

Barangaroo South Fact Sheet

Sydney, Australia

Overall completion
2023

Land Owner
New South Wales Government

Value on completion
Estimated A\$8.7 billion

Lendlease involvement

Lendlease was selected as the Developer of Barangaroo South by the Barangaroo Delivery Authority (“BDA”) in December 2009. Lendlease was also appointed to undertake remediation of the site and to build the Barangaroo Reserve park.

Highlights

Sydney’s largest urban renewal project since the 2000 Olympics and one of the most significant waterfront transformations currently underway anywhere in the world.

This former container wharf is being transformed by a world class team of architects from Sydney, Australia and internationally, into a vibrant new waterfront financial district, with a mix of world class office space, premium residential buildings, as well as vibrant shopping, dining, hotel, hospitality and public places.

The site, which has been closed off to the public for generations, is being given a new lease of life. Over half of the site will be open public space and the entire 2.2km foreshore walk will be publicly accessible.

From the Barangaroo Reserve park in the north to Lendlease’s mixed use commercial, residential and retail development in the south, Barangaroo is being lauded in Australia and internationally as a landmark sustainable precinct.

Barangaroo enhances Sydney’s position as a global city by delivering a new financial district, the most sustainable buildings designed by the world’s best and a new waterfront dining destination for Sydneysiders and visitors to enjoy.



Barangaroo construction site September 2018

Project Progress*

- Three office towers named **International Towers Sydney** with global anchor tenants signed:

Tower One

– PwC, HSBC, Marsh & McLennan, Servcorp

Tower Two

– Westpac, Swiss Re, Gilbert + Tobin

Tower Three

– KPMG, Lendlease

- \$4bn of funding secured from Australian and International investors (including Canadian Pension Plan Investment Board, Qatar Investment Authority, APPF Commercial, Telstra Super, First State Super, APG and Lendlease).
- Tower Two completed and opened 1Jul 2015, Tower Three opened May 2016 and Tower One opened November 2016.
- Barangaroo Reserve (6ha of parkland) opened by NSW Government in August 2015.

- International House Sydney is Australia’s first engineered timber office building completed in May 2017.
- Barangaroo South will eventually accommodate around 23,000 office workers, 1,600 residents, an international six-star hotel and more than 80 cafes, bars, restaurants and retail outlets.
- Signed retail tenants include The Bentley Group, Matt Moran, Fitness First, Virgin Active and David Jones.
- \$40m Public Art fund (\$20m for Barangaroo South), with first indigenous artwork unveiled in late 2015.
- Wynyard Walk and TfNSW’s Barangaroo Ferry hub are both open.
- Planning approval granted for Concept Plan (Mod 8) and Crown Hotel.
- Construction progress continues with expected completion in 2023.



Barangaroo South Development Details

Barangaroo site	22 hectares of former container terminal along the western harbour edge of Sydney's CBD.
Barangaroo South mixed use precinct	7.7 hectare mixed use development, consisting of approximately 535,000 sqm Gross Floor Area (GFA) of commercial, residential, community, retail and leisure, hotel, restaurants and cafes. Over half of the Barangaroo South ground plane will be open public space and remain in public ownership.
Commercial	Approximately 270,000 sqm of unique harbour front super-prime office space predominantly located in three high rise office towers called International Towers Sydney . Designed by, Lord Richard Rogers and Ivan Harbour of Rogers Stirk Harbour and Partners, each tower sits on a three storey podium and offers large flexible floorplates (average 2,300 sqm+), great natural light and excellent views. The towers all share a single basement and precinct-wide cooling, water recycling and energy infrastructure.
Retail, Food & Beverage	Approximately 16,000 sqm of mixed retail space, representing around 80 outlets, covering restaurants, cafes, casual eateries and bars, as well as health & beauty, lifestyle, leisure and convenience retail. New retail concepts include a new boutique offer from David Jones , a new wellbeing offer from Fitness First and a next generation of food hall concept with 10 outlets called The Canteen .
Residential	Approximately 143,000 sqm of high-rise and low-rise residential space representing approximately 900 apartments – 2.3% to be affordable housing with an additional 0.7% affordable housing offsite. Two waterfront apartments (Anadara and Alexander) completed end 2015. Next stage is three high rise residential towers with around 775 apartments (called One Sydney Harbour). Designed by Renzo Piano, one of the world's best regarded architects.
Hotel	Crown Sydney Hotel Resort will be a landmark international hotel adding to Sydney's competitive position as a major tourism destination. Designed by Wilkinson Eyre to be Australia's first six star integrated resort hotel, it will have up to 77,500 sqm of space for facilities including 350 luxury hotel rooms and suites, world-class VIP gaming facilities, luxury apartments, signature restaurants, bars, luxury retail outlets, pool and spa and conference rooms. Proposed to be 275m tall it will be Sydney's tallest occupied building.
Transport	Wynyard Walk opened in September 2016. It provides a direct pedestrian link to Wynyard rail station and bus terminus and a through link to George Street's future Light Rail . The Barangaroo ferry hub opened in June 2017. New bus routes, taxi ranks, bicycle parking and cycleways will be completed as the precinct opens. NSW Government has confirmed a Sydney Metro station at Central Barangaroo with expected completion in 2024.
Sustainability	Barangaroo is aiming to be one of the world's leading sustainable urban developments and Australia's first large scale carbon neutral community. Energy efficient design is supported by low carbon and renewable energy. Smarter buildings, which are designed to perform better, are targeting the highest available Green Star and NABERS ratings. Precinct-wide infrastructure for power, cooling, water and waste management provides greater efficiencies and economies of scale. All three office towers have been awarded 6 Star Green Star Office Design v3 ratings by the Green Building Council of Australia, making them Australia's largest and most sustainable high rise office buildings. The Barangaroo precinct secured a 6 Star Green Star Communities rating, obtaining the highest number of rating points ever awarded.
Community / Public	Over 50% of Barangaroo South site area will be useable public space including an urban park, harbour cove, public pier, waterfront promenade, boardwalks, squares, streets and laneways. The entire 2.2km Barangaroo waterfront will be fully accessible to the public between Walsh Bay and Darling Harbour, completing one of the best harbour walks in the world. Barangaroo Reserve, the award-winning six hectare harbourside park funded by the development of Barangaroo South, opened in August 2015.
Ownership	All buildings on 99 year leases from the NSW Government. All streets, lanes, parks and public space remain under state (public) ownership.

The above information has been provided by Lendlease and is based on the Barangaroo Concept Plan (Mod 8) that was approved by an independent Planning Assessment Commission and accepted by the NSW Department of Planning and Infrastructure in June 2016.

Concept Plan Modification 8 (Mod 8) was the result of extensive assessment, redesign, consultation and negotiation with Sydney's key organisations since 2011. It accommodates the relocation of the hotel from the pier onto land, while retaining design excellence and delivering a vibrant public domain for all Sydneysiders and visitors to enjoy.