



Barangaroo

Modification to Barangaroo Concept Plan: Central Barangaroo and Headland Park



Preliminary Environmental
Assessment Report and Request for
Director-General's Requirements

Submitted to: Department of
Planning and Infrastructure
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1.0 Introduction

1.1 Purpose of this Report

The Barangaroo Delivery Authority (“the Authority”) is seeking the Minister for Planning’s approval under Section 75W of Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify the Concept Plan for Barangaroo (MP06_0162).

This purpose of this report is to:

- provide an overview of the proposed modifications;
- identify the key environmental assessment issues; and
- provide a brief examination of the likely extent and nature of any potential impacts.

This information is the basis for the Director-General of the Department of Planning and Infrastructure (DP&I) to issue the requirements for the preparation of an Environmental Assessment (EA) to accompany this application for modification of the concept plan (Modification 9) under Section 75W of the EP&A Act.

1.2 Background

The Barangaroo site is divided into three development areas – the Headland Park, Central Barangaroo and Barangaroo South (not the subject of this application). The new Headland Park is located at the northern end of the site and Central Barangaroo is located in the centre of the site between the new Park and the commercial mixed use area to the south.

On 9 February 2007 the Minister for Planning approved the Part 3A Concept Plan for the whole Barangaroo site. On 12 October 2007 the land was rezoned for redevelopment via an amendment to Schedule 3 of the State Environmental Planning Policy (Major Development) 2005 (“Major Development SEPP”). The Concept Plan as approved contemplates an urban structure comprising 11 hectares of foreshore promenade and public domain in addition to streets and development blocks. Since the Concept Plan was approved in February 2007, a number of modifications have been approved under Section 75W of the EP&A Act. The current approved urban structure for Barangaroo is shown in Figure 1.



Figure 1: Current approved urban structure for Barangaroo (Modification 4)

In November 2012 the Authority lodged a State Significant Development Application with the DP&I seeking planning approval for the construction of the public waterfront promenade in Central Barangaroo linking the new Headland Park with Barangaroo South. The Authority also sought approval to undertake interim works in Central Barangaroo to create a temporary landscaped area for casual use, along with infrastructure for major public and special events. The application also sought approval for a limited number of major public and special events on site such as concerts, festivals and outdoor theatre. These applications were approved on 11 September 2013.

1.3 Proposed modification

Work on master planning for Central Barangaroo commenced in January 2013 with the appointment of international and local professionals, Skidmore, Owings & Merrill LLP (SOM) + Andersen Hunter Horne (AHH). The Authority consulted with key stakeholders and the public to inform the master planning of Central Barangaroo. Consultation commenced on 16 April with a public workshop followed by a four week, interactive, on-line conversation, in addition to discussions with key stakeholders.

The master plan is reflected in the Central Barangaroo Master Plan framework. The proposed Section 75W Modification to the Approved Concept Plan for Barangaroo seeks to amend the Concept Plan to provide for the delivery of the Master Plan framework.

Project approval for Barangaroo Headland Park and Northern Cove Main Works was granted on 3 March 2011 (MP10_0048). The project provides for a space to be created within the headland profile adjacent to the sandstone cutting for a future cultural use. It was also identified within the application that the space would provide for future floor space in the vicinity of 18,000m² GFA.

The design of the cultural space provides for an internal shell with a volume of between 75,000m³ and 100,000m³. Condition A8 (as amended) granted on 17 April 2012 states that “A separate development approval is required for the use of the proposed floor area associated with the Cultural Facility”. However notwithstanding approval of the internal volume of the space the Barangaroo Concept Plan has not yet been modified to provide an allowance for the future floor space within the space. Accordingly it is now proposed to modify the Concept Plan to explicitly provide the proposed floor space and to allow for a future development application for the future cultural facility.

The proposed modification also seeks to provide for the inclusion within the Concept Plan of an allowance for up to 18,000m² of gross floor area for a future cultural facility within the approved space beneath the Headland Park.

The proposed modification will also consider the existing gross floor area of Moores Wharf and the Dalgety Bond Store, not addressed in the maximum gross floor area calculations included in the Concept Plan.

In addition to the proposed modifications to Central Barangaroo and Headland Park addressed within the subject modification, a separate modification (Modification 8) is currently being sought for Barangaroo South by the developer, Lend Lease.

2.0 The Site

2.1 Site context

Barangaroo runs north-south between Hickson Road and the western foreshore of Sydney Harbour, connecting the north-west edge of the city’s business centre with the historic and cultural precincts of Millers Point and Walsh Bay.

The location of Central Barangaroo and Headland Park within the overall Barangaroo site is shown in Figure 2. To the north of Central Barangaroo will be the Headland Park which will be a grand harbour park for Sydney. To the south will be the major business, tourism, residential and retail precinct for Barangaroo. Both the Headland Park and Barangaroo South will be linked to Central Barangaroo by the continuous waterfront promenade, as discussed in Section 1.2, and other key pedestrian connections.

