.

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## B3.2 Types of cultural facility needs

### CULTURAL EXHIBITION SPACES

The Draft Central Barangaroo Master Plan states “The vision for Central Barangaroo emphasises culture as a key project driver. The land use planning of the urban development will integrate targets for cultural uses that will embed cultural facilities and institutions within Central Barangaroo. These will add to and complement existing institutions and build on the City of Sydney’s “Cultural Ribbon”.

As stated in its 2018 Infrastructure Strategy, the NSW Government intends to develop the Cultural Arts Ribbon. INSW proposes the following core cultural components for Barangaroo:

- a new Australian Centre for Indigenous Culture with art gallery and performance spaces
- a new Australian design centre
- a landmark public art commission

The community’s culture, heritage, skills, passions, environment, rate of participation and facilities all contribute to unique cultural needs. As a result, it is difficult to apply a uniform approach to infrastructure planning, development and redevelopment in these communities for the arts. Rather a holistic assessment of current or planned provisions and understanding the ‘Felt Need’ (what a person or community believes they need and want) through in-depth community engagement is required.

### CULTURAL PERFORMANCE AND ENTERTAINMENT VENUES

The City of Sydney strongly supports the arts and sees creativity as a critical part of the City as a global city. This view is supported by our research and comparative analysis of the City’s provision of cultural performance and entertainment venues with Melbourne and two comparable global cities of Singapore and San Francisco. Key highlights from the comparative analysis of performance theatres and venues include:

- Sydney would benefit most from additional small venues, less than 300 person capacity in size
- Most of the small performance venues are located in the inner-city suburbs around the CBD with only 4 of the 37 small venues located within the Sydney CBD area (including The Rocks, Millers Point, Walsh Bay and Barangaroo)

While this Strategy does not specifically examine live performance venues within bars and pubs, it is understood that the live music scene has declined in the CBD as a result of the ‘Lock-Out’ laws which has only recently been relaxed. These restrictions on night trading in Sydney CBD and Kings Cross saw a shift in focus away from the CBD into the surrounding inner Sydney suburbs such as Newtown and Marrickville. In its submission to the 2018 Parliamentary Enquiry, the National Association for the Visual Arts said *“For a city that prides itself on its national and global reputation as a place of innovation and sophistication, Sydney’s alarming drop in liveability and cultural attraction is cause for great concern.”* With its emerging prominence, Barangaroo can play a part in improving Sydney’s entertainment attraction.

### CULTURAL PARTICIPATION FACILITIES

Cultural participation facilities are the spaces and places that invite people to take part in art and cultural activities. These are spaces that allow creative expression like dance studios, dance halls, performance rehearsal spaces, music studios, karaoke, comedy clubs, night clubs (see definition Table 1 above). Both commercial premises and community facilities (including non-profit operated facilities) are an important part of the creative and cultural city.

Australia Council for the Arts reports that almost half (46 per cent) of NSW residents are creatively participating in the arts and culture<sup>72</sup>. This indicates that participation spaces are important for wellbeing and the sector.

Again, while there are no established benchmarks for cultural participation facilities the need for these spaces depends on the community's unique culture, heritage, skills, passions, environment, rate of participation and other nearby facilities. For Barangaroo, there is an opportunity to provide for a suitably designed small space that could then be left to the market to determine whether its use as a live entertainment venue is either for watching performances (such as a comedy club or jazz bar) or participating in the performance (such as dance clubs or karaoke bars). The locational, space and acoustic design requirements for these two types of venues (separated mostly by planning definitions rather than their nature and contribution to the cultural scene) would be similar.

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<sup>72</sup> *NSW Cultural Infrastructure Plan 2025+ (2019) ibid*



Barangaroo is place-making in progress, an evolution of exceptional infrastructure, design and architecture, public spaces, and experiences.

**Infrastructure New South Wales**

**PART C – INFRASTRUCTURE AND ACTIVATION**

# C1. Existing community facilities and spaces

This section provides a spatial analysis of existing community facilities and uses in Barangaroo and adjacent areas of Sydney CBD.

## C1.1 Mapping of existing community facilities and uses

### INDOOR MEETING SPACE

There are currently three community meeting spaces in the Sydney CBD area, all three located towards the north of the City. Two are in Millers Point, the small Harry Jensen Community Centre and Abraham Mott Hall, and a community room is co-located within the Customs House Library building at Circular Quay. It is noted that while there is a general trend toward large, centralised multipurpose centres, this is not the case in the CBD and it is probably not necessary to provide larger spaces capable of large community events and functions in the CBD environment given the high provision of suitable venues by the private sector.

Based on the widely used rate of provision, the resident population of Barangaroo would support the case for providing a 400m<sup>2</sup>-1,000m<sup>2</sup> multipurpose community meeting room or hall locally within Barangaroo. This would be suitable for meetings, workshops and health/fitness classes. The facility should be a public asset, ideally managed by Council for casual bookings at a low cost rate.

The location of a meeting room within the attractive harbour foreshore setting of Barangaroo is important to ensure that it is generally available to the intended target resident community (as well as local workers). Ideally, a community meeting room should be located



away from the waterfront where it would be under pressure for hire for private events and functions. A quieter, accessible ground floor position within Central Barangaroo would be suitable. Ideally, a community meeting room should be multipurpose and co-located with other local Community Uses or facilities to create a civic 'destination' or 'anchor' for the local community.

### **OUTDOOR WORK / MEET SPACES**

There is a growing trend toward outdoor work or meeting spaces, provided in either the private or public realm. Considering the size of its workforce, the Sydney CBD does not have many spaces that could function as an outdoor work / meeting space - five identified around the fringes of the CBD. With Barangaroo's significant worker community of over 24,000 people, it is well positioned to fill this gap on the western side of the CBD. If designed well, these 'hang out' spaces would likely be well used by the worker community during business hours, as well as the local resident community after hours and on the weekends.

### **COMMUNITY GARDENS**

One community garden currently exists within the Sydney CBD, at Millers Point. A community garden could be located within Barangaroo at ground or above ground level or at a podium level. Community gardens require an interested community who can actively drive the project, which is often difficult to gauge ahead of a resident community moving in. A temporary 'pop-up' community garden would provide the opportunity for the new community to meet and get to know each other, engendering a sense of belonging and community.

In addition, Community Gardens are an opportunity to create an Indigenous designed and managed rooftop garden at Central Barangaroo. As a publicly accessible rooftop terrace, the garden could play many roles, including educational, entertainment, environmental, employment, urban food production and local amenity.

### **LIBRARY FACILITIES**

There is one state, two local and three special purpose libraries in Sydney CBD. The two local libraries, Customs House Library and Town Hall Express Library, are within a 10-12 minute walk of Barangaroo and provide residents with access to reading material, borrowing material, information and access to the internet.

### CHILD CARE CENTRES

The Sydney CBD has a very high provision of centres based child care facilities, more than 10 times the typical benchmark provision for metropolitan residential areas, owing to the utilisation of these services also by the workforce. There is currently a total of 19 child care centres dispersed throughout the CBD, with the notable omission of any centre north of Bridge and Grosvenor Streets in the Rocks and Circular Quay area.

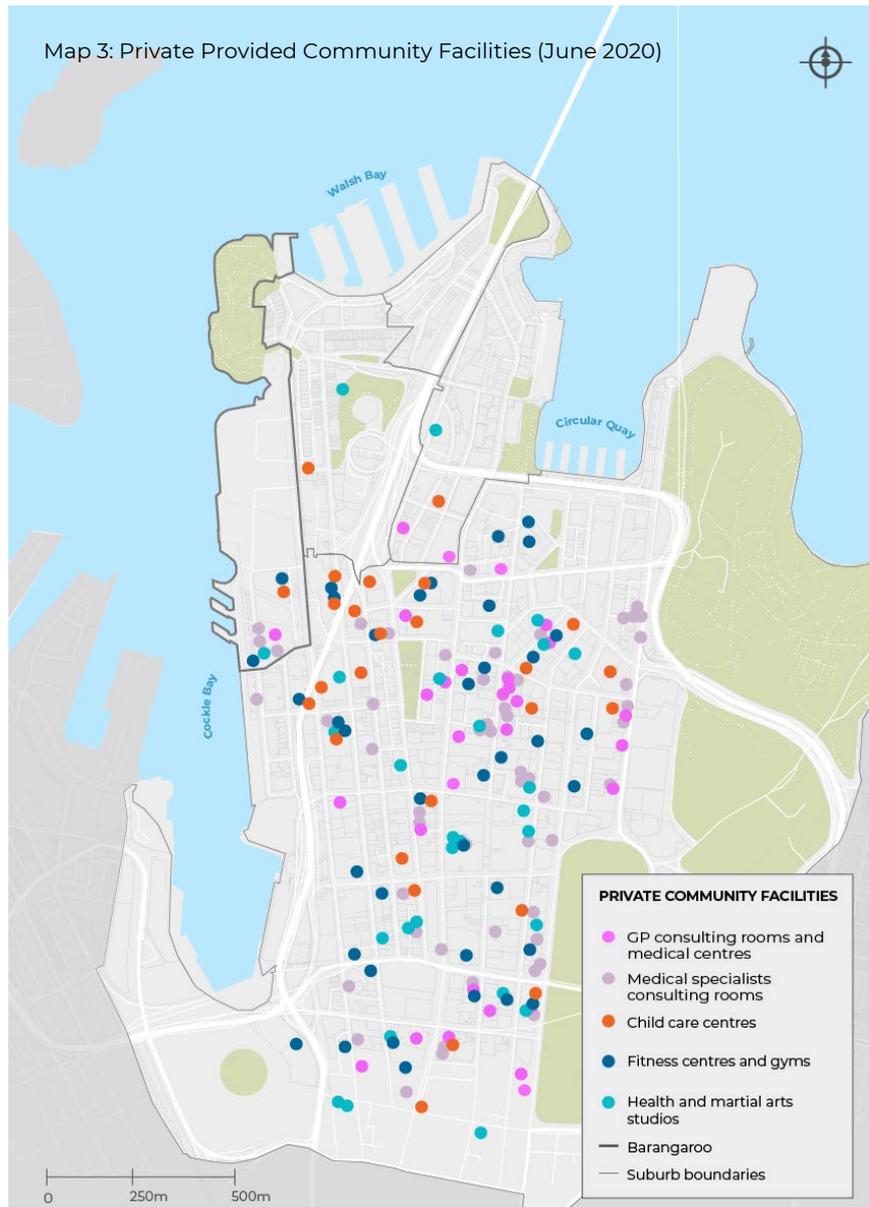
One large 108 place centre is located in Barangaroo South. Two other centres are located within a short (200m-400m) walk of Barangaroo apartment and office buildings, to the south and east. Additional Child Care Centres are unlikely to be required within Central Barangaroo, due to the significant supply provided by nearby centres within the CBD.

