

24 August 2022

Our Ref: R/2008/16/i
File No: 2022/433502
Your Ref: MP 06_0162 MOD 9

David Glasgow
Department of Planning and Environment
via Major Projects Assessments website

Dear David,

Additional Comments on Modification 9 - Barangaroo Concept Plan (MP 06_0162 MOD 9) - Central Barangaroo

Reference is made to the previous letter provided by the City of Sydney (the City), dated 8 August 2022, which provided advice on Modification 9 to the Concept Approval (MP 06_0162) relating to Central Barangaroo. In that letter, the City objected to Modification 9 in its current form and requested that it be referred to the Independent Planning Commission.

To support the key issues raised in that letter, the City provides the following additional comments on the proposed development for your consideration.

1. Affordable housing

Despite the significant GFA uplift sought, no affordable housing is proposed in Central Barangaroo. In the absence of providing any affordable housing, the proposal states that one of its 'key public benefits' is a 'Homes for Homes' commitment. This is a scheme that engages with individual property owners, where 0.1% of the sale price of residential property is donated towards affordable housing initiatives. This donation is tax deductible. It is also not clear if the developer or the purchaser would make the 0.1% donation in Central Barangaroo.

Describing this commitment as a key public benefit is unacceptable given the extent of uplift that is sought under Modification 9. A 0.1% contribution is inadequate and out of proportion to the value of the proposed uplift and the value of the development itself.

This is not the same as an affordable housing program which captures a contribution at the time of development.

The funds collected by Homes for Homes are provided by way of grants to housing providers who contribute to the delivery of social and affordable housing. There is no certainty that the funding generated by Central Barangaroo will result in any social and affordable housing within the City of Sydney or even within NSW. Additionally, the amounts provided as grants are relatively small - for example the last amount of funding available to NSW and WA was \$160,000.

The City's [Local Strategic Planning Statement](#) contains an action to increase the diversity and number of affordable rental homes for lower income households... by advocating to the NSW Government... to deliver a minimum 25 per cent of floor space as affordable rental housing in perpetuity on all NSW Government sites, including on social housing sites – L3.4(c)(ii).

The City continues to advocate for additional affordable rental housing on NSW Government sites including Barangaroo Central.

While the City of Sydney Affordable Housing Program does not strictly apply to Barangaroo (as the Sydney LEP 2012 does not apply to the land), the Program contains principles that are relevant to the City's advocacy for affordable housing in this location.

The City of Sydney affordable rental housing principles are:

- affordable rental housing is to be provided and managed in the City of Sydney Local Government Area (LGA) so that a socially diverse residential population, representative of all income groups, is maintained
- affordable rental housing that is provided is to be made available to a mix of households on very low to moderate incomes
- affordable rental housing that is provided is to be rented to very low to moderate income households at no more than 30% of gross household income
- dwellings provided for affordable rental housing are to be managed so as to maintain their continued use for affordable rental housing, and
- affordable rental housing is to consist of dwellings constructed to a standard which, in the opinion of Council, is consistent with other dwellings in the LGA.

The City's affordable housing program contains a contribution rate for land that is the subject of a Planning Proposal. The rationale behind this contribution rate is that where there is a proposal to increase the floor space ratio (FSR) of a site, an affordable housing contribution will be payable on the new floor area (i.e., on the uplift sought).

In this instance, it would be appropriate for a similar principle to be adopted, being that a portion of the uplift should be captured for affordable housing purposes. This is considered essential given the excessive uplift that is sought.

2. Community, recreation and cultural needs

The City has identified 10 key community, recreation and cultural needs that are essential to the master planning for Barangaroo Central:

Open Space area

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

Within the built space area

- 8) Rehearsal studios for performing arts and music with a minimum floor space of 200sqm
- 9) Light industrial 'makerspace' arts studios
- 10) Live music venue and/or nightclub with capacity for approximately 300 people

- 11) Small cinema and/or entertainment venue
- 12) A multi-purpose community facility for social and cultural use

The City's detailed recommendations relating to community, recreation and cultural needs are contained in **Attachment A**.

3. Design guidelines

The Design Guidelines contained in Section 4 of the Urban Design Report prepared by Hassell seek to legitimise the modifications to the concept plan building envelopes. The following comments are made regarding the Design Guidelines:

- The building envelopes are designed to be larger than the actual GFA of the building to allow flexibility in the design. However, the building envelopes also represent the outermost extent that a building can occupy on a site and as such the bulk of the development has been established without any demonstration of the building efficiency of the GFA to the building envelope. This information is to be provided.
- The Design Guidelines do little additional work compared to the concept plan building envelopes:
 - They do not provide any guidance on the street frontage heights or upper-level setbacks. These elements can help bring a uniformity to the buildings that are likely to be designed by different architects.
 - No guidance is provided to the roof top of the buildings which will be seen from surrounding tower. It is assumed that any plant and lift over run is to occur below the designated RL's of the proposed concept plan envelope. It is not clear if there is a prohibition to roof features beyond the height of the concept plan envelopes.

4. Landscape

Further to our advice in Section 7 of our previous letter, please see additional landscape comments below.