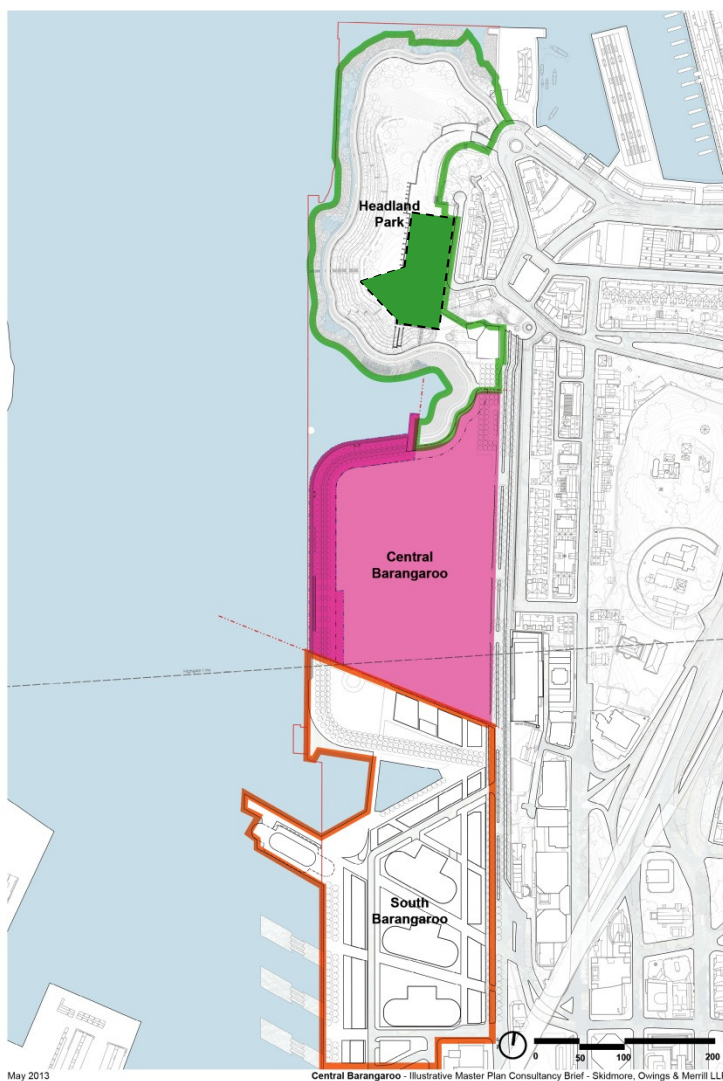


Figure 2: Barangaroo indicating location of Central Barangaroo and Headland Park
Note: Headland Park space is shown dotted in RE1 zone

2.2 Site Description

The subject application relates to Central Barangaroo and the Headland Park and is shown in Figure 3.

Central Barangaroo

Central Barangaroo falls wholly within Lot 5 and Lot 6 DP 876514 and comprises an area of 5.2 hectares. The site is owned by the Authority.

The Central Barangaroo site is located on the concrete hardstand of the old wharf. Up until recently, Central Barangaroo was home to the Temporary Cruise Passenger Terminal, which was relocated to White Bay in April 2013. Part of the site, is presently occupied by Lend Lease under license, as area for water treatment during construction of Barangaroo South. A portion of the Central Barangaroo site is located within the Declared Remediation Area. There are no heritage items within Central Barangaroo.

Headland Park

Headland Park will complete the transformation of one of Sydney's oldest industrial sites into a sprawling six-hectare harbour foreshore park providing a new vantage point for Sydneysiders and visitors alike. Headland Park will provide space for recreation, celebration, and community. It will feature bush walks, grassed areas, lookouts, walking and cycle paths, a new harbour cove and unique tidal rock pools created from sandstone excavated directly from the Barangaroo site. It will also feature a space for a proposed new cultural centre and an underground 300 space car park within the headland.

The site of the Headland Park is surrounded by water to the north and west situated at the northern tip of the Barangaroo Precinct. The site lies immediately adjacent to the curtilage of the relocated Moores Wharf (located on Towns Place and corner of Dalgety Road) and the sandstone cliff of Millers Point which rises approximately 18m above (Dalgety Bond Store is located at 1-3 Munn Street and 25 Hickson Road). The proposed Northern Cove is to be located to the south of the Headland Park. The Headland Park is currently under construction.



Figure 3: Aerial showing Central Barangaroo and Headland Park Cultural Facility Space

3.0 Planning framework

3.1 Part 3A transitional arrangements

On 1 October 2011 Part 3A of the EP&A Act was repealed. However, Part 3A continues to apply to certain projects subject to the transitional provisions as set out in Schedule 6A of the Act which provides that Part 3A continues to apply to "transitional Part 3A projects", including approved projects. This includes the Approved Concept Plan for Barangaroo. Under the transitional arrangements, projects can continue to be modified under section 75W of the EP&A Act.

Clause 3 of Schedule 6A of the EP&A Act also provides that any State Environmental Planning Policy or other instrument made under or for the purposes of Part 3A, as in force on the repeal of that Part and as amended after that repeal, continues to apply, to and in respect of, a transitional Part 3A project.

3.2 State Environmental Planning Instruments

The following planning instruments apply to the Barangaroo site:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No 55 – Remediation of Land; and
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

Development within Barangaroo must also conform to the approved Part 3A Concept Plan ("the Approved Concept Plan").

Major Development SEPP

Central Barangaroo is zoned part RE1 Public Recreation (public domain areas) and part B4 Mixed Use (Development Blocks 5, 6 and 7) under State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP).

The Headland Park is zoned RE1 Public Recreation (public domain areas) with an area near Northern Cove zoned B4 Mixed Use under State Environmental Planning Policy (Major Development) 2005.

Moores Wharf is zoned RE1 Public Recreation and Dalgety Bond Store is zoned B4 Mixed Use under State Environmental Planning Policy (Major Development) 2005.

Zoning details are shown in Figure 4.