### HEALTH AND FITNESS FACILITIES

Based on participation rates, the indoor recreation facilities in Australian urban cities most in demand are facilities for exercise. These include health studios for yoga, pilates, tai chi and martial arts, as well as gyms and health and fitness centres that also have studio spaces for exercise classes. There are 27 fitness centres or gyms dispersed across the Sydney CBD and 28 health studios. There is a greater concentration of both these types of facilities south of Bridge and Grosvenor Streets. Two fitness centre gyms and one yoga/pilates studio are currently provided in Barangaroo South. There is a clear gap in the Central Barangaroo and adjacent Millers Point area and an opportunity to meet further increased demand by the provision of another health studio and an additional gym in Central Barangaroo. A third gym would be expected to be viable in Barangaroo.

### HEALTH SERVICE FACILITIES

GP practices provide an essential local service to resident communities. The Sydney CBD has 27 medical centres or GP consulting rooms, of which all but one is located south of Bridge and Grosvenor Streets. Two medical centres have been provided in Barangaroo South to date. There is a gap in the provision of local GPs toward the northern end of Barangaroo and Millers Point and capacity for an additional medical centre in Central Barangaroo. The CBD provides a wide range of specialist medical consulting rooms, a day surgery and hospital emergency department. Two specialists are located within Barangaroo South. While it is not necessary for specialists to be within close access of local communities, Barangaroo may be suitable for locating further medical specialist consulting rooms.



## PASSIVE RECREATION AREAS AND PLAYSPACES

Barangaroo provides a significant addition to the open space and recreation areas of Sydney CBD, meeting the passive recreation and play needs of the resident, worker and visitor communities. There are currently 17 parks and reserves, concentrated mostly to the east of the CBD in the Domain and Hyde Park.

As shown on Map 4, smaller parks and public open space areas are scattered through the north of the CBD and Tumbalong Park in Darling Harbour is in the south-east. Barangaroo Reserve was opened to the public in 2015, transforming one of the city's oldest industrial sites into a spectacular, 6 hectare headland open space on the eastern side of the CBD. On completion of the redevelopment of Barangaroo, a further 5 hectares will be delivered as public domain, most of which will be foreshore public open space. The total foreshore green space in Barangaroo will amount to approximately 11 hectares of recreational space and foreshore walking trail on the eastern side of Sydney CBD with potential for very high passive recreational value and use.



With Barangaroo Station opening in 2024, it is expected that the foreshore setting and position will make it a very busy place frequented by visitors, as well as the local resident and worker communities. Six playspaces are currently provided in the Sydney CBD, four of which are conventional small playgrounds located in Millers Point and the Rocks.

Industry benchmarking suggests that 2 additional playgrounds are required in Barangaroo, though this may be provided in a different form of playspace that caters well for a larger volume of users and is an attraction feature in Barangaroo.

## ACTIVE RECREATION FACILITIES

There are presently 6 outdoor fields or courts located in the north and east of the CBD. There are also three indoor recreation facilities; two for tenpin bowling and one for indoor golf. There are no indoor sports courts located in the CBD. An Open Space, Sports and Recreation Needs Study commissioned by the City of Sydney in 2016 identifies that demand for sporting facilities exceeds supply, City Centre sport and recreation opportunities such as lunch time field and court sports are under pressure and the City is

experiencing changes to the way sport is played with more casual “show up and play” increasing in the popularity. The central (Wynyard) areas of the CBD and western CBD area extending into Barangaroo South are notably lacking in access to lunch time or after-work field and court spaces.

Barangaroo Reserve includes the Stargazer Lawn, a level surface capable of use as an informal ‘kick about’ sports field. There are opportunities to provide a second informal field within the proposed waterfront park in Central Barangaroo.

### **PLACES OF PUBLIC WORSHIP**

Community and religious groups play an important role in providing social support and networking for the community and the use of community and religious spaces is commonly used interchangeably. There are currently 13 places of public worship within the Sydney CBD, generally located within four clusters from Millers Point to Town Hall. It is possible to provide space for a place of public worship within Barangaroo. The provision of a community meeting room facility of sufficient size would provide the flexibility for use of that space intermittently by community groups for prayer or religious gatherings. Commercially operated function spaces are also more commonly being hired for weekly services or prayer meetings.

### **EDUCATIONAL ESTABLISHMENTS**

The Sydney CBD houses 13 university satellite campuses and a large cluster of recognised training providers concentrated in its centre and south-west. These provide Barangaroo with a very high level of access to tertiary education opportunities. Schools, particularly primary schools are essential to service new children residents of Barangaroo locally. There are three high schools in the CBD, away from Barangaroo to the south and east, though it is generally accepted that high school students might travel by public transport to school. Importantly, there are four primary schools in the CBD. Fort Street Public School is located within a short walk of Barangaroo and is currently being upgraded and expanded to increase student capacity.

### **GOVERNMENT SERVICES**

Three government service centres that provide services and assistance to the public are located in the Sydney CBD - Council, Service NSW and Centrelink. Two police stations are located at The Rocks in the north and Chinatown in the south and various courthouses are located in the east and south. There are two clusters of Federal and State government departments and authorities located in the centre and south of Sydney CBD.

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## C2. Existing cultural facilities and spaces

**Barangaroo can make a significant contribution to the cultural facilities of the Sydney CBD, providing new cultural offerings in an area of the City that before now has not been part of the public cultural scene.**

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### C2.1 Mapping of existing cultural facilities

#### CULTURAL EXHIBITION VENUES

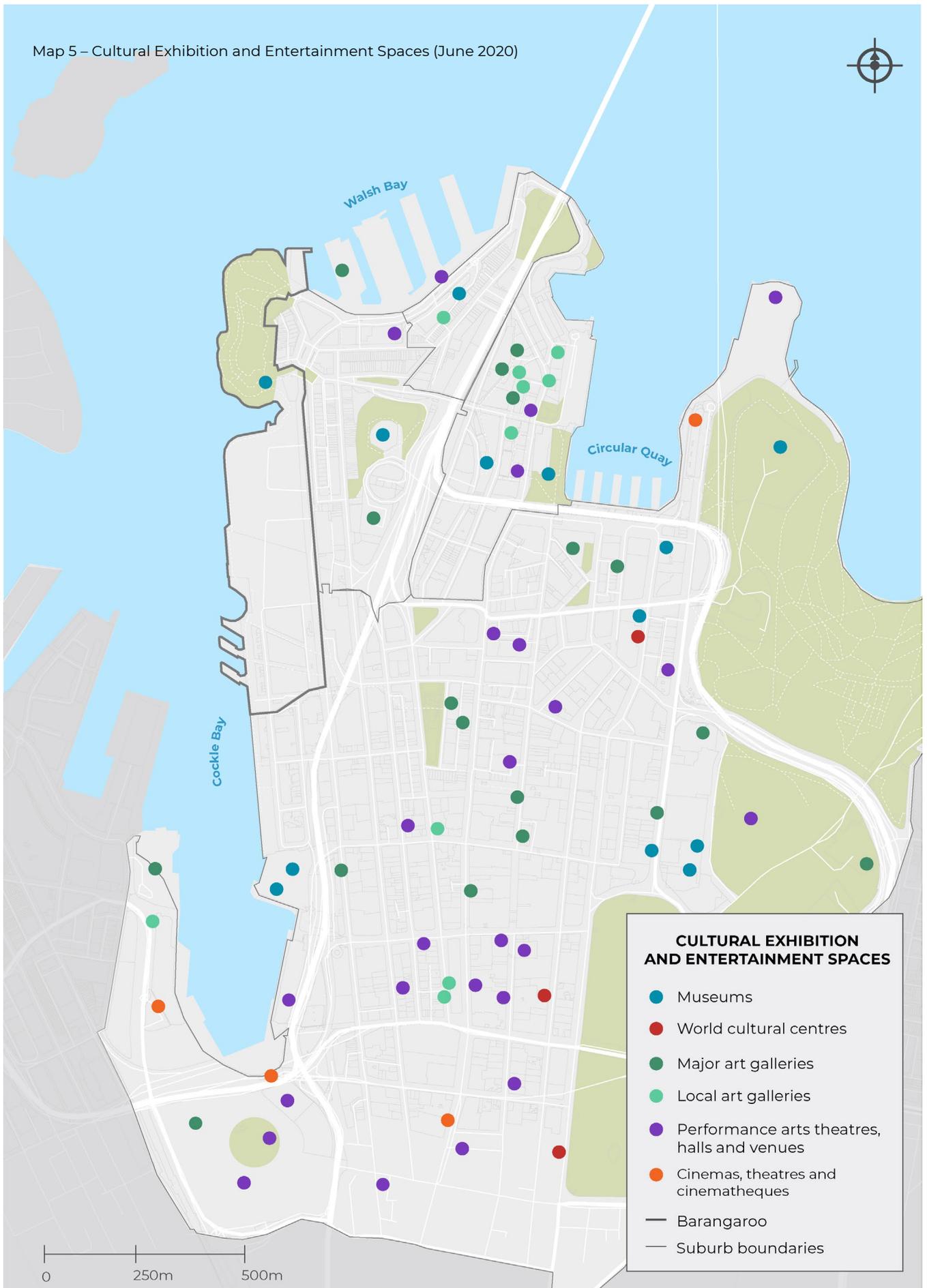
The Sydney CBD is home to many of Sydney's exhibition spaces, which include 12 museums, 17 major art galleries, 10 small art galleries and 3 world cultural centres. There is currently no exhibition venue with a specific focus on indigenous culture and there are less cultural facilities provided on the western side of the CBD. Barangaroo can play a major part in realising the vision for a "Cultural Ribbon" around the CBD by providing a major cultural venue, in addition to the Wululgul Walk – Barangaroo's part of the 14 km harbour foreshore walk between cultural institutions. In addition, Infrastructure NSW is pursuing an Eora Journey experience in partnership with the City of Sydney and landmark public art for Barangaroo.

