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## TRANSCRIPT OF PROCEEDINGS

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TRANSCRIPT IN CONFIDENCE

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O/N H-1073391

### INDEPENDENT PLANNING COMMISSION

### MEETING WITH APPLICANT

### RE: BARANGAROO RESIDENTIAL BUILDING R5

**PANEL:** JOHN HANN  
MARY O'KANE

**ASSISTING PANEL:** XANTHE O'DONNELL  
MATHEW ROSEL

**APPLICANT:** LEANNE BOYLE  
ADAM LUCAS  
JOHN BAXTER  
JOHN RIORDAN  
MICHAEL ROWE  
JESSICA KITE

**LOCATION:** LENDLEASE OFFICE, LEVEL 14, INTERNATIONAL  
TOWERS EXCHANGE PLACE, TOWER THREE  
300 BARANGAROO AVENUE,  
SYDNEY, 2000

**DATE:** 10.42 AM, THURSDAY, 12 SEPTEMBER 2019

MR J. HANN: Thanks very much. Good morning and welcome. Ah, before we begin, I'd like to acknowledge the traditional owners of the land on which we meet, and I'd also like to pay my respects to their elders, past and present. Welcome to the meeting today on the proposal for Barangaroo Residential Building R5. The  
5 applicant, Lend Lease (Millers Point) Proprietary Limited, is seeking approval for the construction of a 30-storey residential building containing 210 apartments, including 48 apartments designated as key worker housing, with ground floor retail at Barangaroo South. My name's John Hann. I'm the chair of this IPC panel, and joining me is my fellow commissioner, Mary O'Kane. Also joining me are Xanthe  
10 O'Donnell from the commission secretariat and Mathew Rosel, who's a consultant for the commission secretariat, ah, who I think you – you've met this morning.

So in the interests of openness and transparency and to ensure the full capture of information, today's meeting is being recorded, and a full transcript will be produced  
15 and made available on the commission's website. This meeting is one part of the commission's decision-making process. It is taking place at the preliminary stage of the process, and will form one of several sources of information upon which the commission will base its decision. It's important for the commissioners to ask questions of attendees to clarify issues whenever we consider appropriate. If you are  
20 asked a question and are not in a position to answer, please feel free to take the question on notice and provide any additional information in writing, which we'll put up on our website.

May I request that all attendees, if you could introduce yourselves before you speak  
25 for the first time, and then for attendees to ensure you don't speak up on top of, ah, each other, so that we can get an accurate transcript. Thank you very much. So we can begin. And what Mary and I thought was most useful for us is if you want to take us through a summary of the application, and then following that, it might be also helpful if you could comment on the key aspects of the department's assessment  
30 report, particularly their recommendations, and we can then, ah, work on any of the key issues - - -

MS L. BOYLE: Mmm.

35 MR HANN: - - - through those.

MS BOYLE: Okay. Thank you, John. So I'm Leanne Boyle, the executive development director for Barangaroo South, and in particular, um, this project, R5, and we are very pleased to be presenting this project here today. With me are my  
40 team, Adam Lucas, the senior development manager for the project, and Daniel Baxter, the development manager in particular for R5. Ah, this building represents, ah, the third residential tower of a series of three residential towers designed by the Renzo Piano Building Workshop, um, for this second stage of Barangaroo known as stage 1B, and we often now refer it to as One Sydney Harbour. So we're very  
45 thrilled to be here. Um, I'm gonna hand to my colleagues to talk through the – the application in its detail and address any of your questions. So, Daniel.

MR D. BAXTER: Okay. Thank you. Um, as Leanne mentioned, my name's Daniel Baxter. I'm the development manager on this project. So for today, um, I've pulled together a presentation to give you an overview of – of the project. Um, I've also, um, looked at the key issues as identified by the Department of Planning, um,  
5 and we would like to go through them and assess – ah, and show you how we have responded to those – those issues.

So, um, starting at the beginning, um, for Barangaroo, we undertook an international design competition, um, held in 2014, where we invited a number of, um, highly-  
10 esteemed architects – um, the list is up there. Renzo Piano Building Workshop, WOHA, Denton Corker Marshall, Kerry Hill and Christian de Portzamparc. The Pritzker award winning architects – architects Renzo Piano Building Workshop were selected by panel, um, as the preferred architect. Um, Renzo Piano Building Workshop have been involved and will continue to be involved in this project, um –  
15 um – um, ah, going forward into the future. Ah, a design excellence waiver was provided for R4A and R4B, um, and subsequently, a design excellence waiver has been provided for R5 on 23 August 2019, um, because it was believed that the, um, international design competition and the – and the final selected architect has displayed design excellence in – in the proposal.

20 So talking to the concept design, as, um, Leanne mentioned, um, the proposal for the three suite of towers is a suite of crystal-like towers that has a gentle presence in the cityscape. So, um, you will know, as – as you've probably seen the documentation, um, we have some – um, selected some low-iron, ah, glazing for the buildings. Um,  
25 there's a mixture of triple and double-glazed, um, façade types, and that really creates a really interesting interaction with light, um, and Sydney Harbour. Um, so the quote there by Renzo Piano Building Workshop, um, in – in their, um, design ethos, the objective was to design a building with a gentle presence in the cityscape and a dialogue with harbour waters and the Barangaroo waterfront, and I think that –  
30 that they've really achieved that.

So this is the – the suite of, um, One Sydney Harbour towers, um, of which R – R5 is at the bottom of the screen. Um, R5 is an integral piece to – to this collection of towers. It's the final, ah, piece. It's quite unique, as it's a smaller and triangular  
35 shape, but as, ah, Renzo Piano Building Workshop have said, it's – it's an important piece, ah, to this suite. So, now, moving into the built form. So to summarise the proposal, the proposal is for a 30-storey, ah, mixed-use building to an RL of 107. Um, it includes 210 residential apartments, of which 48 are key worker housing dwellings. It has ground and podium retail, um, and our original proposal was for  
40 134 car parking spaces, of which we – we can come back to, um, 'cause it was raised as an issue, ah, by the department.

In terms of concept – ah, compliance with the concept plan, ah, the diagram on the left there in yellow shows the, ah, maximum, um, envelope that is able to be  
45 developed on the site. Um, it does include some setbacks to Watermans Quay, ah, and to, um, R4B, um, and the – the diagram on the right shows that building form – um, sorry, that – that envelope extruded into a wireframe, and our proposal sits with

– well within that – that building, um, ah, wireframe. So, um, to summarise, the proposal is consistent with the block configuration of the concept plan. It is within the maximum GFA for the site. It is – it is within the maximum, um, tower height RL, and it complies with all the built form principles and, um, design codes of the concept plan. So we've taken, um, great care in – in making sure we are compliant with the concept plan.

Um, as you will note, key worker housing is provided in this building. Key worker housing is defined under the Barangaroo housing strategy. It is also contained within the MOD 8 concept plan approval under condition B11, um, and this requires 2.3 per cent of residential GFA on the site to be dedicated as key worker housing. We satisfy the – this condition in – in building R5, ah, by delivering 3301 square metres of key worker housing, which equates to 48, ah, key worker housing dwellings. This has actually been increased from 39, ah, which was, um, submitted in the original DA for R5. Ah, we do have, um, ongoing relationships with a number of CH – community housing providers, or CHPs, and they've been really instrumental in us forming our brief for the key worker housing design, the – the mix, the management requirements and – and parking, and we continually engage with these housing providers.

In terms of public domain, um, as – as I've mentioned, um, it is – it – it's an important, um, situation in the context of Barangaroo. Um, R5 is located on the corner of Hickson Road and Watermans Quay, um, so we've taken, really, um, a – a lot of care in ensuring that we provide a lot of activation to this corner, that we address the desire lines of – of the pedestrian footpaths, so we continue the colonnade that's established in 1A, um, and also we've been able to provide an opening from Scotch Row, um, through the buildings into the – into the public domain, which we think is a really big improvement in – in the scheme. And here's just a diagram to show that continuation of – of the colonnade which has been, um, established, ah, most closely by – by C1.