SEPP 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provides a state wide planning approach to the remediation of contaminated land by requiring consideration of whether the land is contaminated and, if it is contaminated, whether it can be made suitable for the proposed purpose.

Contaminated materials have been identified within the Barangaroo site due to historical filling and reclamation activities. Part of the Central Barangaroo site is located within the area declared to be a remediation site under the Contaminated Land Management Act 1997 (Declaration No. 21122, Area No. 3221).

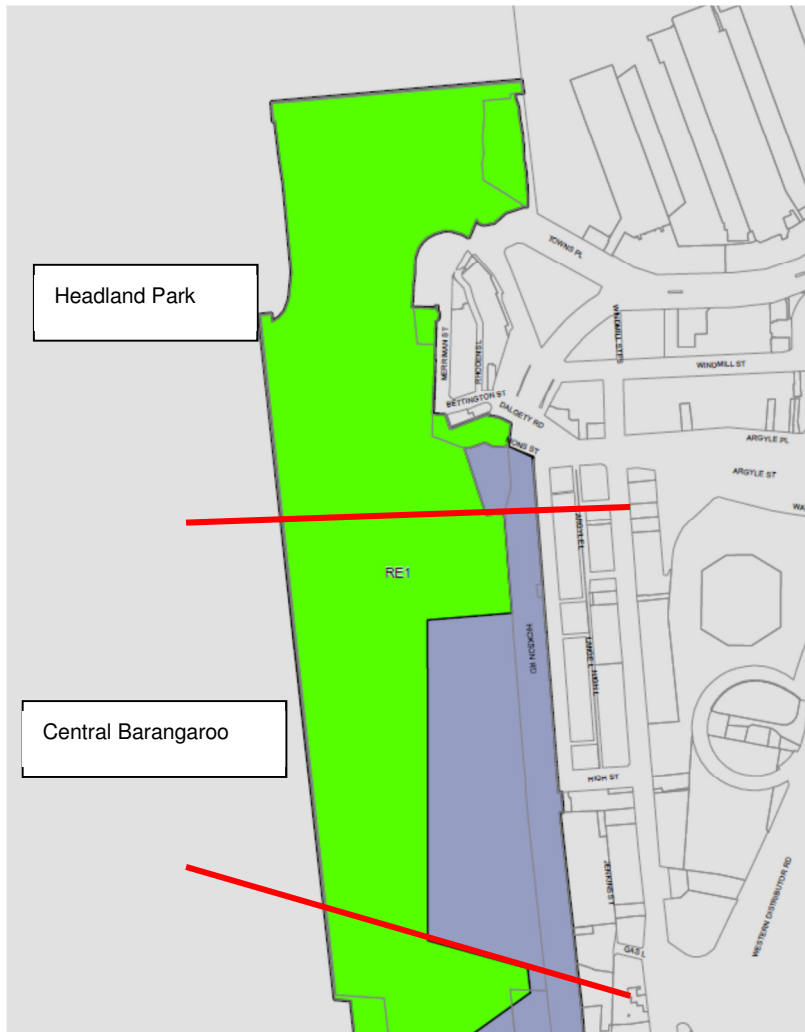


Figure 4: Zoning under Major Development SEPP

Sydney Harbour Catchment REP

The site is within the Sydney Harbour Catchment as identified under Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and is also within a “Strategic Foreshore Site” under Part 4 of the REP. The Sydney Harbour Catchment REP is a “deemed SEPP”.

Clause 20 of the Sydney Harbour Catchment REP requires that the consent authority take into account a range of matters before granting consent for development under Part 4 of the EP&A Act. These relate to:

- Biodiversity, ecology and environmental protection;
- Public access to, and use of, foreshores and waterways;
- Maintenance of a working harbour;
- Interrelationship of waterway and foreshore uses;
- Foreshore and waterway scenic quality;
- Maintenance protection and enhancement of views; and
- Boat storage facilities.

Part 4 of the Sydney Harbour Catchment REP requires the preparation of a master plan for Strategic Foreshore Sites. However, under clause 41(4) a master plan does not have to be prepared for the “City Foreshores Area” which includes the subject site.

3.3 Current Concept Plan Approval

The Barangaroo Concept Plan was originally approved on 9 February 2007 and has since been amended on a number of occasions.

Within Central Barangaroo, the Concept Plan provides for three mixed use development blocks (Blocks 5, 6 and 7) in addition to land identified for new public open space / public domain. A total of 59,225m² of gross floor area is currently provided for within the development blocks and block specific height limits (RL 34 for Block 5, RL 29 for Block 6 and RL 35 for Block 7). The approval also provides for additional gross floor area for active uses within the Public Recreation zone.

Within Headland Park, the Concept Plan identifies land predominantly for public open space / public domain along with a small area near Northern Cove for mixed use development.

Project Application (MP10_0048) approved on 3 March 2011 makes provision for a 70,000m³ to 100,000m³ volume of space for a future Cultural Facility below finished ground level within the Headland Park. However, as noted above the current Concept Plan approval does not make provision for gross floor area to allow for the delivery of a future use within the Cultural Facility.