#### CULTURAL PERFORMANCE AND ENTERTAINMENT VENUES

Almost one-third of inner-Sydney's performance venues are located in the CBD. These 23 performance venues include a range of performing arts theatres, halls and spaces. They also range from very small jazz clubs and cabarets to large musical production and classical concert theatres. With the exception of the Sydney Opera House, The Wharf 4/5 Theatre and Abraham Mott Centre, venues are generally located toward the centre and south of the CBD. The large open space areas provide an opportunity to provide outdoor or open air space for temporary performance. Central Barangaroo would also be an ideal location for a small, niche theatre with a different offering.

There are currently four cinema theatres in Sydney CBD, three in the southernmost extent of the City centre and one in the east at Opera Quays. There are no cinemas within easy walk of the western side of the CBD and a small cinema or cinematheque with a specific theme or edginess that scenes a mixture of experimental, educational, cultural and mainstream films would complement the cultural scene in Sydney, provide a unique point of interest within Barangaroo and provide entertainment to the local community.

Map 5 – Cultural Exhibition and Entertainment Spaces (June 2020)

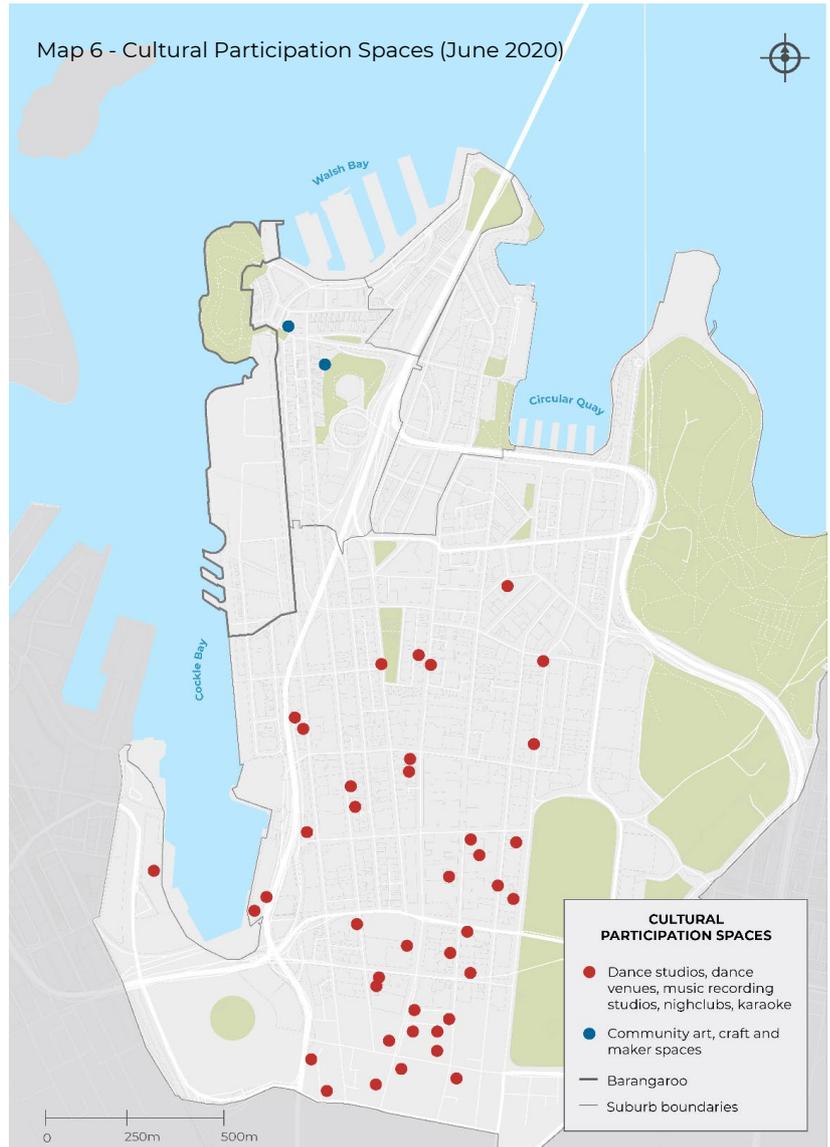


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## CULTURAL PARTICIPATION SPACES

There are two main mediums for the community to participate in the cultural arts: participating in dancing, music and entertainment (forms of entertainment facility); and making or creating arts and crafts (which can be a form of community facility, if operated by a not-for-profit).

40 dance or music participation venues are identified in the CBD, heavily focused in the south. These include dance studios, night clubs, music recording studios and karaoke bars. One of these types of entertainment facilities for public participation in cultural activities could be provided in Barangaroo. Two community halls exist in the CBD, both in Millers Point near Barangaroo, which are used for various purposes including arts and craft. A new larger community makerspace would be suitable within the Cutaway or the northernmost part of Central Barangaroo, to build on the artistic and creative cluster in The Rocks and Millers Point.



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## C3. Summary of gaps

**The gaps in local provision of community and cultural facilities and spaces can become an opportunity for Barangaroo for creating great places and unique destinations.**

Analysing local and wider community needs and desires of the growing community and current provision against benchmark rates, provision in comparable cities and spatial inventory of the CBD context, provides an indication of the gaps in community and cultural facilities, venues and spaces. These become opportunities for Barangaroo to meet the needs of its new resident and worker communities, engender a greater sense of place and sense of well-being, and play a major role in improving Sydney's cultural experience.

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### C3.1 Existing and planned facilities and spaces

#### FACILITIES PROVIDED ON A DISTRICT OR WIDER AREA BASIS

Certain larger facilities are normally provided on a district or wider area basis and people travel to those facilities, such as for organised sport. The following are community and active recreational facilities which are important to the resident and worker communities of Barangaroo, but would be expected to be provided outside of the precinct.

**Table 8: DISTRICT OR WIDER AREA FACILITIES**

Types of facilities provided on a District or wide area basis	Primary communities served
Libraries	Residents and workers
Formal outdoor district sporting fields	Residents and workers
Indoor sports courts	Residents and workers
Aquatic facilities	Residents and workers

The Central Sydney Contributions Plan currently indicates that contributions would be used towards road (cycleway) traffic works, open space (passive space, tree planting and pedestrian/cycle paths), public domain (footways and squares) and aquatic facilities. However, this plan is being reviewed as part of the Central Sydney planning framework review. Based on the 2016 Open Space, Sports and Recreation Needs Study is reasonable to expect that the new contributions plan would include provision towards district recreational facilities such as formal sporting fields and indoor sports courts. Of interest to the planning of facilities in Barangaroo, the study identified that The City is experiencing changes to the way sport is played, with the casualisation of sport to "show up and play" involving small team, half-size field sports such as 6-a-side soccer or touch football.

It is recommended that while formal sports fields and indoor sporting facilities with multiple courts would be provided away from Barangaroo and the Sydney CBD, that an informal 'kick-about' field and casual use 'pop-up' courts be pursued in Central Barangaroo. There are opportunities to consider future outdoor and indoor sporting facilities within Rozelle Goods Yard and the Bays Precinct, which will be a short metro ride from Barangaroo and the CBD when Metro West is complete.

## EXISTING FACILITIES AND SPACES

A number of facilities and spaces have been provided in the initial development of Barangaroo South and Barangaroo Reserve.

**Table 9: EXISTING COMMUNITY USE FACILITIES AND SPACES**

Facility	Primary communities served
<b>Barangaroo South</b>	
Specialist consulting rooms	Local residents, worker & visitors
Medical centres	Local residents & workers
Child care centre	Local residents & workers
Gymnasium	Local residents & workers
Health studio	Local residents & workers
<b>Barangaroo Reserve</b>	
Wululgul walk along harbour foreshore	Visitors, local residents & workers
Group meeting spaces and rest areas in passive open space	Visitors, local residents & workers

## PLANNED FACILITIES AND SPACES FOR BARANGAROO

Planning is underway for indoor and outdoor cultural facilities and spaces that will appeal to the wider Sydney community and attract visitors to Barangaroo. Passive outdoor recreation spaces are being planned that will provide spaces for local residents and workers to meet in groups, work outdoors and relax and unwind. These are being complemented with major investment in public art.

**Table 10: PLANNED COMMUNITY USE FACILITIES AND SPACES**

Facility	Primary communities served
Cultural exhibition venue in the Cutaway	Visitors
Outdoor performance space in The Pier Pavilion	Visitors, local residents & workers
Outdoor art installation space in The Pier Pavilion	Visitors, local residents & workers
Group meeting, work and rest areas in Watermans Cove	Visitors, local residents & workers
Group meeting, work and rest areas in Hickson Park	Local residents & workers

## C3.2 Gaps in facilities and spaces

Consideration of the types of facilities and spaces that are well provided in Barangaroo and the immediate surrounding area, would be appropriate to provide on a district basis utilising development contribution and that are being planned for the RE1 Recreation zones reveals gaps in the provision of community and cultural facilities and spaces that can be provided in the remaining stages of development. In particular, these are the local community facilities for residents, cultural participation facilities such as dance schools, dance clubs, comedy clubs or creative maker spaces and indoor cultural entertainment venues such as live performance theatres or clubs and cinema theatres. Gaps are identified in the table below.

