

APPENDIX E CONSISTENCY WITH THE CONCEPT APPROVAL

An assessment of the proposal against the relevant Barangaroo Concept Plan (as modified by MOD 8 Application) requirements, Modifications and Future Assessment Requirements of the Concept Approval is provided below.

CONCEPT APPROVAL	DEPARTMENT COMMENT
Term of Approval	
<p>A4 Determination of Future Applications Determination of future applications is to be generally consistent with the terms of Concept Plan MP06_0162</p>	<p>The proposal is generally consistent with the terms of Concept Plan MP06_0162 (as modified by MOD 8).</p>
Modifications to Concept Plan	
<p>B3 Future Built Form <u>Block Y</u></p> <p>2. Setback controls from the northern edge of Watermans Cove:</p> <ol style="list-style-type: none"> a) an average of approximately 27.5m to the ground floor façade (excluding any structures associated with any future ground floor licensed area); and b) a minimum 18.5m to the outside edge of any vertical structure associated with any ground floor licensed area. This setback is to be unobstructed including by any ground level structures associated with any future ground floor licensed area <p>3. Any future building in Block Y is to be broken down into separate discernible elements, such that</p> <ol style="list-style-type: none"> a) the southern podium façade is comprised of two major elements with a maximum unbroken horizontal dimension of 32.45 metres; b) the western podium façade is comprised of two major elements with a maximum unbroken horizontal dimension of 45 metres. The two façade elements are to be broken up by a 7 metre wide recess which extends vertically for the full height of the podium; and c) the eastern façade is to appear as 3 distinct, but visually related, elements 	<ol style="list-style-type: none"> 2. The proposal meets or exceeds the setback requirements to Watermans Cove: <ol style="list-style-type: none"> a) The proposal provides an average of 27.8 metres CSHR podium on Block Y and the northern edge of the future Watermans Cove; b) provides a minimum 18.5 metre wide clear unobstructed Public Promenade walkway along the water's edge 3. The proposal complies with the façade design and proportionality requirements: <ol style="list-style-type: none"> a) the southern façade is divided into two architecturally distinct components with a maximum unbroken horizontal dimension of 22 metres. b) the western façade is comprised of three components, including two major components. The two major components are separated by a 7 metre wide recess and have horizontal distances of 43 metres and 44.8 metres. c) the eastern façade includes articulation and has been broken into three distinct architectural elements.
<p>B4 Built Form</p> <ol style="list-style-type: none"> 1. A mixed use development involving a maximum of 605,911 sqm gross floor area (GFA), comprised of: <ol style="list-style-type: none"> a) a maximum of 183,031 sqm of residential GFA of which a maximum of 154,000 sqm will be in Barangaroo South; b) a maximum of 76,000 sqm of GFA for tourist uses of which a maximum of 59,000 sqm will be in Barangaroo South; c) a maximum of 34,000sqm of GFA for retail uses of which a maximum of 30,000 sqm will be in Barangaroo South; d) a maximum of 5,000 sqm of GFA for active uses in the Public Recreation zone of which 3,500 will be in Barangaroo South; and e) a minimum of 12,000sqm GFA for community uses. 2. Block Y shall not exceed a maximum of: <ul style="list-style-type: none"> • 77,500 sqm GFA; • 22,600 sqm residential GFA; • RL 275 (Max AHD); and 	<ol style="list-style-type: none"> 1. The proposal complies with the maximum GFA requirements and provides: <ol style="list-style-type: none"> a) 22,600 sqm of residential GFA; b) 48,200 sqm of tourist GFA; c) 6,700 sqm of retail GFA; d) active uses are/will be provided elsewhere within the Barangaroo South public domain; and e) community uses will be provided on the pier, to the south of the site. 2. The proposal complies with the specific Block Y GFA and height requirements and provides: <ul style="list-style-type: none"> • a total of 77,500 sqm GFA; • 22,600 sqm residential GFA; • a total building height of RL 275; and • a total building height of 271.1 metres above ground level.

