

Barangaroo South
Stage 1B Public Domain
Independent Planning Commission Meeting

14 August 2018

lendlease



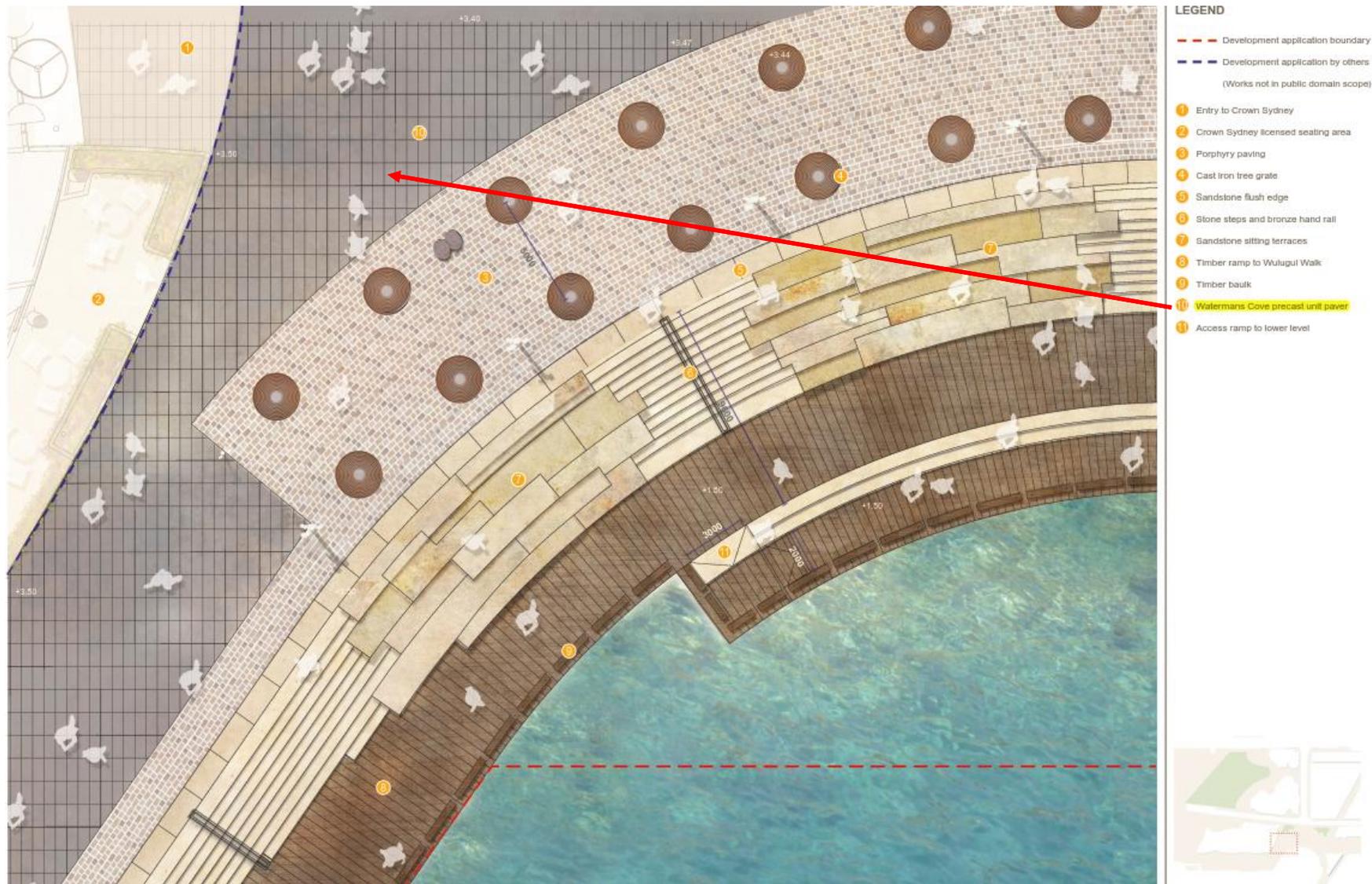
Agenda

1. Design Presentation (Grant Associates)
2. Ground Plane Materials
3. Hickson Park Staging
4. Deep Soil Zone
5. City of Sydney Issues
6. Discussion



Ground Plane Materials

- Flexibility for Material Selection



Hickson Park Staging

- Residential Towers will not be complete at the time of Crown's completion and opening.
- Construction exclusion zones are required to provide separation from the towers for both public safety and construction logistics.
- Staged completion of Hickson Park avoids inefficient and unnecessary re-work.