In terms of R5 public domains, everything within this red dotted line here is included within the R5, um, development application. Everything outside is included within, um, the public domain application. So what this diagram really shows is that it's a really close, um, integration between what we're doing within our R5 DA boundary and what is happening in the public domain. It'll be seamless. It will look – it will be a continual flow through. Um, importantly, we have some trees that are planted here to the west. Um, these have been, um, designed to not only improve the amenity of the space, but also to provide wind mitigation, um, impact – ah, to – to – to mitigate wind, um, impacts. Um, and another important, um, note is that we have actually raised the levels around R5 to meet the, ah, future R – um, RLs and levels of the public domain, ah, and this will ensure that there's, um, no ramping or steps around R5, and then we think that that's a really good outcome in terms of accessibility and – and – and pedestrian movement.

MR HANN: Can I just ask a question.

MR BAXTER: Yeah.

MR HANN: Does that also take account of the – I understand the elevation of Hickson Road will also be raised?

5

MR BAXTER: Correct. That – that is correct. So, um, we have set the, um, RLs to 3.5 around the building, and that will tie in with the future raised levels of Hickson Road and the – and the future, ah, raised levels of – of Hickson Park.

10 MS BOYLE: And that Hickson Road work, just to clarify, um, is being undertaken by iNSW, and there - - -

MR HANN: Right.

15 MS BOYLE: - - - is a collaboration between, obviously, our design and working with iNSW team to ensure that those two – those two seamlessly integrate.

MR HANN: Okay.

20 MR BAXTER: We think that's a really good outcome for the precinct more generally, um, because it dealt with some, um, undulations, so, ah, we think that's a good outcome. This shows a section through – um, so there's a diagram down here showing where this section's cut, um, looking through R5 and then into the – into the public domain, just showing that – that level across, with a gradual fall, ah, for – for  
25 drainage.

Um, now, moving into landscape. Ah, in – inside the building – um, so we have been able to provide, um, outdoor amenity of P2 for the sole use of the key worker housing tenants. Ah, this will be, um, a passive recreational space for residents to  
30 meet and congregate. It also has views down Watermans Quay towards the harbour, so we think it's – it's a – a nice addition to the project. Ah, we've also been able to provide, um, amenity on level 26, ah, by virtue of a step in the – in the – in the, ah, roof level of the building. Um, this amenity provides city views and views back towards, um, Watermans Quay as well.

35

Um, a – an issue raised by the department was, um, amenity impacts to neighbouring properties, um, and we – we've pulled, probably, what we thought was the most critical, um, issue to deal with there, which was private views. Um, so, ah, this diagram here on the left shows the, um, the view cones from, um, ah, the – the  
40 maximum developable envelope under the concept plan, with a 54 degree angle to the north and a two degree angle down Watermans Quay. The diagram on the right demonstrates our – our proposal, which provides a 55 degree angle to the north and a seven degree angle, ah, down Watermans Quay, so that provides a total view – viewing angle, in our proposal, of 62 per cent, as opposed to 56 per cent which  
45 would be, ah, permissible under the concept plan, so we think that this is a – a – a better outcome.

In terms of residential amenity for future occupants, we have a really high-level compliance with the – the ADG. Um, so of the 14 key ADG criteria, um, it was assessed that, um, all units have a minimum of six – 79 per cent consistency with that ADG criteria. 152 units, ah, were assessed with 93 consistency. Um, all bed – all  
5 apartment areas, bedroom sizes, dimensions, storage, ceiling heights, meet the minimum ADG. We've also provided two outdoor amenity spaces, as – as I've talked about, um, and we have – we do have a high proportion of glazed façade, ah, which provide really good views towards the city, ah, the harbour, ah, and then the park as well, um, and it also provides, um, good light.

10 In terms of, um, adaptability and accessibility, um, R5 is – is currently providing above 20 per cent, um, of apartments at liveable housing silver level. Um, however, we, um, in our prior projects such as R8, R9, the first two residential buildings, um, completed have worked with our purchasers up front to meet any particular needs  
15 that they might have in modifying their apartments. It's just part of what we do as – as Lendlease. Um, we have noted that, um, the Department of Planning have, um, provided an adaptable housing condition, um, in their recommended instrument for approval. Um, however, we submit that R4A and R4B were approved, um, by the Planning Assessment Commission with a slightly different adaptable housing, um,  
20 condition.

Um, and we submit that we – we would prefer that that, um, condition be the same for R4A and R4B to provide consistency. Um, and this will enable us to better tailor our adaptable and accessible apartments for the actual needs of the purchasers when  
25 they arise. In terms of, um, transport traffic, access and parking was another issue raised, um, well, or reviewed by the Department in their, um, assessment. Um, we have submitted, in the, um, RTS proposal, um, 134 car spaces, which is well under the – 210 which is permissible under the Concept Plan for R5. Um, further, the Department have requested that nine car spaces be provided for – for Key Worker  
30 Housing dwellings to a maximum of 143 spaces.

Um, as we submitted, um, the feedback from, um, Key Worker Housing providers is that, ah, the Key Worker Housing, um, and Affordable Housing is – is, is a very, um, ah, financially sensitive model. Um, and their preference would be to have no car  
35 parking because of the ongoing maintenance and operational costs. So we, therefore, proposed that – that, um, that there, um, be a maximum of nine Key Worker Housing car spaces with no minimum. And that the final car parking allocation be confirmed when we actually go through the EOI process with community housing providers. And that final number be determined in, um, the Operational Plan of Management  
40 which is submitted back to the, ah, Planning Secretary for Approval.

This enables us to actually get, um, feedback from the housing providers, um, when we, actually, look to, um, commit a housing provider to manage the Key Worker Housing. Um, and they will then be able to, um, give us direct feedback on the – on  
45 the appropriate number of car spaces. So that we would then submit a – a, a minor, um, update to the, um, condition. Which, um, allows for a maximum of nine Key Worker Housing dwellings. And the final number be – be confirmed in the

Operational, ah, Plan of Management and submitted to the Department as – as discussed. So, um, in – in conclusion, we’re – we’re really, I think, proud of, um, of R5 in the way that it has evolved the design.

5 Um, we think it’s a really good addition to the – to the project and to Sydney more generally. Um, that’s sort of it for my sort of overview. If there are any questions and/or any additions - - -

MS BOYLE: I should add, I’d like to add, as well - - -

10

MR BAXTER: Yep.

MS BOYLE: - - - that, um, ah, I should have apologised at the beginning of the meeting because the Renzo Piano team couldn’t attend today’s meeting. Um, the, ah, 15 the representative of the workshop is Adam Guernier. And he already had a prior commitment. So he – he does send his apologies. I did speak to the Italian team last night. Um, in particular, um, Mushi, um, Bagliato is the lead architect for the Renzo Piano team and has been involved in the project, um, from the very, very beginning. Um, and she is extremely, um, supportive and proud, I would say, of this. And in 20 some ways, um, in comparison to the other two buildings, has found this building to be their favourite.

And they have spent a long time, um, evolving the design of this building to respond to, um, the externalities of the site. So again, um, they apologise for not being here. 25

MS O’KANE: And why is that – why is it the favourite?

MS BOYLE: Well, I think they have spent so much time reviewing the design. And they’re very pleased, they’re very pleased with the relationship, I have to say, 30 that they have with Lendlease.

MS O’KANE: Mmm.

MS BOYLE: And we’ve been very responsive to their design. And they’re very 35 proud of the ground plane in particular and how that responds to the public domain.

MS O’KANE: Right.

MS BOYLE: They haven’t designed the public domain external to, um, R5 which 40 has been Grants Associates. But that relationship has been quite strong. Tenuous over the years, but strong now.