<ul style="list-style-type: none"> • 273 metres (height above ground) 	
<p>B5 Revised Design Principles</p> <p>Future applications in Barangaroo South are to demonstrate consistency with the Built Form Principles and Urban Design Controls.</p>	<p>The proposal complies with the Built Form Principles and Urban Design Controls (as amended by MOD 8).</p>
<p>B6 Tourist Uses</p> <p>The 'tourist uses' shall be a maximum of 76,000 sqm and shall not include serviced apartments, unless they are in single ownership and title (no strata titling).</p>	<p>The proposal includes a total of 48,200 sqm tourist floorspace and does not include any serviced apartments.</p>
<p>B9 Envelope Amendments and Built Form Controls</p> <p>1. The Built Form Principles and Urban Design Controls shall be modified in accordance with the requirements of the Concept Plan and submitted prior to determination for new above ground works on Block Y</p>	<p>1. The revised Built Form Principles and Urban Design Controls will be submitted to the Planning Assessment Commission prior to the determination of the CSHR application.</p>
<p>Future Assessment Requirements</p>	
<p>C2 Design Excellence</p> <p>1. This provision applies to the following development:</p> <ol style="list-style-type: none"> The erection of a new building that will be greater than Reduced Level (RL) 57, The erection of a new building on a site greater than 1,500 square metres. <p>2. The Proponent shall hold a design excellence competition for all development identified at (1) above.</p> <p>3. The design competition brief shall be approved by the Director General or his delegate.</p> <p>4. The Director General shall establish a design review panel for the design excellence competition(s) that will consider whether the proposed development exhibits design excellence.</p> <p>6. For the purposes of this modification, a <i>design review panel</i> means a 3 to 5 member panel comprised of appropriately qualified design professionals, chaired by a registered architect.</p> <p>7. Notwithstanding (2) above, the requirement for a design excellence competition may be waived if the Director General:</p> <ol style="list-style-type: none"> certifies in writing that the development is one for which an architectural design competition is not required because of the excellence of the proposed design for the development concerned, and is satisfied that: <ol style="list-style-type: none"> the architect responsible for the proposed design has an outstanding reputation in architecture, and necessary arrangements have been made to ensure that the proposed design is carried through to the completion of the development concerned. 	<p>1. The proposal is taller than RL 57 and occupies a site greater than 1,500 sqm.</p> <p>2. The proposal has held a design excellence competition. However it is not in accordance with the requirements of Future Assessment Requirement C2 (3), (4) and (6).</p> <p>3. Due to the excellence of the proposed design for the development, the Executive Director, Priority Projects Assessments (as delegate of the Secretary) has waived the requirement for the Applicant to undertake a design excellence competition.</p>
<p>C4 Car Parking</p> <p>1. The following maximum car parking rates shall apply to future development within the site:</p> <ol style="list-style-type: none"> Commercial:- 1 space/600m² GFA Residential:- 1 bed/bedsit unit – 1 space/2 units - 2 bed unit – 1.2 spaces/unit 	<p>The proposal complies with the car parking controls and proposes:</p> <ol style="list-style-type: none"> Commercial: no spaces; Residential: 110 spaces; Other Uses: no 'other uses'; and Hotel: 500 spaces.

