



Media Release

26 June 2013

BARANGAROO CONCEPT PLAN MODIFICATION NO 6

Lend Lease has lodged a 75W Modification (Modification 6) to the current approved Barangaroo Concept Plan with the Department of Planning and Infrastructure (DoPI) to enable the realignment of the road intersection between Barangaroo South's Globe Street and Hickson Road.

Moving this junction further south improves the vehicle access arrangements to the Barangaroo South precinct and allows further improvements to be made to the T1 podium (formerly known as tower C3, the largest and most northerly of the three towers at International Towers Sydney) and how this building interacts with the public domain.

The realignment of Globe Street improves the intersection arrangements with Hickson Road. By relocating this intersection further south along Hickson Road is also expected to benefit residents of the Bond Apartments on Hickson Road, whose basement car park access was directly opposite the previously proposed intersection. Obtaining approval for this modification is also important for the commencement of construction of T1, subject to confirmation of tenant commitments.

This application does not include the relocation of the hotel. Once the location of the Barangaroo South hotel is agreed, a further Concept Plan modification will be required to accommodate any relocation of the hotel from its current approved location as well any associated changes required for the public domain and built form in the northern section of Barangaroo South.

The proposed modification documents will be placed on public exhibition for 30 days from 26 June 2013 to 26 July 2013. They will be available for the public to view and comment on at the Department of Planning and Infrastructure's Information Centre, 23-33 Bridge Street, Sydney and online at www.planning.nsw.gov.au.

Modification 6 – details

To accommodate this road realignment, Barangaroo Concept Plan Modification 6 specifically proposes the realignment of the development block boundaries for Barangaroo South Development Blocks 3, 4A and 4B. No changes to maximum heights or permitted gross floor area within the Development Blocks are proposed.

Two further clarifications are proposed in Modification 6:

The first is a wording change to a condition of approval to enable Building Maintenance Units to be added to the list of items currently allowed to exceed the maximum approved heights of the towers, such as communication devices, antennae, satellite dishes, masts, flagpoles, chimneys and flues.

The second clarifies the wording of a table in the current condition of approval relating to the distribution of community uses floor space at Barangaroo. This wording change clarifies the Director Generals Mod 4 approval that there will be 12,000m² of community GFA across the whole of the Barangaroo site, with a minimum of 10,000m² to be distributed across Barangaroo South.

Notes to Editors

The Barangaroo Concept Plan sets the overall parameters for the site, establishing the mix of space use, maximum heights, floorplates and gross floor areas for each development block.

There have four modifications to the Approved Concept Plan since 2007, three by Sydney Harbour Foreshore Authority and one by Lend Lease. Modification 5, which involved proposed wording clarifications to the distribution of community GFA, was withdrawn by Lend Lease in 2011 ahead of the Barangaroo Review. These clarifications are included in Modification 6.

The Concept Plan does not include the designs for individual buildings, which are each required to undergo their own specific design and planning application and assessment process. Of the buildings proposed for Barangaroo South, only the three commercial towers at International Towers Sydney have received specific building planning approval.

Planning applications for the two residential apartment buildings along the waterfront promenade were lodged in November 2012 and are in the process of being assessed by the DoPI.

For further information contact:

Greg Flynn, Media & External Communications Manager, Barangaroo South

Tel: 02 9237 5197