

18 February 2022

2210361

Anthony Witherdin
Director, Key Sites
Department of Planning, Industry and Environment
12 Darcy Street
Parramatta NSW 2150

Attention: Jennie Yuan, Planning Officer

Dear Jennie,

RESPONSE TO SUBMISSIONS – BUILDING R4B SSD 8892218 MOD 1

1.0 Introduction

This response to submissions letter has been prepared following the public exhibition of a section 4.55(1A) modification application for Residential Building R4B, Barangaroo Amending DA (SSD 8892218, MOD 1). The modification application seeks approval for internal and external design changes and administrative amendments. The modification is supported by concurrent modification application's to the adjacent Residential Building R4A (SSD 6964), and also to the 'base' development consent to Building R4B (SSD 6965).

As noted above, Building R4B is subject to two development consents that integrate together comprising the base consent (SSD 6965) and a secondary consent resulting from an amending DA process, known as SSD 8892218. In order to ensure that SSD 6965 and SSD 8892218 are consistent, any modifications required to either consent must be administratively captured by the consents of both SSD 6965 and SSD 8892218. Therefore, SSD 8892218 MOD 1, and subsequently this RTS are purely administrative and have been prepared for completeness.

A summary of the modifications (Building R4A and R4B) is provided below.

- Strada transfer from Building R4A to Building R4B.
- Revised car park entrance of Building R4B.
- Minor ground floor entrance reconfiguration of both buildings.
- Internal reconfiguration of services, storerooms and access arrangement of Building R4B.
- Internal reconfiguration of apartment layouts.
- Revision to signage zones.
- Deletion of conditions relating to obstacle lighting.
- Removal of two trees in the ground public domain area.

Only one submission was received from the City of Sydney during the public exhibition of these three modification applications. Council did not raise objection to any of the modifications, however sought clarification to several of the design changes.

In relation to R4B, Council requested clarification on the width of the driveway opening that is proposed to be increased at the entrance to the basement.

A detailed response to the matters raised by the City of Sydney is provided below and is supported by the following:

- Revised Design Report prepared by Renzo Piano Building Workshop (**Attachment A**).
- Traffic Advice prepared by Cardno (**Attachment B**).

2.0 Response to Submissions

Issue

In relation to the basement entrance driveway, Council raised the following concern.

The submitted plans indicate that the ramp door is proposed to be relocated and the facade be updated, and the design report notes the carpark entry width is proposed to be increased, however, no details are provided as to the proposed new width of the opening.

The City generally recommends, as per Section 3.11.11 of the Sydney Development Control Plan 2012, that carpark openings have a maximum width of 4m to ensure pedestrian and cyclist safety and amenity is prioritised. The proposed opening of over 10m is significantly wider than this recommendation and reconsideration should be given to this aspect of the proposal.

Response

The Building R4B basement entry driveway on Watermans Quay was previously approved to have a width of 9.6 metres. This application proposes to widen this driveway entry by 0.7 metres to 10.3 metres total within the bounds of the current building structure. This is proposed to reduce the risk of vehicle impacts with cladding on either side of the entrance ramp and potentially other vehicles approaching in the opposite direction when utilising the driveway. There is no change to the access lanes within the entry, with the amendment to enhance safety and operation.

Alongside the increase in driveway width, Council's stone paving is also proposed to be increased into the area to improve visual outcome, alongside the adjustments made to the wall cladding. The awning above the driveway has also been adjusted to reflect the increased width. The revised Design Report at **Attachment A** demonstrates the widening of the awning and driveway. A diagram indicating the increased width is shown at **Figure 1**.

As per Cardno's Traffic Statement at **Attachment B**, the proposed modified building design is compliant with the relevant Australian Standards and is consistent with the original design.

The modification application seeks approval for internal and external design changes and administrative amendments. The modification is supported by concurrent modification application's to the adjacent Residential Building R4A (SSD 6964), and also to the 'base' development consent to Building R4B (SSD 6965).

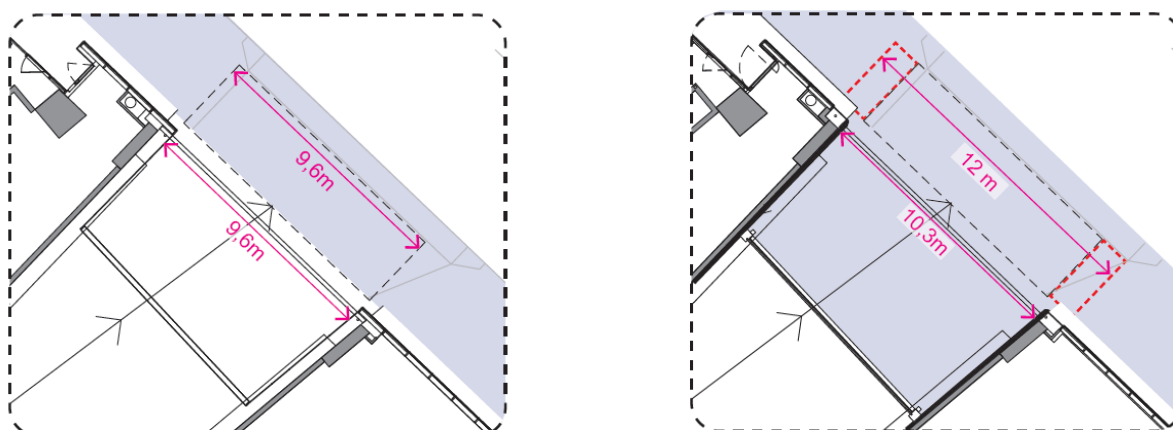


Figure 1 Approved driveway entrance (left) and proposed, widened entrance (right)