4.0 Master Plan Design and Uses

4.1 Central Barangaroo Objectives and Master Plan

The Authority has developed specific objectives for Central Barangaroo to:

- *Establish an activated range of uses that contribute to a vibrant public domain;*
- *Deliver diversity of product and use – integrating mixed use commercial, residential, retail, educational, civic, recreational, cultural and entertainment activities;*
- *Create a dynamic waterfront destination that is integrated, connected and safe;*
- *Create both public attraction and amenity within the Barangaroo precinct programmed to create impact from day one through to its completed development;*
- *Be culturally distinctive both internationally and locally;*
- *Deliver a range of passive and active outdoor destinations that together create a new attraction for all of Sydney – encouraging the evolution of Sydney’s next gathering place;*
- *Create projects that respond visibly to sustainable needs of people and the planet; and*
- *Deliver returns that optimise financial return and the delivery of public amenity across the precinct.*

The Skidmore Owings Merrill (SOM) + Andersen Hunter Horne (AHH) Master Plan framework for the site gives effect to these objectives and provides for a cohesive design identity for Central Barangaroo within the context of the whole Barangaroo precinct. The fundamental principles for the Master Plan include:

- Ensuring 50% of public domain across the Barangaroo site, is maintained;
- Development to occur generally within existing development zones, footprints and height controls;
- Connection and integration with Barangaroo South, Headland Park, the Harbour and CBD precincts;
- A high level of flexibility allowing the range of uses to evolve over time;
- Contribution to the existing Barangaroo sustainability targets;
- Design excellence in the Master Plan framework that provides opportunities for design excellence in the development of built form and public domain spaces;
- Ensuring appropriate commercial returns are delivered to the NSW Government across the Barangaroo project; and
- Provision for staging of the development including consideration of effective staged opening and operation of completed development parcels.

The Master Plan framework developed provides a structure of key urban and civic elements including development massing, pedestrian connectors, a street network, development zones and public domain.

The Master Plan framework is shown in Figure 5 adjacent to the currently approved Concept Plan as for Barangaroo South (Mod 4). The second illustration, Figure 6 shows the Master Plan framework adjacent to what is planned for Barangaroo South, and subject to a separate approval (Mod 8).

The key components of the Master Plan framework include:

- The ‘Sydney Steps’ linking High Street to a major plaza in Central Barangaroo - the defining feature of the urban structure which may include a combination of ramps, stairs, and terraces;
- Increased density through additional gross floor area distributed within Central Barangaroo to achieve a stronger urban design outcome and diversity of use;
- Development generally within the existing approved site envelopes;
- A network of lanes which help define the three development blocks and maximise pedestrian connectivity and permeability; and
- The potential for the development of major cultural and civic facilities within the public domain area (either to the west or to the north) and/or within the development blocks.

The Master Plan framework has inherent flexibility to allow for a diversity of development opportunities in the future. The framework allows for the incremental development and evolution of Central Barangaroo as part of the broader Barangaroo context and the city beyond. The development blocks have been designed to optimise a range of building typologies and uses. Flexibility is also provided in regard to the staging and siting of cultural and civic amenities, and how these components integrate with the public domain.