<p>- 3+ bed unit – 2 spaces/unit</p> <p>c) Other Uses:- City of Sydney Council rates</p> <p>d) Hotel: City of Sydney Council rates or as otherwise approved by the relevant delegate of the Minister.</p>	
<p>C7 Pedestrian Linkages, Activation of Streets and Public Domain</p> <p>In developing detailed plans for the development blocks, "internal" or "through-site" links and internal public domain activity should not occur at the expense of achieving primacy in pedestrian activity and use. In addition, future applications shall comply with the following:</p> <p>a) the detailed design of the promenade, in particular, the licensed areas are to promote visual and physical connectivity and legibility as a generous and inclusive public space.</p>	<p>The development includes appropriate internal through site links. Subject to conditions, the detailed design of the licensed area will promote visual connectivity and legibility and a generous and inclusive public space.</p>
<p>C9 Public Access to Upper Levels of Block Y</p> <p>Any future development on Block Y is to comprehensively consider opportunities for public access to the upper levels of the tower in order to allow the general public to access views afforded by the building's height and location</p>	<p>The proposal includes the provision of a publicly accessible observation deck at level 65 of the tower (approximately 250 metres above ground).</p>
<p>C12 Wind Assessment Report</p> <p>A wind assessment report is to accompany all future development application/s (for above-ground works) and is to incorporate specific mitigation measures into the design of the building and public domain.</p>	<p>The CSHR application includes a wind assessment report, which recommends mitigation measures to address wind impacts.</p>
<p>C13 Lighting and Light Spill Report</p> <p>A Preliminary Lighting and Light Spill Report is to be submitted for all future applications for above-ground works. The Preliminary Report is to include, but not be limited to, an assessment of potential impact on the Sydney Observatory and is to recommend relevant mitigation measures to minimise any adverse lighting impacts to neighbouring properties.</p>	<p>The CSHR application includes a Sky View Impact Assessment, which considers the impact of the proposal on the Sydney Observatory.</p>

Barangaroo Concept Plan Built Form and Urban Design Controls

BUILT FORM PRINCIPLES	COMMENT	COMPLIANCE
<p>1. City's New Western Façade</p>		
<ul style="list-style-type: none"> To create an integrated new western frontage to the city centre, the slender ends of buildings (above podium level) are to be oriented to the waterfront to minimise the perception of bulk over the harbour. Residential apartment's and the Block Y podium facing the waterfront will mediate the scale between tower forms and the public promenade on the waterfront (Wulugul Walk). 	<ul style="list-style-type: none"> The CSHR has been designed to integrate into the cluster of buildings within Barangaroo South and to frame the western edge of the waterfront. The tower element of the development is located at the northern end of the site adjacent to the waterfront. The podium creates a human scale street wall that appropriately frames the public domain and public promenade. 	<p>Yes</p>
<p>2. Hickson Road as a Boulevard</p>		
<ul style="list-style-type: none"> To promote the scale of Hickson Road as a grand boulevard, provide a consistent street wall definition to Hickson Road by with varied massing heights along the street frontage. Hickson Park connects 	<ul style="list-style-type: none"> The CSHR is not located along Hickson Road. 	<p>N/A</p>

with Watermans Quay		
3. Buildings to Define Streets		
<ul style="list-style-type: none"> Building facades are to define street alignments considering the differing character, scale and activation of the streets. 	<ul style="list-style-type: none"> The façade of the CSHR is set to the street alignment of Barangaroo Avenue. The design of the street elevations are considered to achieve design excellence and will have a positive impact on the character of the surrounding area. 	Yes
4. North South Pedestrian Connection		
<ul style="list-style-type: none"> Provide for pedestrian permeability through the blocks. The primary focus for north south pedestrian connections between blocks 2 to 4 includes Wulugul Walk, Barangaroo Avenue and Scotch Row. It is equally as important to provide east-west links through the main pedestrian walkways including Exchange Place, Shipwright Walk, Mercantile Walk and Watermans Quay. 	<ul style="list-style-type: none"> The CSHR provides for pedestrian permeability at ground floor level through the podium. The development would not obstruct or hinder movement or sightlines along Barangaroo Avenue. 	Yes
5. Marking the City Frame		
<ul style="list-style-type: none"> To continue a built form dialogue with the adjoining city, with the highest form at the north of the precinct to complete the city frame and define the city's north western edge. 	<ul style="list-style-type: none"> The CSHR achieves design excellence and will form the tallest building within Barangaroo precinct, located at the northern end of Barangaroo South. The proposal displays landmark qualities and has an acceptable relationship to the city's north western edge. 	Yes
6. Open Space Within Blocks		
<ul style="list-style-type: none"> Create laneways, courtyards, walkways and parklands around the edges of building blocks. Create a fine grain structure of laneways and streets permeating the blocks, as well as open space at podium level between the tower forms 	<ul style="list-style-type: none"> Open space is provided around the CSHR development and the design of the public domain and open spaces will be the subject of a future development application. As noted in (4) above, pedestrian permeability is provided through the podium. Roof gardens and terraces are provided at podium level. 	Yes
7. View Sharing		
<ul style="list-style-type: none"> To promote the equitable access to views towards the harbour, the built form is to be arranged to define the street corridors and to allow view corridors from the existing private buildings to the east. Provide sky view corridors between residential towers from Napoleon Street, Bond Square and the Harbour Bridge. 	<ul style="list-style-type: none"> The CSHR tower has a sculpted and tapering form and does not fill the approved building envelope. Consequently, the proposal results in improved (widened) viewing corridors when compared to a notional building that fills the Concept Plan building envelopes. 	Yes
8. Orientation of Buildings		
<ul style="list-style-type: none"> Create a new city skyline silhouette formed by the gaps between the slender towers. The orientation of the tower buildings are to relate to the fanning principle, while the long facades are to be facing to the north. Buildings facing Hickson Road and Wulugul Walk are to be generally oriented to the east and west to define the linear nature of the road. 	<ul style="list-style-type: none"> The location of the tower, at the northern end of the site, allows for unobstructed sight-lines around its tapered form. The location and orientation of the tower adheres to the fanning principle and the podium is oriented to the east and west, framing Barangaroo Avenue, the public promenade / waterfront. 	Yes