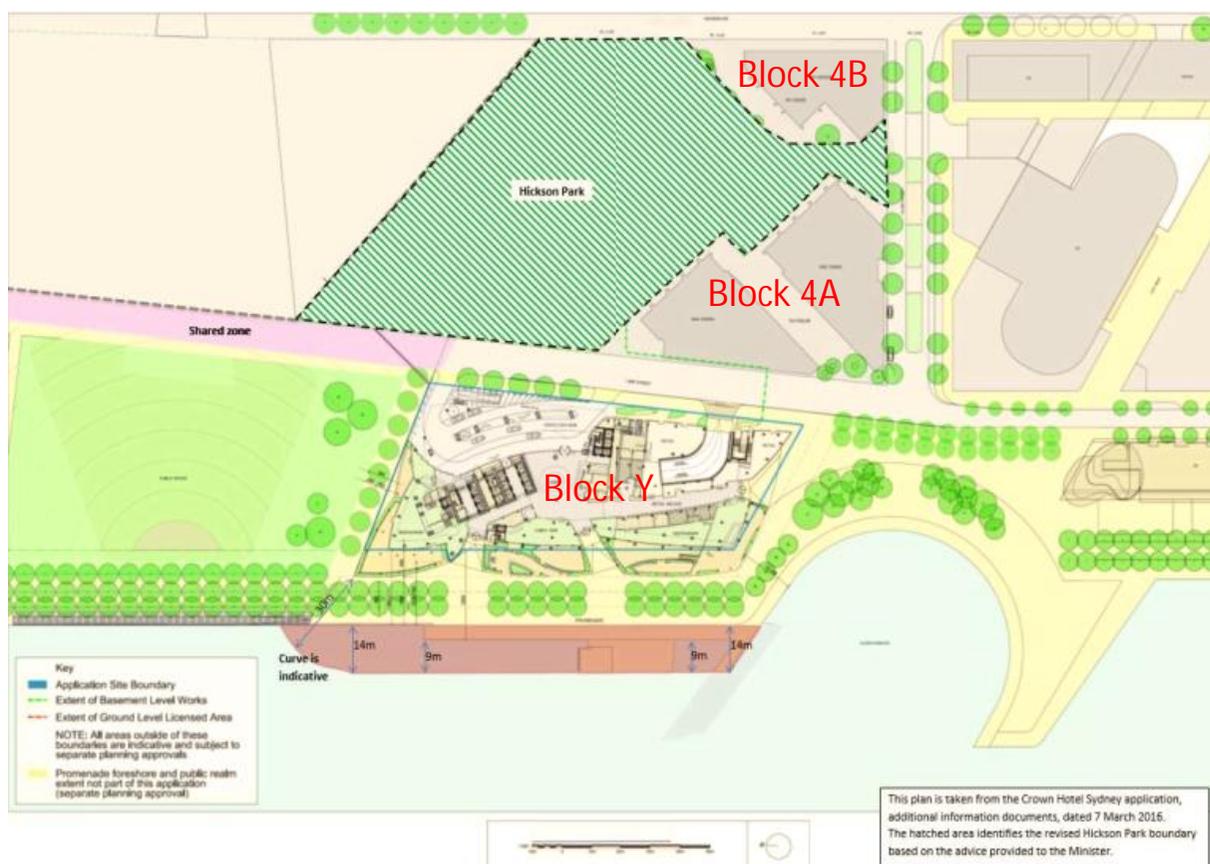
(XX) Hickson Park may be constructed and occupied in stages to provide for temporary exclusion zones required for the construction of residential buildings R4A, R4B and R5 . The area of Hickson Park and public domain adjacent to each building must be completed prior to the issue of the final Occupation Certificate for each respective building and prior to the issue of the final Occupation Certificate for the public domain.