**TABLE 11: GAPS IN PROVISION OF FACILITIES AND SPACES**

TYPE OF FACILITY / SPACE	SIZE / CAPACITY	FORMAT
Community meeting room / hall	Mid-sized 400m <sup>2</sup> -1,000m <sup>2</sup>	Indoor, flexible multi-purpose space
Community creative makerspaces	300m <sup>2</sup> -500m <sup>2</sup>	Indoor, designed for purpose
Indoor Live Performance Theatre	Small (200-300 capacity) 400m <sup>2</sup> -500m <sup>2</sup>	Indoor, designed for purpose, flexible configurations
Intimate Entertainment Venue / Club	Small (150-250 capacity) 300m <sup>2</sup> -350m <sup>2</sup>	Indoor, designed for purpose
Niche Cinema Theatre	Small (100-200 capacity) 300m <sup>2</sup> -500m <sup>2</sup>	Indoor, designed for purpose, fixed
Dance School / Rehearsal Space	600m <sup>2</sup> +	Indoor, designed for purpose
Sports Courts	1 x Large 600m <sup>2</sup> 2 x Small 300m <sup>2</sup> each	Open air ball sport cage Open air net sport courts
Informal Mini Sports Field	2,000m <sup>2</sup> + (30m x 70m)	Outdoor informal mini field, multi-purpose
Large Feature Playspace	1,000m <sup>2</sup> +	Outdoor, designed for all ages
Small Child Play	100m <sup>2</sup> +	Outdoor, designed for small children
Community and Indigenous Gardens	Large – up to 750m <sup>2</sup>	Accessible rooftop gardens
Outdoor covered spaces in parklands	Large – up to 750m <sup>2</sup>	Multipurpose park pavilions

Note: The waterfront park is not part of MOD 9 and will be subject to a separate consultation

Based on a spatial analysis of the area around the northern part of Barangaroo, there will likely be demand for another gym or health studio in in Central Barangaroo. These facilities are ideally located within short walking distance of residents and workers who desire quick access for regular use.

**TABLE 12: SPATIAL GAPS PRESENTING OPPORTUNITIES FOR FURTHER FACILITIES**

TYPE OF FACILITY / SPACE	SIZE / CAPACITY	FORMAT
Fitness Centre / Gym / Health Studio	100m <sup>2</sup> -400m <sup>2</sup>	Indoor, designed for purpose

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# C4. Measuring space for community

This section outlines the current requirements and provision of community and cultural space at Barangaroo.

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## C4.1 Overview of existing measurements

Concept Plan Approval Gross Floor Area (Modification 8, 10 and 11)
<b>Total Gross Floor Area (GFA)</b> 602,354m <sup>2</sup>
<b>Community Uses GFA</b> 12,000m <sup>2</sup> minimum
<b>Residential GFA</b> 191,031m <sup>2</sup> maximum (162,031m <sup>2</sup> in Barangaroo South)
<b>Tourism Uses GFA</b> 76,000m <sup>2</sup> maximum (59,000m <sup>2</sup> in Barangaroo South)
<b>Retail Uses GFA (Modification 8)</b> 34,000m <sup>2</sup> maximum (30,000m <sup>2</sup> in Barangaroo South)
<b>Active Uses GFA (Modification 8)</b> 5,000m <sup>2</sup> maximum (3,500m <sup>2</sup> in Barangaroo South)
<b>Commercial (Office) GFA</b> 284,323m <sup>2</sup> (residual)

### HISTORY OF COMMUNITY USE GFA

Gross Floor Area (GFA) is used to measure the amount of Community Use space to be provided in Barangaroo. The original Concept Plan approval (with Modification 1 corrections) specified a minimum 2,000m<sup>2</sup> of Community Use GFA within Barangaroo.

An independent review of the Barangaroo planning processes (Sussex Penn Review 2012) identified the need for Central Barangaroo to offer a mix of uses, density of uses, to provide for residential development, and to provide integration between Barangaroo South and Barangaroo Reserve through the public domain. The review identified the need for the allocation of increased GFA for Community Uses commensurate with the increased density of mixed use development.

Subsequently, the approved Modification 4 to the Concept Plan provided for at least 12,000m<sup>2</sup> GFA to be allocated for Community Uses.

## CURRENT INDOOR COMMUNITY USE STATUS AND POTENTIAL

The most recent approved Modifications 10 and 11 continue to require the provision of a minimum of 12,000m<sup>2</sup> of Community Uses across the entire Barangaroo site.

This consists of:

- A minimum of 2,000m<sup>2</sup> of Community Uses is to be located in Central Barangaroo;
- A minimum of 3,000m<sup>2</sup> of Community Uses is to be located in Barangaroo South; and
- The remaining 7,000m<sup>2</sup> is remaining unallocated across the site. It is important to note that this unallocated Community Uses GFA has been allocated in part with the subsequent project/SSD applications<sup>73</sup>.

Over 40% of the required Community Use space has been provided or approved within Barangaroo to date. Barangaroo South is delivering 5,300m<sup>2</sup> of community uses, 77% higher than the minimum for that area. South Barangaroo Community Uses have a particular focus on indoor fitness (gyms and studios) and health facilities (GP medical centres and specialist consulting rooms).

Up to 2,000m<sup>2</sup> of community facilities GFA could be located on the public pier under the current Modification 8 to the Concept Plan. The dominant use of the pier and any future structure on the pier is required to be for community facilities with any other use to be complementary and ancillary to that. The intention for the pier is now for an open sided Pavilion, a prominent (visually iconic) covered public space for events and activations such as public gatherings, art installations and live performances. This will entail a reduced footprint of 350m<sup>2</sup> to 400m<sup>2</sup>; a single level and covered space, more appropriate to its waterfront context, but that would not be defined as Gross Floor Area (GFA) due to its open sides.

There is an opportunity to fit-out and use the Cutaway for a permanent cultural facility, which would likely be between 7,000m<sup>2</sup> and 12,000m<sup>2</sup> of GFA. The Concept Plan currently specifies a minimum 2,000m<sup>2</sup> of Community Uses is to be provided in Central Barangaroo and this should be delivered and further increased, in addition to covered or rooftop outdoor community space (non-GFA). This sub-precinct, the 'civic heart' should provide a community centre, a publicly operated multipurpose space.

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<sup>73</sup> Infrastructure NSW, Planning, Barangaroo - Community Facilities and Uses

## EXISTING PROVISIONS FOR COMMUNITY USES

The current status of the Concept Plan and development approvals across the three sub-precincts is as follows:

COMMUNITY USES	BARANGAROO RESERVE (THE CUTAWAY)	CENTRAL BARANGAROO	BARANGAROO SOUTH
Concept Plan overall min. Community Use GFA	12,000m <sup>2</sup> across precinct		
Minimum Community GFA per sub-precinct		2,000m <sup>2</sup>	3,000m <sup>2</sup>
Development approved and delivered Community Use GFA (approx.)			Indoor recreation - 2,100m <sup>2</sup> Child care centre - 1,400m <sup>2</sup> Health facilities - 1,500m <sup>2</sup> Ferry facilities - 300m <sup>2</sup> Total - 5,300 m <sup>2</sup>
Community Use GFA	7,000m <sup>2</sup> to 12,000m <sup>2</sup> + The Cutaway excluding loading & circulation	3,000m <sup>2</sup> Community facility & various cultural venue opportunities	

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# C5. Ideas and opportunities

**Successful and resilient places enable community and cultural uses. This Strategy has identified big ideas for the continued delivery of community and cultural facilities and spaces at Barangaroo.**

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## C5.1 Big plans in-train for Barangaroo

Barangaroo is the most ambitious urban renewal project in Sydney's recent history and represents the most significant single change to the fabric of Sydney's Centre since the development of Darling Harbour 30 years ago. The position of Barangaroo, a previously inaccessible area close to the heart of Sydney's centre, presents significant opportunities to enhance Sydney and create a unique place.



Infrastructure NSW is overseeing the continued delivery of Barangaroo, including a new Metro station, a continuous Harbour foreshore walk, expansive parklands and plazas, space for 23,000 jobs, and homes for 3,500 residents. New parks to be delivered include Hickson Park adjacent to Hickson Road, Central waterfront park in Central Barangaroo and Nawi Square between Nawi Cove and the new Metro station entrance. Two key community and cultural facility projects are currently being pursued for Barangaroo which will shape the future of this area of Sydney. These key spaces are as follows.

### **The Cutaway – A future multifunctional cultural exhibition space, for Sydney**

Located beneath the Stargazer lawn in Barangaroo Reserve, the Cutaway is an expansive cavernous space that provides a rare opportunity for a landmark cultural exhibition and event space to sit alongside Sydney's Museums and Art Gallery institutions. With a floor area of 6,500m<sup>2</sup>, the spaces 14m high walls create an exceptional rectangular room for creative and community uses. The cultural opportunity in the Cutaway is well recognised – the potential to enhance not only Barangaroo's international standing and tourism attraction, but also make an important contribution to the community of Sydney.



Opportunities for the Cutaway are continuing to be explored by Infrastructure NSW in consultation with key stakeholders. In terms of design and function, this space has many potential opportunities, but some notable acoustic and access constraints. Ideally most of this space should be for one primary use, but with flexible, multi-purpose spaces that allow for different exhibits, performances and occasional events and ceremonies. A strong and distinct cultural theme should be adopted, appropriate to the unique form and clearly distinguishing this venue from other museums and galleries in Sydney.

## The Pier Pavilion - multipurpose outdoor space

A design competition is being held for a world-class Pier Pavilion to be located in Barangaroo South. The Pier Pavilion will be constructed adjacent to Watermans Cove, a new public amphitheatre to the harbour, which is due for completion by the end of 2020. The intention for the Pier Pavilion is that it would be an inviting public space forming an extension of Wululgul Walk, the Barangaroo section of the 14 kilometre harbour foreshore walk stretching from Woolloomooloo to Glebe. The vision for the Pier Pavilion is to be an open sided covered structure, engaging and a comfortable place for everyone to enjoy and use. It will be flexible to accommodate a broad range of programmed events and activations as well as offering a protected space for the public to gather and relax.

The design brief specifies that the Pier Pavilion should be *“designed to appropriately accommodate a broad range of programmed events whilst offering a protected space to dwell and contemplate when not in event mode”*. It talks of the Pier Pavilion providing a space for functions, events and activations that may include public gatherings, art installations, casual performances and other community events.

It was previously thought that a structure on the pier might be a larger enclosed structure for community facilities. It is now envisioned that this would be an open sided pavilion structure, more visually appropriate to the prominent foreshore open space position. An open structure would allow the space to feel more open to everyday public use and general access, so that it does not become a privatised function space on the harbour. A visually iconic covered pavilion landmark in this location would be an ideal opportunity to provide a flexible multi-purpose space that could host live performances and cultural art exhibitions. The Pier Pavilion would be a destination and also have the flexibility to also be used for special functions and events, activations and public gatherings. The pier will provide space for outdoor markets that could utilise both the Pier Pavilion and the space around it. Infrastructure NSW will retain ownership and management of the pier and Pavilion.