BUILDING FORM GUIDELINES	COMMENT	COMPLIANCE
Building Envelopes		
<p>Performance Criteria Building mass is sited and is of a scale that:</p> <ol style="list-style-type: none"> is consistent with the role of the site as a major extension of the Sydney CBD; creates attractive, comfortable streetscapes; creates an integrated network of streets and public spaces; is set back from Sydney Harbour; provides a high level of amenity, including enabling adequate sunlight, daylight access and natural ventilation to the public domain; and creates an active, vibrant and attractive public domain. 	<p>The proposed CSHR is contained wholly within the Concept Plan building envelope for Block Y (as amended by MOD 8).</p>	<p>Complies</p>
Residential Amenity		
<p>Performance Criteria</p> <ul style="list-style-type: none"> Residential development achieves a high level of internal amenity and minimises impact upon the amenity of other existing and proposed residential development, including allowing for adequate solar access, natural ventilation, private open space and acoustic and visual privacy. 	<p>The proposed residential apartments meet or exceed the majority of the ADG design guidelines. The proposed development has acceptable amenity impacts on neighbouring properties and open spaces.</p>	<p>Complies</p>
<ul style="list-style-type: none"> Development encourages housing choice and affordability. 	<p>Key worker accommodation is proposed as part of the development of neighbouring Buildings 4A, 4B and R5.</p>	
<ul style="list-style-type: none"> Apartments have access to useable outdoor open space. For apartments in towers, this takes the form of wintergardens to minimise the adverse impacts of wind at higher elevations. Wintergardens are of a high architectural design quality and are integrated with the design of the building. 	<p>Balconies are provided to all residential apartments. Balcony sizes meet or exceed the ADG dimension/area guidelines.</p>	
Car Parking		
<p>Performance Criteria Car parking and servicing:</p> <ol style="list-style-type: none"> balances on-site carparking to accommodate reasonable provision with encouraging alternative modes of transport to the private motor vehicle; is safe, functional and convenient; ensures buildings can be adequately serviced by service and delivery vehicles; and is located and designed to not visually dominate the public realm. 	<p>Car parking for the residential, hotel/gaming and non-residential components of the CSHR is provided in accordance with the Concept Plan (as modified by MOD 8). The proposed car parking is provided within the basement and is logically and safely laid out. Sufficient space is allocated to servicing.</p>	<p>Complies</p>
View Sharing		
<p>Performance Criteria Development is located and designed to:</p>	<p>The CSHR tower has a sculpted and tapering form and does not fill the approved building</p>	<p>Complies</p>