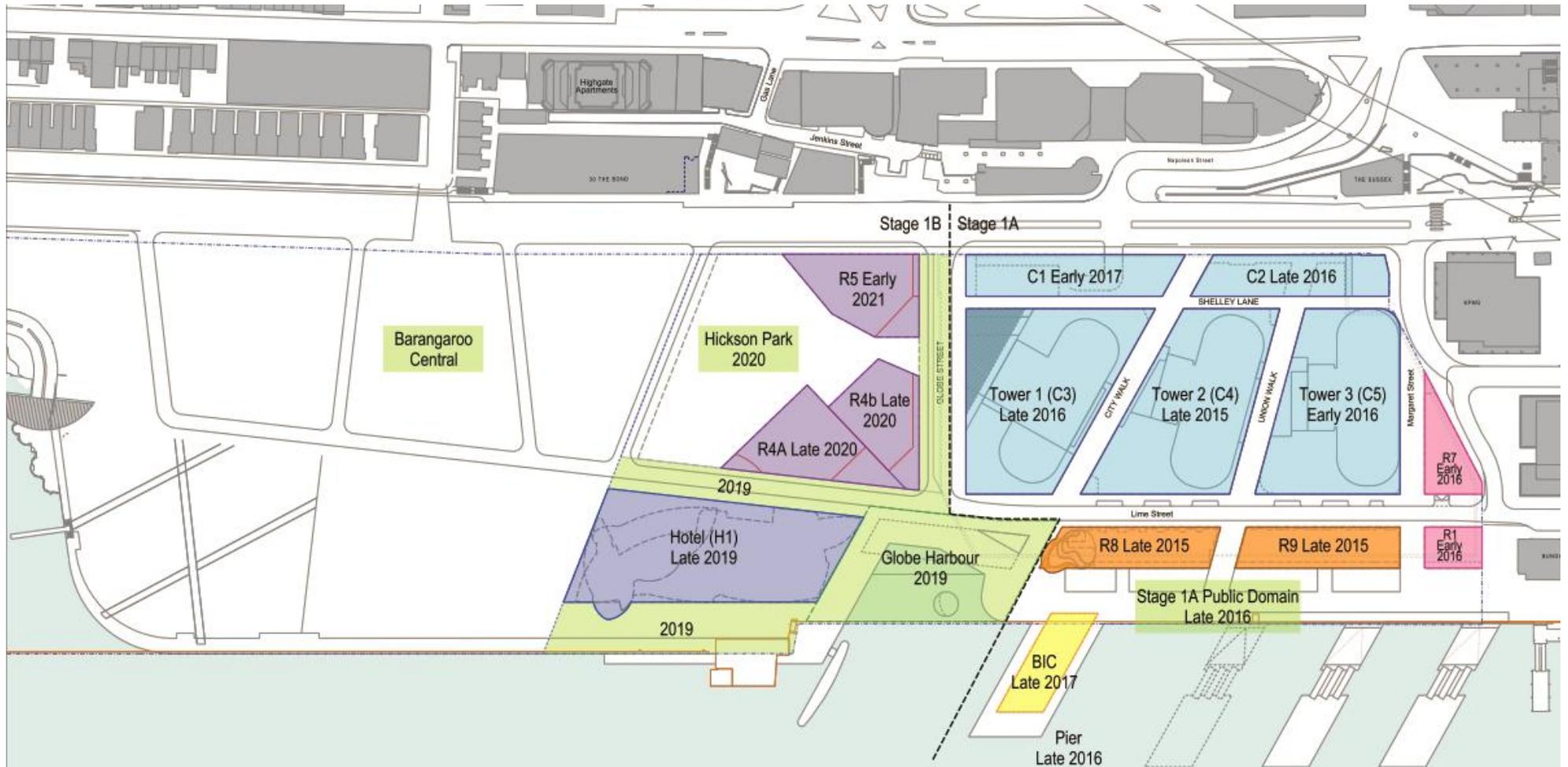
Hickson Park Staging

“B12. Staging

Prior to the issue of any occupation certificate within Block 4A, 4B or Y, the foreshore promenade (to the full extent mapped in the SEPP Amendment), pier, Watermans Cove, Hickson Park (other than the temporary construction road corridor on the alignment of the former Barton Street) shall be constructed, landscaped and publicly accessible.”



Hickson Park Staging – MOD 8 Staging

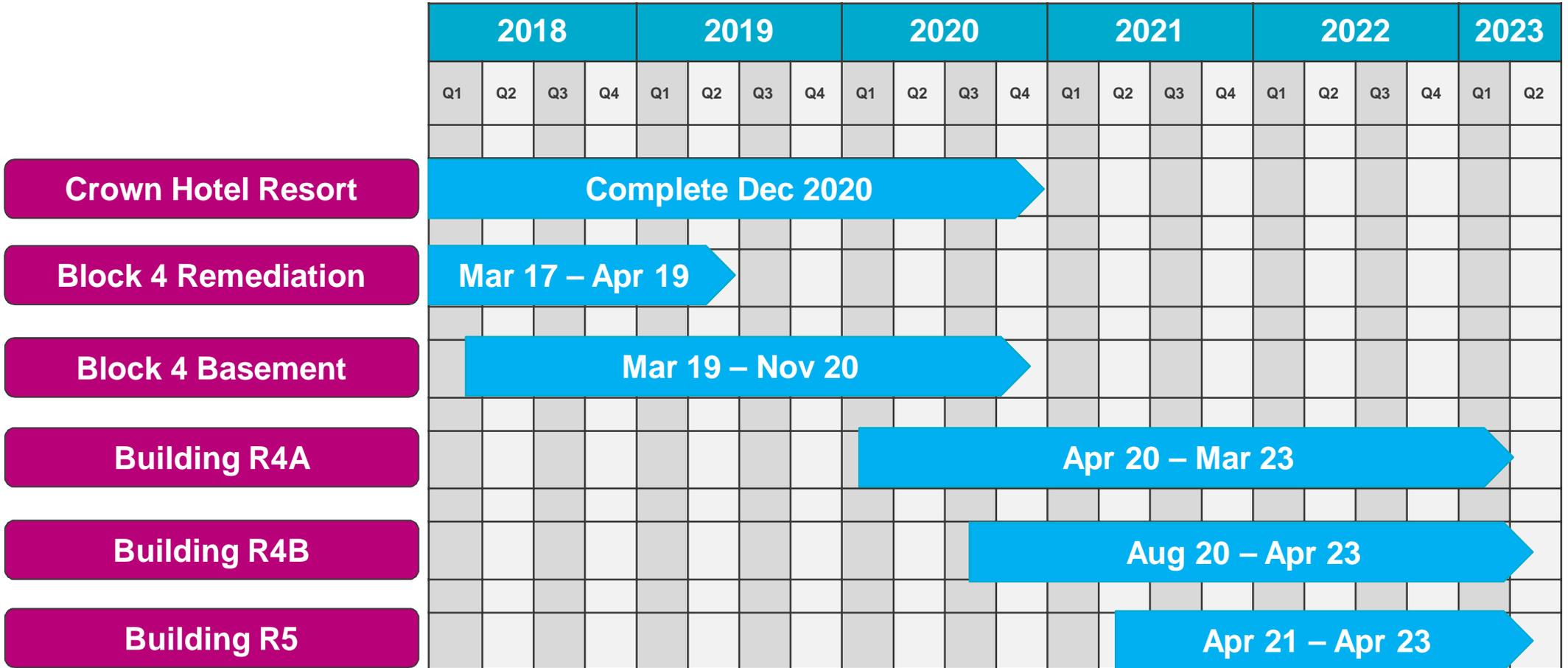


LEGEND	
■	COMMERCIAL
■	RESIDENTIAL - STAGE 1A
■	RESIDENTIAL - STAGE 1B
■	HOTEL
■	COMMUNITY
■	PUBLIC DOMAIN
■	RETAIL

Notes:
 Stage 1A - all buildings other than C4, C5, R8 and R9 dates are subject to final commitment
 Stage 1B - draft programme dates as at March 2014, and are subject to confirmation of planning approval dates

