



Jim Betts
Secretary
NSW Department of Planning, Industry and Environment
12 Darcy Street
Parramatta NSW 2150

5th November 2020

Dear Jim,

RE: Section 4.55 Modification Application to SSDA 6964

Introduction

This report supports a modification to State Significant Development (SSD) Development Application (DA) 6964 and is submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The modification seeks to modify the approved Residential Building R4A, including a reduction in the number of apartments, revised dwelling mix and internal and external changes to reflect further design development.

Site Description

Barangaroo is located on the north western edge of the Sydney Central Business District (CBD), 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 dominated by large CBD commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Central and Barangaroo South. The Building R4A site is located within Barangaroo South, specifically on land generally known and identified in the approved Concept Plan (as modified) as Block 4A, as shown in **Figure 1**.

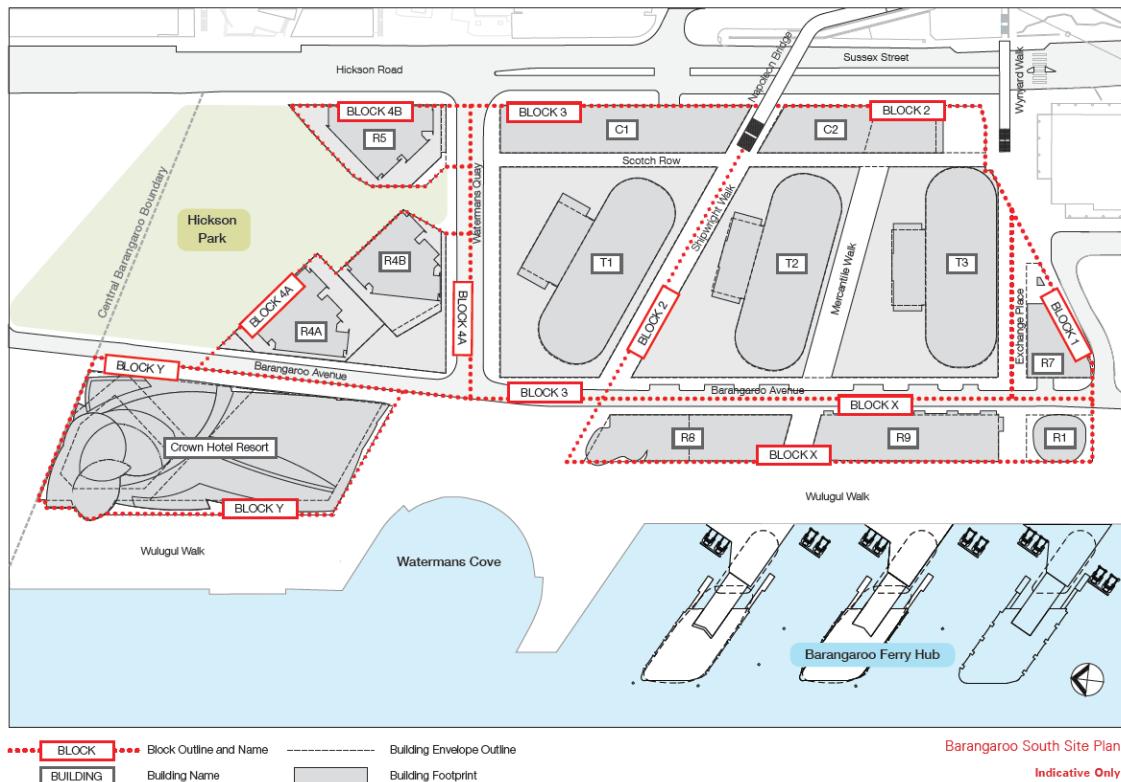


Figure 1 Block 4A in relation to Barangaroo South

Source: Lendlease

Background

Development consent SSD 6964 was granted by the NSW Minister for Planning on 7 September 2017 for a 72 storey mixed use building, with 327 residential units and retail floor space at ground level. This included a total gross floor area (GFA) of 48,004m², 47,564m² of which was approved for residential floor space, and the remaining 440m² was approved for retail floorspace.

The original consent also approved public domain works, fit-out and use of the basement, a link bridge connecting to Building R4B and associated building identification signage.

On 7 February 2020, development consent SSD 6964 was amended to account for a range of design changes, including a decrease of retail GFA by 2m², a reduction in the number of apartments to 317, a revised dwelling mix, floor level adjustments, façade and landscaping amendments, and an addition of 13 residential car parking spaces and removal of one retail car parking space.

On 18 September 2020, development consent SSD 6964 was further modified to account for amendments to the pedestrian bridge connecting Buildings R4A and R4B, revised window



details at podium level 2, revised landscaping on the podium level, reconfiguration of the plant room layouts at levels 20 and 47 including relocated louvres, modification of the residential lobby, adjustment of the awning height and amend glazed panels at the tower parapet and skirt levels, and a redistribution of GFA within the maximum approved.

This modification application represents the third modification to the development consent.

Overview of Proposed Development

The proposed modification seeks to reduce the overall number of apartments within Building R4A, as well as progress both internal and external changes, and amend the allocation of parking. More specifically, the following modifications are sought to the approved development:

- Amalgamation of three apartments on Level 67 into a single apartment, resulting in a reduction of the total apartments in Building R4A from 317 to 315.
- Minor internal layout reconfigurations and floor height adjustments at the upper building levels (Levels 67 – 69).
- Minor changes to the building façade.
- Reduction in the car parking allocation of 12 spaces and locational swap of 2 x parking spaces with Building R5.
- Creation of additional signage zone at ground level, to provide options for building identity.

A further detailed description of the proposed modifications is contained in the supporting letter to the modification application prepared by Ethos Urban.

Assessment

MGAC has reviewed and assessed the drawings and relevant documentation prepared in respect of the Section 4.55 Modification Application to SSDA 6964.

The MGAC Report dated 20th December 2019 that supported the original Project Application concluded that the accessibility for One Sydney Harbour Barangaroo R1 project will be able to achieve the accessibility design requirements as set out in the relevant Director General Requirements.

On this basis, MGAC is of the opinion that the proposed Section 4.55 Modification Application to SSDA 6964 does not require any additional supporting information, analysis or commentary at this stage of the design and compliance with DDA Premises Standards and Australian Standards can be achieved.



Morris Goding
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Yours faithfully,



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