MS O’KANE: Yes.

45 MS BOYLE: And I believe that the shape of the building and the way that that responds to each of the elevations they’re – they’re very proud of, as well. And the fact that, also, we’ve been able to provide small things like open space for the Key

Worker Housing has been another addition that – that we have evolved the design to. Um, we’ve also kept the glazing very consistent with the other two buildings. Some might say it’s the smaller of the buildings, therefore it doesn’t need to have those elements that the other buildings have, R4A and R4B. But we’ve kept that design  
5 intent extremely strong throughout the three buildings.

MS O’KANE: Mmm.

MS BOYLE: To make sure that they’re – they’re representative of all, um, of the  
10 whole – of the whole picture. So they’re very – they’re very pleased with it.

MS O’KANE: Thank you. Questions?

MR HANN: All right. No, thanks, Leanne. Thanks, Dan. A couple of things,  
15 while it’s fresh in my mind, I didn’t quite understand the adaptability – the adaptable housing points you made in terms of how – how, the relationship to for what’s proposed for R5 - - -

MR BAXTER: Yes.  
20

MR HANN: - - - and 4A and 4B. Can we just – can you - - -

MS BOYLE: Yes. Do you want me to go - - -

25 MS O’KANE: Maybe go back.

MR BAXTER: Yes, sure.

MR HANN: For my edification - - -  
30

MS BOYLE: Yes, yes.

MR HANN: - - - take me back to that.

35 MR BAXTER: Yes, sure, sure.

MS BOYLE: Absolutely. No, no - - -

MR HANN: I’m not sure I got the gist of it.  
40

MR BAXTER: Yes, sure.

MS BOYLE: Yes. Step through from the beginning.

45 MR BAXTER: Yes.

MR HANN: Yes. This one, yes.



MR BAXTER: Yeah. No problem at all. So I guess - - -

MR HANN: What's the driver of it? And then what's, yeah, what the relationship between the two?

5

MR M. ROWE: Is it – are we showing them the full history?

MS BOYLE: Yes, I think so.

10 MR BAXTER: Yes, yes.

MR ROWE: So when there was no adaptable housing policy that applied to the site, then. So when R8 and R9 were done, it was actually, probably, more overlooked than anything. There was no assessment around it.

15

MR HANN: All right.

MR ROWE: And there was no provision for it. But what came through in the buying process was that as buyers came and said, "I need it," and I was actually surprised. There was, do you remember how many people in R8 and R9?

20

MS BOYLE: Well - - -

MR BAXTER: Yes. I actually had a coffee with a few of them.

25

MS BOYLE: Yes.

MR BAXTER: Because I was the Development Manager on that project.

30 MR HANN: Right. Okay.

MR BAXTER: But there was a number of, yes.

MR ROWE: So – so how - - -

35

MR HANN: And what sort of issues did they, as a matter of interest - - -

MR BAXTER: Yes, sure.

40 MR HANN: - - - because that's the driver of this.

MR BAXTER: Um, so the – I guess, the driver of this is when you're mandated with a particular number - - -

45 MR HANN: Mmm.

MR BAXTER: - - - this early in the process, you then find the apartments and you – you create them as adaptable apartments. And then you take them to market. But someone with accessible or adaptable needs might not like that particular apartment.

5 MR HANN: All right.

MR BAXTER: So what we've found is that, you know, people have bought apartments that aren't designed as adaptable apartments. And we have then gone and worked with them to tailor them, in particular. So that's the crux of – of this. We  
10 don't think that a – a blanket number is, maybe the appropriate approach. We would prefer - - -

MR HANN: Right.

15 MR BAXTER: - - - that we work with our customers at the point of sale to create the adaptability.

MR HANN: So it's tailored if you like?

20 MR J RIORDAN: That's right, bespoke.

MR BAXTER: Correct.

MR ROWE: So this was a discussion that then happened with R4A and R4B. And  
25 the Department ultimately conditioned the ability for, to respond to what the needs of the purchasers were. And then, this time around, they've mandated that minimum number be provided.

MR BAXTER: Yes.

30 MR HANN: So it's not consistent?

MR ROWE: No. That's right.

35 MR HANN: Between the two. And what you're seeking is that it should be consistent?

MS BOYLE: Yes.

40 MR HANN: And it should be the same as 4A and 4B.

MS O'KANE: Is there any downside to doing what you suggest?

MR BAXTER: Well, what – what we're doing, in addition to that, is we're  
45 providing at least 20 per cent of apartments at a liveable housing silver level. And what that means is that that creates apartments that can be modified and adapted and it helps people age or adapt in place.

MS O’KANE: Mmm.

MR BAXTER: Yes. So that that – we feel we can address it that way.

5 MR ROWE: But I mean, to answer your question, Mary.

MS O’KANE: Mmm.

10 MR ROWE: The downside is that if the future purchaser beyond the initial purchasers want an adaptable apartment and happened to purchase an adaptable apartment, if it wasn’t inbuilt within that, then there wouldn’t be the ability to - - -

MS O’KANE: Yes. To adapt it - - -

15 MS BOYLE: Yes, to vary.

MR ROWE: - - - to adapt it in the same way. Other than as Dan said, there are the universal ones.

20 MS O’KANE: Mmm.

MR ROWE: And there’s a difference in the standard between – in terms of some of the - - -

25 MS O’KANE: Right.

30 MR ROWE: Between universal and adaptable are different. So universal it’s implicit within the design that it can be accessible, not fully accessible but able to be accessed. Whereas adaptable is you’re actually changing more than you’re moving things. So in lots of ways, universal is a better system because it’s inbuilt within the design without someone going “this is a weird bathroom” because it was - - -

MS O’KANE: Yes.

35 MR ROWE: - - - done and predicated in the first place.

MS O’KANE: Yes.

40 MR HANN: Okay.

MR ROWE: So we’re saying inbuilt as universal but not as adaptable. We’ll respond to people as they need it, if they need a fully adaptable .....

45 MR RIORDAN: And I think it’s fair to say that Lendlease works quite closely with the customers or the residents. So it doesn’t just, sort of, build the product and release it. It actually works with the customer to get – to get the right outcome. So hence why that condition - - -

MS O'KANE: Including the customer beyond the first one?

MR RIORDAN: Dan?

5 MR BAXTER: It's a little bit difficult - - -

MR RIORDAN: Yes.

MR BAXTER: - - - at that point.  
10

MS O'KANE: Yes.

MR BAXTER: Because that – that transaction's taken place. And then it's –  
obviously moved on, yes.  
15

MS BOYLE: I think the thing is, though, that Lendlease is always here.

MR RIORDAN: Yes, yes.

20 MS O'KANE: Yes.

MS BOYLE: So the inquiry's there. And then through the process of finalisation of  
a building, we certainly ensure that all that documentation remains whole. And it's  
really important to do that, very clear handover.  
25

MS O'KANE: Yes.

MS BOYLE: To the owners' corporation. Because, as you know, purchasers or  
owners move on. And they transact. So therefore, making sure that we are very  
30 heavily involved, up front, with the building, manager if there's a concierge, if we  
have a precinct operations program here, as well. So that handover's extremely  
important to ensure all that information is retained. And, you know, we go through a  
process of digitising all of this now as well.

35 MS O'KANE: Yes.

MS BOYLE: And, you know, and this building will be complete no earlier than  
2023. So therefore, by then, we're hoping that we have a full digital model of this  
building which will allow us to also handover.  
40

MS O'KANE: I was going to ask later - - -

MS BOYLE: Yes.

45 MS O'KANE: So you've answered a question for me.

MR HANN: Yes.

MS BOYLE: Okay.

MS O'KANE: Thank you.

5 MR HANN: Since you mention the timetable, maybe now's – before we talk about some of the other issues, particularly wind, can we – can you take us through your understanding, right now, of the current timetable of – of all the key - - -

MS BOYLE: Milestones, sure.

