

## **ATTACHMENT A**

**BRIEFING NOTE -  
BRIEFING FOR CENTRAL SYDNEY  
PLANNING COMMITTEE MEMBERS ON  
23 OCTOBER 2014**

**WALSH BAY ARTS PRECINCT CONCEPT  
PLAN**

## CSPC BRIEFING NOTE

FOR CSPC BRIEFINGS TO BE HELD 23 OCTOBER 2014

**TO:** CSPC Members

**SUBJECT:** Walsh Bay Arts Precinct Concept Plan

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### PURPOSE

This is a briefing note regarding a development application lodged by Arts NSW with NSW Planning and Environment for the “Walsh Bay Arts Precinct” concept.

### BACKGROUND

**Applicant:** Arts NSW

**Architect:** Bates Smart and Design 5 Architects

**Developer:** Arts NSW

**Owners:** Maritime Authority of NSW and Waterways Authority

**Proposal Summary:** The Applicant and their designers will brief the CSPC on their project objectives and design approach on 23 October 2014.

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.

The proposed development is deemed to be State Significant Development. The consent authority for the DA 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 DA 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.

The City is supportive of the overall concept.

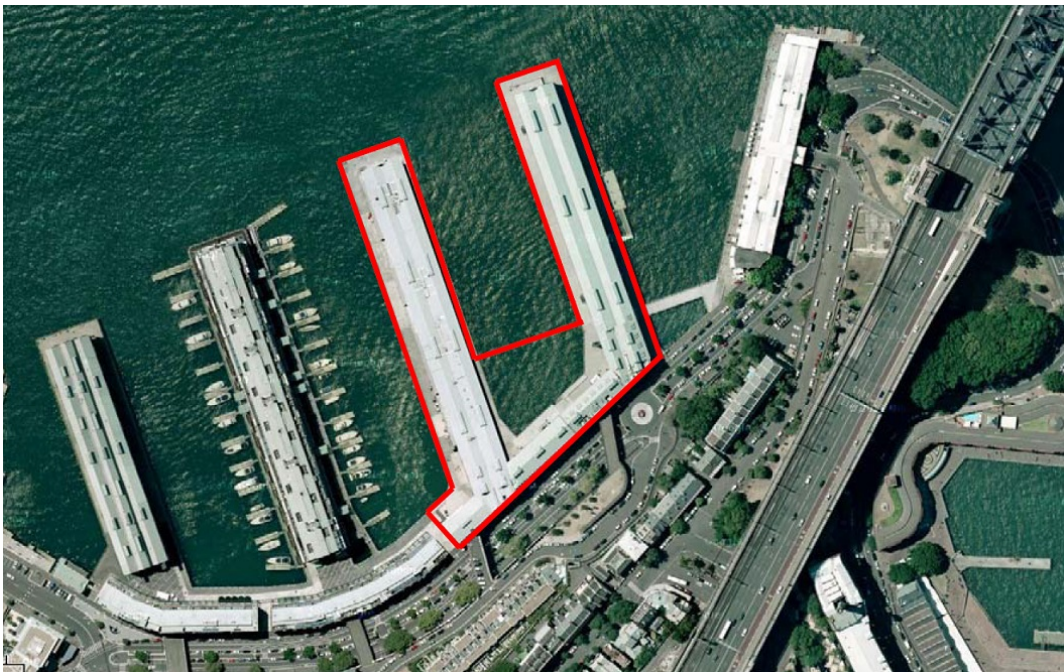
The City has lodged a submission to NSW Planning and Environment citing issues in relation to traffic and transport, heritage impacts and public domain interfaces.

**Development Controls:** (i) Sydney Regional Environmental Plan No 16 - Walsh Bay

**Attachments:** A - Selected Drawings

### The Site and Surrounding Development

1. The site comprises Pier 2/3, Wharf 4/5, select Shore Sheds adjacent to Pier 2/3 and Wharf 4/5 and an area between Pier 2/3 and Wharf 4/5 earmarked for a new public square currently containing concrete pedestrian aprons and a part of Sydney Harbour.
2. Walsh Bay was generally redeveloped by the NSW Government and a development consortium between 1997 and 2004.
3. Surrounding development includes Pier One which houses the Sebel Hotel, Pier 6/7 which houses contemporary apartments in a modern adaptive re-use, Pier 8/9 which houses contemporary offices in a modern adaptive reuse and the Shore Sheds along Hickson Road housing a range of apartments, restaurants, bars, shops and offices. The Shore Sheds subject to the DA are generally original except for modern internal fitout works.
4. Photos of the site and surrounds are provided below:



**Figure 1:** Aerial image of subject site and surrounding area



**Figure 2:** Panoramic view from south with Pier 2/3 to the left, Shore Sheds in centre and Wharf 4/5 to the right



**Figure 3:** Pier 2/3 looking north



**Figure 4:** Wharf 4/5 looking west. Note: the proposed public square would fill the Harbour gap between Pier 2/3 and Wharf 4/5 shown here.