PRELIMINARY
 INDICATIVE LAYOUT ONLY

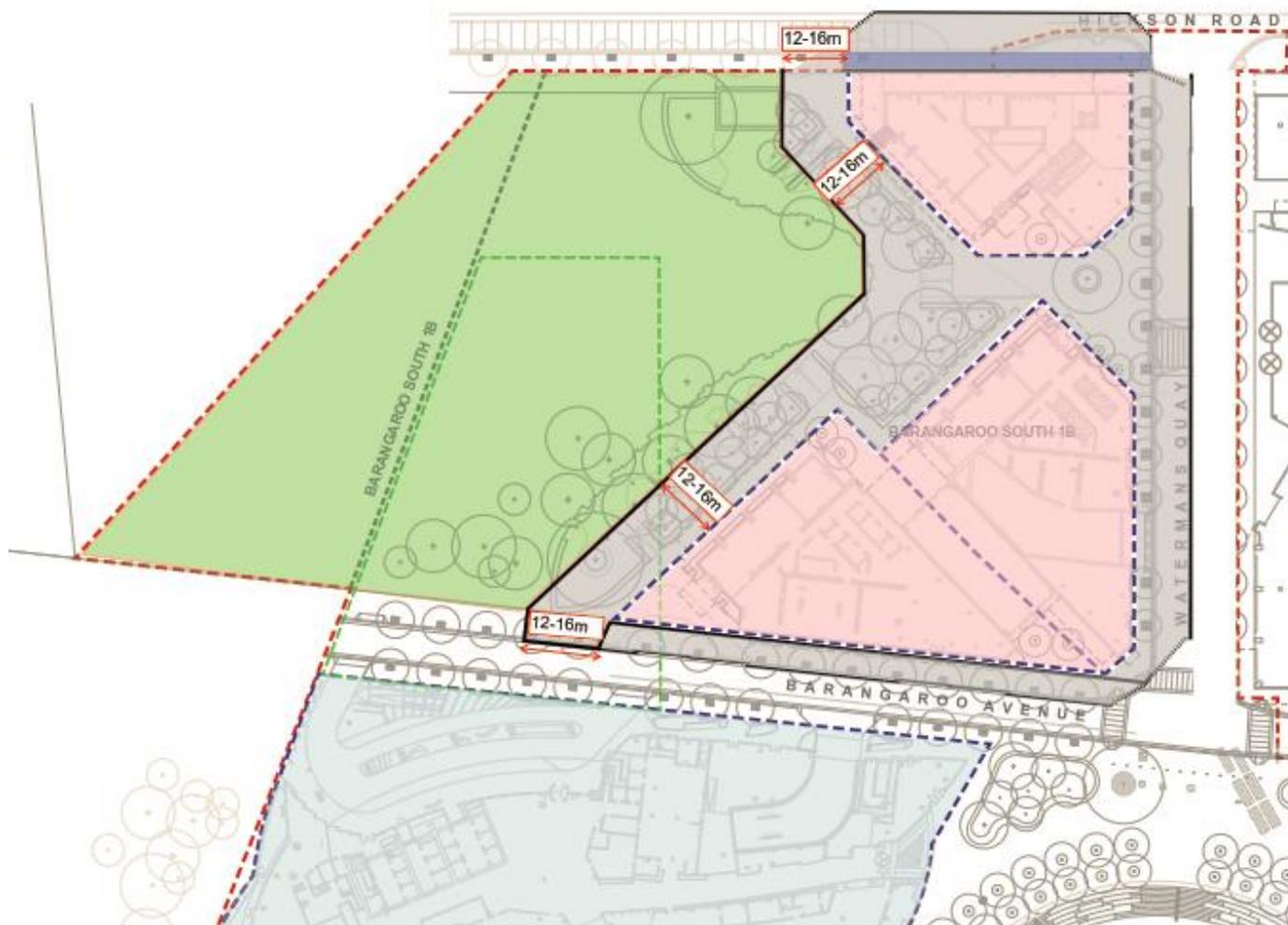
Hickson Park Staging – Stage 1B Current Construction Program