10

MR HANN: - - - buildings in the – in the precinct.

MS BOYLE: I can do that if you like. So we are well underway, which is great. And as I mentioned when we went for a walk, the remediation is coming to a  
15 completion. And we have the declaration for that – for the remediation lifted. We plan to have the basement works for the whole of the site, it's a common basement. And it – it is across all three towers. We plan to have that complete by the end of 2020. And the public domain which sits on top of the basement which includes Hickson Park and the surrounds, which also includes the area along the foreshore and  
20 the new cove, will also be complete. By what's referred to contractually as "Crown's beneficial use and occupation."

And that term is referred to as the completion, or it's really the – the practical completion of The Crown Building, which is the integrated hotel and resort. Which  
25 is late December 2020 into early 2021. So we're programmed to complete all of the public domain including the basement under that by the end of 2020.

MR HANN: Right.

30 MS BOYLE: So between now and 2020 we also will be commencing the first residential tower which is R4A. And we anticipate that construction to commence in the first quarter of next year, 2020, with the core coming through the ground plan. And that will be completed by 2023, as well. Late '23.

35 MR HANN: That's December roughly - - -

MS BOYLE: Yes.

MR HANN: - - - or end twenty - - -  
40

MS BOYLE: Yes. End '23.

MR HANN: Okay. Right at the end of '23.

45 MS BOYLE: And – so that's the first tower. R3 is currently programmed to finish around that time as well, which is this building. Sorry, R3 – R5. That's my fault.

MR ROWE: There's a difference between the marketing numbers - - -

MS BOYLE: So - - -

5 MR HANN: So sorry, 4B?

MS BOYLE: Yes. So R4B is the second tall tower.

MR HANN: Yes.

10

MS BOYLE: So I'll talk about that separately.

MR HANN: Oh, okay. So – so let's, so R5s going to come next?

15 MS BOYLE: Yes. So - - -

MR HANN: After 4A?

MS BOYLE: So R5.

20

MR HANN: Okay. Okay.

MS BOYLE: And currently, and this will all be subject to market testing, of course.

25 MR HANN: All right.

MS BOYLE: But the current program is for us to complete R4A which is the first residential tower and R5, the subject of this consent, um, around the same time, late 2023, potentially early '24. Um, between that is, ah, the second tall residential tower referred to as R4B. That is currently the subject of further review. Um, and we anticipate that that will finish subject to further planning conditions, probably in the F – either FY24 or FY25. Um, so at the moment we're still working through - - -

30

MR HANN: Are you talking about modifications or - - -

35

MS BOYLE: Yes.

MR HANN: - - - just an internal look at it?

40 MS BOYLE: Yes. So we're looking at an internal review at the moment.

MR HANN: Right.

MS BOYLE: Um, and there is a currently a section 455 - - -

45

MR ROWE: 4.55 that's right, on foot.

MS BOYLE: - - - in the Department of Planning - - -

MR HANN: Okay.

5 MR ROWE: That's right.

MR HANN: Yes.

MS BOYLE: - - - looking at the, at the Planning .....

10 MR HANN: Sure.

MS BOYLE: So, um – so those two towers - - -

15 MR A. LUCAS: It hasn't been launched yet.

MS BOYLE: Oh, hasn't it? It's about to be launched.

MR LUCAS: Ah, it's not.

20 MR RIORDAN: Has it?

MR LUCAS: For what, sorry?

25 MS BOYLE: For R4B, the central forecourt - - -

MR LUCAS: No. That hasn't been submitted yet.

MS BOYLE: Okay.

30 MR HANN: Yes.

MS BOYLE: It's coming in early - - -

35 MR ROWE: You're in early. It might have changed.

MR HANN: It's imminent, it's there but - - -

MS BOYLE: Imminent. They told me it was election night. I'm kidding.

40 MR HANN: Yes.

MR ROWE: But the – the program you're talking to is a sales lead program - - -

45 MS O'KANE: The program is a - - -

MS BOYLE: Yes. It is a market lead program. So that will be subject to change. What is not market lead, of course, is the completion of the basement and the public domain.

5 MR HANN: No.

MS BOYLE: That is absolute, that that will be complete. At Crown's beneficial use and occupation date.

10 MR HANN: Yes.

MS BOYLE: Which is currently December 2020.

MS O'KANE: The R4B mods are all internal, are they?  
15

MS BOYLE: At this stage, yes.

MS O'KANE: Yeah.

20 MS BOYLE: Yes.

MR HANN: Okay. That's great.

MS BOYLE: Yep.  
25

MR HANN: Ah, thank you. Um, Mary, shall we talk about the - - -

MS O'KANE: I think, go through your list, yeah. That's good.

30 MR HANN: - - - amenity in terms of – one of the things we talked about at our little site visit was the amenity impacts related to wind. And I – primarily, I guess, on the north western elevation. And in the wind studies and in your assessment, you talk about the need for mitigation measures. And I think there's awning screens related to the retail - - -

35 MR BAXTER: Yes.

MR HANN: - - - facility, which is subject to another – a separate - - -

40 MS BOYLE: Mmm.

MR HANN: - - - DA. But also tree planting and obviously, the need for a relatively mature canopy to - - -

45 MS BOYLE: Mmm.

MR HANN: - - - take it – to give the effect of mitigating the wind impacts.



MS BOYLE: Mmm.

MR HANN: So the question from our point of view is: what's the time you expect between your occupation, if you like, of R5 and when you'll get - - -

5 MS BOYLE: Mmm.

MR HANN: - - - the full benefit of the wind mitigation? What sort of - - -

10 MS BOYLE: Yes.

MR HANN: - - - timing do you expect? Is it six months? Is it three years?

MS BOYLE: Well, I actually think that they will get immediate wind mitigation

15 because the public domain has a band of trees - - -

MS O'KANE: Mmm.

MS BOYLE: - - - around it.

20 MR HANN: Yes.

MS BOYLE: And unfortunately - - -

25 MS O'KANE: Mmm.

MS BOYLE: - - - I don't have the public domain consent here.

MR LUCAS: There's a - the render.

30 MS BOYLE: But - no, there is an image.

MR LUCAS: Not a very high level render.

35 MS O'KANE: Yes.

MR HANN: Yes.

MS BOYLE: And there is a band of trees.

40 MS O'KANE: And John was - did it so - - -

MR LUCAS: Okay.

45 MS BOYLE: Yes, so that - those trees are actually currently being procured at the moment.

MR HANN: Right. Okay.

MS BOYLE: And those trees, as I said, will be planted and installed by the end of 2020 so you have three years before - - -

5

MS O'KANE: Mmm.

MS BOYLE: - - - the practical completion of R5, which is a significant period of time. So – and the trees that are being - - -

10

MR HANN: Yes.

MS BOYLE: - - - procured for the public domain – and I can come back and confirm this with you – are in the circa, at this point, of about two to two and a half metres in canopy. So I don't have the species with me, but I can - - -

15

MS O'KANE: Mmm.

MS BOYLE: - - - certainly come back to you with that.

20

MS O'KANE: Yes.

MR HANN: Yes, it'd be useful to have a - - -

25

MR RIORDAN: Sure.

MS BOYLE: We can do that.

MR HANN: - - - metric on it in terms of what you expect the dimensions to be and then – and – against what the modelling - - -

30

MS BOYLE: Sure.

MR HANN: - - - was based on, which was - - -

35

MS BOYLE: Okay. We can - - -

MR LUCAS: Mmm.

40

MR HANN: - - - another number .....

MS BOYLE: Yes.

MR RIORDAN: And if I can add, we - - -

45

MR HANN: And what the timeframe would be to get from two and a half metres to whatever the - - -

MS BOYLE: To whatever the model is.