Deep soil

Deep soil should be provided in consolidated zones outside of the basement, in public open spaces and be designed to support the healthy growth of medium and large parkland trees to maturity to meet greening targets. Basements should not be located under the public domain including Hickson Road.

Deep soil is a landscaped area with a minimum dimension of 3 metres that is unimpeded by any building, structure or surface (including permeable unit paving or similar) above or below ground with the exception of minor structures. Deep soil zones allow for the retention of existing trees and sufficient space for the planting and healthy growth of new trees that provide canopy cover and assist with urban cooling and infiltration of rainwater to the water table.

The proposal, including the Urban Design report, is relatively silent on the provision of deep soil across the precinct. Appendix C of the Urban Design report outlines the approved Mod 8 for Hickson Park and deep soil (p255 /PDF p128), which was characterised as *“providing view corridors from Hickson Park to the harbour, supporting large mature trees, including with the provision of at least 2,000sqm deep soil with at least 3 metres not to be overshadowed by built form over more than an average area of 2,500 square metres between the hours of 12.00 and 14.00 on 21 June each year to be primarily comprised of soft landscaping, including new extensive areas of grass.”*

Mod 9 seeks to reduce the area for Hickson Park and add a permanent road and a flagship retail building on areas identified as parkland for public use and to support trees in deep soil. While a permanent road is generally supported, the addition of a building on park and deep soil zones is not.

Elsewhere, Mod 9 proposes to extend the Central Barangaroo basement area beyond the B4 Mixed use boundary line, beneath Hickson Road, Metro station plaza and Barangaroo Avenue into the RE1 zone and parkland (refer to Figure 1 below). Figure 2 below shows the basement extending through a kiosk/ café structure on the park side and indicates 1.4m depth tree pits for street trees. It is unclear how medium and large sized parkland trees will be accommodated in the parkland.

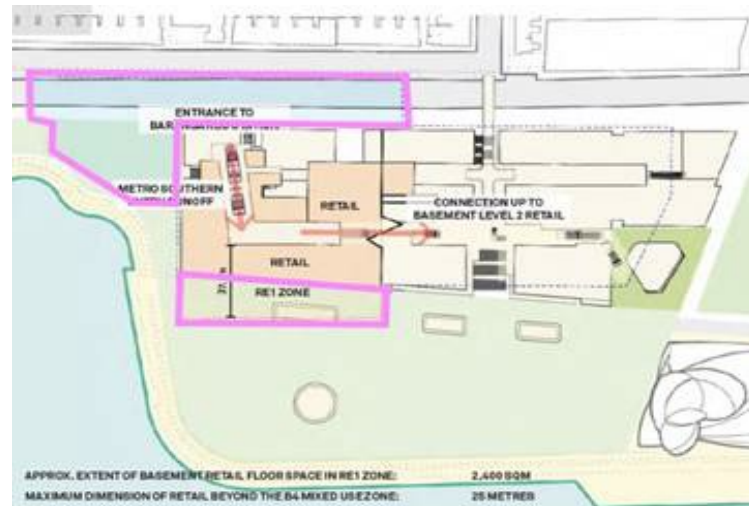


Figure 1: Indicative plan, with extended basement area outlined in pink

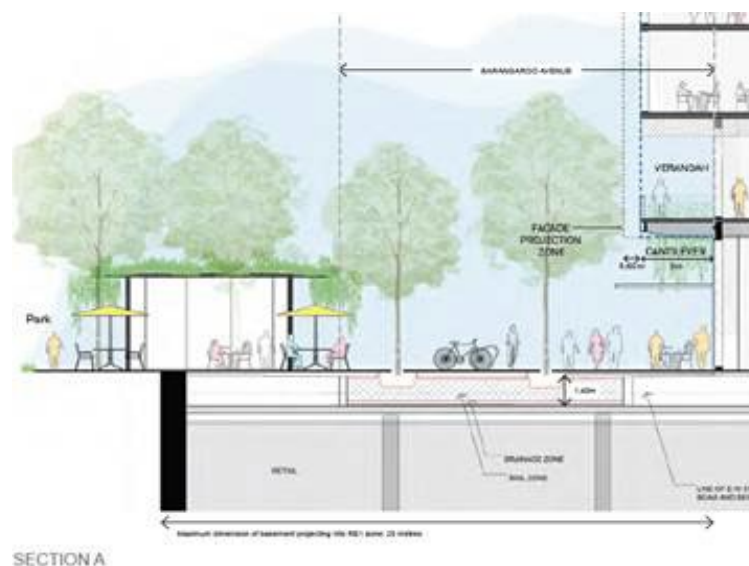


Figure 2: Section A

In summary, the extent of the basement is not supported. All basements are to be pulled back within the building line to the east of Barangaroo Avenue, outside of Harbour Park areas with deep soil zones and public domain zones (including metro plaza, Street D,

Hickson Road, Barangaroo Avenue). Regarding Hickson Park, the addition of buildings on park and deep soil zones is not supported.

Canopy targets and trees in public open spaces

Overall, the proposal must contribute greening within the precinct to achieve a minimum 40% green cover, including 27% canopy cover by 2050. Further, Harbour Park must meet or exceed the Premier Priority Targets for Better Placed greener spaces.

