

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 6965 MOD 3

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 (SSD 6965 MOD 3). The modification application seeks approval for internal and external design changes and administrative amendments. The modification is supported by concurrent modification applications to the adjacent Residential Building R4A (SSD 6964), and also to an Alterations and Additions development consent to Building R4B (SSD 8892219).

Both SSD 6965 and SSD 8892218 relate to the delivery of Building R4B. This response relates to the SSD 6965, with a separate response to submissions also provided to SSD 8892218 which is considered more administrative.

A summary of the modification applications (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 (Council) during the public exhibition of these three modification applications. Council did not raise objection to any of the modifications proposed to Building R4B, however sought clarification to several of the design changes, namely in relation to the width of the driveway opening proposed to be increased at the entrance to the basement.

A detailed response to the matter 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 originally approved to have a width of 9.6 metres. The proposed modification application seeks to widen this driveway entry by a minimal amount of 0.7 metres to a total width of 10.3 metres, within the bounds of the current building structure. This slight increase in width is proposed to reduce the risk of vehicle impacts with cladding on either side of the entrance ramp and to reduce potential conflicts with vehicles approaching in opposite directions when utilising the driveway. There is no change to the access lanes within the entry, with the amendments 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 is also sought to be adjusted to reflect the increased width, and ensure a holistic design outcome. The revised Design Report at **Attachment A** illustrates the widening of the awning and driveway, demonstrating that there is minimal change and the integrated design approach will ensure the driveway is not out of character with the overall design of the public realm and building interface. A diagram indicating the increased width of the driveway is shown at **Figure 1**.

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

With respect to environmental impacts, the width is a marginal increase to that already approved, and therefore considered consistent with the current basement entry design. The proposed change is considered to overall improve the safety and operation of the driveway, and therefore reflects a benefit. The increase in the paving area to the basement entry will improve the appearance of the basement entrance, and therefore provide visual benefit.

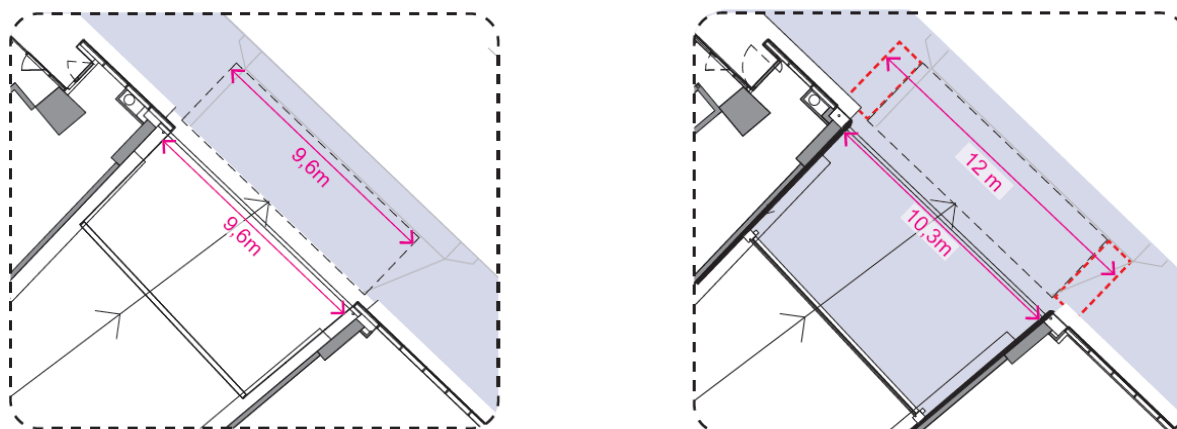


Figure 1 Approved driveway entrance (left) and proposed, widened entrance (right)

Source: RPBW

3.0 Clarifications

In Section 3.2 of the SSD 6965 Modification Application Letter dated 1 December 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 A2 Consent Table is provided below with the correct drawing reference numbers provided.

SCHEDULE 2 – TERMS OF CONSENT

A2 The Applicant, in acting on this consent, must carry out the development:

k) the following drawings

Architectural Drawings prepared by Renzo Piano Building Workshop and PTW Architects			
Drawing No.	Rev	Name of Drawing	Date
BR4B_ASD_PA2_0000	20-21	Title Sheet and Drawing List	19 June 2020 30 June 2021
BR4B_ASD_PA1_0001	20-21	Context Plan	19 June 2020 30 June 2021
BR4B_ASD_PA1_0002	19-20	Site Plan	3 May 2019 30 June 2021
BR4B_ASD_PA1_0004	19-20	Site Plan Setting Out	3 May 2019 30 June 2021
BR4B_ASD_PA1_2000	20-21	Plan Ground Floor Level 00	19 June 2020 30 June 2021
BR4B_ASD_PA1_2001	20-21	Plan Podium Level P1	19 June 2020 30 June 2021
BR4B_ASD_PA1_2002	20-21	Plan Podium Level P2	19 June 2020 30 June 2021
BR4B_ASD_PA1_3020	19-20	Plan Plant Level 20	3 May 2019 30 June 2021
BR4B_ASD_PA1_4001	20-2	Elevation North – East (Park)	19 June 2020 18 June 2021
BR4B_ASD_PA2_4003	20-2	Elevation South – East (Lift Lobby)	19 June 2020 18 June 2021
BR4B_ASD_PA2_4004	20-2	Elevation South (Watermans Quay)	19 June 2020 18 June 2021
BR4B_ASD_PA1_4005	20-21	North – East Enlarged Elevation (Park)	19 June 2020 18 June 2021
BR4B_ASD_PA1_4201	20-21	Building Signage Zone South-East Enlarged Elevation	19 June 2020 18 June 2021
BR4B_ASD_PA1_6011	20-21	R4B Bridge	19 June 2020 18 June 2021
Landscape Drawings prepared by McGregor Coxall			
Drawing No.	Revision	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 the matter raised in the submission from Council has 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,



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