

Central Barangaroo

Indicative Massing Principle

Prepared for
Aqualand

Issued
21 May 2024

Gadigal Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au



SJB acknowledge the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to Elders past, present, and emerging. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial.

We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people toward a better future.

Issued		
V01	Issued	21/05/2024

Approved Concept Plan Envelope

- The approved Concept Plan envelopes are determined by reference to the Instrument of Approval:
- Maximum heights for each block as approved in Condition B4 (2)
 - Block configuration and street network as provided for in Figure 12 ‘Revised Development Blocks’ and Figure 18 ‘Revised Street Hierarchy’ of MG Planning Part 3A Modification Report (Jan 2009) (submitted with MOD 3), as amended by Condition B3 (2)
(‘The footprint and building envelope of Block 5 is to be reduced to remain within the B4 zoned land’) (inserted as part of MOD 8) and by Appendix 1 to the MOD 11 instrument.

These controls are replicated in the State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021 (SEPP)



Approved concept plan envelope

Indicative Massing and Assumptions

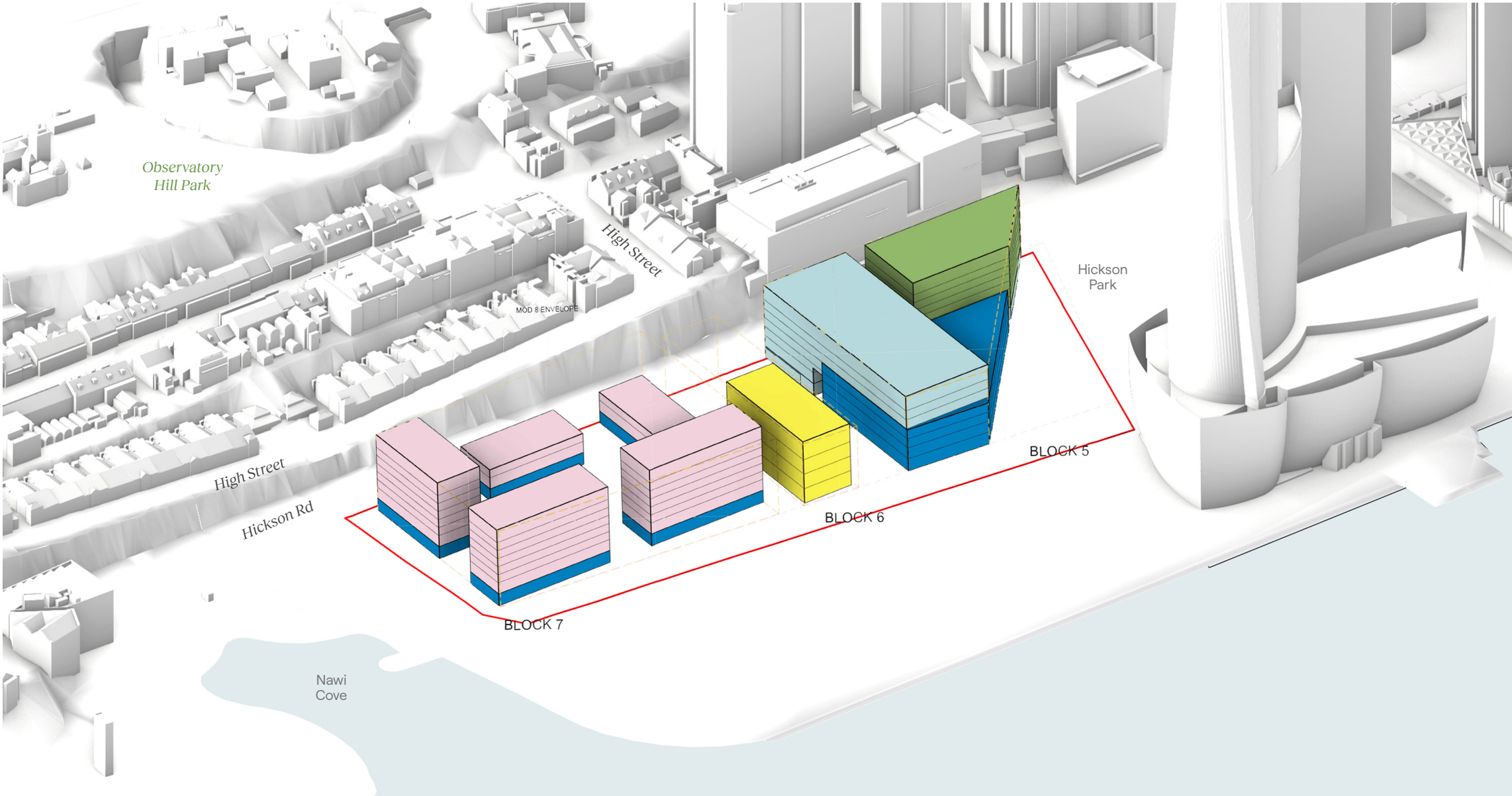
The following study compares massing options against the approved concept plan envelope, the following assumptions have been made -