Harbour Park must provide a higher proportion of medium and large sized canopy trees with civic quality, located to mitigate climate change, urban heat island effects, UV radiation, meet canopy targets and provide adequate shade for large number of users. The design must meet the Premier Priority Targets for Better Placed greener spaces

Communal open space

- Blocks 5, 6, 7 include commercial uses that require communal open space. There is a lack of clarity around the location of communal open space to 25% of commercial uses on these blocks.
- In addition, it must be clarified that the building envelope allows for trees in raised planters in communal open spaces on upper levels of Blocks 5, 6, 7 commercial uses. Planters are to be designed with minimum soil depth and soil volume of the Landscape Code Volume 2.
- The Design Guidelines are absent on the requirements for communal rooftops and greening and only states “*maximise private access to rooftops and terraces where possible.*”
- The Design Guidelines should be amended to provide clear design guidance on the greening, amenity and design of communal rooftops.

Green roofs

The Landscape masterplan indicates large expanses of greening on rooftops to Blocks 5, 6, 7 envelope rooftops. This aspiration is supported, however, there is insufficient information in the design guidelines around the requirements for green roofs.

The City recommends the following:

- Confirm rainwater harvesting to all green roofs across the precinct and allowance for rainwater tanks for irrigation reuse.
- All inaccessible green roofs are to be designed as biosolar green roofs (integrated green roofs with solar panels over) to slow stormwater infiltration and discharge from the precinct and increase biodiversity.
- Daramu House is a built precedent, and all green roofs are to be comparable.

5. Transport and access

Preliminary transport and access comments were provided by the City in Section 8 of our previous letter. Please see additional comments below.

Bike network

Section 6.7.1 of the Transport Assessment notes a separated on-road cycleway on the eastern side of Hickson Road. The City has previously been involved in the development of the Barangaroo Station Design and Precinct Plan (2020-21) which was prepared by Metro in consultation with INSW and Metro. The design proposed at the end of this process is supported in principle by the City. The design should incorporate the City’s feedback that has been provided.

Once people cycling exit the formal cycling network, they still need to feel comfortable for the last several blocks before reaching their destination. To make this possible in mixed traffic, all internal streets should be designed for low speed (30km/h maximum) vehicle movements.

Increase in parking spaces

Table 14 in the Transport Assessment sets out the proposed increase in parking spaces from 3,602 to 3,768, including 113 spaces associated with retail use.

The development benefits from significant investment in public and active transport in and around Barangaroo and should not be granted the requested increase in car spaces. The City remains concerned that the unnecessary provision of car parking will encourage private vehicle use.

The City acknowledges concerns raised by Miller's Point residents that the increase in retail GFA combined with constrained parking could lead to overflow parking impacts on nearby streets. This is an issue requiring a delicate balance. Increasing parking supply would encourage shoppers to drive, sending the signal that driving is encouraged and giving them false confidence that they would be able to find a space. However, since the development is not capable of providing parking for 100% of visitors, increasing parking supply could well increase the likelihood of parking overflow onto streets. Restricting parking further sends a strong signal and means people are less likely to choose to drive in the first place.

An example of a development that has handled the balance of parking provision well is Kings Cross St Pancras, London, UK. This is a mixed-use precinct with a tube station, international rail station, shopping centre and residential units and provides only 312 spaces across all uses. There is no expectation that people should be able to drive to central London, and as a result, they don't.

The City considers that no additional car parking should be provided as part of Modification 9. To address community concerns about demand for car parking with the extent of retail proposed, the proposal should design the retail strategy around a no-drive approach.

On-street parking

The City supports the reduction in on-street parking and the use of the remaining spaces for short-stay uses only.

It is unclear the exact number of on-street parking spaces to be provided within the precinct. In the Transport Assessment, Table 14 states 25 spaces, while Section 6.4.2 says 6 spaces will be provided. This needs to be clarified. The City supports the lower of the two figures stated (6 spaces).

Walking

As noted in our previous letter, the City advised that the walking assessment should use the methodology set out in TfNSW's Walking Space Guide (2020) rather than Fruin.

Section 6.6 of the Transport Assessment describes a Fruin Level of Service analysis used to determine whether the provided footpaths are adequate. There are two issues the City would like addressed regarding this piece of analysis.

- Firstly, Fruin is suitable for use within confined stations and interchanges but is not a suitable method for assessing pedestrian flows on streets. TfNSW's Walking Space Guide should be used instead as it accounts for interactions between people walking and vehicles and includes consideration of buffers and active frontages.

- Secondly, background pedestrian flows should be included in the assessment. If exact numbers are not known, then an order-of-magnitude sensitivity test would be acceptable. Only looking at people exiting Metro is likely an underestimation of the total footpath use.

6. Sydney Observatory - View of Night Sky

Central Barangaroo development was intended to be below the line of the rockface/landform and was not to interfere with Sydney Observatory, located near to the east of the site.

The proposed building envelopes, particularly the residential tower in the north-western corner of the site (Block 7) will be much higher than originally intended, and the cumulation of all the buildings will significantly add light spill in the direct line of telescopes viewing to the west – where a large number of astronomical events occur throughout the year. Figure 6 of the report titled “Central Barangaroo - Sydney Observatory Sky View Impact Assessment”, dated 7 July 2021, prepared by Unisearch (UNSW) (reference UN59699) shows the viewing angle to the highest building envelope within Block 7 is 8.82°.

