

Our Ref: NA50613044- 20-092d: MZ
Contact: Matthew Zollinger

09 February 2022

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International Towers Sydney
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Barangaroo NSW 2000

Attention: Jenny Chung

SENT VIA ACONEX: Jenny.Chung@lendlease.com

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Dear Jenny,

**ONE SYDNEY HARBOUR
S4.55 MODIFICATION APPLICATION FOR R4B**

Introduction

This report supports a modification application submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent SSD 8892218 (Amending SSD 6965) relating to Residential Building R4B, Barangaroo South (the site).

Site Description

Barangaroo is located on the north western edge of Central Sydney, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development containing large commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Barangaroo Reserve, Barangaroo Central and Barangaroo South. The Residential Building R4B site is located within Barangaroo South. The site of this proposed modification application is located on land generally known and identified in the approved Concept Plan (as modified) as Block 4A, as shown in **Figure 1** below.

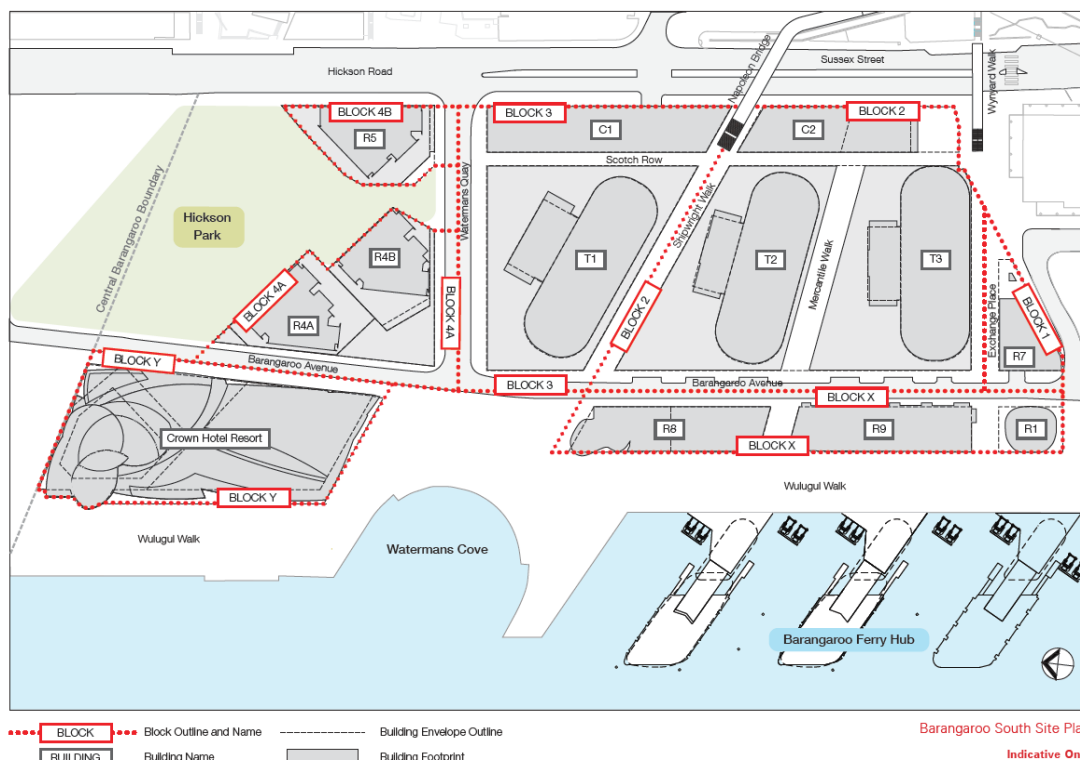


Figure 1 Block 4A in relation to Barangaroo South, with the location of Building R4B shown

Source: Lendlease

Background

Barangaroo South Concept Plan (as modified)

The approved Barangaroo South Concept Plan (MP06_0162) (as modified), includes approval for the following:

- A mixed-use development involving a maximum of 602,354 sqm gross floor area (GFA), comprised of:
 - a maximum of 191,031 sqm of residential GFA of which a maximum of 162,031 sqm will be in Barangaroo South;
 - a maximum of 76,000 sqm of GFA for tourist uses of which a maximum of 59,000 sqm will be in Barangaroo South;
 - a maximum of 34,000sqm of GFA for retail uses of which a maximum of 30,000 sqm will be in Barangaroo South;
 - a maximum of 5,000 sqm of GFA for active uses in the Public Recreation zone of which 3,500 will be in Barangaroo South; and
 - a minimum of 12,000sqm GFA for community uses.
- Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions and including an approximate 2.2km public foreshore promenade.
- Built form design principles, maximum building heights and GFA for each development block within the mixed-use zone.
- Public domain landscape concept, including parks, streets and pedestrian connections.
- Alteration of the existing seawalls and creation of a partial new shoreline to the harbour.
- Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.

- No approval is granted or implied for the future use of a heliport and/or a helipad.

Residential Building R4B – Development Consent SSD 6965 and Development Consent SSD 8892218 (amending SSD 6965)

Development consent SSD 6965 was granted by the Planning Assessment Commission on the 7 September 2017 for Residential Building R4B, comprising a 60 storey mixed use building, with 297 residential apartments and retail floor space at ground level. This included a total gross floor area (GFA) of 38,896m², 38,602m² of which was for residential floor space and the remaining 294m² was for retail floor space.

Consent was also provided for associated building public domain works, fit-out and use of basement and associated building identification signage.

SSD 6965 was subsequently modified four times.

SSD-8892218 was determined on 26 March 2021 for alterations and additions to the approved Residential Building R4B. This included an additional eight storeys and 5,650m² of gross floor area (GFA), amongst other items. SSD 8892218 amends SSD 6965 by way of conditions and is understood to now be the relevant consent for Building R4B.

Accordingly, this modification application relates to SSD 8892218 (which will in turn amend Development Consent SSD 6965).

Overview of the Proposed Modifications

This modification application seeks consent for the following amendments:

- Strada transfer from Building R4A to R4B;
- Revised car park entrance;
- Alteration to secondary exit arrangement for ground level lobby;
- Internal reconfiguration of services, storerooms and access arrangements;
- Layout changes to pool and ancillary communal facilities;
- Revision to signage zones; and
- Deletion of conditions relating to obstacle lighting.

We note that this proposal includes a widening of the carpark entrance at the Waterman's Quay frontage from 9.6 metres to 10.3 metres. This was done to reduce the risk of impacts with cladding on either side of the entrance ramp and potentially other vehicles approaching in the opposite direction. Cardno (NSW/ACT) Pty Ltd, being professional engineers, hereby confirm that this change is consistent with the original design as previously certified by Cardno NSW/ACT and compliance with the relevant standards noted therein is achieved. The proposed adjustment to the design width is considered, overall, to achieve a better access outcome.

Drawings referred to for this certificate prepared by RPBW and PTW Architects:

Drawing number	Drawing name	Revision	Date
BR4B _ASD_ PA2_ 0000	TITLE SHEET AND DRAWING LIST	2	30 JUN 2021
BR4B _ASD_ PA1_ 0001	CONTEXT PLAN	21	30 JUN 2021
BR4B _ASD_ PA1_ 0002	SITE PLAN	20	30 JUN 2021
BR4B _ASD_ PA1_ 0004	SITE PLAN SETTING OUT	20	30 JUN 2021
BR4B _ASD_ PA1_ 2000	PLAN GROUND FLOOR LEVEL 00	21	30 JUN 2021
BR4B _ASD_ PA1_ 2001	PLAN PODIUM LEVEL P1	21	30 JUN 2021
BR4B _ASD_ PA1_ 2002	PLAN PODIUM LEVEL P2	21	30 JUN 2021
BR4B _ASD_ PA1_ 3020	PLAN PLANT LEVEL 20	20	30 JUN 2021

Drawings referred to for this certificate prepared by McGregor Coxall

Drawing number	Drawing name	Revision
RPB430-GE- R4B002_GRND	R4B-DA-GROUND FLOOR	R

This certificate does not relieve any other party of their responsibilities under their respective contracts for the subject works.

Yours sincerely,

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for Cardno
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