

**ITEM 11. DEVELOPMENT APPLICATION: WALSH BAY ARTS PRECINCT
CONCEPT PLAN****FILE NO:** R/2014/21**DEVELOPMENT APPLICATION NO:** SSD 2069**SUMMARY****Applicant:** Arts NSW**Architect:** Bates Smart and Design 5 Architects**Developer:** Arts NSW

Proposal Summary: The proposed development is deemed to be State Significant Development. The consent authority for the Development Application is the Minister for Planning and Environment under *State Environmental Planning Policy (State and Regional Development) 2011*) because the proposed development is a cultural facility with a capital investment value greater than \$30million.

The Development Application is a Stage 1 concept seeking to establish the urban form and test the impacts of the formation of a consolidated arts and cultural precinct. One or more subsequent Stage 2 DAs will seek consent for the construction and use of buildings and the public domain.

The proposed development seeks “in principle” approval for the upgrade of, and alterations and additions to, select piers, finger wharves and shore sheds in Walsh Bay for existing and new arts or cultural organisations and new commercial tenants.

Pursuant to Clause 16(a) of *Sydney Regional Environmental Plan No. 16 – Walsh Bay* the consent authority, when determining the DA, must take into consideration the views of the Central Sydney Planning Committee.

Summary Recommendation: That the Central Sydney Planning Committee (the CSPC) endorse the key issues as detailed in the subject report as representative of the views of the CSPC on the Walsh Bay Arts Precinct DA.

Attachments: A - Briefing Note – Briefing for CSPC Members on 23 October 2014.

RECOMMENDATION

It is resolved that the Central Sydney Planning Committee (CSPC) endorse the key issues as detailed in the subject report, as representative of the views of the CSPC on the Walsh Bay Arts Precinct Development Application.

BACKGROUND

1. Arts NSW and their representatives briefed the CSPC on their development proposal on 23 October 2014. The Briefing Note in **Attachment A** to the subject report was prepared by Council Officers to provide details of the site, the proposal and the issues raised in the City's submission to the DA.
2. Following the CSPC briefing, the following key issues are recommended to take forward as the CSPC's views on the application. Council Officers will forward the CSPC's views on the DA to the NSW Department of Planning and Environment for their consideration in the assessment of the DA.

KEY ISSUES

3. The key issues are:
 - (a) Visual impact of alterations to heritage setting:
 - (i) project should minimise the visibility of the external additions from the public domain including elevated areas in Millers Point, with particular attention to the roof additions filling the existing lantern void on Pier 2/3 for the ACO auditorium.
 - (b) Traffic and transport issues:
 - (i) project generally, but particularly in relation to staging, be developed alongside public transport improvements in the precinct;
 - (ii) project should address the management of pedestrians and vehicles during 'event mode'. Transport demand modelling and modal share targets should be established at the concept stage to demonstrate that the concept plan is appropriate.
 - (c) Public domain and Hickson Road interface issues:
 - (i) subsequent stages of development must ensure that the precinct clearly appears open to the public and that no one area is exclusive to a particular tenant or user;
 - (ii) public facilities such as amenities and wayfinding signage should be incorporated in convenient areas where they are easily accessible;
 - (iii) a set of concise Public Domain Guidelines should be prepared covering public furniture, tenant furniture, signage, ground finishes and the like; and
 - (iv) greater consideration should be given to activation of Hickson Road to assist in the City's delivery of the Harbour Village North Public Domain Masterplan. Improved activation may be achieved by increased outdoor dining opportunities, views through to the public square at existing openings and the like.

- (d) Heritage issues:
 - (i) future design must be carried out in accordance with the policies of the relevant Conservation Management Plans for the site;
 - (ii) 'raw' event space in Pier 2/3 be designed such that amenities and ancillary rooms are reversible;
 - (iii) archival recording of the structures must take place prior to any works;
 - (iv) detailed heritage interpretation plan should be prepared and implemented during the construction of the project; and
 - (v) further resolution is required in relation to the management of heritage impacts arising particularly from the ACO auditorium, the Waterfront Square, opening up the northerly bay of Pier 2/3 and new fitout works and new services/amenities.

- (e) Noise issues:
 - (i) project must find the right balance between the intensity of performance/events and the reasonable amenity of existing private landowners and occupants nearby;
 - (ii) noise mitigation is necessary at the source of the noise and each stage of construction and operation of the concept should be subject to performance based modelling; and
 - (iii) event noise should be assessed on a case-by-case basis taking into account the variation in noise environment across a magnitude of different scales and types of events.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Russell Hand, Senior Planner)