There are incomplete assumptions regarding viewing the night sky within 10° of the horizon which the sky view impact assessment asserts as the “practical lower altitude limit” for effectively viewing the night sky. This assertion is erroneous as there are important astronomical events that occur within 10° of the horizon, including the setting Sun, Moon, planets such as Mercury and occasionally comets. Planetary transits and eclipses across the Sun as well as planetary and lunar conjunctions are also observed at these lower altitudes. All of these views will be compromised by the proposal and has not been adequately addressed in the sky view impact assessment.

Should you wish to speak with a Council officer about these comments, please contact Samantha Kruize, Senior Planner on 9265 9333 or at skruize@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM LFRAIA Hon FPIA
Director
City Planning | Development | Transport

Attachment A

**City of Sydney Community, Recreation and
Cultural Needs – Central Barangaroo**

Barangaroo Central

Key Community, Recreation and Cultural needs

August 2022

Summary

Harbour Park is a unique new public space for Sydney. Its program needs to be developed in coordination with the new open spaces being planned in parallel at Central Station and Circular Quay precincts. Harbour Park should provide a counterpart to the function and amenity of those spaces, capitalising on its greater opportunity for programmatic flexibility and active uses due to its level gradient and high accessibility.

The following provides a summary of 10 key community, recreation and cultural needs, identified by the City of Sydney, for consideration in the master planning for Barangaroo Central. More detailed information for some of these follows along with key elements from the City's Social Strategy document '*A City for All – Social Sustainability Policy*' relevant to Barangaroo Central and local demographic data.

1. No net loss of public open space from current approved Concept Plan for Central.
2. Minimum canopy cover – 50%
3. Incorporation of Barangaroo into the City of Sydney Eora Journey - Yananurala | Walking on Country (Harbour Walk) project.
4. 2 x multipurpose indoor courts at a level of court specification to netball standard – total area 2475sqm. Detail below.
5. Play area for children – possibly nature play to tie in to Barangaroo Reserve.
6. Flexible outdoor space - Unmarked open outdoor space for 'kick about' use with built-in infrastructure to support cultural events – minimum size 80x80m, level ground. Detail below.
7. Performance Theatre with seating for 200-300 people. Detail below.
8. Rehearsal studios for performing arts and music with a minimum floor space of 200sqm. Detail below.
9. Light industrial 'makerspace' arts studios. Detail below.
10. Live music venue and/or nightclub with capacity for approximately 300 people. Detail below.
11. Small cinema and/or entertainment venue. Detail below.
12. A multi-purpose community facility for social and cultural use

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

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

New residential developments in mixed use precincts often do not build appropriate sound proofing into the building fabric for the location; if this is not anticipated from the outset a clash can be

expected between local ‘vibrancy’ and the noise impacts on residents. Current environmental protection legislation around ‘offensive’ noise traditionally privileges resident’s rights to quiet and peaceful enjoyment of their domestic environment which in turn impacts the viability and business mix of evening business trade and overall character of the precinct. These issues must be anticipated early and negotiated as part of development consents.

EORA Journey and Yananurala | Walking on Country (Harbour Walk)

Eora Journey

The [Eora Journey](#) was conceived in 2008 as a walk from the site of first contact on Sydney Harbour to Redfern, the home of Aboriginal activism in Australia, by architect Dillon Kombumerri, as part of Sustainable Sydney 2030. Today the Eora Journey has become a broad program for the recognition and celebration of Aboriginal and Torres Strait Islander people and their cultures in the City of Sydney.

Eora means ‘the people’ in the language of the Gadigal, so the Eora Journey is ‘the people’s journey’. It includes four main elements: (1) Recognition in the Public Domain; (2) a significant event; (3) an economic development plan; and (4) a knowledge and cultural centre.

Yananurala | Walking on Country (Harbour Walk)

As part of the Eora Journey: Recognition in the Public Domain program, Yananurala will share and celebrate new and old stories of the First Peoples of Australia along Sydney Harbour foreshore from the Australian National Maritime Museum in Tumbalong (Darling Harbour) to Woolloomooloo Bay.

Guided by the City’s Eora Journey Curatorial Advisor Hetti Perkins, Aboriginal curator Emily McDaniel (Director, First Nations Powerhouse Museum) has curated a series of interconnected stories that will form the basis for exhibitions, events, public art and interpretation in the [Harbour Walk Storytelling Report](#). The report recommends nine cultural projects that will encourage local people and visitors to understand the concept of Country in the way that Aboriginal people have experienced and understood their land for millennia.

As part of both Barangaroo South and Barangaroo Central, the report recommends a major public art project along The Hungry Mile recognising Aboriginal people’s relationship with the harbour and their role in Sydney’s maritime history. The project aligns with The Hungry Mile project outlined in the [Barangaroo Public Art and Cultural Plan \(2015\)](#) which proposed a major interpretive work of art that engages with historians, writers and text based artists to create a memorable experience that links Barangaroo with its past.