**Figure 5:** Site viewed from Hickson Road with Shore Sheds to the left of the photo

## PROPOSAL

5. The Stage 1 Concept DA seeks “in principal” consent for:

- Construction of a major waterfront public square between Pier 2/3 and Wharf 4/5 for a performance and festival space, for public art, for outdoor dining and/or for commercial and community activities;
- Adaptive re-use of Pier 2/3 to accommodate the Australian Chamber Orchestra (ACO), Bell Shakespeare and Australian Theatre for Young People (ATYP). Specifically, the works would include:
  - (i) construction of two performance venues for ACO (450 seat capacity) and ATYP (250 seat capacity);
  - (ii) construction of rehearsal rooms, production rooms, offices, meeting rooms and back-of-house facilities;
  - (iii) possible bars, cafes and foyer spaces spilling out onto external balconies;
  - (iv) retention of a large “raw” event space at the ground floor for art exhibitions, festivals, venue hire or commercial hire;
- Alterations to Wharf 4/5 to upgrade existing accommodation for Bangarra Dance Theatre (BDT) and Sydney Dance Company (SDC) and creation of new tourist and commercial opportunities. Specifically the works would include:
  - (i) improved spaces for BDT dance studios, exhibition space, artist’s studios, back-of-house, a function space and entry foyer;

- (ii) construction of a new café; and
- (iii) construction of a new flexible studio/commercial function space for SDC.

Note: Sydney Theatre Company is to remain within the ground floor of Wharf 4/5 and no works are proposed to the existing Sydney Theatre Company facilities.

- Expanded and upgraded facilities within the Shore Sheds for Sydney Philharmonic, Gondwana Choirs and Song Company; and
  - Construction of additional commercial spaces for cafes, restaurants and shops within the Shore Sheds. Currently up to 850sq.m of commercial tenancy space is envisaged.
6. The external works as a result of the concept layout are proposed to be:
- construction of the waterfront square, comprising a flexible open area for performances, events and day-to-day use; a roofed stage area; “wings” that transition grade changes in the public domain which would accommodate outdoor seating and small exhibitions/installations; and steps down to the water’s edge;
  - construction of six new balconies on the northern, eastern and western sides of Pier 2/3, designed as contemporary interpretation of original gantries;
  - construction of four new external staircases down to the concrete concourse of Pier 2/3 and connected with four of the abovementioned balconies on the western and north sides of the Pier;
  - raising of the floor level of part of the existing colonnade east of Pier 2/3 to separate vehicles from pedestrians;
  - modifying the roof of Pier 2/3 to provide improved acoustics for the ACO auditorium; and
  - generally opening up original sliding doors and original openings currently containing wall panels on Piers 2/3 and Wharf 4/5.



**Figure 6:** Photomontage of proposed public square





Figure 7: Concept layout – ground floor

## SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 16 – WALSH BAY

7. Clause 16(a) of Sydney Regional Environmental Plan No. 16 – Walsh Bay reads as follows and is the basis for the Applicant's briefing to the CSPC on 23 October 2014:

### ***Matters for consideration***

*In determining a development application, the consent authority shall take into consideration:*

- (a) *the views of the Central Sydney Planning Committee constituted under the City of Sydney Act 1988.*

## PUBLIC AND AUTHORITY SUBMISSIONS

8. The DA was placed on public exhibition between 17 July 2014 and 15 August 2014. Six submissions were received from the public, two of which were objections and four of which were letters of support. Five agency submissions were received, including a submission by the City.
9. The City lodged a submission citing its general support for the proposed concept. The following matters were raised as issues requiring further resolution:
- Public Domain and Hickson Road interface issues:

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- (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.
  - (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.
- 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;
    - (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.
  - Traffic and Transport Issues:
    - (i) concept 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.
  - Noise Issues:
    - (i) 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
    - (ii) 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.

### **NEXT STEPS**

10. The Applicant is expected to prepare a Response to Submissions Report and lodge it with NSW Planning and Environment. The Applicant may make changes to the project in response to public submissions and authority submissions at this stage. The City is generally given a copy of any Response to Submissions and given 14 days to further comment.