MR HANN: - - - the model - - -

5 MR RIORDAN: And if I can add, those trees – when we did the public domain application last year - - -

MS BOYLE: Mmm.

10 MR RIORDAN: - - - you might recall they also had a mitigation solution or measure for wind - - -

MR HANN: Yes.

15 MS BOYLE: Mmm.

MR RIORDAN: - - - in the park overall.

MR HANN: Indeed.

20 MR RIORDAN: So for Barangaroo there's almost a very comprehensive collaborative solution to wind, where it be landscape features or elements on buildings. So the trees in the park work as an overall sort of solution for wind in that one Sydney Harbour precinct.

25 MS O'KANE: Is that all summarised anywhere?

MR RIORDAN: It – I would have to go back and have a look at the public domain applications.

30 MS BOYLE: Mmm.

MR ROWE: The public domain – I mean - - -

35 MR RIORDAN: Yes.

MR ROWE: - - - those trees were located in that location and - - -

40 MS O'KANE: Yes.

MR ROWE: - - - picked at that species on the knowledge and basis that the building was going to go there.

45 MS O'KANE: Yes.

MR ROWE: So it – the public domain's gone ahead of the - - -

MS O’KANE: Well, we ..... too because we - - -

MR ROWE: - - - trees with that – sorry – ahead of the buildings.

5 MS O’KANE: ..... yes.

MR HANN: Yes.

MR RIORDAN: Yes.

10 MS BOYLE: But we can certainly summarise from - - -

MR RIORDAN: Yes.

15 MS BOYLE: - - - the public domain consent for you.

MS O’KANE: Well - - -

MS BOYLE: We can provide you - - -

20 MS O’KANE: Yes, I mean we’ve got – but a summary of that would be just –  
would be helpful.

MS BOYLE: Mmm.

25 MR RIORDAN: Yes, there was a wind report that was submitted with the public  
domain application.

MS O’KANE: Yes.

30 MR HANN: Yes.

MS O’KANE: That’s right.

35 MR RIORDAN: And we could go back through that and pull out - - -

MS O’KANE: And just update it.

MR RIORDAN: - - - yes, the relevant sections for this.

40 MS O’KANE: It’s more - - -

MR RIORDAN: Yes.

45 MS O’KANE: We can get the thing, but it – if you have something that just  
comments on the whole - - -

MR RIORDAN: Yes.

MS O’KANE: - - - thing would be quite good.

5 MR HANN: Mmm.

MR RIORDAN: So we could do that as - - -

MS O’KANE: Yes.

10 MR RIORDAN: - - - like, an RFI back to you if you - - -

MS O’KANE: Yes.

15 MR RIORDAN: - - - like.

MR HANN: It’s not so much the question of, ultimately, well, will they do the job the expectation and the modelling suggests.

20 MS BOYLE: Mmm.

MR HANN: It’s the gap between - - -

MS O’KANE: It’s the timing.

25 MR RIORDAN: Yes, the timing.

MR LUCAS: Yes.

30 MR HANN: - - - when the - - -

MR LUCAS: Yes.

MS BOYLE: Yes.

35 MR HANN: - - - occupation certificates are issued for R5 and when - - -

MR RIORDAN: The program.

40 MS BOYLE: The program.

MR LUCAS: Yes.

MR HANN: - - - that point will be reached.

45 MR LUCAS: Yes.

MS BOYLE: Sure.

MS O'KANE: And also the construction point. That was a good point you made to us about - - -

5 MS BOYLE: Mmm.

MS O'KANE: - - - what happens with high wind - - -

10 MS BOYLE: Mmm.

MS O'KANE: - - - during construction too.

MS BOYLE: Yes, that's right.

15 MS O'KANE: .....

MR RIORDAN: Mmm.

20 MR HANN: All right. Anything else on - - -

MS O'KANE: No, the - I think that's - - -

MR HANN: I mean, obviously, we understand - - -

25 MS O'KANE: - - - all .....

MR HANN: - - - the separate DA for retail that - - -

30 MS O'KANE: Yes.

MS BOYLE: Sure.

MR HANN: - - - relates to - - -

35 MR RIORDAN: Mmm.

MR HANN: - - - outdoor sitting, dining and - - -

40 MS BOYLE: Mmm.

MR HANN: - - - the awnings and screens. So we assume that comes later and - - -

MS BOYLE: Yes.

45 MR RIORDAN: Yes, so I've done a lot of retail DAs at Barangaroo. So they always follow later, but they do follow quite soon after so - - -

MR HANN: Yes.

MR RIORDAN: - - - we don't sort of keep the ground floor inactive for very long. It's just that that's delivered through the retail team and we work with the retailers  
5 who come in with their own flavour.

MR HANN: Yes.

MS BOYLE: Mmm.  
10

MR RIORDAN: But they do follow quite soon after.

MR HANN: Okay.

15 MS BOYLE: It's fair to say though that the Renzo Piano team are also involved with the façade detailing of - - -

MS O'KANE: Mmm.

20 MS BOYLE: - - - those retail DAs when they come through as well.

MR HANN: Right. Okay.

MS O'KANE: Another point: the council, of course, has raised the issue of the  
25 podium - - -

MS BOYLE: Mmm.

MS O'KANE: - - - as you know – in their objections and plans.  
30

MS BOYLE: Mmm.

MS O'KANE: Did you just want to make a comment of any sort?

35 MS BOYLE: Did you want to make a comment on the podiums from a planning perspective?

MR RIORDAN: Well, the podiums are in accordance with the form controls. So we have the overarching concept plan .....  
40

MR ROWE: Is it worth going back to the wireframe .....

MR BAXTER: Yes, for sure.

45 MR RIORDAN: Yes, might bring up the wireframe.

MR ROWE: That one there. Just - - -

MR RIORDAN: Dan, do you want to talk to those?

MR BAXTER: Yes.

5 MR RIORDAN: Yes.

MR BAXTER: Yes, absolutely. So as you can see, we are providing a podium.

MS O'KANE: Mmm.

10 MR BAXTER: And this is in line with the concept plan Builtform controls.

MS O'KANE: Yes.

15 MR BAXTER: So we – I guess we believe we are providing a podium and we do provide, I guess, a design that creates legibility, creates that relationship with, obviously, C1, R4B and also Scotch Row. So - - -

MR ROWE: The experience of a pedestrian moving up there is - - -

20 MR BAXTER: Yes.

MR ROWE: - - - within the colonnade so - - -

25 MS BOYLE: Mmm.

MR ROWE: - - - the – if someone moves up through that colonnade, there's – that, obviously, has been continued throughout so you – as you come up Watermans Quay, you have - - -

30 MS O'KANE: Mmm.

MR ROWE: - - - the reading of the podium as it wraps around there and then you move through underneath the colonnades.

35 MS O'KANE: And that's your point ..... side.

MS BOYLE: Mmm.

40 MR RIORDAN: And I think just to add to that, on Hickson Road we have - - -

MS O'KANE: Yes.

MR RIORDAN: - - - C1 that's just finished – which you would have seen - - -

45 MS O'KANE: Mmm.



MR RIORDAN: - - - and then C2.

MS O’KANE: Yes, no.

5 MR RIORDAN: But - - -

MS O’KANE: The – your colleagues pointed it out very nicely to us while - - -

MR RIORDAN: Pointed it out? Yes.

10 MR HANN: Yes.

MS O’KANE: - - - we were there, yes.

15 MR RIORDAN: The beautiful - - -

MR BAXTER: Yes.

MR RIORDAN: - - - XLam timber buildings.

20 MS BOYLE: Yes.

MS O’KANE: Yes.

25 MR RIORDAN: So those buildings, their walls are very much aligned to the street  
so - - -

MS BOYLE: Mmm.

30 MR RIORDAN: - - - there’s the colonnaded ground and then you have the street  
wall above. So you can see there with the tower form, it comes to sort of the street  
edge there.