In partnership with INSW Barangaroo, Royal Botanic Gardens and Place Management NSW the City of Sydney is currently installing a series of Yananurala Interpretive Markers along the harbour foreshore, including at 3 locations in Barangaroo. A brief for the next Yananurala project, Sitelines and Conversations will soon be advertised. This project proposes a series of audio and text-based installations along the harbour foreshore to complement the interpretive wayfinding elements and provide a richer experience of Aboriginal history and culture.

Yananurala | Walking on Country will be developed with Aboriginal and Torres Strait Islander communities, artists, and designers, with guidance from the City’s Aboriginal and Torres Strait Islander Advisory Panel, and in partnership with Place Management NSW and project partners, including INSW (formerly Barangaroo Delivery Authority), Barangaroo Central Developers and Lend Lease on The Hungry Mile project.

Recreational Needs

Indoor and Outdoor recreational provisions

Within the City of Sydney area, sport and recreation facilities are provided by both the City of Sydney and other key government agencies such as Centennial Parklands and the Botanic Gardens Trust. Locally accessible indoor and outdoor sports fields provide a range of important benefits including improved physical and mental health and community building opportunities.

The City has investigated the current recreation provision which indicates a high and growing demand for local sports facilities. Demand far outstrips the current supply and opportunities to acquire new sites or land to develop for sports are rare. A continuing shortfall of sports fields, sport courts, and recreational elements increasingly results in the inappropriate and unsustainable use of passive open space.

Research has identified many factors which will increase future demand for sports facilities including:

- Significant increase in residential and student population in Central Sydney and a significant increase in the City's day-time population;
- Changing work patterns and increasing interest in healthy lifestyles creates increased demand for sport and recreation facilities mid-week;
- The use of social media and information technology is resulting in increased casual, spontaneous participation in team sports, (pop-up events, turn-up and play);
- Increasing participation of women and increased opportunities for both sexes to play the same sport (e.g. an increase in women's soccer);
- Concerns about obesity and healthy living have resulted in increasing participation of older people in sports and active recreation; and
- Increased marketing by sports associations to attract participants.

Provision for outdoor sport

The City's investigations have determined that an additional 11.5 sports fields are required to service the resident population and a further 8.5 fields for the weekday (worker) population. By 2031 the number of additional fields required could be as high as 28.5 fields. Whilst it is highly unlikely that this level of provision is possible in the constrained urban environment of the City of Sydney, strategies to respond to this demand need to consider a range of responses, including enhancement of existing resources, increased use of synthetic surfaces on existing fields, using suitable spaces for half- and three-quarter sized fields, and better use of underutilised resources. The City would advocate for a full sports field at Barangaroo, however with potential constraints on space an unmarked open space for multi-function (sports and events) with a minimum turf area of 80x80m is required as part of the open space design.

Provision for indoor sport

The City's investigations also determined that there is a gap in indoor sports courts in nearby area such as the CBD, Pyrmont, and Surry Hills/Crown Street. There is a limited provision of multi-court (2 or more courts) facilities which is a more sustainable commercial model. According to the Australian Sports Commission data, overall rates of participation in indoor court sports are on a par with (or slightly below) what they were a decade ago for people aged 15 and over. Among young people aged 5–14 years, rates of participation at the national level in gymnastics and martial arts have risen substantially, and there has been a small increase in basketball participation. Nationally, young

peoples’ participation in netball and indoor soccer has declined over the last decade, but facility operators in the City report that participation in indoor basketball and futsal is increasing.

The City proposes the development of 2 multipurpose indoor courts at a level of court specification to netball standard. This proposal allows maximum flexibility and would accommodate the key sports of basketball, netball, volleyball, badminton, futsal, table tennis. Locating these facilities in the southern developable area of Central would see these facilities placed in the location best suited to cater for South workers and adjacent to the open space proposed on Hickson Road.

MULTI-PURPOSE RECREATION CENTRE – 2 COURTS

AREA	ITEM	COMPONENT DETAILS	COMMENT	AREA M ²
Front of House	Entry	<ul style="list-style-type: none"> Flexible use space & Circulation 	<ul style="list-style-type: none"> Allows users to relax and socialize before entering main activity areas Transition zone between Entry and amenities to the Courts. 	100
	Reception / Kiosk	<ul style="list-style-type: none"> Integrated reception, kiosk and sales area 	<ul style="list-style-type: none"> Kiosk sales and food storage/display Merchandising/equipment sales and display Storage space for reception office equipment ie printer/photocopier Storage space for kiosk stock 	40
Courts	2 x Community Courts	<ul style="list-style-type: none"> 2 x full size community standard indoor sport courts (basketball / netball / volleyball / badminton) Fixed courtside seating 	<ul style="list-style-type: none"> Minimum court dimensions to allow for netball @ 15.25m x 30.5m x 3.1m runoff on the sides and 3.7m separation between courts Minimum clear ceiling height of 8.5 from FFL to underside of lowest part of roof structure Seating located down court sidelines. Be outside of the playing courts and run off area. Minimum 2.0m 'clear zone'. 30-50 pax per court 	1665
	Store/s	<ul style="list-style-type: none"> Storage servicing each group of sports courts Standard provision is based on 12.5% of court area 	<ul style="list-style-type: none"> Minimum room depth of 5m Minimum clearance of 2.7m from the FFL to underside of ceiling 	210

