

### Agreement in Principle

**Ms KRISTINA KENEALLY** (Heffron—Minister for Planning, and Minister for Redfern Waterloo) [4.40 p.m.]: I move:

That this bill be now agreed to in principle.

The Barangaroo Delivery Authority Bill 2009 provides for the establishment of a dedicated delivery agency for the Government's major foreshore urban renewal program at Barangaroo. The Barangaroo Delivery Authority will have the task of renewing a vacant 22-hectare slab into a new quarter of our city, with new foreshore access for its people and a new headland park on our harbour. In delivering this outcome, the authority will seek a new world benchmark in urban waterfront renewal in terms of environmental protection, design excellence and community building. Sydney is facing challenges from changes to land use, commerce and demographics. These challenges are being experienced in port cities all over the world, driven by international movements of labour, technology and commerce. The responses to the challenges created have varied from city to city, as have the quality and success of the results. Sydney's response, when seen in an international context, is exemplary.

Management of significant parts of the foreshore by the State Government has seen protection, renewal and reuse of post-industrial foreshore carried out with benefits that most cities can only dream of. It has created legacies of which we can be proud: the preservation and activation of The Rocks as one of the most intact and attractive heritage precincts in the world; the renewal of Darling Harbour into Sydney's playground, an integrated part of Sydney life for both visitors and locals alike; the re-emergence of Pyrmont from an abandoned suburb to a modern media and technology hub in an enviable living environment; the creation of hectare upon hectare of new foreshore parkland and, soon, the completion of a 14-kilometre urban foreshore walk; and the remediation of Homebush Bay into Sydney Olympic Park, home to the "greatest ever Games" and a welcomed open space asset for western Sydney—indeed, all of New South Wales. It is a legacy of change that we are proud of and that Barangaroo will build upon.

I give this context because, like all cities, Sydney is in a constant state of reinvention, at the push and pull of both internal and external forces. It is our ability to respond positively and proactively to make the most of change that will be critical to Sydney's future. Fortunately for Sydney, the State Government has a clear vision guiding the renewal of Barangaroo: to unlock a large section of city foreshore that has been isolated from public use for over a century and transform it into a new working CBD precinct, set in a generous and dignified public domain; to secure Sydney's growing financial role in the highly-competitive Asia-Pacific region, attracting new global players, investment, knowledge and jobs growth; to create a new western face of the city, transforming an isolated part of town into a precinct of buildings and parkland which mirrors the city's much-celebrated eastern face; to build 11 hectares of new park, community and cultural facilities and complete the State Government's 14-kilometre Sydney Foreshore Walk—a public walkway unprecedented in harbour cities worldwide; and to leverage development of transport infrastructure at this underserved part of the city. Barangaroo will tap into the Sydney Metro—with pedestrian links to Wynyard and a new station to service the site—and a new ferry terminal is being explored to open new access from the harbour.

Barangaroo is not the largest urban renewal in Australia but it is undoubtedly the most prominent and most important. The position of the site at the foot of the CBD allows a unique nexus between Sydney's environmental, economic and social advantages. No other site is so poised to leverage the future growth of our city and no other project presents such a public opportunity to provide leadership in sustainable development. An entire harbour headland is to be transformed. For the first time in more than a century the public will have access to 1.4 kilometres of foreshore at Barangaroo that has been locked away, physically and psychologically, from our city. We will return this area to a bustling and peopled waterline activated by living, recreational and working activities, shared by both locals and visitors. Supporting the recreational side of this equation will be 11 hectares of foreshore promenade, public domain and park, not least of which will be the Headland Park at the northern end of the site. This aspect of the renewal is nothing less than restoring to Sydney Harbour an entire headland previously razed for industrial use. In so doing, Barangaroo will reinstate—with Balls Head, Blues Point, and Ballast Point—the archipelago of green headlands that once defined the western harbour, centred on Goat Island and reflected in its indigenous name "Mel-Mel", or "The Eye".

This is one of the most ambitious and significant greening projects in any harbour anywhere in the world. Of course, there is a long way to go. The next stage in the design process will articulate both the built and non-built elements of the Headland Park and the other public spaces of Barangaroo. We will create public spaces not only of beauty but also of usefulness and relevance to the people of Sydney, none more so than the local residents of Millers Point. The historic suburb of Millers Point will see its historic headland returned and its streets and residents reconnected to the waterline. Residents will be able to walk directly into this new parkland and down to the waterline, just as they would have a century ago. We are returning Millers Point to Millers Point.