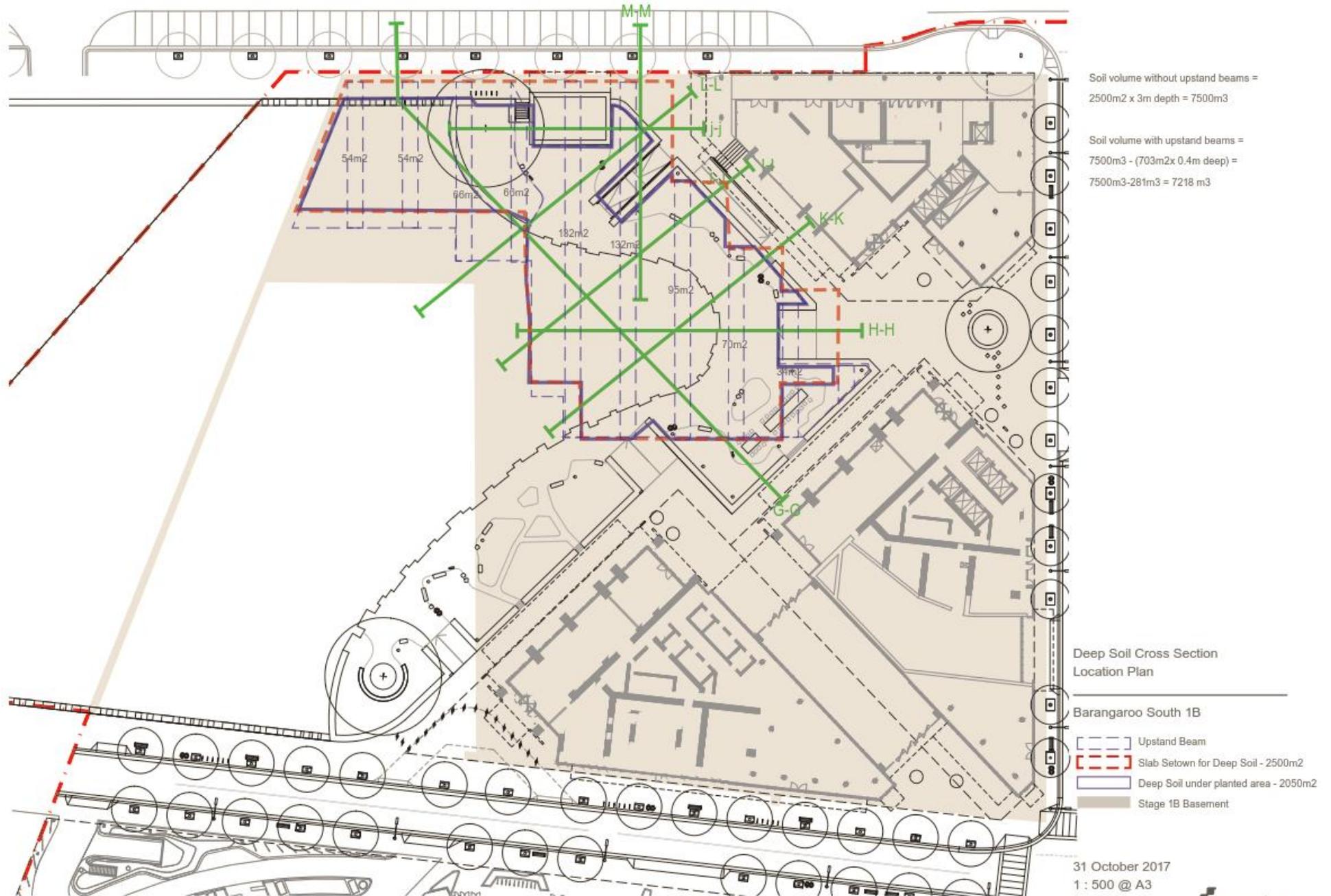
All 3 residential towers will be in early stages of construction or not yet commenced at the time of Crown’s completion

Hickson Park Staging – Tower Exclusion Zones

- Proposed staged delivery of Hickson Park allows for:
 - Delivery of 85% (17,827sqm) of total public domain
 - 100% of the Foreshore Promenade, Public Pier and Watermans Cove for the opening of Crown