Change Rooms + Amenities	Participant Change	<ul style="list-style-type: none"> 2 x unisex change rooms 		80
	Referee Change	<ul style="list-style-type: none"> Unisex 	<ul style="list-style-type: none"> Including WCs, showers and lockers 	20
	Staff Change	<ul style="list-style-type: none"> Unisex 	<ul style="list-style-type: none"> Including WCs, showers and lockers 	20
	Accessible Changing Places	<ul style="list-style-type: none"> Unisex 		20
	Accessible WC	<ul style="list-style-type: none"> Unisex 		10
	Public (spectator) Amenities	<ul style="list-style-type: none"> Public amenities for spectators 		60
Office and Admin	Staff Office	<ul style="list-style-type: none"> One combined space to cater for up to 3 work stations, filing, storage, printing etc 		20 unincumbered
	Staff Room	<ul style="list-style-type: none"> Room for staff respite Workspace for casual staff 		20
	First Aid Room	<ul style="list-style-type: none"> Layout to meet first aid standards with internal and external access 	<ul style="list-style-type: none"> Locate close to foyer and consider possible external access for easy ambulance access Stretcher facility to be provided 	10
Activity Rooms	2 x multipurpose activity rooms	<ul style="list-style-type: none"> Flexible use spaces 		130
	Store/s	<ul style="list-style-type: none"> Dedicated storage 	<ul style="list-style-type: none"> Minimum room depth of 5m Minimum clearance of 2.7m from the FFL to underside of ceiling 	40
Back of House	Cleaners Store	<ul style="list-style-type: none"> Dedicated room to provide: Storage for cleaning equipment Cleaners sink 	<ul style="list-style-type: none"> Direct access to outside desirable for delivery and servicing. 	10
	Spares Store	<ul style="list-style-type: none"> Dedicated room 	<ul style="list-style-type: none"> Spare lights, tiles, timber boards, paint etc 	15
	Mains Switch Room	<ul style="list-style-type: none"> Separate Comms Room 	<ul style="list-style-type: none"> Adequate space to be provided for required equipment and safe inspection, maintenance and replacement of equipment/plant. Provide external access for staff and maintenance 	10
	Laundry Store	<ul style="list-style-type: none"> Laundry facility including washing machine and dryer 	<ul style="list-style-type: none"> Located close to amenities and plant room. 	5
	Garbage Room		<ul style="list-style-type: none"> Located for external access for truck deliveries and pickups 	10

TOTAL 2,475

Cultural Needs

Multipurpose Theatre, Music Venue, Rehearsal Spaces, Artist Studios and Outdoor Performance and Event Infrastructure.

Estimated Demand

In the period from 2007 to 2017, cultural infrastructure (spaces used for the development, production and consumption of arts and cultural products) in the City of Sydney area declined by 117,000 square metres. The greatest loss of floorspace has occurred in small-to-medium sized spaces, smaller performance venues and rehearsal spaces, and light industrial artist studios for creative manufacture. These spaces are vital to the supply chains that feed the City's major cultural institutions, creative industries and the vibrancy and diversity of Sydney's cultural offer. The loss of these spaces impacts upon retail, hospitality, tourism, innovation and education sectors. The covid-19 pandemic is believed to have resulted in significant further reductions in creative and cultural spaces, but the City's Floorspace Survey will not quantify the extent of further losses until 2023.

Barangaroo is located adjacent to Sydney's major cultural destinations, supports a growing inner-city residential population and provides a rare opportunity to dramatically increase the supply of creative and cultural space in the city centre.

The City has reviewed the Barangaroo Community and Cultural Spaces Strategy prepared by JOC Consulting and endorses the recommendations in this report, however, the description of some of the facilities would benefit from further clarity and, in addition, an outdoor performance or event space is strongly recommended for this location.

The City of Sydney has commissioned research on the design of creative spaces from Arup Australia. These design guides may be useful to the planning and delivery of cultural infrastructure at Barangaroo: www.cityofsydney.nsw.gov.au/guides/creative-spaces-design-guides

The City of Sydney recommends the following cultural facilities be prioritised:

Rehearsal studios for performing arts and music

Sound attenuated space suitable for dance, theatre and music rehearsal, accessible after hours and on weekends. Does not require separate stage area or back of house but will require sprung floors for dance.

Space should be free of fixed seating, with kitchen, toilets, and bathroom facilities with showers, dressing and storage areas. The space is not intended to be accessed by the wider public.

Floor Space: 200 – 300sqm

Capacity: approximately 100 people

Ceiling: 3-5m.

Loading Bay: Rear access for a (3 tonne approximate) truck, with roller door access and double width corridor.

BCA: 9B

Planning Approvals: Entertainment Facility, Community Facility

Performance Theatre

Purpose built theatre space with seating for 200-300 people. Seating may be fixed, although flexible seating will provide for a wider variety of uses. A stage area should incorporate a 'sacrificial' floor that can be drilled into or built up as required and be supported by wing space and technical grid that can support a medium weight load and lights and audio equipment. The space requires back-of-house spaces including dressing rooms with showers, loading docks, office, backstage storage and technical workshop areas, as well as foyer, box office and food and beverage service areas.

