



COMMISSION GREEN-LIGHTS 30-STOREY BARANGAROO TOWER

3 October 2019

Plans for a new 30-storey residential and retail development at Sydney's Barangaroo have received the green light from the state's Independent Planning Commission.

Lendlease lodged a state significant development (SSD) application for the construction, fit-out and use of a new 103.5m tower on a 1750m² site near the intersection of Hickson Road and Watermans Quay. The proposed development comprises 210 residential apartments, including 48 key-worker-housing (KWH) apartments, and 871m² retail space.

The Department of Planning, Industry and Environment provided the application to the Commission in accordance with the *Environmental Planning and Assessment Act 1979* for determination because of an objection from City of Sydney Council to the \$146-million project.

Council had expressed concerns about the built form of the tower and its interface with the public domain, construction impacts and noise mitigation, wind impacts, traffic impacts, parking provisions and pedestrian connectivity.

Commissioners John Hann and Mary O'Kane were appointed to consider the application. They met with the Applicant, Department and Council and inspected the site and surrounding areas.

After careful consideration of all the evidence, the Commission has today (Thursday 3 October 2019) determined to approve the SSD application subject to conditions.

In its Statement of Reasons for Decision, the Commission concluded the development was in the public interest – finding (in summary):

- the design of the tower form, comprising a part podium/shear facades, is acceptable
- the Application would not have unacceptable impacts on views
- the proposal includes appropriate wind mitigation measures
- KWH will be appropriately managed on-site, with larger three-bedroom KWH apartments also provided at an off-site location
- it's reasonable that the Application be required to also include a minimum of 21 adaptable apartments
- the Application has not provided an excessive amount of car parking
- the Application will provide for adequate bicycle and service vehicle facilities
- the proposed conditions of consent, as amended by the Commission, are adequate to manage environmental impacts, and
- the Application meets the objects of the *Environmental Planning and Assessment Act 1979*

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The Commission noted “the Application would enable outcomes that are broadly consistent with the [previously approved] Concept Plan” and deliver other benefits, including “a development that displays design excellence”, “high quality public domain”, “positive social and economic benefits”, and “provision of quality housing and retail accommodation”.

“The Commission accepts the conclusions of the Department ... and agrees the Application would achieve design excellence and generally complies with the Design Guidelines,” it stated.

“The Commission also notes the international design credentials of the eminent architect – the Renzo Piano Building Workshop and the appropriate relationship of the Proposal to [neighbouring] Buildings C1, R4A and R4B and Hickson Park.”

The Commission’s Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2019/08/barangaroo-residential-building-r5-ssd-6966>

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