## More Barangaroo parks to come...

Hickson Park - Located away from the foreshore, this park will serve more of a local function, with public art, an amenities building and seating and benches that can be used for small group meetings and outdoor workspace. The park features a large lawn space, lined with shading native trees with street furniture providing meeting and eating space for visitors. Two prominent public art pieces are provided, including the “Native Tapestry” by Duece Design and “Winged Wonderland” by Studio A.

Central Waterfront Park - The location and form of this park makes it the greatest opportunity to provide recreational facilities and spaces. The park will feature a substantial events lawn to host a range of activities and cultural events, while designed to encourage informal play opportunities for visitors and residents. Multiple play spaces will be located within the park, surrounded by substantial tree plantings. The park will diagonally adjacent to Hickson Park, and directly connect to Nawi Cove.

Nawi Lawn - The space adjacent to Nawi Cove has been embellished as a lawn area. The position of the new Metro Station entrance adjacent to this area will make it a busy location, ideal for street performance and activations. A formalised paved square or space would be suitable adjacent to the station entrance.

## C5.2 Complimentary ideas for Barangaroo

Barangaroo can become the unique place where the essence of the surrounding areas bleeds into each other - the CBD office and business culture from the CBD to the south-east, the entertainment and dining culture from Cockle Bay and Darling Harbour to the south, the Harbour Port and Dock theme from the west, the Natural and Indigenous theme from the north and the Arts and Creative flavour from The Rocks and Millers Point to the north-east. But at the same time Barangaroo can offer a distinctly unique take on these themes, genuinely, authentically with its own sense of place and mystique. To deliver the things that people need in a way that can make it that place, these are the big ideas for Barangaroo.

### C5.2.1 Barangaroo hall

Barangaroo generates the need for an indoor public community meeting space. A Barangaroo Hall multipurpose indoor community space is a small, but essential facility in realising the 'civic heart' vision for Central Barangaroo. Community spaces are important facilities for residents (and workers) that help build community cohesion through the opportunity for the community to socialise, recreate and learn through forums such as shared interest group meetings (e.g. book clubs), support groups, community classes, creative crafts workshops, exercise classes or mums-and-bubs clubs. These spaces can also be used for community service outreach or training sessions.



Small meeting spaces, open to the community at low cost are in short supply in the inner city. This community facility will meet local resident and worker needs for affordable spaces to hire and to participate in activities that provide social interaction and community well-being. It will fill the gap between an informal cafe/park meeting space and a large function/event centre. It should be a safe, clean, easily accessible space available for residents and worker to use on a semi-regular or occasional basis to connect, explore and relax.

A Barangaroo Hall would be ideal to place away from the foreshore (to ensure it is not under pressure for events) and to co-locate with cultural performance and entertainment venues or makerspaces. The community hall can be more discrete in its presence, and multipurpose in its design to cater to a range of activities. If sufficiently sized, it could also be utilised for small performances, complimenting theatres and live performance venues.

### C5.2.2 Culture street terrace

The Terrace level within Central Barangaroo can become a Culture street, with entrances to a cluster of small "hidden secret" entertainment venues and spaces. Some of the much needed venues and facilities in Barangaroo that could be co-located in this new culture street include:

#### Small performance theatre

There is a need for small performing arts venues in Sydney CBD and the 'street-like' Terrace level of Central Barangaroo would provide the ideal setting for a new iconic theatre. This should ideally feel like

a 'hidden gem' down in Barangaroo and have an interesting identity. The entrance should be provided directly from the street or Terrace and the space should be designed for purpose, potentially with multi-purpose seating configuration. Our research and comparison with other cities indicate that a small performance theatre space would benefit Sydney CBD more so than medium or large venues.



### Live music or dance club

A basement type venue, such as jazz club, comedy club, cabaret or similar would provide a different offering in this area of the Sydney CBD. Alternatively, this basement type venue may be used for other similar, participatory forms of entertainment, such as a karaoke bar, dance club or walk-in recording studio. The revival of live music venues is being actively supported by the City of Sydney and NSW State government, acknowledging its substantial economic contribution and its importance to the cultural life of Sydneysiders. A club or bar venue in Barangaroo could provide a truly unique cultural experience that compliments the casino, restaurants and young knowledge workers in new high-tech enterprises.

### Small cinema/theatre

Sydney's cinema theatres are located well away from Barangaroo. While a large cinema complex may not be the right fit for Barangaroo, a small, edgy cinema theatre could offer a very different experience for visitors and a convenient option for the busy resident and worker communities of Barangaroo to unwind. A small cinema or cinematheque could feature experimental and arthouse films, in addition to mainstream and Asian cultural films. It could potentially be Sydney's first cinematheque providing a unique offering of historical and cultural education, and experimental films.



There is a need for cultural entertainment facilities that serve not only the wider visitor community, but also local residential and workers. The option of a small cinema and acknowledging that it would meet these community needs, would require removal of the current exception to cinemas in the Concept Plan (as per Modification 8). Cinema theatres are a type of entertainment facility, similar to a live theatre, and there is no strong reason why these theatres should not be similarly considered a Community Use. A small cinema/cinematheque may be suitable and complement the mixed cultural offering in Barangaroo.

### C5.2.3 Performance studio

There is a need for more indoor performance rehearsal space in Sydney and this can be coupled with a dance school or academy in Barangaroo. This would also compliment the Culture Street small theatre, Pier Pavilion performance space and cultural exhibition space in the Cutaway.

The City of Sydney identified a gap in performance rehearsal space as an opportunity for the Barangaroo development. This gap presents a significant challenge for the promotion of and engagement in the arts that are important to many people and part of the City's identity. Providing small to medium studio spaces will service not only the resident and worker communities but also the wider community and act as an attractor to the precinct. It could also potentially assist with addressing under-representation of Aboriginal culture.

Co-location near Barangaroo Reserve presents an opportunity to showcase Australian culture and genuine Aboriginal performative art to the world.



#### C5.2.4 Community makerspace

A community based makerspace that draws in the creative arts and craft vibe of The Rocks would provide the local resident and working communities with a creative social and recreational outlet and also compliment the visitor experience and economy with a real authentic experience. This would be most suitably located in the north-east of Barangaroo where people can walk through from The Rocks and Millers Point. The Cutaway within Barangaroo would likely be highly suited to this asset, though the format and layout should be designed in consultation with potential users of the spaces to ensure it is fit for purpose. Alternatively, this could be co-located with the Barangaroo Hall community facility.



Despite becoming increasingly popular and a City of Sydney focus for arts and culture, there are few dedicated makerspaces near Barangaroo. These spaces provide artists with facilities to produce work and for those wanting to learn a skill. Examples include Australian Design Centre in Darlinghurst, MakerSpace in Marrickville or Bondi Clay in Bondi. Participation in arts and cultural activities is an important part of community cohesion and quality of life; a creative release for busy people. It provides a sense of place, brings vibrancy and attractiveness and instils a way of life that those without often lack. Providing spaces in Barangaroo for the community to engage in arts and culture will contribute to community development, a diverse economy, stronger community connections and the expression of identity. Makerspaces are deemed to be community facilities where they are owned or operated by a non-profit community operator.

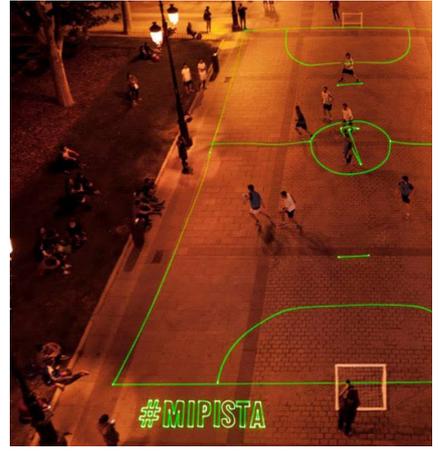
#### C5.2.5 Community garden pots

Community gardens create social connections and a sense of community. There may be an opportunity to install a pop-up street-side or roof-top community garden. This can be based in large pots that can be removed or replaced with feature plants if there is not enough interest. Large planter box form would be suitable to the very urban context of Barangaroo.



### C5.2.6 Urban space pop-up sports

An open paved area such as the Urban Theatre in the Central Waterfront Park could be used for pop-up badminton or volleyball courts. Posts could be removable to allow the flexibility for the space to be used for other purposes during scheduled events for the theatre and major Sydney Festival events. The Central Waterfront Park would be an ideal location, just off the main movement paths along the foreshore. Census and sales data indicate that Barangaroo residents are young and commonly of an Asian cultural heritage. Badminton (one of the most played sports in the world) is particularly popular in Asian cultural groups. Volleyball is one of the largest team sports by participation in Australia and is popular from young children through to the over 50's. Outdoor ping pong tables could double as creative public art.



### C5.2.7 Natural waterfront park

Central Waterfront Park would be the ideal setting for a large feature playspace with a natural landscape feel, indigenous elements and water features. Similarly, to Tumbalong Park in Darling Harbour, this can be a destination in itself and should cater for all ages of children. It can be fun and educational and compliment the pre-settlement indigenous landscape theme of Barangaroo Reserve.



### C5.2.8 Public art play

Barangaroo is and will be home to families with small children, making it important to provide local outdoor play opportunities away from the crowd. As an alternative to standard play equipment that would detract from the cultural and creative themes of Barangaroo, interactive play can be 'built into' a public art sculptural piece. Climbing, crawling, touching and moving activity can be achieved with smart art forms. This could be placed within a smaller open space area or the Central Waterfront Park.



### C5.2.9 Outdoor work / meet spaces

With a high office worker population and a young resident community, there will be a strong desire for outdoor spaces to work and to meet, either socially or for work. There is a great opportunity to provide attractive, simple fixtures in a variety of shaded and sunny spaces across the public domain of Barangaroo. The most effective formats for success should be explored in detail, but generally involve spaces just off the main areas of activity and movement and either fixed benches and block seating or sitting height blocks or low walls facing in on each other.



