

Summary Fact Sheet

NSW Planning Assessment Commission Determination:

MP06_0162 MOD 8 - Section 75W Modification Application for the Barangaroo Concept Plan
SSD-6957 – Crown Sydney Hotel Resort

Tuesday, 28 June 2016

The Government has accepted the NSW Planning Assessment Commission's advice on the State Environmental Planning Policy Amendment (Sydney Harbour) 2016, which was gazetted today. As a result, the Commission has determined that the Barangaroo Concept Plan MOD 8 and the Crown Sydney Hotel Resort applications can be approved, subject to a number of substantial modifications, comprehensive conditions and management requirements.

Many people appear unaware that the NSW Parliament passed legislation in 2013 that specified the siting of the Crown Sydney Hotel Resort's restricted gaming facility on land previously earmarked as public open space on the foreshore of Barangaroo South. In making its determinations, the Commission had regard for the merit of the proposed redistribution of built form and public domain, and understood that it had no power to direct relocation or to change the associated legislation and, therefore, accepted that the Crown Sydney Hotel Resort would remain in the location mapped.

The Commission heard serious concerns from the community, design professionals and local councils about the siting of the Crown Sydney; the loss of view and pedestrian connectivity to the foreshore; and that Hickson Park was an inferior compromise of 'left over' space that would simply be a foreground to the buildings surrounding it.

The principles espoused by the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, particularly Principle 2(b), specify that '*...the public good has precedence over the private good whenever and whatever change is proposed for Sydney Harbour or its foreshores...*'

The Commission found that the SEPP as proposed was not appropriate or in the public interest and was particularly concerned that the community would lose a large area of prime foreshore park. The Commission reserved its determination of the Concept Plan modification and Crown Sydney application pending resolution of the SEPP provisions and made a number of recommendations to the Minister, which were subsequently accepted.

The most significant of these recommended changes is the integration, extension and enhancement of the public domain for recreation uses as a necessary and important measure in the public interest. Notably, the Commission's determinations provide that:

- Hickson Park has been reconfigured and enlarged to make it an inviting, quality green space with good winter sunlight, and with a generous view and pedestrian access corridor that greatly improves connectivity to the foreshore promenade and the Barangaroo Central open space; and
- The western foreshore on the edge of the Crown Sydney site has been widened to provide an unencumbered 30 metre foreshore promenade in addition to the licensed areas associated with Crown Sydney.

These changes combine to provide for a significant increase in the area of public domain—of some 4500 sqm compared to the original proposals. Two thirds of this increase is for Hickson Park. The changes are illustrated in the attached map.

The Commission’s determinations support maintaining low building heights on Barangaroo Central, respecting the views from Observatory Hill and Millers Point, and provide for an acceptable setting for the Crown Sydney building. The Commission has restricted the use of any future development on the pier to a community facility owned or controlled by a public authority or non-profit community organisation, and has excluded any heliport development on the site.

SEPP and Mod 8 changes have also assisted to resolve various concerns with the Crown Sydney development about vehicle and pedestrian conflicts at the porte cochere; public access and perceptions of privatisation related to licensed area; podium bulk and scale; and connectivity and the amenity of surrounding public open space.

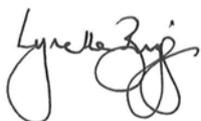
The Commission has accepted the view of the Barangaroo Delivery Authority’s Design Advisers and that of the Crown Sydney architect that the building design, as they amended it in response to concerns of the Barangaroo Design Advisory Panel, is consistent with the 2013 competition winning design concept and will be of design excellence.

The Commission has concluded that with the design changes made, and the new siting context established in MOD 8, the proposed scale and form of Crown Sydney will be a sculptural and elegant signature building on the foreshore.

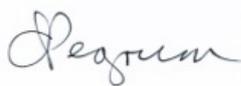
Additional and strengthened conditions have been required for a range of matters including, but not limited to, building signage, building materials, the involvement of the NSW Government Architect, the design of licensed areas, public domain works, deep soil planting to support large trees in Hickson Park, fire and emergency egress, public access to the upper levels of Crown Sydney, and road safety audits.

The Commission has also secured additional key worker housing for Barangaroo South—increasing provision from 2.3% to 3% of the residential GFA with 2.3% retained on-site to support social inclusivity and a viable employment base. This assists in better balancing the private and public benefit coming from the modifications and acknowledges the increased housing demand from higher tourism use.

The Commission has concluded that with the enhancement and integration of Hickson Park into the wider Barangaroo public domain, together with the widening of the foreshore promenade, the public good has been given a more equal status with the private good in delivering the proposed changes to the Sydney Harbour foreshore at Barangaroo South.



Ms Lynelle Briggs AO
Commission Member (Chair)



Ms Annabelle Pegrum AM
Commission Member



Mr John Hann
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