I acknowledge the support, advice and intellectual rigour that former Prime Minister Keating has provided to this visionary endeavour. Mr Keating is currently Chair of the Barangaroo Public Domain Design Review Panel, but his involvement with this project goes back far further. As a member of the competition jury and a strong public advocate for the project, Mr Keating has helped draw attention, from both within and outside government, to the unique opportunity that the renewal of the Barangaroo headland provides to Sydney. It is unsurprising, given Mr Keating's previous integral involvement in securing the protection of Ballast Point and his longstanding public advocacy for the improved planning and development of Sydney Harbour. It is an involvement that I, as Minister, note my sincere gratitude for.

This recreational role is balanced with and supported by Barangaroo's emergence as a new financial centre, supporting Sydney's competitive position in our global region. Originally the gateway to a colonial then State economy, Sydney is now the inbound gateway to our national economy and our outward gateway to the global economy. With this increased economic role has come the greater diversity in exchange of people, culture and ideas that have enriched and now help define the character of Sydney. The Barangaroo project will renew attention on Sydney and convert it into investment and jobs for New South Wales. This is most obvious during the construction phase, where an estimated \$3-billion injection will flow into our economy, creating around 4,000 jobs over the project cycle. In the long term Barangaroo will play a key role in attracting new regional and global headquarters to Sydney that may otherwise locate elsewhere. This, in turn, generates long-term financial, skills and cultural investment in Sydney, well beyond the life cycle of the project itself.

With this aspect of renewal in mind, I note the advantages of having the Lord Mayor of Sydney, Clover Moore, on the board of the new Barangaroo Delivery Authority. Like all urban renewals, Barangaroo will present significant socioeconomic and cultural development opportunities for the renewal area. "Value capture" from the financial input of an urban renewal can be targeted to deliver long-term benefits that flow well beyond the renewal site. Housing, transport, cultural facilities, community services and training are just some of the benefits that can be redistributed when an urban renewal program works in an integrated manner with the local community. As both the Lord Mayor and as a long-time champion of local communities in Sydney, Clover Moore's work on the authority board will ensure that both "global Sydney" and "local Sydney" are well served by this renewal program.

I also take this opportunity to welcome the new Chief Executive Officer of the Barangaroo Delivery Authority. John Tabart will bring exactly the skills and expertise the project needs. He was selected from a field of 55 candidates for the position because of his extensive experience including: managing the London-based United Kingdom property development and investment subsidiary of Laing O'Rourke, the largest privately-owned construction group in the United Kingdom; and 10 years at the helm of VicUrban, the master developer that delivered the \$16 billion, 200-hectare Melbourne Docklands project, adjacent to that city's CBD. We are putting the organisation and people in place to work across government, with the community and with the private sector to deliver the most significant urban renewal project Sydney has seen in decades.

This Government's vision for Barangaroo has been public, and consistent, since 2005. The vision was explored through an international design competition in 2005 and 2006. This competition attracted more interest than any other Australian design competition bar the one for the Sydney Opera House. Two public exhibitions were held with thousands of Sydneysiders expressing their interest in this new precinct. It was then expanded and tested through concept plan development, public exhibitions, environmental assessments and approvals, and it continues to be refined in response to stakeholder feedback and the Government's determination to pursue a project of excellence. Recently exhibited amendments to the Headland Park design are a case in point.

There is no doubt that the planning phase of this renewal has met the Government's desire to work at benchmark standards, and credit is due to the Department of Planning, the Sydney Harbour Foreshore Authority and the numerous other agencies and stakeholders that have worked together to achieve this. As we now turn to the delivery phase of this project, the Government will continue to pursue the benchmark standard, creating a specialised delivery vehicle—a governance model that is common to successful renewal programs internationally.