### C5.2.10 Rooftop farms and cultural education spaces

Open rooftop spaces of the lower buildings in Central Barangaroo present an opportunity to provide cultural or community based facilities and spaces that work in the outdoors. Yerrabingin in the South Eveleigh precinct is an authentic indigenous cultural heritage experience focused on celebrating and remembering Aboriginal culture. This Aboriginal eco-tourism project also includes delivering an Indigenous rooftop farm and a cultural community garden that will benefit the local community and visitors. Barangaroo would be ideal for a similar cultural education centre. A sustainable rooftop community farm would provide a way for the local community to interact and provide a healthy weekend pastime for busy, but environmentally and health conscious residents.



### C5.2.11 Subsurface local facilities and spaces

There are a number of essential facilities which are important to have locally available, but do not require a street or above ground presence. These could be located in a below ground level which provided access between the new subsurface Metro station and the street. However, these facilities are generally viable in the commercial market and should not be provided at the expense of other community and cultural facilities in the civic heart of Central Barangaroo. It is recommended that the following suitable candidates for subsurface location be 'left to the market' and be in addition to the GFA to be allocated to priority community and cultural facilities in Central Barangaroo:

- A Central Barangaroo Medical Centre
- A Central Barangaroo Fitness Centre
- A Central Barangaroo Health Studio (potentially for yoga, pilates or other exercise)



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## C5.3 Public spaces and movement

Barangaroo will have three distinct target communities, and while most will have a wider community focus, some facilities should be, or at least feel, more 'local'. This makes certain areas and facilities feel more intended for the local resident and worker community, but could also actually create interest from visitors who like to feel that they are venturing a bit beyond the tourist areas into the "hidden" local secrets.



*"Public spaces require something in their physical form that allows us to distinguish them from their surroundings as a clear and identifiable place. Typically, this is a sense of enclosure, where the buildings and landscape, to greater or lesser degrees, first open up to create a space, and second, wrap around and 'contain' space in order to hold the eye and create a distinct place."*

(Cullen 1961, p. 29)

The Barangaroo harbour foreshore should, and will, undoubtedly be a highly visited tourist destination and the focus of mass movement of people. This would be complemented by the east-west streets that permeate the buildings and connect to Hickson Road and Millers Points and The Rocks, creating a sense of adventure and revealing as people wander off the main path down those streets.

Hickson Road Park should ideally have a distinctly separate open space to the foreshore that feels more local and have a relatively defined sense of enclosure. The form of the park will then indicate and reflect the more local community focused social and recreational facilities and spaces. People should be able to see it between the buildings from the main foreshore open space areas, but it opens out and is revealed as they move between the buildings into that space. Ideally, there should also be a smaller, narrower path of travel running parallel to the foreshore through the blocks, in the form of a laneway or arcade.

The 'local' east-west streets in Central Barangaroo should similarly have well defined edges and be the focus of entrances to the various community and cultural facilities and spaces. These streets should have individualised shop fronts that engender a sense of a local and creative, which ultimately will generate interest from visitors.

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## C5.4 Activation spaces

Since the initial Concept Plan in 2007, it has been an aim to provide at least 50% of Barangaroo as public open space. This is being realised with the delivery of Barangaroo Reserve, Hickson Park and waterfront open space along the western side of Barangaroo South and Central Barangaroo that will form the harbour foreshore walk known as Wululgul Walk. These open spaces would provide for passive recreation and informal active recreation spaces. Barangaroo Reserve will remain a natural passive recreation space with informal active recreation and occasional event space limited to the flat Stargazer Lawn and footpaths. Hickson Park, a separate space located away from the waterfront in the civic and residential heart of the precinct would serve as more of a local park for passive recreation 'retreat' for residents and workers with outdoor seating and bench space, formal landscaping and public art. However, the waterfront open space can provide more than the usual passive recreation.

Infrastructure NSW recognises the importance of art and culture to Sydney's global status and tourism, and the role that Barangaroo can play. As part of the substantial on-going investment to programmed events, funded through an Estate levy, a place activation framework and program has been established. The activation program focuses are on:

- Visible indigenous presence
- Bringing diverse people together
- Discovering the layers: provoking and satisfying curiosity
- Memorable, sharable experiences
- Connecting with nature, valuing the environment
- Major civic events
- Excellent, inspiring experiences
- Regular Event Programming, for cultural, active, and indigenous events

Activation spaces which are regularly used for programmed events, tours, street performances and art installations should be established in suitable locations in Central Barangaroo and Barangaroo South with a regular, diverse and evolving program that is actively marketed to both residents, domestic and international visitors. This will provide for a more intense use of these open spaces for the enjoyment of the local community as well as the wider visitor community. Watermans Cove and the large Central Waterfront Park are suitable for larger activation spaces, in addition to smaller spaces between the ferry wharf entrances and along the Exchange Place walk to Wynyard Station and the CBD. Some spaces could be multifunctional such that they could be used for meeting space or informal or pop up sports when not used for programmed activations. Consistent with the Activation Guidelines, the activation of Barangaroo spaces should consider the place qualities, place descriptions and the event space.

# C6. Future Community and Cultural Spaces

Recognising the above suggestions, where will these community and cultural spaces fit in Barangaroo

## C6.1 Breakdown of GFA

Modifications from the original concept plan have allowed for additional activation spaces within the Barangaroo Precinct. Most notably is Modification 9 which proposed a minimum of 6,000m<sup>2</sup> and upto 18,000m<sup>2</sup> of GFA within the Barangaroo Reserve to allow for the future development of a multi-function cultural and exhibition facility in the Cutaway.

The table below summarises the evolution of the Barangaroo Precinct GFA from the original Concept Plan in 2007 to present and potential future based on live Modification proposals.

**TABLE 13: CHANGES TO GFA FOR DIFFERENT TYPES OF USES**

	ORIGINAL CONCEPT PLAN WITH MODIFICATION 1	CURRENT CONCEPT PLAN UNDER RECENT MODIFICATIONS 10 & 11	CONCEPT PLAN UNDER PROPOSED MODIFICATION 9
Total Gross Floor Area (GFA)	388,300m <sup>2</sup>	602,354m <sup>2</sup>	708,041m <sup>2</sup>
Commercial, Retail, Active and Tourist GFA	289,225m <sup>2</sup> 74.5%	399,323m <sup>2</sup> 66%	494,010m <sup>2</sup> 69.7%
Potential Maximum Residential GFA	97,075m <sup>2</sup> 25%	191,031m <sup>2</sup> 32%	190,031m <sup>2</sup> 26.8%
Community Uses GFA	2,000m <sup>2</sup> 0.5%	12,000m <sup>2</sup> 2%	24,000m <sup>2</sup> 3.3%

It is observed that there has been a six-fold increase in the proportion of floor area for Community Uses under the proposed MOD 9, comprising 3.3% of the potential floor area in Barangaroo.

**Central Barangaroo is intended to be the ‘civic heart’ of Barangaroo. While it will make up less than one-fifth of Barangaroo development, it will provide 15%-20% of the indoor or covered outdoor Community Uses with a strong focus on cultural facilities.**

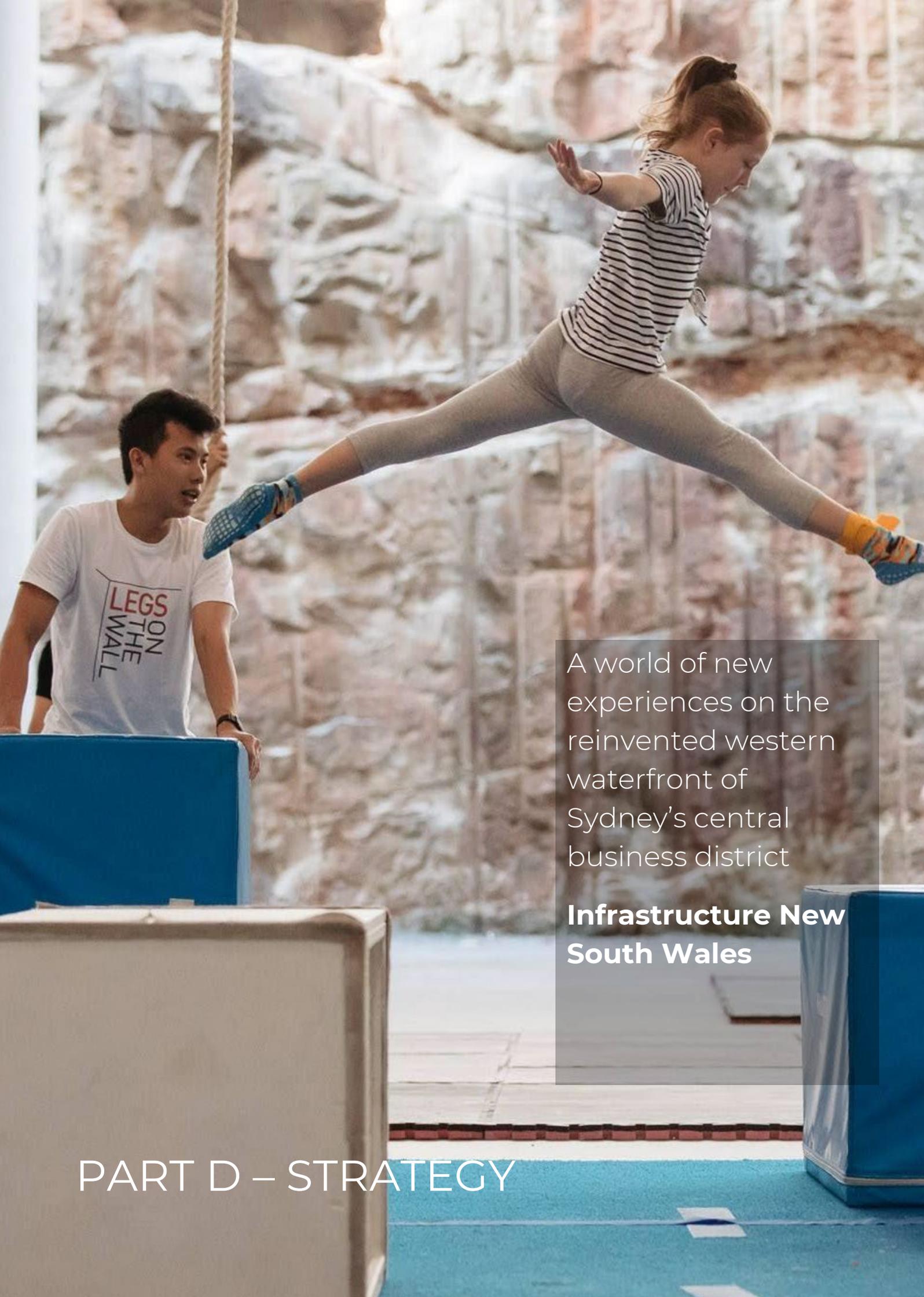
~ Infrastructure for New South Wales

### FORM OF FUTURE INCREASED COMMUNITY USE SPACE

It is recommended that covered outdoor spaces be considered and included to encourage a variety of community spaces, such as shown below.