MR BAXTER: Yes.

35 MR RIORDAN: So you get that lovely consistency wall running through Hickson  
Road.

MR ROWE: One of the things that – when – which was part of what I – that

40 consideration of – because the city raised it at the time – about that street wall and  
the fact - - -

MR HANN: Mmm.

45 MR ROWE: - - - we – there was a tower there, which was ultimately approved in  
the concept plan – was that you have the street wall, but, ultimately, it breaks when  
the park and – part of introducing Hickson Park. And – so the idea that Roger’s had

with that was about – it's actually a building that's a marker to that opening as the – it opens up in the site. So that was the principal that was kind of then embedded within the concept plan controllers.

5 MR BAXTER: I think it's also important to add one of the great refinements we've made with our ..... is we've created a setback with the – this building wall on Hickson Road.

MS O'KANE: Mmm.

10

MR BAXTER: So we've created a step in the roof, but we've also created a recess there which creates a bit more - - -

MS BOYLE: Articulation.

15

MR BAXTER: - - - articulation in the façade, yes.

MS O'KANE: Thank you.

20

MR BAXTER: No worries.

MR HANN: I think one of the points the council had made to us – and I think in writing – was that, with a podium, it did have – in their view – a mitigating effect in terms of the wind shear, I suppose you'd call it - - -

25

MS BOYLE: Mmm.

MR HANN: - - - on the face of - - -

30

MS BOYLE: On the face.

MR HANN: - - - the building.

MR RIORDAN: Yes.

35

MS BOYLE: Mmm.

MR HANN: That was one of their concerns.

40

MS BOYLE: Yes, okay.

MR HANN: Key worker housing.

MS BOYLE: Sure.

45

MR BAXTER: Sure.

MR HANN: From our point of view, it'd be helpful to know what the status of your discussions are - - -

MS BOYLE: Mmm.

5

MR HANN: - - - in terms of a formal arrangement because I think you did mention earlier - - -

MS BOYLE: Mmm.

10

MR HANN: - - - that you – you're awaiting the outcome, ultimately, of – for example, the car spaces.

MS BOYLE: Mmm.

15

MR HANN: You're saying you'd accept a maximum of nine but no minimum.

MS BOYLE: Mmm.

20

MR HANN: And that's going to depend on your ultimate - - -

MS BOYLE: Mmm.

MR HANN: - - - negotiations and a contract so - - -

25

MS BOYLE: Mmm.

MR HANN: - - - we need to know - - -

30

MS BOYLE: Mmm.

MR HANN: - - - what the status is.

35

MS BOYLE: So we haven't entered into any formal contract with a, um, community housing provider as yet, but we've worked very closely and in collaboration,

[REDACTED]

40

MR HANN: Mmm.

MS BOYLE: - - - view. It's really important. Um, what's interesting is that they all had different models about how they run and how they operate their key worker housing.

45

[REDACTED]

[REDACTED]

5 MS O'KANE: We were going to - - -

MS BOYLE: Yeah.

MS O'KANE: That was going to be our next question, yes.

10 MS BOYLE: Well, I can – I can - - -

MS O'KANE: Yes.

15 MS BOYLE: - - - address that.

MS O'KANE: Please.

MS BOYLE: [REDACTED], [REDACTED]  
[REDACTED]  
20 [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
25 [REDACTED]  
[REDACTED] very concerned about the operational costs of, um, the key worker housing and, therefore, the design has responded to that. However, we're very keen on ensuring that the design is tenure blind.

30 MR HANN: .....

MS BOYLE: Which means that it carries across the, um, similar façade – or the same façade across the building. Um, that culminated with the car parking. They were very concerned about car parking. They were very keen on ensuring that the  
35 car parking – that – that ..... operation, if they do engage contractually on this particular onsite key worker housing, that the – the residents or the operation is – ah, and the travel arrangements is met through our green travel plan so – which is another proposal and obligation that we are making, um, as part of our commitment to our climate positive work plan for Barangaroo, more broadly. Um, and that is a  
40 piece of work that we also work with iNSW on. Um, also the location and a proximity to the new Metro. So they felt that - - -

MR HANN: Yeah.

45 MS BOYLE: - - - from their perspective, it was much more feasible, um, for them and both operationally for their tenants 'cause they have a cap and a limit on what they can actually, um, um, tenant the – the – um, the premises with. Um, so they felt

quite strongly about the car parking situation.

5 [REDACTED] they're also very focused on  
keeping all the key worker housing together. We had lots of conversations around  
that as well. Um, so that they can operate that and manage that as one entity and that  
can be strataed separately. Um, I don't know if that answers all of your questions –  
or, Dan - - -

10 MR HANN: ..... yes.

MS BOYLE: - - - do you have anything else to add internally in the arrangements  
of the key worker housing, how the planning - - -

15 MR BAXTER: Yes, sure.

MS BOYLE: - - - came about.

20 MR BAXTER: Um, yes. So as – as Leanne, ah, mentioned, um, yeah, we've –  
we've looked at this. This is a Renzo Piano building. Um, and it – it's got a lot of  
glass. Um, and that's quite expensive to – to clean and maintain so we've looked at  
ways – and we've worked with our housing providers – um, to work out how we can,  
you know, maintain this, um, luxury residential building, um, cost effectively for –  
25 for our housing providers. So that's been really integral in that. Um, but we – we do  
believe that, um, you know, having a – a – a designated lobby on Hickson Road will  
provide really great, um, residential address, um, for – for our residents. Um, and it  
..... provision of – of the landscape terrace in P2. We've designed that with a lot of –  
a mixture of hard and soft surfaces that are easily maintained as well. So we've been  
30 thinking a lot and we've been working a lot with – with our - - -

MS BOYLE: Mmm.

35 MR BAXTER: - - - partners on this. And – and we – we believe we've got it right  
on – on this occasion.

MS BOYLE: Mmm, and the less allocated – the less allocated costs – if you just  
think about it financially – that they have to this building, the better that they can  
manage it and operate it and the more successful it could be. And we, obviously,  
40 want it to be successful, um, and we want to ensure that we can, um – we can give –  
[REDACTED] community housing provider – the right outcome.  
Um, for us, that's really important.

45 MS O'KANE: Okay. Just one other question. A little bit more, if you could, on the  
offsite.

MS BOYLE: Mmm.

MS O'KANE: Um, just – well, I don't want to - - -

MS BOYLE: Sure.

5 MS O'KANE: Yes, I mean, we have ways of handling commercial in confidence information if you - - -

MS BOYLE: Sure.

10 MS O'KANE: - - - want to tell us. And we can, you know, take it off the transcript and just note there was a conversation about it and so on. But even, maybe without going there, you might be able to just give us a flavour of - - -

MS BOYLE: Okay. Yeah, sure.

15 MS O'KANE: - - - of what's happening.

MS BOYLE: It is commercial in confidence, but – however, what I – what I can, um – what I can explain to you is that our obligation and our requirement – our  
20 condition under MOD 8 is to provide 0.7 per cent.

MS O'KANE: Yes, we're very familiar with - - -

MS BOYLE: Okay. Good.  
25

MS O'KANE: - - - the condition. It's just how you're meeting the condition I'd like to - - -

MS BOYLE: Yeah, so we have entered into an arrangement  
30 [REDACTED] to deliver the key – offsite key worker housing. [REDACTED]  
[REDACTED]

MS O'KANE: Right.

35 MS BOYLE: Mmm.

MS O'KANE: Oh, okay.

MS BOYLE: Yes.  
40

MR HANN: Yes.

MS O'KANE: Yes.

45 MR HANN: Okay.

MS BOYLE: Um, and that – and - - -

MR BAXTER: And – and that was - - -

MS BOYLE: - - - it's an area that equated to just over 1700 square metres.

5 MS O'KANE: Right.

MR BAXTER: Yep.