11. The views of the CSPC are to be taken into account in the determination of the DA. The Applicant may make changes to the project in response to the views of the CSPC. Following the Applicant's briefing on 23 October 2014, Council Officers will prepare a report for the CSPC's endorsement at a future CSPC meeting.
12. The DA can be determined by an authorised delegate of the NSW Minister for Planning and Environment. The DA does not require the Planning Assessment Commission to be the consent authority because the City did not object to the proposal, the number of public submissions is not significant (i.e. <25) and the Minister would have no conflicts of interest in this case. There is no Joint Regional Planning Panel for the City of Sydney LGA. As such, it is expected the DA will be determined by Officers within NSW Planning and Environment.
13. Future Stage 2 DAs, for example for the construction and use of the public square, will also require the consent authority to take into consideration the views of the CSPC. The first Stage 2 DAs, dependent upon the outcome of the Stage 1 DA, may be lodged in early-mid 2015.

**GRAHAM JAHN, AM**

Director City Planning, Development and Transport

(Russell Hand, Senior Planner)

**ATTACHMENTS**

Attachment A: Selected DA Drawings

ATTACHMENT A

# ATTACHMENT

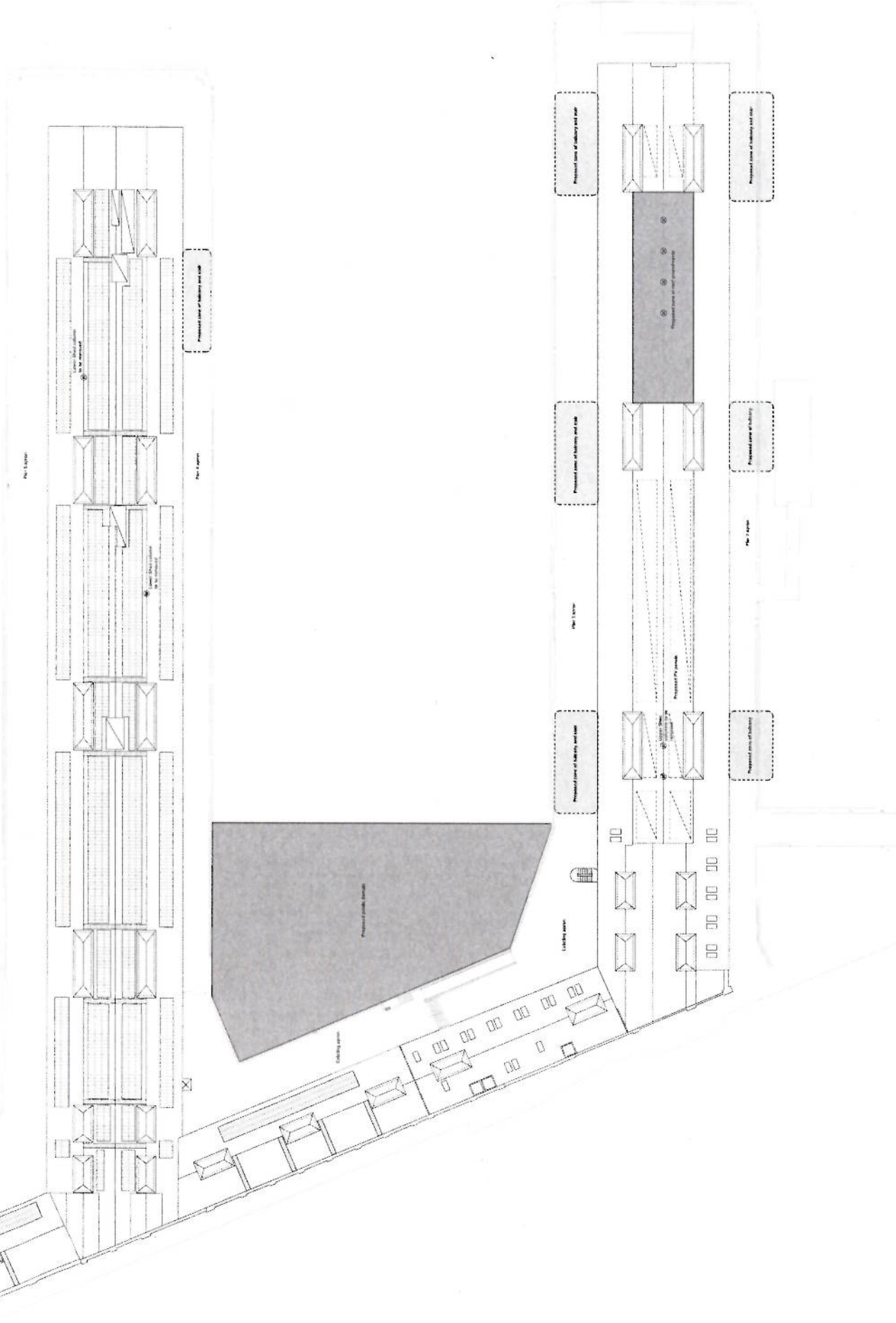
**SELECTED DEVELOPMENT APPLICATION  
DRAWINGS**