Central Barangaroo Framework Plan

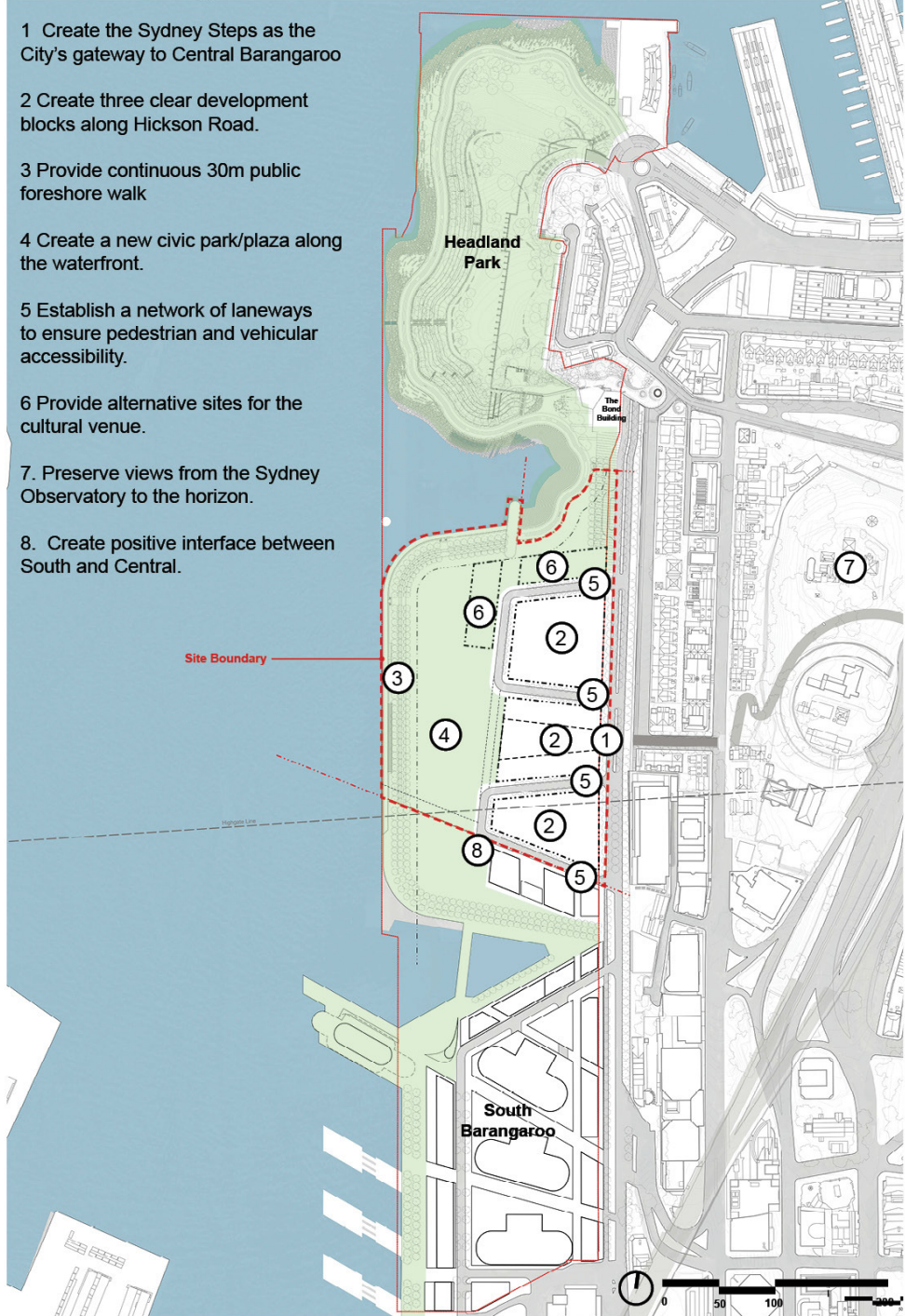


Figure 5: Central Barangaroo Framework Plan adjacent to existing Concept Plan for Barangaroo South (Modification 4)

Central Barangaroo Framework Plan

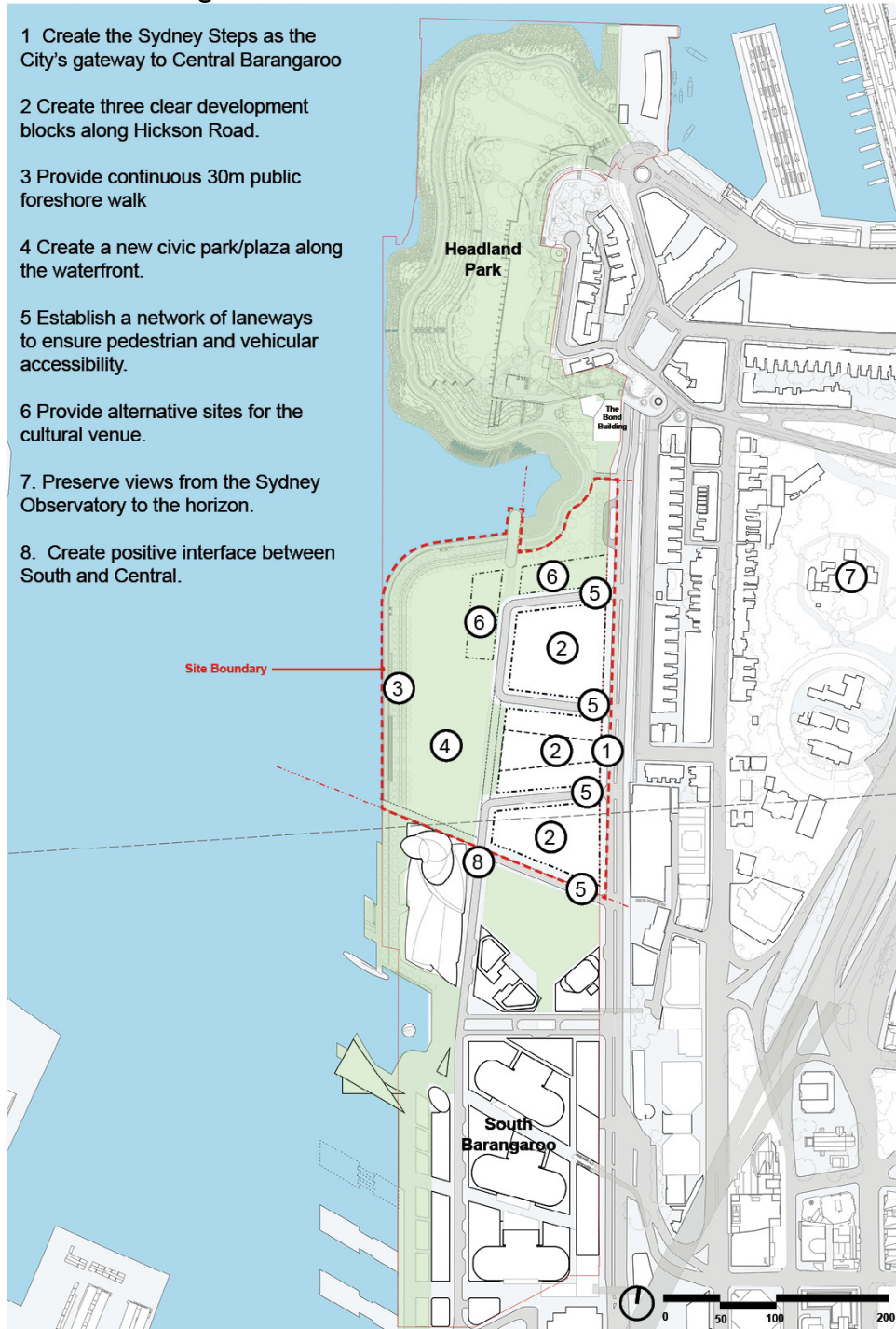


Figure 6: Central Barangaroo Framework Plan (Modification 9) showing future Barangaroo South development (Modification 8 to be submitted and subject to separate approval)

Master planning work by SOM + AHH explored the overall potential and capacity of Central Barangaroo. Their analysis identified the potential to increase the density of Central Barangaroo, within the confines of the approved development blocks to create a vibrant urban address. To this end, there is also the opportunity to increase civic and cultural uses within the precinct. The increase in floor space for mixed use may help support initiatives for new civic and cultural uses at Central Barangaroo.