10 MS BOYLE: [REDACTED]

MR BAXTER: Yeah, so - - -

MS BOYLE: Correct me if I'm wrong.

15 MR BAXTER: [REDACTED]  
[REDACTED]

MS O'KANE: Mmm.

20 MR HANN: Mmm.

MR BAXTER: Um, so we went out to parties that met the – the requirements under the concept plan. Um, and we, um – we received submissions that were independently assessed. [REDACTED]  
25 [REDACTED]

MS BOYLE: Mmm.

30 MS O'KANE: Thank you.

MR HANN: And those facilities are already in existence or do they have to be .....

MS BOYLE: No, they're under construction.

35 MR BAXTER: They're under construction.

MR HANN: All right.

40 MS BOYLE: Um - - -

MR HANN: So timing – I guess I'm - - -

MS BOYLE: Yeah.

45 MR HANN: - - - coming from the timing - - -

MS BOYLE: Yeah.

MR HANN: - - - 'cause it's critical for yourselves.

MS BOYLE: [REDACTED]  
[REDACTED]

5

MR BAXTER: That's the expectation. Yes.

MS BOYLE: [REDACTED]

10

MR HANN: Okay.

MS BOYLE: That development will be complete.

MR HANN: All right. Anything else on key work .....?

15

MS O'KANE: No, that's been – it's connected, and I think we're coming to it later, but about the parking raises the bike issue. And it's also one of the issues the Council has raised with us, too, about where bike parking and bike storage and so on goes. So any comments on that would be good.

20

MR BAXTER: Yes, sure. So for key work, we have a designated bike car parking area on B0 in the basement.

MS O'KANE: Yes.

25

MR BAXTER: And for our residents, we also provide storage cages in the basement that enable a bicycle to be stored in in that cage.

MS O'KANE: And will people be able to ride down to that or do they have to go into the lifts? That's something the Council raised with us.

30

MR BAXTER: Yes, sure. So the better way would be through the lift.

MS O'KANE: Better in the sense of safer?

35

MR BAXTER: Safer. Correct.

MS O'KANE: Yes.

MR BAXTER: Yes. Yes. And our lifts are big enough and designed for that.

40

MS O'KANE: Yes.

MR BAXTER: And it's just a short trip down to the basement.

45

MS BOYLE: They can ride down if they want to?



MR BAXTER: The better view - - -

MS BOYLE: Better view is - - -

5 MR BAXTER: - - - would be to use the lifts. We don't think that - - -

MS BOYLE: Yes.

MR BAXTER: - - - that would be too much of an issue, to be honest.

10 MS BOYLE: Okay.

MR BAXTER: Yes.

15 MS O'KANE: And what about visitor – bike visitor parking .....?

MR BAXTER: Yes. So there's going to be a provision of bicycle locking facilities in the public domain.

20 MS O'KANE: Okay.

MR BAXTER: And we believe that that's probably the better place. To be honest, if I'm visiting a friend in R5, I'm probably going to look in the public domain for a place to store my bike. So that would be the answer to that.

25 MS O'KANE: Thank you.

MR HANN: Mary, you raised the other day – yes, electric - - -

30 MS O'KANE: .....

MR HANN: Yes, charging for electric vehicles.

MR BAXTER: Yes. Good question.

35 MS BOYLE: It's a good question.

MS O'KANE: So have you .....?

40 MS BOYLE: Do you want to answer that?

MR BAXTER: Yes.

MS BOYLE: Yes.

45 MR BAXTER: We are building – well, designing buildings now that are going to be complete in the future.

MS O’KANE: Yes.

MR BAXTER: We do believe there’s going to be high uptake of electrical vehicles.  
So we are designing in the provision to enable electrical vehicles to be charged in the  
5 basement .....

MS BOYLE: To design it fully now is very difficult. And to know the extent of it  
is very difficult because technology’s changing so much.

10 MS O’KANE: Absolutely. It is. Absolutely.

MS BOYLE: So that’s something that we are – we’re currently looking at for .....  
detailed design documentation and construction documentation for our first .....  
foray. And we’re looking at all of that now for a building that will finish in 2023.

15 MS O’KANE: More generally on the same topic, are you looking at, sort of, passive  
energy issues – well, obviously you are in the ..... truly passive stuff. But what about  
more active energy generation?

20 MS BOYLE: So the sustainability plan for Barangaroo is well above anything that’s  
ever been done, I would subscribe to.

MS O’KANE: Yes. Yes. It is. Yes.

25 MS BOYLE: From a – do you want to talk about the PV cells or anything like that  
on this building? But – or ..... just talk about generally in terms of sustainability?

MR BAXTER: Well, yes. Yes.

30 MS BOYLE: .....

MS O’KANE: It was more the things like PV cells or ..... any - - -

MR BAXTER: Yes, sure.  
35

MS O’KANE: Are there any opportunities .....?

MR BAXTER: Yes, there are. So we do – we are providing PV cells - - -

40 MS BOYLE: Yes.

MS O’KANE: Up on the top.

MR BAXTER: - - - up on the top. And we do plug into, obviously, the - - -  
45

MS BOYLE: We have a precinct-wide plant.

MR BAXTER: Precinct - - -

MS O'KANE: Yes. Yes.

5 MS BOYLE: We also have the recycled water treatment plant, which all the – these buildings then connect to. So we have quite a significant environmental response for sustainability. We're also working towards being the – well, very close to – I think, Jess, you could probably talk to this – our carbon neutrality - - -

10 MS J KITE: Yes. Carbon neutrality.

MS O'KANE: Yes.

MS BOYLE: - - - precinct.

15 MS KITE: So we're currently in the process of working together to achieve carbon neutrality, firstly for the south operational precinct. So that will be imminent, perhaps, later this year. And then once the three towers become operational, be able to offset the emissions generated from those as well, at the next climate – at the next  
20 relevant date for offsetting.

MS BOYLE: ..... Yes. And the other interesting thing that we're looking at [REDACTED]

25 MS O'KANE: Yes.

MS BOYLE: [REDACTED] is a big component of our sustainability targets. So we have a current plan to achieve 80 per cent [REDACTED] which is extremely difficult. [REDACTED]

30 MS O'KANE: Yes.

MS BOYLE: So we're – and there has been a change to EPA legislation as well. So we're working with INSW on that. [REDACTED]

35 [REDACTED]  
we're looking at that in our current R4A towers. And then subject to the innovation response to that, we would like to think about moving that through our other buildings as well. So as technology evolves and as our understanding of community responses evolve as well, we try to obviously be one step ahead of the curve. I mean,  
40 of course, being Lend Lease, we try to - - -

MS O'KANE: Answered my next question. Yes.

45 MR RIORDAN: And just to add to that, we've just lodged an application to the department within C1, [REDACTED]  
[REDACTED]

MS O'KANE: Right.

MR RIORDAN: It goes back into – I think it's the public domain lighting network in the precinct. So we're always sort of looking at different ways.

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MS O'KANE: Good. Okay. Thank you.

MR RIORDAN: Yes.

10 MS BOYLE: Yes. Yes. Yes. It's really exciting, actually, some of the things.

MR HANN: Yes. All right.

MS O'KANE: I think I covered those ones.

15

MR HANN: We forgot to mention the trees and the berries.

MS O'KANE: I know we certainly we're going to mention the trees and the berries.

20 MR HANN: So let's ask that question .....

MS O'KANE: Yes. We're interested in the tree type. And we don't know, so we're asking the question. Pictures of it show a very charming berry.

25 MS BOYLE: Right.

MS O'KANE: And the flowers are over a period of some months .....

drop, berries and flowers? And is that – can you slip on it? We were just interested in the safety factors of that very beautiful tree.

30

MS BOYLE: Okay. Sure. Sure. I would have to come back to you on that.

MR BAXTER: Likewise. Yes.