Source: RPBW

3.0 Clarifications

In Section 3.1 of the SSD 8892218 Modification Application Letter dated 30 November 2021, there is a minor inconsistency in the drawing reference numbers provided in the Architectural Plans and those referenced in the modification application. Therefore, an amended version of the A6 Consent Table and Appendix 1 Consent Table is provided below with the correct drawing reference numbers provided.

A6. The development may only be carried out:

(e) in accordance with the following approved SSD 8892218 drawings in the table below (except as may be amended by the conditions of consent):

Architectural Drawings prepared by Renzo Piano Building Workshop and PTW Architects			
Drawing No.	Rev	Name of Drawing	Date
BR4B_ASD_PA1_4001	4-2	Elevation North-East (Park)	31 Aug 2020 18 June 2021
BR4B_ASD_PA2_4003	4-2	Elevation South-East (Lift Lobby)	31 Aug 2020 18 June 2021
BR4B_ASD_PA2_4004	4-2	Elevation South (Watermans Quay)	31 Aug 2020 18 June 2021
BR4B_ASD_PA1_4007-5	4-21	North-East Enlarged Elevation (Park)	31 Aug 2020 18 June 2021
Landscape Drawings prepared by McGregor Coxall			
Drawing No.	Rev	Name of Plan	Date
<i>RPB43-GE-R4B001-GA</i>	<i>W</i>	<i>R4B-DA General Arrangement</i>	30/06/2021
<i>RPB430-GE-R4B002_GRND</i>	<i>R</i>	<i>R4B-DA Ground Floor</i>	30/06/2021
<i>RPB430-GE-R4B001-L02</i>	<i>A</i>	<i>R4B-DA Ground Floor and Podium</i>	30/06/2021

APPENDIX 1 – DRAWINGS

Architectural Drawings prepared by Renzo Piano Building Workshop			
Drawing No.	Rev	Name of Drawing	Date
BR4B_ASD_PA2_0000	4-21	Title Sheet and Drawing List	31 Aug 2020 30 June 2021

Architectural Drawings prepared by Renzo Piano Building Workshop			
BR4B_ASD_PA1_0001	20-21	Context Plan	19/06/2020 30 June 2021
BR4B_ASD_PA1_0002	19-21	Site Plan	03/05/2019 30 June 2021
BR4B_ASD_PA1_0004	19-21	Site Plan Setting Out	03/05/2019 30 June 2021
BR4B_ASD_PA1_2000	20-21	Plan Ground Floor Level 00	19/06/2020 30 June 2021
BR4B_ASD_PA1_2001	20-21	Plan Podium Level P1	19/06/2020 30 June 2021
BR4B_ASD_PA1_2002	20-21	Plan Podium Level P2	19/06/2020 30 June 2021
BR4B_ASD_PA1_3020	19-20	Plan Plant Level 20	03/05/2019 30 June 2021
BR4B_ASD_PA1_4001	1-2	Elevation North – East (Park)	31 Aug 2020 18 June 2021
BR4B_ASD_PA2_4003	1-2	Elevation South – East (Lift Lobby)	31 Aug 2020 18 June 2021
BR4B_ASD_PA2_4004	1-2	Elevation South (Watermans Quay)	31 Aug 2020 18 June 2021
BR4B_ASD_PA1_4005	1-21	North – East Enlarged Elevation (Park)	31 Aug 2020 18 June 2021
BR4B_ASD_PA1_4201	20-21	Building Signage Zone South – East Enlarged Elevation	19/06/2020 18 June 2021
BR4B_ASD_PA1_6011	20-21	R4B Bridge	19/06/2020 18 June 2021
Landscape Drawings prepared by McGregor Coxall			
Drawing No.	Rev	Name of Plan	Date
RPB43-GE-R4B001-GA	W	R4B-DA General Arrangement	30/06/2021
RPB430-GE-R4B002_GRND	R	R4B-DA Ground Floor	30/06/2021
RPB430-GE-R4B001-L02	A	R4B-DA Ground Floor and Podium	30/06/2021

4.0 Summary

The assessment provided in this response to submissions letter demonstrates that all matters raised in the submissions have been appropriately responded to, and that the modification application will not result in any negative environmental impacts.

We trust that this information is sufficient to enable the determination of the proposed modification application.

Yours sincerely,



Ella Coleman
Urbanist
ecoleman@ethosurban.com



Brendan Hoskins
Associate Director
bhoskins@ethosurban.com