4.2 Headland Park Cultural Space

The design of the Headland Park, with particular reference to the Cultural Facility, is described by the designers as follows:

Whilst the external form and treatment of the site is based on an interpretation of the pre-settlement headland, the design incorporates a flexible internal space to accommodate a future cultural facility. The form of these 'architectural' facilities is subservient to the landform design (i.e. the form of the internal spaces has been driven by the landform above rather than the landform responding to the form of the architecture). As such the design is unique. This will create a space with the potential to provide a venue as evocative as the Tate Modern's Turbine Hall or (locally) the Cockatoo Island halls.

Since the Project Application (MP10_0048) for Headland Park and Northern Cove was approved on 3 March 2011 considerable construction progress has been made and Headland Park is scheduled to open in 2015. The project approval provides for a space to be created within the headland profile adjacent to the sandstone cutting for a future cultural use and identified within the application that the space would provide for future floor space in the vicinity of 18,000m² gross floor area.

The Authority has been progressing the planning for the future cultural facility and has identified that up to 18,000m² of gross floor area can be achieved within the landform of the approved space at Headland Park.

Whilst the internal volume of the space has been approved and is under construction, the Barangaroo Concept Plan has not yet been modified to provide an allowance for this future floor space within the overall development. It is now proposed to modify the Concept Plan to explicitly provide the proposed floor space and to allow for a future development application to be submitted for the future cultural facility.

5.0 Concept Plan Modification

5.1 Modification Description

The proposed modification to the Concept Plan is justified as:

- The proposed gross floor area is generally consistent with the existing development zone footprints and height controls;
- It is consistent with the core principles for the development previously approved;
- It will provide additional density to create a vibrant rich precinct which can be achieved whilst primarily remaining within the development envelopes already approved for the site;
- It retains commitment to 50% of public domain space across the entire Barangaroo precinct.
- The framework provides for additional yield that increases development return while also providing for a wider variety and flexibility of uses including additional floor space for community/cultural uses to be accommodated within the B4 Mixed Use Zone and/or the RE1 Recreation Zone; and
- It creates a new civic focus for the site and for the City.

The Master Plan framework substantiates a modification to the current Barangaroo Concept Plan - (Mod 4) as it provides for increased urban development across a range of uses within envelopes generally consistent with the current approval.

To enable the Central Barangaroo Master Plan to be realised, the Authority seeks approval under Section 75W of the EP&A Act to modify the Approved Concept Plan. The following modifications are required:

- An increase in total gross floor area permissible on the site to allow for development within envelopes and footprints generally consistent with the current approval;
- Modification to the building envelopes for Block 5, 6 and 7 and flexibility in the delineation of blocks and distribution of gross floor area across the blocks;
- The development of up to 120,000m² of gross floor area within the B4 Mixed Use Zone including additional floor space for community/cultural uses;
- A maximum of 5,000m² of gross floor area (minimum of 1,500m²) in the RE1 Public Recreation Zone comprising community and active uses in the public domain; and
- A site identified for future development of a cultural/civic facility in the RE1 zone (public domain).

No change is proposed to the extent of open space and the Approved Concept Plan objective to ensure 50% of public domain across the entire Barangaroo site is maintained under the proposed modification.

To facilitate the future occupation at Headland Park there is a need to assign gross floor area in the Barangaroo Concept Plan for the proposed cultural facility. This will provide the Authority certainty that the Barangaroo Concept Plan allows floor space (up to 18,000m²) to ensure future use of the facility. The modification in relation to the Headland Park relates solely to an increase in the maximum gross floor area allowable across the total Barangaroo site by 18,000m² to allow for approval of a future development application for the cultural facility and has no impact on provision of public open space in the development.

The proposed modification will also consider the existing gross floor area of Moores Wharf and the Dalgety Bond Store, not addressed in the maximum gross floor area calculations included in the Concept Plan.

In addition to this Concept Plan modification for Central Barangaroo (Modification 9), a separate modification is currently being sought for Barangaroo South (Modification 8) by the developer, Lend Lease.

5.2 Gross Floor Area under the Modification

Table 1 below summarises the proposed changes applied for under the Modification 9 Application, relating to gross floor area in the Concept Plan.

Table 1: Summary of proposed modifications to Concept Plan

Concept Plan	Zone	Central Barangaroo	Headland Park (Max m ²)	Total Central Barangaroo and Headland Park (Max m ²)
As Approved	Mixed Use B4 - Development Blocks	59,225		59,225
	Community Use RE1 Zone – Public Domain	1,500		1,500
Mod 9 Application	Mixed Use B4 - Development Blocks	120,000 (*See Note)		143,000
	Community Use RE1 Zone – Public Domain	5,000	18,000	

(* Note: The proposed gross floor area is generally consistent with the existing development zone footprints and height controls)

The Application includes the following considerations:

- A maximum gross floor area of 120,000m² across the Mixed Use zone with flexibility for sizing and distribution of Blocks 5, 6 and 7. The footprints of blocks 5, 6 and 7 are shown indicatively only on the master plan framework in Figure 6, and will be finalised at Project Application.
- Indicative gross floor area potential for each block (capped within the 120,000m²) may be:

Block 5	40,000m ²
Block 6	35,000m ²
Block 7	45,000m ²

Note: The final allocation of gross floor area across the blocks remains flexible until size of each block is determined within the overall envelopes for Central Barangaroo.