35 MS BOYLE: Yes. So whether it drops - - -

MR BAXTER: .....

MS BOYLE: - - - that particular berry or - - -

40

MS O'KANE: Or – and all the flowers. You know? Just a little bit like jacarandas lead to a very slippery service.

MS BOYLE: Sure. Yes. Yes. Yes.

45

MS O'KANE: We're just interested from that point of view.

MS BOYLE: Sure. Sure. And if you don't mind, we will take that on notice and respond.

MS O'KANE: No worries.

5 MR HANN: That's fine. It's a safety matter and a management issue, I think.

MS BOYLE: Sure. Yes. Yes.

10 MR HANN: But ..... Mary raised earlier.

MS BOYLE: No problem.

MR BAXTER: Yes.

15 MS O'KANE: I mean, it's lovely to see a northern New South Wales tree ..... very beautiful one.

MS BOYLE: No, I understand. Yes. Our – we've certainly had Grants Associates involved quite closely. And so we'll take that notice and respond.

20 MS O'KANE: Yes. I'm sure it actually has thought of. But we just wanted to ask.

MS BOYLE: It's an absolutely fair question.

25 MR BAXTER: Fair .....

MS O'KANE: Anything else on your .....?

30 MR HANN: The only one really would be are there any other conditions – within the Department's assessment report that we haven't already discussed, are there any other recommendations that you feel you wanted to raise with us?

MS O'KANE: Or anything the Council's raised - - -

35 MR HANN: Or Council ..... Yes.

MS O'KANE: - - - who want us to take on .....

40 MS BOYLE: Yes. Sure. Well, firstly, from my perspective, we've been very appreciative of the relationship with the Department. It's been a long journey on Barangaroo. So – and they've been very, I guess, pragmatic in our working relationship. So the only concerns that I have from an overall perspective are conditions such as the key worker housing parking condition and the adaptable

45 housing condition, which really limit our ability to work with the market. And it's really more about having those types of conditions that will allow us to progress the development and make it successful. And that's for all parties, not just Lend Lease.

It's absolutely our mission, I would say, to ensure that Barangaroo's successful for everybody and for Sydney more broadly. And that's our vision. So from my perspective as being across the entire development, those two conditions are the only flags that we raise here today. Daniel, I will pass to you just ..... anything else?

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MR BAXTER: No, I agree. I don't have anything further to add to that.

MS BOYLE: We've been very careful and very, I guess, respectful in ensuring that any feedback from a design perspective we've taken onboard through the journey with the Department. And, I guess, having such an outstanding architect as Renzo Piano, I mean, it really does push our limits as well. So we're very pleased that we've come to that conclusion .....

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MR RIORDAN: Yes. Look, I was just going to add – sorry – look, we also understand the City's view. We do work with the City. We engage with the City. We've done that over the last couple of years with all our retail DAs and other matters. In terms of the conditions, we did provide our comments back on the conditions. The two changes that we're asking for, we're not trying to get away from those conditions. We just think there's other ways that they could be worded so that they better reflect, I suppose, the outcome that we are trying to achieve. So we understand the background to the conditions. It's just, really, redrafting them so that they, I suppose, work better within the context of the building and the site.

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MS O'KANE: Okay. Thank you. I just want to raise one question on those conditions about the parking. Given Lend Lease's commitment to innovation that you just highlighted before, what about, sort of, process innovation models? So might there be shared parking at some point – those, sort of, shared or commonly owned or something like that? And so my real question behind those thoughts is, the way you're suggesting we word the condition, is that flexible enough for the sort of process innovation you people might come up with in due course?

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MS BOYLE: I believe so. So shared parking is interesting. We've looked at that quite broadly across the precinct and across the area as well. I know that, Dan, you've done quite a bit of work on what is around at the moment.

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MR BAXTER: Yes. In the precinct.

MS BOYLE: In the precinct, in the shared parking ..... There's a lot of players. And there's a lot of competition in that space.

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MS O'KANE: Yes. Yes. I'm sure.

MS BOYLE: And it's quite interesting that – to answer your questions, the way that we would like it worded, I think there is enough flexibility - - -

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MS O'KANE: Great. That's all.

MS BOYLE: - - - to allow us to do certain things. But - - -

MR RIORDAN: And just to add to that, so there's condition E4, which is the operational plan .....

5 MS BOYLE: Yes.

MS O'KANE: Yes.

10 MR RIORDAN: And that refers - - -

MS O'KANE: There are ways. That's correct.

MR RIORDAN: E4B – yes, it refers to the car sharing arrangements.

15 MS O'KANE: Yes.

MS BOYLE: Yes.

20 MR RIORDAN: So we're happy with that wording. So - - -

MS O'KANE: Yes. No, it's just to make sure - - -

MR RIORDAN: Yes.

25 MS BOYLE: Yes.

MS O'KANE: - - - we didn't run into unintended consequences, even though you could put in - - -

30 MS BOYLE: A modification.

MS O'KANE: .....

35 MR RIORDAN: Yes.

MS BOYLE: Yes. And I think – and we obviously want to ensure that we're responding to what the people of Sydney want as well.

40 MS O'KANE: Yes.

MS BOYLE: And you don't really know what is - - -

MS O'KANE: Until it – that's correct.

45 MS BOYLE: - - - going to be around in two or three years' time. So it's a futurist question, isn't it?

MR ROWE: It's interesting on the commercial towers, the DAs that have gone back in to convert car spaces to end-of-trip facilities and other - - -

MS BOYLE: That's right.

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MR ROWE: - - - uses in the basement, even in the time that these buildings are being built.

MS O'KANE: Yes, I'm sure.

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MS BOYLE: Yes.

MR HANN: Yes.

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MR ROWE: And when we – when we were doing the applications for the buildings, there were way more bikes than the – and end-of-trip facilities than anyone had ever done in Sydney. It's – like, you looked at the numbers and went, "This looks stupid."

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MS O'KANE: And now - - -

MR ROWE: And now we're going back and already converting those spaces.

MR HANN: Yes. Yes.

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MS BOYLE: Yes. It's an incredible end-of-trip facility here.

MS O'KANE: Yes.

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MS BOYLE: I don't know if you've had a chance to spend some time and have a look at it. But if you ever do want to come back and have a tour, I'd be more than happy to show you. It's very impressive. And you're right: it does continue to evolve.

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MS O'KANE: What I might take you up on sometime is – and also iNSW – is a Barangaroo tour for the Commission – for the whole set of commissions.

MS BOYLE: Yes, I'd love to. Love to.

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MS O'KANE: And I think we might just .....

MS BOYLE: Yes. And take you through the basement as well. It's an underground city in itself. It's a - - -

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MR HANN: Yes.

MS BOYLE: - - - fantastic outcome.



MR HANN: There's a whole bunch of principles here that are applicable elsewhere. And it's worth sharing that.

MS BOYLE: Yes. Great. We'd love to.

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MR HANN: ..... Yes.

MS O'KANE: We meet, you know, as the full Commission four times a year. So ..... maybe middle of next year sometime.

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MS BOYLE: No problem.

MR BAXTER: Sure.

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MS O'KANE: .....

MS BOYLE: We'll just reach out.

MS O'KANE: Yes.

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MR HANN: All right.

MS O'KANE: Good. I think I'm covered.

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MR HANN: That's it on my list, Mary.

MS O'KANE: .....

MR HANN: ..... have we forgotten anything that we discussed?

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MS O'KANE: I don't think so. No.

MR HANN: No? Okay. All right. Well, thank you very much.

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MS O'KANE: Yes.

MR HANN: I - - -

MR BAXTER: Thank you.

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MR HANN: We can call this an end to the meeting. Thanks.

MS O'KANE: Yes.

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MS BOYLE: Thanks very much.

MR RIORDAN: Thank you.

**MATTER ADJOURNED at 11.40 am INDEFINITELY**