**TABLE 14: COVERED OUTDOOR AND ROOFTOP COMMUNITY SPACE**

COMMUNITY USES	BARANGAROO RESERVE (THE CUTAWAY)	CENTRAL BARANGAROO	BARANGAROO SOUTH
Additional space to maintain 2% of floor area as Community Use	2,700m <sup>2</sup> across precinct and (2,200m <sup>2</sup> in Central Barangaroo) for the increase in density (GFA)		
Remaining	1,500m <sup>2</sup> within Central Barangaroo as accessible rooftop garden spaces and accessible outdoor terraces		



A world of new experiences on the reinvented western waterfront of Sydney's central business district

## **Infrastructure New South Wales**

PART D – STRATEGY

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# D1. Recommendations

The following recommendations have been developed to meet the needs of a growing community and ensure social benefit during the ongoing transformation of Barangaroo.

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## D1.1 Strategic directions

The following overarching directions provide a strategic base to underpin the community and cultural facilities outcomes through the evolution of the Barangaroo project over the next five years. They cover the precinct and will enable greater fairness and access to facilities and programs to support community wellbeing through provision of space and understanding of place.

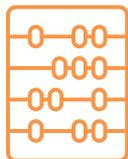


**Continue to deliver at least 50% of Barangaroo as public open space for passive recreation and informal active recreation and consider, in consultation with the community:**

- more intensive activation spaces in strategic locations
- playspaces in the water front park of Central Barangaroo
- outdoor work and meet spaces in Central Barangaroo and Barangaroo Reserve



**Provide a variety of community and cultural facility and spaces formats including indoor, open-air outdoor covered outdoor spaces, flexible performance spaces, art and public event space**



**Increase the overall provision of indoor community and cultural spaces by 25% and share the commitment to community and cultural facilities across Barangaroo by delivering at least:**

- 5,300m<sup>2</sup> GFA for Community Uses in Barangaroo South (provided)
- 3,000m<sup>2</sup> GFA for Community Uses in Central Barangaroo
- 7,000m<sup>2</sup> to 12,000m<sup>2</sup> GFA for Community Uses in the Cutaway, Barangaroo Reserve



**Provide the potential for up to 2,200m<sup>2</sup> of 'outdoor rooms' in the form of covered outdoor facilities and rooftop and terrace community spaces in Central Barangaroo as an alternative to and in addition to indoor (GFA) Community Use space such as:**

- Covered outdoor work / meet spaces in open space or on terrace level
- Public multifunction park pavilions for meeting, gathering and working
- 1,500m<sup>2</sup> rooftop indigenous community garden and cultural program



**Focus on civic and cultural facilities and spaces in Central Barangaroo to fill the gap in indoor community uses, by providing:**

- A flexible multipurpose community centre / hall
- A mixture of other Cultural performance and participation venues such as a theatre, live performance club, dance school or community makerspace



**Contribute to the Cultural Ribbon and broader cultural network of Sydney by providing a unique offering in Barangaroo through:**

- exhibiting Culture and Art in the Cutaway and Barangaroo Reserve,
- establishing the Eora Journey experience through Barangaroo in partnership with the City of Sydney,
- activating the Foreshore with Large Public Art, Entertainment and Recreation; and
- creating an interesting local “hidden” cluster of edgy Creative and Entertainment in Central Barangaroo.



**Provide facilities and spaces within Barangaroo for a full range of community and cultural experiences and purposes:**

- Cultural Experience Through Exhibition and Learning
- Cultural Experience Through Live Performance
- Entertainment Through Spectating
- Entertainment Through Participation
- Recreation Through Dance or Drama
- Recreation Through Fitness and Exercise
- Recreation Through Active Sports
- Recreation Through Play
- Social Wellbeing Through Meeting and Sharing
- Social Wellbeing Through Creative Arts and Making
- Social Wellbeing Through Outdoor Meeting and Stationing
- Social Wellbeing Through Essential Care Services

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## D1.2 Place-based considerations

These place-based considerations provide further detail and a layer of programming and activation guidance to ensure the 'soft infrastructure' compliments and supports the 'hard infrastructure' across Barangaroo.

- **Co-locate complementary community and cultural facilities and spaces and wherever possible design to be adaptable to support temporary uses and activation**

The most important trend in community facilities is the co-location of flexible and multipurpose spaces. This means spaces can meet diverse needs, support networks through community events, meetings and gatherings; and support the delivery of new and different services within one high quality facility. Co-location of compatible uses improves the useability of the space and contributes to its long term sustainability. In Barangaroo, this can help to provide maximum community value in a strategic location. The ability for individuals and groups to use these spaces as needed allows for those temporary or one off uses that are not well accommodated in dedicated-use spaces.

- **Ensure new community facilities and cultural facilities and spaces located within Barangaroo Reserve reflect and recognise Aboriginal culture and heritage**

Celebrating and respecting Aboriginal culture is central to Barangaroo. It is critical that this is prioritised and done in the right way with the right people. Dedicated engagement with the right Aboriginal representatives is recommended prior to moving into the detailed design phase.

- **Cater for activations and 'pop-up' events that can promote and reflect community creativity**

Pop up events bring vibrancy and create memories in a place - they encourage a sense of place and liveliness. Catering to activations and pop ups provides opportunities for the whole community to come together and celebrate culture and identity. Due to its location and access by public transport Barangaroo is an ideal location for hosting these. Making sure there is the space to accommodate these events is important in the long term to ensure that more formal spaces don't 'take over' and draw the community away from the visible public realm.

- **Apply a place-making and collaborative approach to creating new spaces and facilities**

This is particularly important for the central precinct which will play more of a civic heart role for the local residents in particular, but also the local workers. There is now an established as well as further emerging community and other key stakeholders, including the development partner, longer term potential operators and resident and business occupants that would be ideal to engage as part of the design of the Central Precinct, Hickson Road and the Cutaway. Consider an engagement program as part of any future modification process and the potential development of a place strategy.

- **Establish a curated program to ensure the community activations are curated and continue to ensure the ongoing investment of the precinct levy delivers the beating heart for the precinct.**

The program will be marketed locally and internationally to reaffirm Barangaroo's iconic nature and establish it as the new heart of the Harbour.

- **Develop wayfinding strategy to cultural facilities and institutions within and outside Barangaroo**

Fulfilling the Cultural Ribbon concept involves linking the institutions and new cultural clusters. A wayfinding strategy will benefit visitors, as well as new residents and workers to Barangaroo. It offers the potential to improve the visitor experience, increase visitor visitations and direct different audiences (local residents/workers and visitors) to different facilities targeted at their needs / desires.

- **Ensure pedestrian links to enable easy access and direct travel paths to Fort Street Primary School and Customs Library**

There needs to be good, direct walking access to nearby education and library facilities for Barangaroo residents, to ensure they have convenient access, within suitable walking distances to these essential facilities that are not provided within Barangaroo. The NSW government is undertaking a project to increase the capacity of Fort Street Public School and contributions to the City of Sydney can be used towards augmentation and upgrade of libraries in the future.

- **Providing direct connections to Sydney Observatory and S.H Ervin Gallery**

The Sydney CBD is rich with community and cultural facilities, with both Sydney Observatory and S.H Ervin Gallery within close walking distance to Barangaroo. There is an opportunity to provide easy and convenient access for future residents of the precinct to these facilities, and helping to ensure their continued longevity.

## D1.3 Recommended facilities and spaces

Consistent with the strategic directions, the following approach is recommended for the delivery of community and cultural facilities and spaces across the three sub-precincts of Barangaroo.

### Barangaroo South

Barangaroo South has already delivered the following community and cultural facilities -

Existing Facilities	Indoor GFA (approx.)
<b>Child care centre</b> Large designed for purpose centre, 108 places	1,400m <sup>2</sup>
<b>Fitness centres / gyms x 2</b> Large, designed for purpose gyms	2,000m <sup>2</sup>
<b>Health studio</b> Flexible studio space for yoga, pilates or other exercise	100m <sup>2</sup>
<b>Medical centres / consulting rooms</b> Large designed for purpose medical suites	1,500m <sup>2</sup>
<b>Ferry facilities</b> Within RE1 zone	300m <sup>2</sup>
<b>Total provided:</b>	5,300m <sup>2</sup>

### Central Barangaroo

To complete the community and cultural facilities and spaces of Barangaroo, Central Barangaroo will play a key role as the civic heart of the precinct. The following are recommended as indicative community uses and sizes (GFA) for Central Barangaroo:

Recommended Civic Facilities	Indoor GFA
<b>Barangaroo Hall community centre</b> Community facility, mid-sized, flexible multi-purpose space	1,000m <sup>2</sup>
Recommended Culture Street Anchor Facility	Indoor GFA (approx.)
<b>Small performance theatre</b> Live performing arts theatre, designed for purpose, flexible configurations, 200-300 seating capacity	500m <sup>2</sup> - 600m <sup>2</sup>
Culture Street Facilities – Various Options	Indoor GFA (approx.)
<b>Basement live performance or dance club</b> Intimate performance/participation entertainment venue, designed for purpose, 150-250 capacity	300m <sup>2</sup>
<b>Small cinema/theatre</b> Niche cinema theatre, designed for purpose, fixed, 150-250 capacity	400m <sup>2</sup> - 500m <sup>2</sup>
<b>Performing art studio</b> Dance or drama school studio and rehearsal space, designed for purpose, locate either in Central Barangaroo or the Cutaway	600m <sup>2</sup> - 1,000m <sup>2</sup>
<b>Artsy community makerspace</b> Community based creative makerspace, designed for purpose, locate either in Central Barangaroo or the Cutaway	300m <sup>2</sup>
<b>Total to be provided:</b>	3,000m <sup>2</sup>