- The above calculations do not include the existing gross floor area of Moores Wharf or the Dalgety Bond Store.
- When considered in conjunction with the modification currently being sought for Barangaroo South (Modification 8) by the developer, Lend Lease, the total gross floor area for the Barangaroo Concept Plan totals 681,008m².

5.3 Massing and Height Limits Under the Modification

The existing and proposed block heights are shown in Figures 7 and 8 below for comparison.

Maximum heights for each block are generally consistent with the RLs of blocks 5, 6 and 7 under the previously Approved Concept Plan:

		<i>Existing</i>	<i>Proposed</i>
a.	<i>Block 5</i>	<i>RL 34</i>	<i>RL 34</i>
b.	<i>Block 6</i>	<i>RL 29</i>	<i>RL 34 (part) and RL 39 (north part of site)</i>
c.	<i>Block 7</i>	<i>RL 35</i>	<i>RL 35</i>

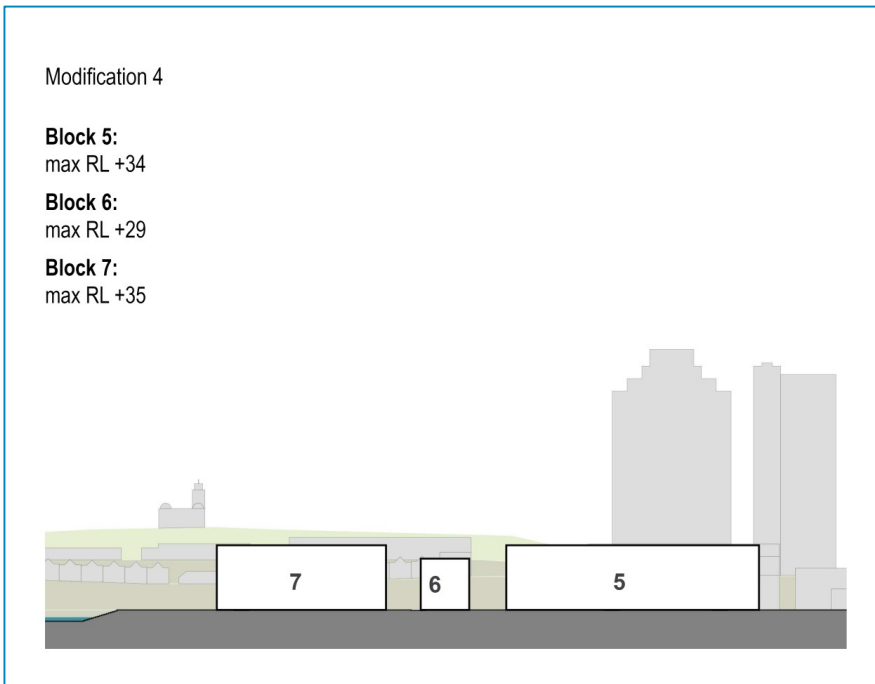


Figure 7: Existing Block Massing

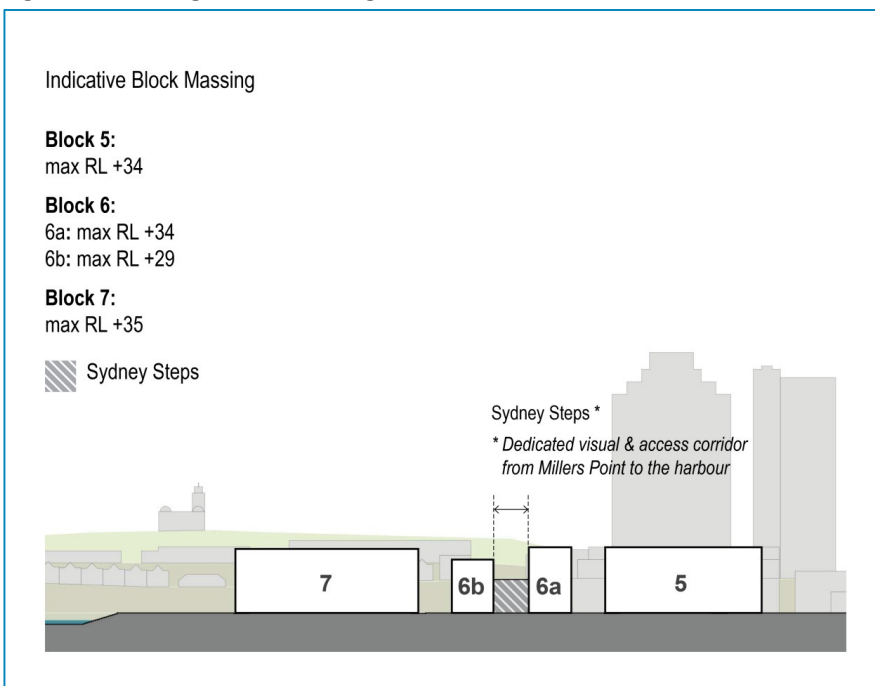


Figure 8: Indicative Block Massing with inclusion of Sydney Steps

5.4 Major Development SEPP Amendment

The Barangaroo site is listed as a State Significant Site in Part 12, Schedule 3 of the Major Development SEPP. It is envisaged that changes to the SEPP provisions will be required to give effect to proposed modifications to the Concept Plan under this application.

5.5 Staging

It is anticipated that development of Central Barangaroo will be based on a staged release of land to developers to undertake individual elements of the project.

