

ATTACHMENT C

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**BARANGAROO AUTHORITY  
REQUIREMENTS FOR LEND LEASE  
STAGE 1 PROPOSAL**

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**Lend Lease Stage 1 Proposal**

**Barangaroo Authority Requirements**

To revise the Agreed Design Documents to meet the following principles:

- (a) Ensure the ground plane between the two major commercial buildings is a generous and civic space perhaps smaller but with similar qualities to Exchange Square in your previous submission.
- (b) Ensure activation of the ground plane by:
  - (i) Reducing the amount of elevated first floor external space; and
  - (ii) Moving more visitors from the elevated walkway to the ground plane at the eastern end of Barangaroo.
- (c) Improve the activation and quality of the connection between the ferry terminal and the metro entrance transport square. The street connecting transport should have an active and civic quality and provide a high level of pedestrian amenity (not requiring pedestrians to cross a major carpark entry).
- (d) Ensure the retail activation of the waterfront promenade and the ground plane under the Shed.
- (e) Review the height of the shed in regard to its function.
- (f) Margaret Street is an important east west axis and view corridor from Australia Square, York Street to the Barangaroo waterfront. Explore the possibility for a view corridor to the west.
- (g) Provide a substantial ferry terminal integrated with the shed structure and activities.
- (h) Address the impact of the 'open house' on the amenity and views from the 'verandah' and the foreshore promenade. Consider moving the 'open house' to a more northerly location beyond Stage 1.
- (i) Ensure the use in the base of the hotel pier (H+R7) is open, accessible and will activate the pier, consider other public uses (other than the proposed library) including the uses currently proposed for the 'open house'
- (j) Increase the floor area of residential use integrated into the core office precinct.
- (k) Ensure the residential buildings provide apartments with high quality residential function and amenity including cross ventilation, natural light and floor plans etc.
- (l) Provide a continuity of the width of pedestrian space around and through Globe Harbour area to the Stage 1 area and the Headland Park.
- (m) Provide an effective width of pedestrian waterfront promenade around Globe Harbour, particularly the eastern edge. The aggregate width of waterfront pedestrian space is far less than the acceptable minimum.
- (n) Satisfactory solution to minimise wind down-draft generated by the tall buildings.
- (o) Ensure the building locations maximise solar penetration to public spaces in winter and at the mid seasons.
- (p) Minimise overshadowing of public spaces in surrounding areas in winter and at the mid seasons.

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- (q) Ensure that the precinct is a vibrant layered multi-use development rather than two distinct areas of use – a residential zone (some potentially privatised) in the north and commercial in the south with retail around Shelley Street (which may only operate Mon – Fri) Ensure both building and streetscape diversity.