<p>a. provide a balance between enabling significant development on the site and protecting valued, key existing views from the public domain;</p> <p>b. protect existing views corridors obtained from the public domain to iconic, landmark places that contribute to the sense of place and character of the CBD and its immediate surrounds;</p> <p>c. protect the key attributes of existing public domain view corridors from Millers Point to maintain its amenity, character and sense of place, in particular its connection to the harbour;</p> <p>d. enable views and outlooks from private premises to existing and proposed new attractive elements in the urban landscape, including Sydney Harbour, the open sky, parkland and streetscapes; and</p> <p>e. create an attractive new part of the CBD that contributes to the image and character of Sydney, in particular when viewed from the west.</p>	<p>envelope. Consequently, the proposal results in improved (widened) viewing corridors when compared to a notional building that fills the Concept Plan building envelopes.</p>	
<p>Overshadowing</p>		
<p>Performance Criteria Development is located and designed to:</p> <p>a. provide a balance between enabling significant development on the site and creating a comfortable, high amenity public domain;</p> <p>b. provide direct sunlight access to Wulugul Walk and Hickson Park and facilitate daylight access to other parts of the public domain; and</p> <p>c. achieve an appropriate level of solar access for other new areas of public open space considering its orientation, scale or dimensions and desired future character.</p> <p><i>Note: for example, significant shadowing of Scotch Row is acceptable due to its north-south alignment, narrow width and desired future character as an intimate, pedestrian scale place</i></p>	<p>The CSHR tower has a sculpted and tapering form and does not fill the approved building envelope. Consequently, the proposal results in improved solar access when compared to a notional building that fills the Concept Plan building envelopes.</p>	<p>Complies</p>
<p>Building Mass and Location</p>		
<p>Performance Criteria To ensure building mass :</p> <p>a. is appropriate within the envelope;</p> <p>b. responds to adjacent buildings;</p> <p>c. incorporates vertical massing as an integral part of the composition of towers where in tower form; and</p> <p>d. creates interesting building shapes.</p>	<p>The CSHR building achieves design excellence. The building has a sculpted and tapered form that twists as it rises to its full RL 275 height. The podium, mid-tower and tower components of the development are highly cohesive and result in a visually slender and elegant building. The building does not fill the full extent of the building envelope and</p>	<p>Complies</p>

	responds positively to its surroundings and has landmark qualities.	
Tower Setbacks		
<p>Performance Criteria</p> <p>To set back taller building elements from street walls to reduce their impact on the public domain, define public spaces and create a distinct podium and tower form.</p>	<p>The CSHR building form is separated into podium and tower components. The tower components are mostly set back from the podium edge. The tower pushes forward of the western podium edge fronting the promenade. This feature forms a critical and integral part of the overall design of the building and is considered acceptable.</p>	Complies
<p>Setback controls from the northern edge of Watermans Cove:</p> <p>a) an average of approximately 27.5m to the ground floor façade (excluding any structures associated with any future ground floor licensed area); and</p> <p>b) a minimum 18.5m to the outside edge of any vertical structure associated with any ground floor licensed area. This setback is to be unobstructed including by any ground level structures associated with any future ground floor licensed area</p>	<p>a) The proposal provides an average of 27.8 metres CSHR podium on Block Y and the northern edge of the future Watermans Cove; and</p> <p>b) provides a minimum 18.5 metre wide clear unobstructed Public Promenade walkway along the water's edge.</p>	Complies
<p>Any future building in Block Y is to be broken down into separate discernible elements, such that</p> <p>a) the southern podium façade is comprised of two major elements with a maximum unbroken horizontal dimension of 32.45 metres;</p> <p>b) the western podium façade is comprised of two major elements with a maximum unbroken horizontal dimension of 45 metres. The two façade elements are to be broken up by a 7 metre wide recess which extends vertically for the full height of the podium; and</p> <p>c) the eastern façade is to appear as 3 distinct, but visually related, elements</p>	<p>a) the southern façade is divided into two architecturally distinct components with a maximum unbroken horizontal dimension of 22 metres.</p> <p>b) the western façade is comprised of three components, including two major components. The two major components are separated by a 7 metre wide recess and have horizontal distances of 43 metres and 44.8 metres.</p> <p>c) the eastern façade includes articulation and has been broken into three distinct architectural elements.</p>	Complies
Street Walls		
<p>Performance Criteria</p> <p>To create cohesive, active and human scaled street walls that:</p> <p>a. define and enclose the public domain and create a highly urban character;</p> <p>b. mitigate the visual impact of taller building elements on the public domain and increase the level of sunlight and daylight access to the public domain;</p> <p>c. contribute to the creation of a vibrant and active public domain; and</p> <p>d. establish spaces that articulate and define facades.</p>	<p>The proposed podium street walls include active uses at the ground floor level to all elevations. The height of the street wall generally continues the heights established by the existing R8 and R9 buildings immediately to the south of the CSHR site. This continuity ensures that the street wall is appropriately integrated into the Barangaroo South streetscape, provides for an appropriate human scale and appropriately frames the public promenade and the harbour.</p>	Complies