The Authority will undertake the detailed planning for the RE1 zoned land, including consulting with key cultural and community organisations about opportunities for cultural and civic uses in this area.

6.0 Key Issues for Consideration

6.1 Director-General's Requirements

The key issues arising from the proposed Concept Plan modifications are discussed below. This information has been prepared to assist the Director General in identifying requirements for preparing the EA for the Section 75W Modification Application. The key considerations associated with the project are as follows:

- Compliance with statutory plans and planning approvals;
- Urban design and built form;
- Public domain and street network;
- Traffic and access;
- Contamination;
- View impacts;
- Amenity impacts; and
- Consultation.

6.2 Compliance with statutory plans and planning approvals

As noted in Section 4, the SOM + AHH Master Plan Framework for Central Barangaroo and the provision of gross floor area for the Cultural Facility within Headland Park will necessitate modifications to the Approved Concept Plan and Part 12, Schedule 3 of the Major Development SEPP. The Headland Park modification will amend the Concept Plan only and does not affect statutory plans.

The EA will detail the proposed changes required and assess the modifications against relevant planning instruments including the planning controls for Barangaroo contained within the Major Development SEPP. Justification will be provided for any departures to the planning controls.

6.3 Urban Design and Built Form

The additional floor space within Central Barangaroo will generally be distributed within the existing block envelopes. The key issues associated with the built form for the precinct to be addressed include:

- Maintenance of existing building envelopes and footprints in delivering additional floor space;
- Height and compatibility of built form with surrounding development;
- Visual impacts;
- Possible built form in the RE1 zone to accommodate new cultural and/or community uses;
- Overshadowing and solar access;
- Deliver 50% of public domain across the site; and
- How the built form relates to surrounding buildings and integrates with surrounding urban fabric.

The EA will consider the relevant provisions of the Approved Concept Plan and Major Development SEPP provisions to demonstrate compliance and justify any departures where relevant.

In relation to the proposed floor space allocation for the future Headland Park Cultural Facility, it is noted that the floor space will be located within the existing approved space below ground level and will not therefore have any impacts on the public domain or built form.

6.4 Public Domain and Street Network

The EA will address the proposed relationship of the public domain and adjoining built form. It will address the street hierarchy and identify proposed links, connections and access conditions within and beyond the site. It will also indicate how the public domain is proposed to be used.

6.5 Traffic and Access

A Traffic Impact Assessment will be prepared by a suitably qualified consultant for inclusion in the EA. It will address:

- Existing and future transport networks, traffic generation and circulation, impacts on the road network, and car parking;
- Provision of public transport, including potential future public transport services;
- Pedestrian and cycle access within and to the site, and connections to other transport services including heavy rail services and bus interchange at Wynyard;
- Relevant RMS, Transport for NSW and Council standards, controls and guidelines;
- Construction traffic and impacts associated with the proposed modification.

6.6 Contamination

Contaminated materials may be located within the site due to historical filling and reclamation activities. The contamination within the fill materials can be managed in situ by ensuring the fill materials are capped so that people coming to the area, and any intrusive maintenance workers, have no exposure to any potential contaminants. Alternatively contaminated materials may be exported from the site.

6.7 View Impacts

The EA will include an assessment of the visual impact of the proposed Central Barangaroo modifications when viewed from significant vantage points within and outside the site. An assessment will be made of the impact on significant views to, from and through the site. The EA will also include an analysis of the potential impact on views of existing development to the east of the site. Photomontage images will be prepared to demonstrate the impact of the proposal.

6.8 Amenity Impacts

The EA will consider amenity impacts from the proposed Central Barangaroo modification. Potential impacts may include:

- Overshadowing - The EA will include an assessment of the extent of any additional overshadowing.
- Wind - The EA will include an assessment of the extent of any additional wind effects.

6.9 Consultation

The Barangaroo Delivery Authority has undertaken broad consultation about the future of the Barangaroo precinct since 2010, including extensive consultation as part of the Central Barangaroo Master Plan process. Specific consultation for the development of the Central Barangaroo Master Plan commenced with a facilitated workshop session involving key stakeholders, held on Tuesday 5 March 2013.

Broad public consultation commenced on Tuesday 16 April 2013, with online forums, live blogs and a public workshop. The consultation was an opportunity for the public to help shape the character and experience of the precinct. It was promoted via the Authority's website, on Twitter and Facebook, as well as directly to the Authority's database of more than 2,100 individuals, stakeholders and organisations. Approximately 110 people participated in the facilitated information forum and workshop session, while a further 180 people took part in online consultation.

More recently the Master Plan framework has been reviewed again by key stakeholders at a forum on 31 July 2013. The development of the master plan framework has also been reviewed by the City of Sydney Council.

The Master Plan has been on display on the Authority's website from 11 November to 13 December 2013 and in its public foyer since 11 November 2013. The EA will detail further proposed consultation with key stakeholders and relevant authorities.

7.0 Conclusion

The Authority will seek approval under Section 75W of the EP&A Act to modify the Approved Concept Plan for Barangaroo to enable the SOM + AHH Central Barangaroo Master Plan Framework to be realised and to provide an allocation of gross floor area for the future cultural facility within the Headland Park.

The information contained in this report is provided to assist the Director-General in determining the level and scope of any requirements for an environmental assessment to accompany the modification to the Approved Concept Plan.

In accordance with the transitional arrangements for Part 3A under Schedule 6A of the EP&A Act, it is requested that the Director-General issue the environmental assessment requirements for the Concept Plan modification.