**Open Space:** Central Waterfront Park, Wululgul Walk and Nawi Cove (2.6 hectares), Pedestrianised Barangaroo Avenue, Barangaroo Steps and Barton Plaza

#### Potential Covered or Rooftop Outdoor facilities and spaces:

- Rooftop garden farms and/or cultural education spaces - 500m<sup>2</sup>-1,500m<sup>2</sup>

- Covered outdoor work / meet spaces - Multiple fixed outdoor hubs - 50m<sup>2</sup>-200m<sup>2</sup>
- Amenities in the Central waterfront Harbour Park - 500m<sup>2</sup>-750m<sup>2</sup>

#### Other Potential Outdoor facilities and spaces:

- Urban Theatre Pop-up Courts - Space and fixtures for badminton and volleyball - 600m<sup>2</sup>
- Large Natural waterfront park feature playspace - 500m<sup>2</sup>-1,000m<sup>2</sup>
- Public art play - Small child play built into a public art sculptural piece - 50m<sup>2</sup>-100m<sup>2</sup>
- Activation spaces in the Central Waterfront Park and Culture Street Terrace for regular events, programs and performances
- Open-air outdoor work / meet spaces - Multiple fixed outdoor hubs

## Barangaroo Reserve & the Cutaway

A recommended approach to the delivery of community and cultural facilities and spaces at Barangaroo Reserve and the Cutaway is as follows -

Recommended Cultural Facilities for the Cutaway	Indoor GFA
<b>Major cultural exhibition venue</b> Large cultural exhibition venue, flexible space with designed for purpose facilities	7,000m <sup>2</sup> - 12,000m <sup>2</sup>
Complimentary Cultural Facility Options	Indoor GFA (approx.)
<b>Education and cultural space</b> Space for group learning and cultural experience for Barangaroo tours and functions	600m <sup>2</sup> - 1,000m <sup>2</sup>
<b>Performing art studio</b> Dance or drama school studio and rehearsal space, designed for purpose, locate either in Central Barangaroo or the Cutaway	600m <sup>2</sup> - 1,000m <sup>2</sup>
<b>Artsy community makerspace</b> Community based creative makerspace, designed for purpose, locate either in Central Barangaroo or the Cutaway	300m <sup>2</sup> - 500m <sup>2</sup>
<b>Total to be provided:</b>	6,000m <sup>2</sup> +

**Open Space:** Barangaroo Reserve (6.4 hectares)

**Potential Outdoor facilities:** Informal Sports Field - Outdoor informal mini field, level and turfed, multi-purpose, capable of outdoor events - 2,500m<sup>2</sup>

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# Appendix A - Glossary

The following terms and definitions are widely used and accepted:

**Urban Renewal Project** - The urban renewal of centres is about: building on the strengths of each place, transforming underused or dilapidated areas, boosting local economies and providing a mix of uses and activities to meet the needs of communities<sup>74</sup>.

**Community Strategic Plan** - is the community's long term plan for the future of their local government area. It states their vision and aspirations and sets strategic directions for Council to follow.

**Master Plan** - A master plan is both the process by which analysis is undertaken and strategies are prepared, as well as the resulting coordinated proposals for buildings, infrastructure, spaces, circulation, and land use etc. These are conceived in three dimensions and are supported by carefully orchestrated delivery strategies.<sup>75</sup>

**Benchmark** - a standard or point of reference against which things may be compared<sup>76</sup>.

**Needs assessment** - A needs assessment is a systematic process that provides information about social needs or issues in a place or population group and determines which issues should be prioritised for action<sup>77</sup>.

**Third Spaces** -refers to places where people spend time between home ('first' place) and work ('second' place).<sup>78</sup> These places allow people to interact, connect, relax and build relationships. Types of third spaces include community centres, libraries, parks, malls and cafes.

For the purposes of this strategy, the following definitions have been developed:

**Resident community** - Those who live in Barangaroo 'permanently or on a long-term basis'<sup>79</sup> and could be counted as a Usual Resident in a census<sup>80</sup> are part of the resident population.

**Worker community** -Those people who legally work in Barangaroo. This includes those for which Barangaroo is their normal place of employment during their working week and those who come to Barangaroo for work purposes on a regular basis.

**Wider community** - Those that do not work or permanently live in Barangaroo but who still have an interest in the area as a potential destination and a public benefit.

**Community Uses** - open space, streets, centres and neighbourhoods, and the interface with the private realm which includes residential, commercial and industrial streetscapes.

**Community Need** - The difference between the current condition and the ideal condition.

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<sup>74</sup> NSW Government, Guideline State Environment Planning Policy (Urban Renewal) 2010

<sup>75</sup> NSW Government Architect, Advisory Note - Master Plans (2018)

<sup>76</sup> Oxford English Dictionary

<sup>77</sup> Australian Institute of Family Studies, *Needs Assessment*, 2019

<sup>78</sup> M. Butler & C. Diaz, *Third spaces as community builders* (2016)

<sup>79</sup> Oxford English Dictionary

<sup>80</sup> Note: This definition does not include property owners that do not live in Barangaroo and do not regularly visit Barangaroo for extended periods of time, as they cannot meet the ABS definition of resident. However, their interests should still be considered in decision making.

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# Appendix C – Photo credits

Reference in document	Photo credits (owner – if applicable and available)
Page 3	<ul style="list-style-type: none"> <li>▪ Natural History Museum (pre-colonial Barangaroo)</li> <li>▪ Infrastructure NSW (aerial of Barangaroo in 1929)</li> <li>▪ Rowan Cahill (tough times)</li> <li>▪ Infrastructure NSW (Always by Jacob Nash in Barangaroo Reserve)</li> </ul>
Page 5	<ul style="list-style-type: none"> <li>▪ Blak Markets (Aboriginal ceremony at Barangaroo)</li> </ul>
Page 9	<ul style="list-style-type: none"> <li>▪ The Streets of Barangaroo Facebook (Part A – Foundation cover page)</li> </ul>
Page 15	<ul style="list-style-type: none"> <li>▪ Boutique Adventurer (Sculptures in Barangaroo South)</li> </ul>
Page 20	<ul style="list-style-type: none"> <li>▪ Lendlease Corporation (Exercising in Barangaroo Reserve)</li> </ul>
Page 27	<ul style="list-style-type: none"> <li>▪ Simon London (Promenade in Barangaroo South)</li> </ul>
Page 28	<ul style="list-style-type: none"> <li>▪ Lendlease Corporation (An event in Barangaroo Reserve)</li> </ul>
Page 29	<ul style="list-style-type: none"> <li>▪ Lendlease Corporation (People enjoying the views at Barangaroo Reserve)</li> </ul>
Page 32	<ul style="list-style-type: none"> <li>▪ Infrastructure NSW (Part B – Community Needs cover page)</li> </ul>
Page 53	<ul style="list-style-type: none"> <li>▪ The Streets of Barangaroo Facebook (Part C – Infrastructure and Activation)</li> </ul>
Page 70	<ul style="list-style-type: none"> <li>▪ Tasmanian Art Guide (A person holding their arms up at MONA)</li> </ul>
Page 71	<ul style="list-style-type: none"> <li>▪ Infrastructure NSW (Brook Andrew’s installation at the Cutaway)</li> </ul>
Page 73	<ul style="list-style-type: none"> <li>▪ Matthew Osborn (People attending a seminar)</li> <li>▪ CreatAR – Ai Qing and SHI Kaicheng (room in the Onepark Gubei community club)</li> <li>▪ Zainul Yasni Qil (A group of people working together)</li> </ul>
Page 74	<ul style="list-style-type: none"> <li>▪ Jack Hobhouse (Walker’s Court Theatre)</li> <li>▪ Destination NSW (People watching a performance)</li> <li>▪ Merch Hüsey (An empty stage) – to be replaced</li> <li>▪ Romel Ceseña (People waiting for a performance at the Hayden Orpheum)</li> </ul>
Page 75	<ul style="list-style-type: none"> <li>▪ James Culp (Dancers in a studio)</li> </ul>
Page 76	<ul style="list-style-type: none"> <li>▪ The Tech Interactive (A makerspace)</li> <li>▪ Rasmus Hjortshøj (Three people gathered in a vertical garden)</li> <li>▪ Biofilta (People tending to a pop-up city farm outside the Cirrus Fine Coffee Roastery)</li> </ul>
Page 77	<ul style="list-style-type: none"> <li>▪ Stadium Signs and Events (Person playing tennis)</li> <li>▪ Kainaz Amarla (People playing street volleyball)</li> <li>▪ NIKE Football Spain (People playing in NIKE FC247 laser bean soccer field in Madrid)</li> <li>▪ SDC Engineering (A water fountain in the Ian Potter Children’s Wild Play Garden)</li> <li>▪ Sweet Lime Photo (Children playing in a wooden adventure park)</li> </ul>
Page 78	<ul style="list-style-type: none"> <li>▪ City of Sydney (Children playing in a sculpture)</li> <li>▪ Busycitykids (Waterplay in Darling Quarter)</li> <li>▪ Custom Spaces (People at the outdoor area of the Facebook Office at Menlo Park)</li> <li>▪ The Office Group (People sitting in a roof terrace)</li> </ul>
Page 79	<ul style="list-style-type: none"> <li>▪ Yerrabingin (Yerrabingin rooftop farm)</li> <li>▪ Greenway Medical Centre (Medical centre waiting room)</li> </ul>

	<ul style="list-style-type: none"> <li>▪ BFX Studios (People doing a group workout)</li> <li>▪ Cycology (A cycling class)</li> </ul>
Page 80	<ul style="list-style-type: none"> <li>▪ Vietnam News/Truong Vi (People playing tennis in Thong Nhat Park)</li> </ul>
Page 82	<ul style="list-style-type: none"> <li>▪ Infrastructure NSW (Girl leaping to block)</li> </ul>