

# CROWN SYDNEY HOTEL RESORT – SSD APPLICATION 6957

## URBAN DESIGN REVIEW PANEL PRELIMINARY REPORT

### 1 TERMS OF REFERENCE, SCOPE & PURPOSE

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The Department of Planning and Environment (DPE) has commissioned independent, expert urban design advice through appointment of an Urban Design Review Panel (the Panel) to identify the key urban design issues of the Crown Sydney Hotel Resort – SSD Application 6957 (Hotel Resort Application).

The Panel is chaired by the NSW Government Architect, Mr Peter Poulet, and includes Ms Meredith Sussex AM and Ms Shelley Penn. The review commenced on 13<sup>th</sup> August 2015 with the DPE's issue of the Environmental Assessment Report documents. This Preliminary Review Report was provided to the Department of Planning and Environment on 7<sup>th</sup> September 2015.

In undertaking this preliminary review, the Panel has had the following material available:

- Publicly exhibited Barangaroo Concept Plan: MP06\_0162 MOD 8, MD SEPP, SRD SEPP and SREP (the MOD 8 application) documents
- Publicly exhibited Crown Sydney Hotel Resort – SSD 6957 documents (Hotel Resort application);
- the community and public authority submissions received on 3<sup>rd</sup> September 2015 regarding the Hotel Resort application.

As required under the Panel's Terms of Reference, this report:

- Identifies the **key urban design issues** associated with the application; and
- Outlines whether **additional urban design information** is required to complete the review.

Consideration of the key urban design issues of the Hotel Resort application under the panel's Terms of Reference will be provided in the form of a Final Report to the DPE. This will be completed after the Panel's receipt of further information as described within this Preliminary Review Report.

At the time of completing the report the Panel were concurrently reviewing the Section 75w Modification Application to the Barangaroo Concept Plan: Mp06\_0162 Mod 8 (MOD 8). It should be noted that comments regarding the Hotel Resort application are based on the currently approved Concept Plan. Where relevant to the Panel's report specific reference will be made to the MOD 8 proposal.

### 2 KEY URBAN DESIGN ISSUES

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Key urban design issues associated with the Hotel Resort application are noted below. The following list is not intended to suggest there are necessarily issues of concern in all areas noted, but that the Panel has assessed these as areas or items requiring interrogation and consideration.

#### 2.1 GENERAL

- Planning and design integration with Barangaroo site as a whole;
- Public amenity including overshadowing and wind impacts;
- Visual and physical accessibility and permeability east-west across the site;
- Views and vistas;
- Visual impact on views and vistas, including, but not limited to;
  - the view from the harbour looking towards the Opera House and the Sydney Harbour Bridge with the Hotel Resort in the background;
  - impacts of branding and logos located within iconic 'Australian' views;
- Heritage context, including Sydney Observatory, Sydney Opera House and Sydney Harbour Bridge;
- Design Excellence;
- Net public benefit or dis-benefit of the proposal.

## **2.2 GFA AND USE MIX**

- Increased residential GFA and GFA generally;
- Quantum and proportions of the mix of uses proposed;
- Urban design implications of including a casino on the site;
- Community facilities, infrastructure and services.

## **2.3 PUBLIC DOMAIN AND PUBLIC OPEN SPACE**

- Licensed restaurant areas on public open space;
- Relationship of licensed areas to the adjacent public domain;
- Relationship of licensed areas to the promenade;
- Perception of public open space versus privatised open space;
- Amenity.

## **2.4 BUILT FORM**

- Location and typologies;
- Podium - height, bulk, architecture, visual and physical permeability, and amenity impacts;
- Tower - height and bulk;
- SEPP 65.

## **2.5 TRANSPORT**

- Pedestrian access and movement;
- Cycle, movement traffic, parking and facilities;
- Vehicular movements;
- Vehicular traffic and potential increases in traffic generation;
- Parking for the casino, the hotel and the apartments.

# **3 ADDITIONAL URBAN DESIGN INFORMATION REQUESTED**

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## **3.1 ADDITIONAL INFORMATION**

The following further information is requested to enable consideration of the key urban design issues associated the publicly exhibited Hotel Resort application. This information is requested to be provided to the Panel at the earliest availability in order to allow consideration and to meet the DPE's timelines.

### **3.1.1 General**

- Provide further details regarding the design competition process that was undertaken to select the architect and the proposed ongoing design review process that the proponent will be bound to during design development;
- Provide details to explain how Barangaroo's sustainable design objectives will be delivered by the application proposal.

### **3.1.2 GFA**

- Demonstrate how the anticipated population as represented by the proposed overall GFA and residential GFA in particular in relation to the site will be serviced by community infrastructure, including public open space;
- Comment on the design considerations of the fire risk of an apartment building at the proposed height;
- Advise whether the proposal contains any provision for affordable housing.

### **3.1.3 Use mix**

- Provide a list of and rationale for publicly accessible social/community facilities and infrastructure on the site including locations.

### 3.1.4 Public Domain and Public Open Space

- Provide clarification of the varying dimensions of the fully publicly accessible promenade for the length of Barangaroo South, including dimensions to façade alignments, overhangs, external commercial reserves, and other fixed elements from the water's edge;
- Provide ground plane plans and information to show how the open space connection between the northern park and Barangaroo Central will work, including pedestrian and vehicle movement patterns, landscape intent, visual connections, extent of any undercroft spaces, and intended spatial and functional qualities.

### 3.1.5 Built form

- Provide further detail on the design of the podium including: place making for external spaces shaped by or adjacent to the built form, amenity – its quality and mitigation of impacts including wind and over-shadowing, and spatial modulation; details and extent of 24 hour physical permeability of the podium; visual permeability within and through the podium from the exterior.

### 3.1.6 Views

- Provide a series of views from the Harbour looking towards the Opera House and the Sydney Harbour Bridge with the Hotel Resort in the background.

### 3.1.7 Transport

- Advise the assumptions made about the population and demographic mix in relation to the site;
- Advise the rationale for the quantum of parking proposed;
- Advise how the parking allowance and subsequent generation of traffic is considered or addressed by the TMAP.

## 4 SUMMARY

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Through a preliminary review of publicly exhibited documentation the Panel has identified the **key urban design issues** associated with the Hotel Resort Application that require consideration.

The Panel has requested that the **additional urban design information** listed in this Preliminary Review Report is provided to the Panel to enable it to complete its consideration of the issues.

The Panel requests that the information be provided as early as possible to enable consideration and advice in accordance with the DPE timelines. The Panel is of the view that this would mean delivery of additional information by end of September 2015.

Peter Poulet, Meredith Sussex and Shelley Penn

07/09/2015