Floor Space: Minimum 400sqm+

Capacity: 200-300 people

Ceiling: 10.5m above stage to lighting grid, 12m to top of ceiling

Loading Bay: Rear access for a (3 tonne approximate) truck, with roller door access and double width corridor.

BCA: Class 9b

Planning Approvals: Entertainment Facilities

Light industrial 'makerspace' arts studios

A light fabrication space provides a construction environment for use by artists, designers, creatives, construction, and technical personnel to fabricate scenery, props and artworks at a variety of scales. A multi-use facility will contain a large workshop area for building, sculpture and construction, working with equipment for wood, metal, plastics and paint. The space will require industrial ventilation, heavy load bearing floors and overhead rigging, paint and silt traps on sinks, and direct access to loading and waste removal. Additional spaces will be smaller artist studios designed for visual arts and crafts work by one or two people and mid-sized space for classes or workshops. Artist studios may not require industrial ventilation but will benefit from access to both natural and artificial light and fresh air. Ancillary spaces include bathrooms with showers, kitchen, office and range of spaces for secure storage.

Floor Space: minimum 300 sqm

Capacity: N/A, designed for private use. Capacity will depend on the range of facilities provided.

Ceiling: 5m+.

Loading Bay: Rear access for a (3 tonne approximate) truck, with roller door access and double width corridor.

BCA: Class 8 (+ Class 9B for classes)

Planning Approvals: Workshop

Live music venue and/or nightclub

Sydney is lacking mid-sized music venues for an audience of approximately 300 patrons. These mid-size spaces play an important role in the music industry ecosystem, support mid-career acts and touring artists. Such a space might be delivered through a commercial tenancy in the precinct, however, due to the undersupply of suitable space, planning for the inclusion of a music venue would be strategically sound.

A live music venue (as opposed to a performance theatre) typically operates as a nightclub with the addition of a stage dedicated to performances by bands and DJs. The space requires a large open area to accommodate an audience / dancefloor and should be heavily sound attenuated. Basement level spaces provide for additional sound attenuation and commercial appeal. The space should operate as a venue for live performance and DJs

and primarily only open for this purpose, although it may continue to trade late as a bar or club after performances have finished. A stage with wings, backstage areas with loading dock, dressing rooms, and a technical grid for lights and audio equipment should be included in the base build.

Floor Space: 300 sqm+

Capacity: 300 people

Ceiling: 5m.

Loading Bay: Rear access for a (3 tonne approximate) truck, with roller door access and double width corridor.

BCA: Class 6

Planning Approvals: Nightclub

Flexible Outdoor Space

An unmarked open outdoor space for ‘kick about’ use with built-in infrastructure to support cultural events and outdoor performances. This flexible space can accommodate multiple uses. In addition to open recreation space, it will provide a home to markets, fairgrounds, cultural gatherings, ‘spiegel tents’ and outdoor concerts. Sydney has no permanent outdoor performance space for use by touring acts, local festivals, and promoters. In 2023 Sydney will commence hosting the Asia-Pacific edition of SXSW (South by South West Festival) one of the most significant music, film and tech festivals in the world. The festival model relies heavily on outdoor musical performances. Sydney has no suitable permanent infrastructure for this type of event, putting us at a competitive disadvantage for maintaining a festival such as SXSW. Barangaroo provides a vital opportunity to build-in permanent infrastructure for outdoor events and performances, harbourside.

Ideal requirements:

- Minimum 80m x 80m turf area
- Level ground
- Vehicular access to hold 8T per axle weights
- Hardstand for loading with sufficient size to accommodate multiple trucks
- Lay-by or dedicated loading-zone parking for at least six vehicles (possibly on Hickson Road)
- In-house single and three phase power with multiple outlets across the space, including harbour-side which is likely to be the preferred location for staging.
- Ample potable water supply.
- Permanent public amenities (toilets, change facilities etc)
- Two approaches to event infrastructure, either:
 - o Multi-purpose space with a mixture of paved and turfed areas. Stages, market stalls and circus tents have detrimental effects on turfed areas. Therefore, the provision of both paved hardstand areas for hard infrastructure and turfed areas for comfort is recommended.
 - o Built-in staging will reduce the need for DAs and construction certification for every event that happens on site. This will considerably reduce barriers to the use of the space for public events. Built-in staging can also be designed to minimise sound and amenity impacts on residents and neighbours. This is the City’s recommended approach.

In terms of built-in staging, the Barangaroo Central masterplan suggests the following.



A paved amphitheatre will limit the uses of the open space and be hard to adapt to markets, circus tents and other kinds of community gatherings. A section of tiered amphitheatre may be appropriate, but we recommend avoiding this model for the whole site.

Likewise, there will be a temptation to place the stage waterside for maximum views. This will direct the sound from the stage straight towards residents and could restrict access to the pedestrianised foreshore. We recommend placing the stage adjacent the high-rise building, directing sound across the tree-cover of the headland (natural acoustic attenuation) and out into the harbour.