**WALSH BAY ARTS PRECINCT**

# ATTACHMENT A

**FOR APPROVAL**

- Legend**
- Proposed in Block's existing book
  - Block's future new purchase and installation
  - Installation existing in the fabric
  - ⊗ Proposed floor marking not approved



**Walsh Bay Arts Precinct**

Site Plan  
 Drawing name for approval

Client: U200  
 Location: MA  
 Date: 21/07/2017  
 Status: PLANNING  
 Time: 3:55:03 PM  
 User: [unreadable]

**A01.0011A**

Author: [unreadable]  
 Designer: [unreadable]  
 Checker: [unreadable]  
 Approver: [unreadable]

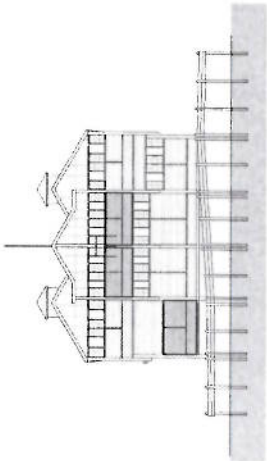
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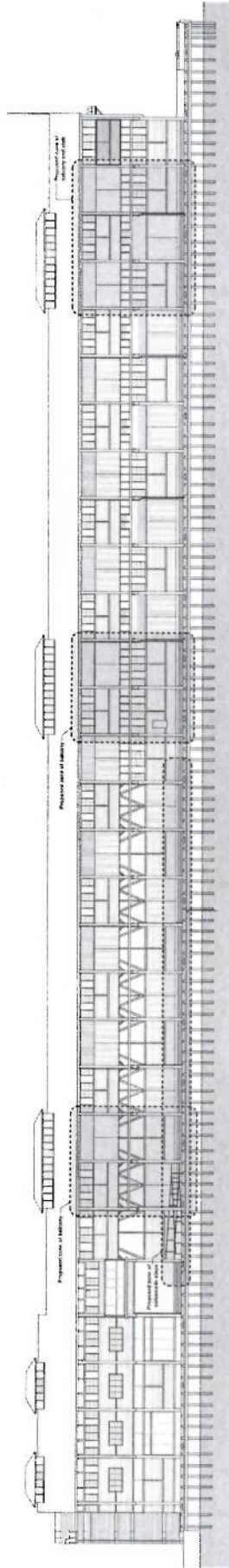
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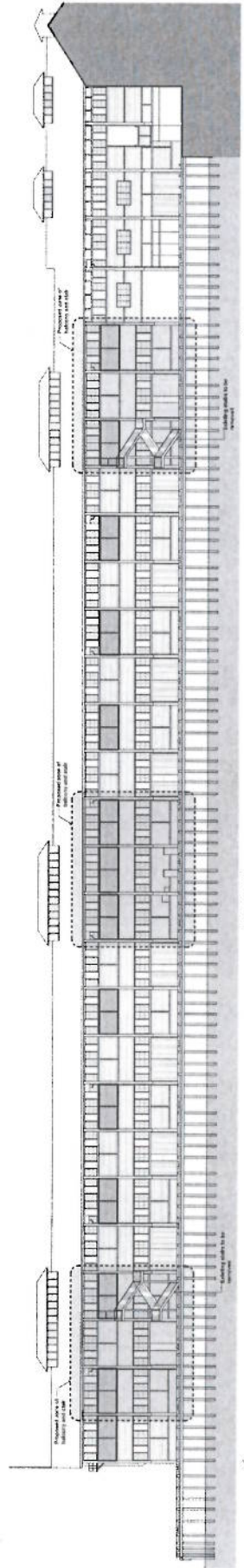
**Legend**  
 [Symbol] Proposed State of Florida method  
 [Symbol] State of Florida non-permitted, state wide practice



North Elevation



East Elevation



West Elevation

Wash Bay Arts Precinct  
 Elevations for approval  
 12/20/2010  
 31167  
 PLANNING  
 246211 & 1784  
 A01.002[A]  
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