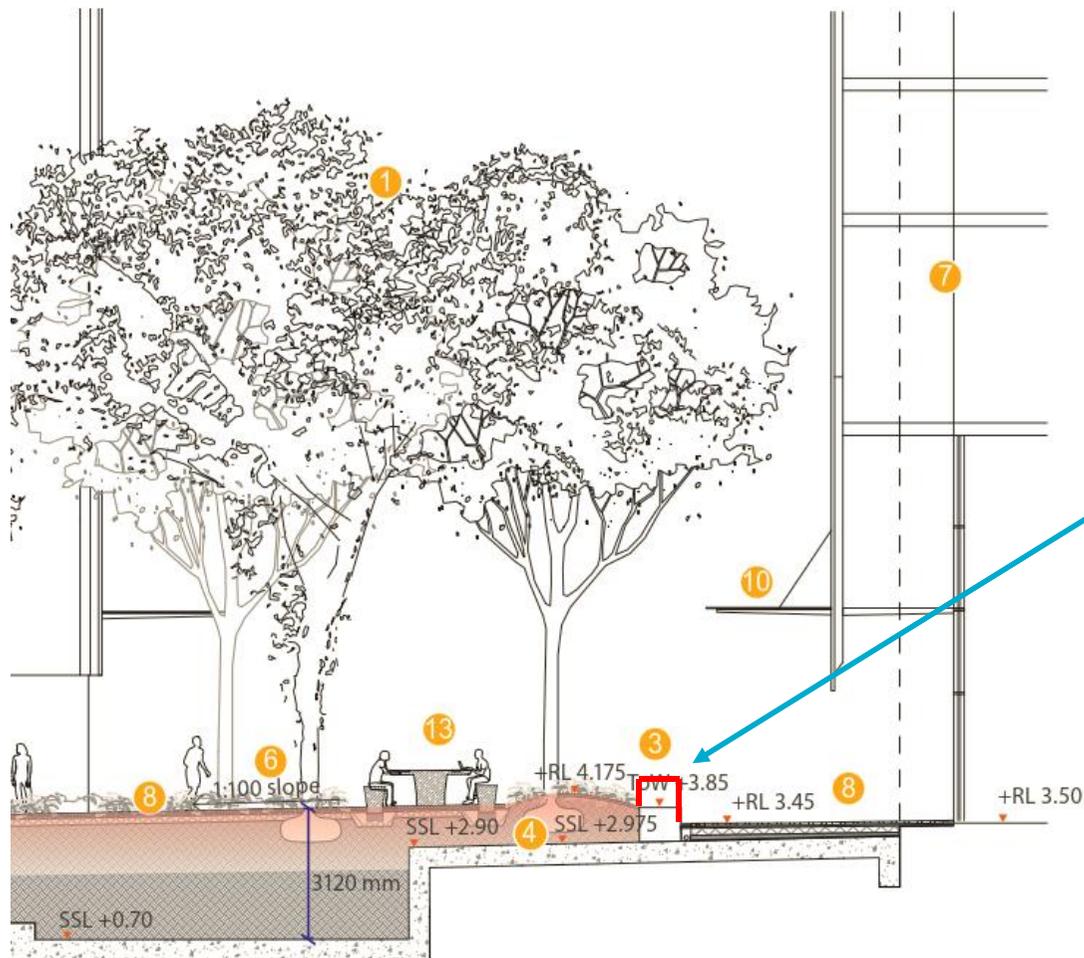


Deep Soil Zone



CofS - Deep Soil Zone

- City of Sydney proposal to avoid mounding of soil in planted areas:
 - Increased height of wall to RL 4.25
 - Utility of wall as seating is diminished
 - Need for balustrades at Hickson Road
 - Excessive height and bulk at main pedestrian entries

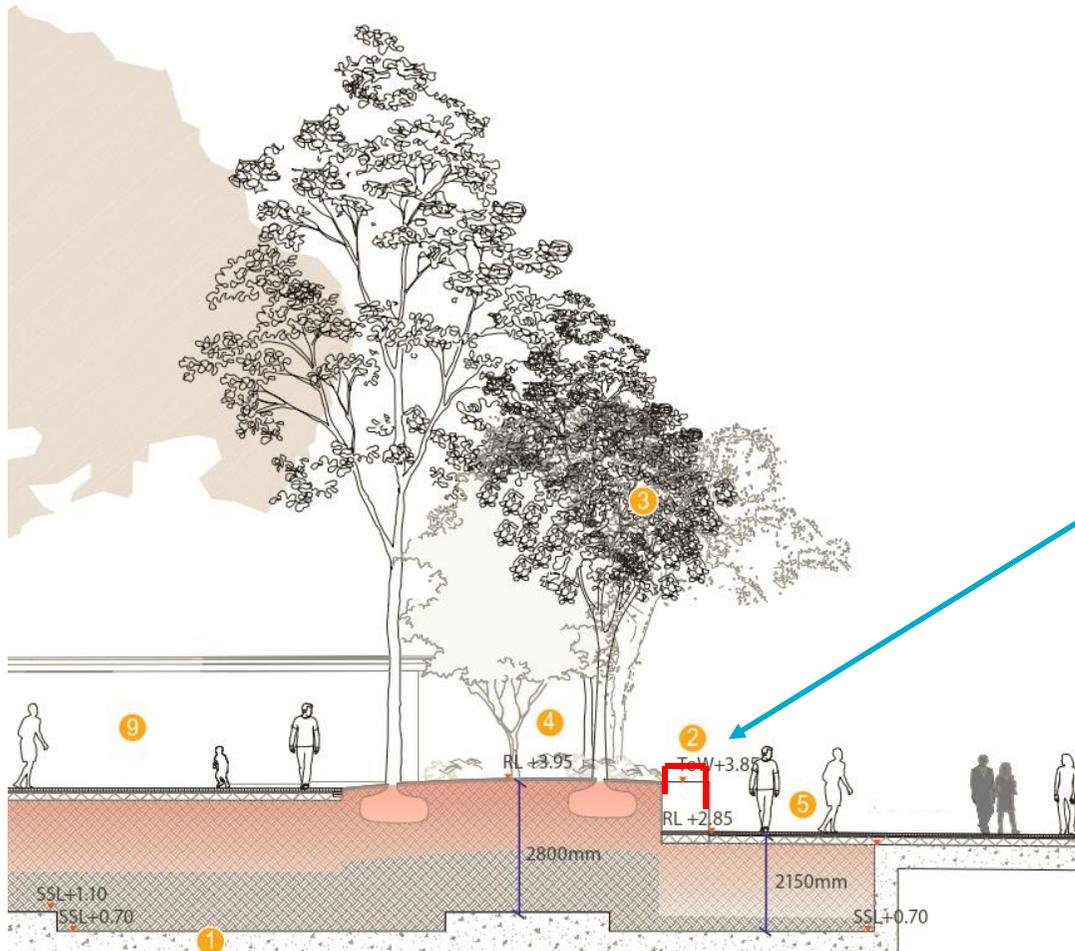


New wall height at RL 4.2

- 800mm high at worst case and 600mm high at best case.
- Poor height for casual seating