I now turn to the specific provisions of the bill. The bill provides for the establishment of the Barangaroo Delivery Authority. It specifies the authority's functions and provides for other matters related to the development, use and management of Barangaroo. The objects of the bill are to encourage the development of Barangaroo as an active, vibrant and sustainable community and as a location for national and global business; to create a high-quality commercial and mixed-use precinct connected to and supporting the economic development of Sydney; to facilitate the establishment of Barangaroo Headland Park and public domain; to promote the orderly and sustainable development of Barangaroo, balancing social economic and environmental outcomes; and to encourage design excellence outcomes in architecture and public domain design in Barangaroo.

The authority's board will include the chief executive officer of the authority, the Secretary of the Treasury, a nominee of the City of Sydney Council, and up to four other appointed members. The authority will be subject to the usual accountability mechanisms, with board members and staff being subject to the Independent Commission Against Corruption and the Ombudsman. The authority will have annual reporting requirements and will be subject to annual audit by the New South Wales Auditor General.

The bill includes requirements relating to disclosure and misuse of information and management of pecuniary and other interests. Board members will also be required to comply with a code of conduct. The functions of the authority will be to manage the orderly and economic development and use of Barangaroo including the provision and management of infrastructure; to promote, provide and manage cultural, educational, commercial, residential, tourist and recreational activities and facilities at Barangaroo; to develop and manage the Headland Park and other public domain areas and to encourage the public's use of those areas; to facilitate appropriate commercial activities within the Headland Park and public domain areas consistent with their use and enjoyment by the public; to promote development in Barangaroo that accords with best practice environmental planning standards and which applies innovative environmental building and public domain design; and to liaise with government agencies with respect to the coordination and provision of infrastructure, including transport infrastructure, associated with Barangaroo.

The authority will have all necessary ancillary and consequential powers to ensure the delivery of its core functions. In particular, the authority will have powers to acquire and dispose of land. These powers are necessary to ensure the delivery of essential infrastructure including, for example, the proposed new pedestrian link to Wynyard.

As I have already mentioned, the creation of the Headland Park is a key feature of the Barangaroo project. It will be the jewel in the crown of Barangaroo. With this in mind, the bill includes special protections for the Headland Park to ensure the park always remains available for use and enjoyment by the public. Importantly, the bill prohibits the authority from disposing of fee simple estate of the land identified for the Headland Park. The bill also provides for the ongoing management of the Barangaroo Headland Park. In particular, the bill allows for the Headland Park and public domain areas, once established, to be managed on behalf of the authority by the Sydney Harbour Foreshore Authority. This is appropriate given Sydney Harbour Foreshore Authority's expertise in this area and its role in managing open space in adjoining foreshore areas.

The success of the Barangaroo project depends on ensuring necessary infrastructure to support development is delivered in an efficient and timely manner. It is appropriate that a contribution towards the costs of this infrastructure be made by those who will benefit from the improvements to Barangaroo. With this in mind, the bill provides for a 1 per cent levy to be imposed on development in Barangaroo. These contributions will be used for the provision of local, State and regional infrastructure. This will apply in lieu of the developer contributions that would otherwise have applied to development under the Environmental Planning and Assessment Act and the City of Sydney Act. The bill requires the authority to prepare a contributions plan detailing the infrastructure to be provided from these contributions and the timing for delivery of the infrastructure. This will include provision of the new pedestrian link to Wynyard, crucial to the success of the transport strategy for Barangaroo.

Barangaroo provides an opportunity to conduct a focused and considered renewal process aimed at generating a new urban precinct in Australia's premier international city. This is the last significant area adjacent to the Sydney central business district to be developed, certainly the last with a harbour frontage. It is essential therefore that it be carried out with expertise, sensitivity and focus, and it is for this reason that a dedicated delivery agency will be established.

World Youth Day gave most Sydneysiders their first taste of the potential of Barangaroo's scale, spectacular location and immense potential for Sydney. Barangaroo will create a nexus between Sydney's competitive work culture, its enviable lifestyle and its unique natural environment. During construction it will generate thousands of jobs. The companies, industries and individuals it will ultimately attract will contribute to the financial and intellectual capital of Sydney for generations to come. Whilst all harbour cities are facing the challenges of change, few, if any, would be positioned to respond with a plan that offers a green gift to future generations whilst simultaneously fostering the economy and jobs of those generations. This is the opportunity that Barangaroo presents. This is what the Barangaroo Delivery Authority will deliver. Accordingly, I commend this enacting bill to the House.