Look to HOTA (Home of the Arts) on the Gold Coast for inspiration. This permanent stage is built into the landscape under a gardened dome. The dome is accessible public space and provides sound insulation at the back of the stage. This prevents sound spill to residential areas behind the stage. The audience area in front of the stage is a mixture of flat, undulating, and multi-level spaces that can have multiple uses as well as a seating / amphitheatre area when the stage is in use.



A multi-purpose community facility for social and cultural use

Co-locate complementary community and cultural facilities and spaces that are flexible and multipurpose. The space needs to meet the diverse needs of the local and visiting communities including hosting events, meetings, and gatherings. It should not impact on or duplicate the purpose and use of the Millers Point community spaces (Harry Jensen and Abraham Mott Hall) and should complement these. Due to the location of the facility, there should be opportunities to hire spaces at different times of the day and night. This facility should work in unison with other specific cultural spaces (indoor and outdoor). It should be located within proximity to the outdoor performance and event.

Social Strategy

Supporting information and Data

The following includes some key elements from *A City for All – Social Sustainability Policy* that may be relevant to the master planning for Barangaroo Central, noting that A City for All was not developed at the time of the City’s previous submission for the Barangaroo Central Cultural and Community Infrastructure Needs EOI in 2014. There is also some key data and information on demographics, infrastructure, Accommodation Grants and wellbeing reflective of the CBD Harbour Village Area.

Relevant directions and outcomes of A City for All:

<https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/communities-and-culture/social-sustainability/socially-just-and-resilient-sydney>

The following outcomes and actions may be relevant to the proposed development.

Direction 1 – An inclusive City

Inclusive growth and opportunities

- Collaborate with businesses to deliver positive local social impacts
- Foster the growth of the local social enterprise sector

Diverse housing tenures and types

- Increase supply of subsidised social, affordable rental and supported housing
- Increase supply of housing universally designed for people of all ages and abilities
- Improve housing choices for renters

Strong empowered communities

- Improve community wellbeing and health equity

Direction 2 – A connected City of Sydney

Supportive social networks and trust

- Increase social connectedness among diverse communities
- Strengthen social networks in urban renewal areas
- Improve community safety

Sense of belonging and connection to place

- Enhance sense of belonging among diverse communities
- Foster place-based connections among diverse communities
- Embed participatory placemaking approaches to urban renewal

Harmony and social cohesion

- Improve social harmony in high density neighbourhoods
- Promote public spaces as shared spaces for all

Vibrant creative life

- Deliver place-based cultural and creative initiatives that enhance local neighbourhoods
- Increase community participation in the design and delivery of creative projects

Direction 3 - A liveable city

People focused urban design and planning

- People focused urban design and planning
- Enhance personal amenity in the public domain for people of all ages and abilities
- Increase the positive social impact of urban development and renewal
- Renew social infrastructure to meet changing community needs and aspirations
- Improve the provision of shared spaces through new development and the public domain
- Enhance placemaking approaches to urban renewal
- Activate public and private spaces to deliver community benefits.

Accessible places and spaces

- Improve the inclusiveness and accessibility of the public domain
- Collaborate with local businesses to improve their accessibility to people of all ages and abilities
- Enhance local transport choices for people of all ages and abilities

Direction 4 – An engaged City

This direction focuses on where people have opportunities to actively participate in shaping their city and community

CBD Harbour Village data and information:

Current population (2016 Census):

Characteristic	Harbour Village Centre	City of Sydney
Population	9,464 (2018)	240,229
Median age	36	32
Aboriginal and Torres Strait Islander	0.4%	1.2%
Couples with children	7%	9%
Lone person households	31%	33%
Medium and high density housing	95%	96%
Median weekly household income	\$2,333	\$1,915
Households renting	49%	56%
Overseas born	48%	48%
Language at home other than English	35%	36%
University attendance	15%	14%
University qualification	38%	44%
Unemployment rate	7.7%	6.0%
SEIFA index of disadvantage	940	1027

Characteristic	Harbour Village Centre	City of Sydney
Enumerated population density (persons per ha)	49.11	84.7

Future population:

CBD Harbour:

- The **largest increase in persons between 2016 and 2026 is forecast to be in ages 25-29**, which is expected to increase by 1,292 and account for 15.7% of the total persons.
- The **largest 5 year age group in 2026 is 25 to 29 years**, with a total of 2,577 persons.
- **The dominant household type** will continue to be **lone person** (41.6% of all households in 2026).

Wellbeing survey results – 2015-2018 (note this is not public)

- **Slight decrease** in satisfaction with:
 - access to parks and open spaces
 - access to learning and education opportunities
- **Decrease** in satisfaction with:
 - opportunities to participate in sporting or recreational activities
 - access to libraries
 - access to public transport
- **Decrease** in people feeling part of the local community
- **Decrease** in people believing there are enough opportunities in their local area to participate in arts and cultural activities
- **Decrease** in people satisfied with the number and quality of arts and cultural events such as festivals, performances, and exhibitions.
- **Decrease** in people satisfied with the range and quality of creative expression in the public domain such as art installation, murals, busking and street art.
- Features of the local area that people believe are **most important** to their decision to live there include:
 - Close to work/study
 - Close to transport
 - Close to places you socialise/go out
 - Close to services.