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New wall height at RL 4.2

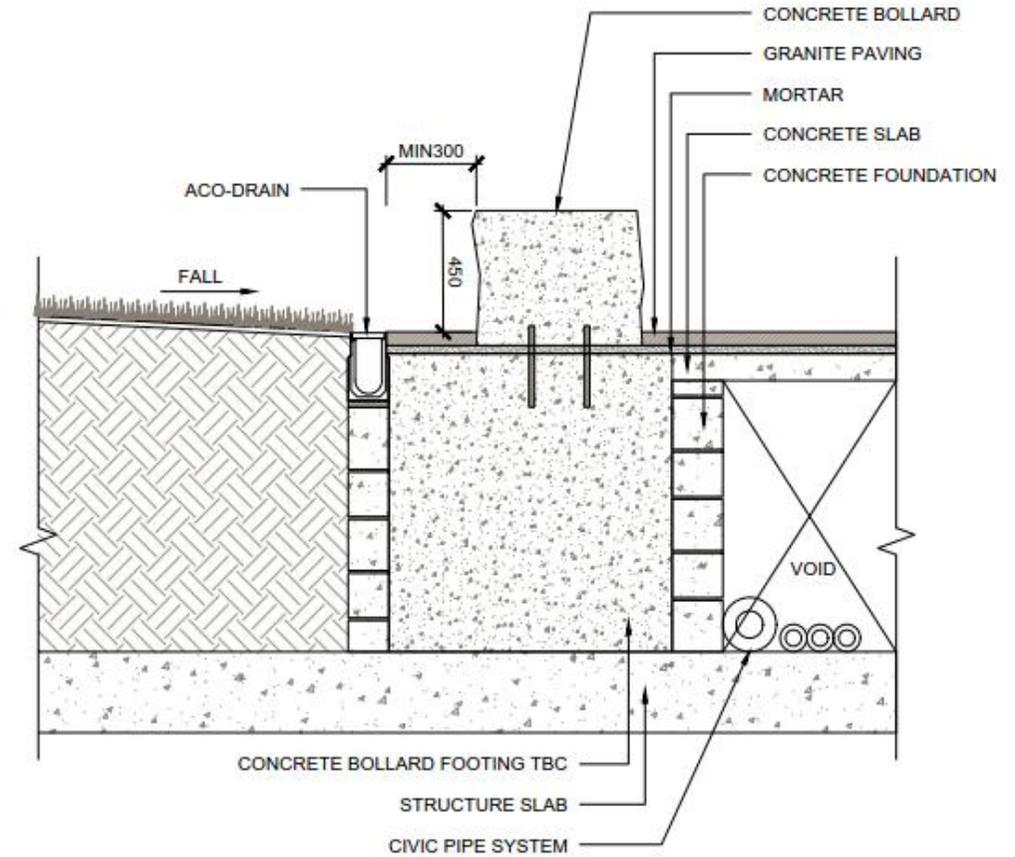
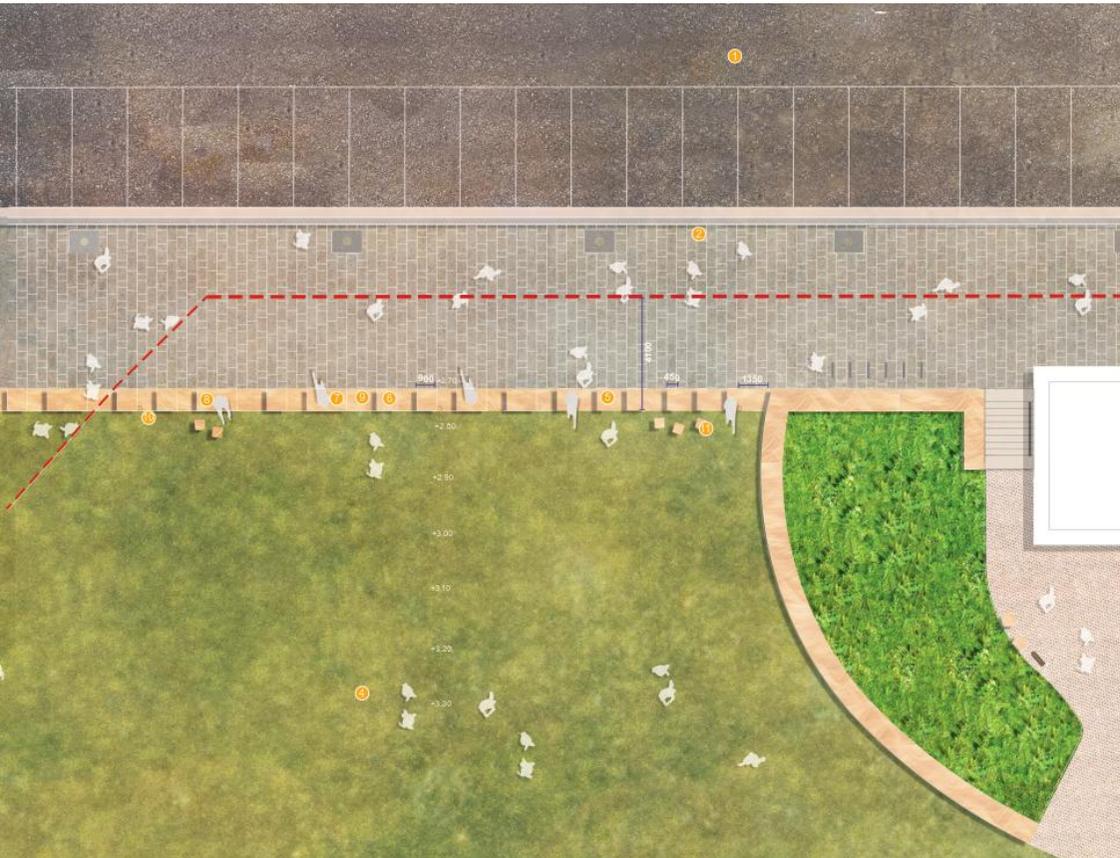
- 1,350mm high.
- > 900mm creates need for balustrade