Building Articulation		
Performance Criteria To establish an articulated, well-proportioned building mass that: a. responds to its context; b. clearly articulates consistent elements of the building; c. includes vertical and horizontal breaks; d. encourages interesting forms with their own distinct character; e. reduce the appearance of the Hickson Road building mass and bulk by articulating its form and clearly delineating top floor elements; and f. provides activation at the ground floor level of the the Block Y podium to Hickson Park and Sydney Harbour.	The elevations of the CSHR podium are broken down into segments and include recesses and variation of building materials. The tower comprises both diamond and rectangular shaped glazing within a curtain wall that wraps around the curved sculpted shape of the building. Overall the building is considered to be appropriately modulated and articulated.	Complies
Building Legibility		
Performance Criteria To articulate constituent elements of buildings and in particular ensure elements of the building and structure are legible at the base of the building and that towers have their own unique identify however are also complementary and appear as a cohesive composition.	The building comprise a podium, mid-tower and tower, which share key architectural treatments and materials that intrinsically link each piece together to form a coherent whole. In addition, each component is also uniquely designed in its own right adding to the visual interest of the development and its sculptural form.	Complies
Ground Floor Permeability and Accessibility of Public Realm		
Performance Criteria Provide permeability and accessibility through Barangaroo South.	The ground floor of the podium includes publicly accessible through site links.	Complies
Ensuring Quality Rooftops		
Performance Criteria To ensure rooftops are designed to provide: a. an articulated built volume; b. legibility; c. architectural quality; d. where appropriate, opportunities for private open space or public enjoyment and appreciation of the city; and e. sustainability features where appropriate.	The architectural finish of the tower roof top is visually interesting, uncluttered by plant or other service goods and is architecturally integrated into the overall design of the building. The proposal includes the potential installation of roof top solar panels. The podium roof top includes open space for the use of residents and hotel guests.	Complies
Articulated Facades		
Performance Criteria To ensure that building façades are articulated, designed and detailed to: a. define building functions and massing b. ensure the architectural quality of facades; c. to contribute to the carbon neutral aims for Barangaroo South; d. flexible, durable and able to achieve longevity; and e. activate Hickson Place as a space	The building is appropriately articulated (as discussed in 'Building Articulation' above). The building will include high quality materials. The proposal addresses ESD principles for sustainable design.	Complies

for civic gathering and social interaction that accommodates significant movement corridors at its edges.		
Active Frontages		
Performance Criteria To provide active frontages to create a vibrant and active public domain and promote the establishment and success of key streets	All four sides of the CSHR podium constitute active frontages providing for a variety of non-residential uses. The active frontages will positively contribute to a vibrant and active public domain.	Complies
Ground Plane and Pedestrian Comfort		
Performance Criteria Awnings do not to detract from the "civic" quality of the 'walks'	The proposed canopy over the licensed seating area provides appropriate all weather protection and would not detract from the civic quality of the public promenade.	Complies
Signage		
Performance Criteria To ensure that the location, size, appearance and quality of building signage is appropriate and is integrated into the overall design of the building	The proposed signage is appropriately positioned, proportioned and integrated into the design of the building. The proposed signage zones are of a size and location that will allow for appropriate future signage.	Complies
Each development application submitted for the erection of a new building/s is to include as a minimum a description and illustration of intended signage location/s and form.	The application includes details of the proposed signage and branding including, signage location, form and design.	Complies