The indicative massing represents an approximate 47,000m² GFA and adopts the following efficiency assumptions for measurements

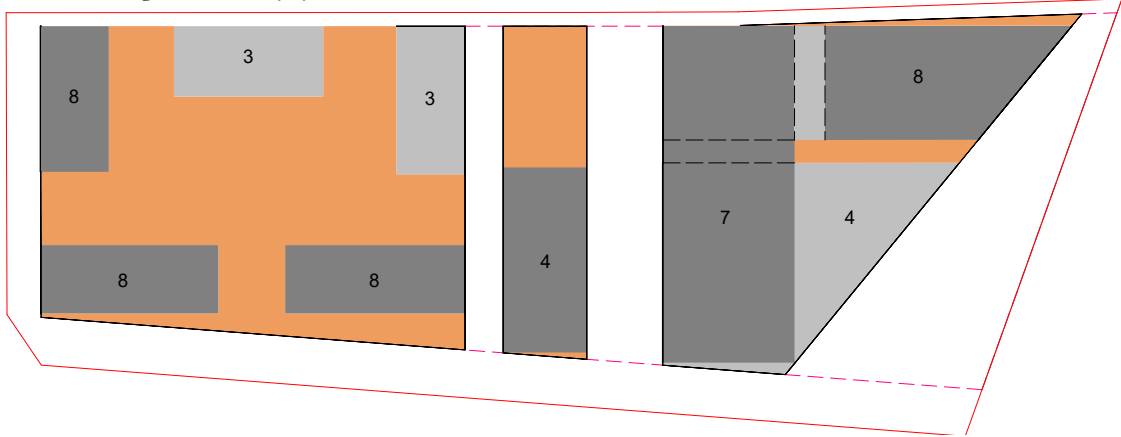
- 75% for Residential and Hotel uses GBA/GFA
- 85% for commercial and civic uses GBA/GFA
- Massing achieves ADG building separation requirements
- Floor to floor heights for different building uses as follows:
 - Retail - 5m
 - Residential - 3.2m
 - Commercial - 3.5m
 - Hotel - 3.2m
 - Civic - 6m
 - All forms sit within the concept plan envelope

Indicative massing principles:

- Optimum floor plate size and the proportion of the various land uses permitted under the current approval, including residential buildings with floor plates of less than 750sqm and facades not longer than 50 metres .
- Optimise separation between the long faces of each building.
- Provide residential building separations in accordance with ADG design criteria.
- Opportunity for gaps between buildings to optimise view sharing opportunities.
- Maintain a 'grand boulevard' scale towards Hickson Road.
- Align façades to street edges.
- Taper building heights from south to north.
- Create enclosed blocks permeated with open public spaces, courtyards, walkways and gardens.
- Optimise outlook.



Indicative massing of the concept plan



Indicative massing plan

- Retail
- Commercial
- Hotel/hospitality
- Civic
- Residential
- Approved concept plan
- Possible built form arrangement
- Possible built form lower level

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



Gadigal Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au