CofS - Hickson Park North

“The design of the northern edge of Hickson Park requires greater development and resolution prior to any determination of this application. The interface with Barangaroo Central is unclear as the park is shown to peter out into a large expanse of lawn, despite the heavily detailed southern edge. This park must be designed holistically, and should include a concept for the northern interface that sets parameters for the Central Barangaroo building design to respond to. There will undoubtedly be wind impacts that the park design will need to mitigate. It would be acceptable for the park construction to be phased to address this, however the current proposal of simply bleeding out the design into a grassed edge is not adequate”.

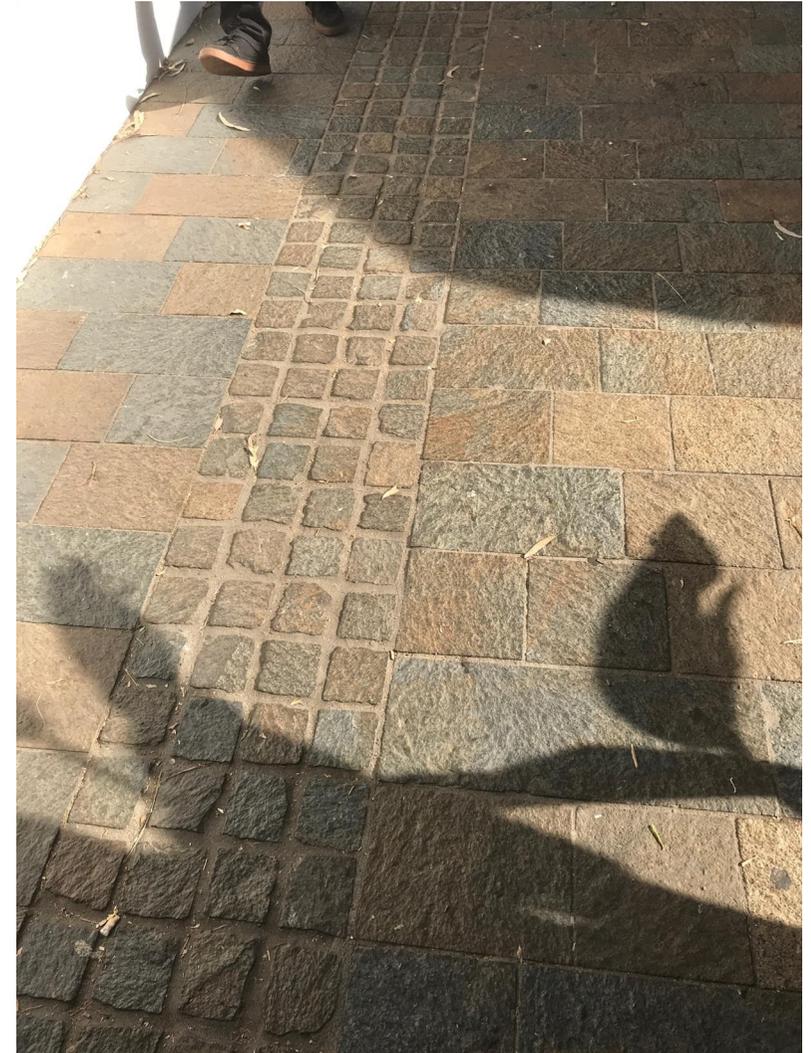


CofS - Hickson Road Frontage



Ground Plane Materials

- City of Sydney Comments
 - Porphyry selection
 - Transitions



Ground Plane Materials

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CofS – Community Facilities

- No proposal for community facilities within this Development Application (excluding the Amenities Building).
- Competitive Design Process to procure the design outcome for built form on the Pier, to be approved through a future DA.
- Required GFA of Community Uses has been exceeded.

Table 1 – Community uses GFA, Barangaroo South

Community use	Approved as at 18 August 2016	Currently Approved	Comment
Child care centres	1,410m ²	1,410m ²	Approved in T1
Community facilities	75m ²	245m ²	Public Amenities approved in R7, R8, R9 and proposed in RE1 Zone
Educational establishments		-	-
Entertainment facilities		-	-
Information and educational facilities		-	-
Landside ferry facilities	296m ²	337m ²	Approved in R7
Places of public worship		-	-
Public administration buildings		-	-
Public halls		-	-
Recreation facilities	1,527m ²	2,054m ²	Approved in T1 and R7

¹ Community Uses are defined in the Approved Concept Plan as: *Community uses* include child care centres, community facilities, educational establishments, entertainment facilities (other than cinemas and amusement centres), information and education facilities, landside ferry facilities, places of public worship, public administration buildings, public halls, recreation areas, recreation facilities (major, outdoor and indoor) and health services facility.

Pier Design – Alternative Preliminary Concept

