

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Amy Watson
Acting Director
Key Sites Assessments

Sydney

11 February 2021

SCHEDULE 1

Development consent:	SSD 6964 granted by the Independent Planning Commission on 7 September 2017
For the following:	Construction, use and fitout of a 72-storey (RL 250) mixed-use building, including: <ul style="list-style-type: none">• a total GFA of 48,004 m² comprising 47,564 m² residential GFA (327 apartments) and 440 m² retail GFA• public domain works including pedestrian Strada• fit-out and use of the Stage 1B basement car park including 378 allocated parking spaces• demolition of interim basement elements• a signage zone to accommodate future building identification signage.
Applicant:	Lend Lease (Millers Point) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Building R4A, 51A Hickson Road, Barangaroo (Lot 500 DP 1264241)
Modification:	SSD 6964 (MOD 3): Modifications to a mixed-use building, including: <ul style="list-style-type: none">• reduction of total number of apartments from 317 to 315• revised the internal layout of apartment on Levels 68 and 69• facade, roof layout and building maintenance unit alterations• reduce car parking spaces from 390 to 375 spaces• additional alternate signage zone at ground floor level.

SCHEDULE 2

The development consent SSD 6964 is modified as follows:

1. Schedule 1 – Approved Development is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

Construction, use and fitout of a 72-storey (RL 250) mixed-use building, including:

- a total GFA of 48,002 m² comprising 47,564 m² residential GFA (347 **315** apartments)
- public domain works including pedestrian Strada;
- fit-out and use of the Stage 1B basement car park including ~~390~~ **375** allocated parking spaces
- demolition of interim basement elements
- A **signage zones** to accommodate future building identification signage.

2. Part A – Administrative Conditions – Condition A2 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

TERMS OF CONSENT

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

- a) in compliance with the conditions of this consent;
- b) in accordance with all written directions of the Secretary;
- c) generally, in accordance with:
 - i) the State Significant Development Application SSD 6964; Environmental Impact Statement prepared by JBA Urban Planning Consultants Pty Ltd dated September 2016; Response to Submissions report prepared by JBA Urban Planning Consultants Pty Ltd dated February 2017; and further information package, prepared by JBA Urban Planning Consultants dated 5 May 2017;
 - ii) Section 4.55(2) Modification 1 to SSD 6964: Building R4A One Sydney Harbour, Barangaroo South, Sydney Application, and accompanying appendices, prepared by Ethos Urban dated 16 October 2019; Response to Submissions: SSD 6964 MOD 1: Building R4A One Sydney Harbour, Barangaroo South, Sydney and accompanying appendices, prepared by Ethos Urban dated 2 December 2019; ~~g)~~ the additional information: SSD_6964 MOD 1 prepared by Ethos Urban dated 3 December 2019;
 - iii) Section 4.55(1A) Modification 2 to SSD 6964 titled 'Building R4A One Sydney Harbour, Barangaroo South, Sydney' and accompanying appendices, prepared by Ethos Urban and dated 17 July 2020 and letter titled 'Response to Request for Additional Information' and attachments prepared by Lendlease and dated 11 September 2020;
 - iv) **Section 4.55(1A) Modification 3 to SSD 6964 titled 'Building R4A One Sydney Harbour, Barangaroo South, Sydney' and accompanying appendices, prepared by Ethos Urban and dated 7 December 2020**
 - v) **The Response to Request for Information updated letter response: SSD 6964 - Building R4A – Modification (MOD 3) prepared by Lendlease dated 22 December 2020.**

- d) In accordance with the following approved drawings in the table below:

Architectural Plans prepared by Renzo Piano Building Workshop			
Drawing No.	Revision	Name of Plan	Date
BR4A_ASD_PA1_9001	18	R4A GFA Calculation – Sheet 1 (R4A Setout Plan Basement Level B1)	20/06/2017
BR4A_ASD_PA1_9002	18	R4A GFA Calculation – Sheet 2 (R4A Setout Plan Basement Level B0)	20/06/2017
Landscape Drawings prepared by Grant Associates			
Drawing No.	Revision	Name of Plan	Date
RPB430-SE-R4A004	I	R4A Typical Podium Section 1	August 2016
RPB430-SE-R4A005	J	R4A Typical Podium Section 2	August 2016
MOD 1 - Architectural Plans prepared by Renzo Piano Building Workshop			
Drawing No.	Revision	Name of Plan	Date
BR4A_ASD_PA1_0001	19	Context Plan	30/04/2019
BR4A_ASD_PA1_0002	20	Site Plan	02 JUN 2020
BR4A_ASD_PA1_0004	20	Site Plan Setting Out	02 JUN 2020
BR4A_ASD_PA1_0005	19	Thermal Performance Assessment	30/04/2019
BR4A_ASD_PA1_1001	20	Setout Plan Basement Level B4	30/04/2019
BR4A_ASD_PA1_1002	20 21	Setout Plan Basement Level B3	30/04/2019 02 NOV 2020
BR4A_ASD_PA1_1003	20 21	Setout Plan Basement Level B2	30/04/2019 02 NOV 2020
BR4A_ASD_PA1_1004	20	Setout Plan Basement Level B1	30/04/2019
BR4A_ASD_PA1_1005	20	Setout Plan Basement Level B0	30/04/2019
BR4A_ASD_PA1_2000	20	Plan Ground Floor Level 00	02 JUN 2020
BR4A_ASD_PA1_2001	20	Plan Podium Level P1	02 JUN 2020
BR4A_ASD_PA1_2002	20 21	Plan Podium Level P2	02 JUN 2020 02 NOV 2020
BR4A_ASD_PA1_3001	20	Plan Lower Plate Level 01	02 JUN 2020
BR4A_ASD_PA1_3002	19	Plan Lower Plate Level 02-03	30/04/2019
BR4A_ASD_PA1_3004	19	Plan Lower Plate Level 04-19	30/04/2019
BR4A_ASD_PA1_3020	20	Plan Plant Level 20	02 JUN 2020
BR4A_ASD_PA1_3021	19	Plan Lower Plate Typical 21-32	30/04/2019
BR4A_ASD_PA1_3033	19	Plan Mid Plate Level 33-38	30/04/2019
BR4A_ASD_PA1_3039	19	Plan Mid Plate Level 39	30/04/2019
BR4A_ASD_PA1_3040	19	Plan Mid Plate Level 40	30/04/2019
BR4A_ASD_PA1_3041	19	Plan Mid Plate Level 41	30/04/2019
BR4A_ASD_PA1_3042	19 20	Plan Mid Plate Level 42-43	30/04/2019 02 NOV 2020
BR4A_ASD_PA1_3044	19	Plan Mid Plate Level 44-46	30/04/2019
BR4A_ASD_PA1_3047	20	Plan Plant Level 47	02 JUN 2020
BR4A_ASD_PA1_3048	19	Plan Upper Plate Level 48-52	30/04/2019
BR4A_ASD_PA1_3052	19 20	Plan Upper Plate Level 53- 67 66	30/04/2019 02 NOV 2020
BR4A_ASD_PA1_3067	01	Plan Subpenthouse Level 67	02 NOV 2020
BR4A_ASD_PA1_3068	19 20	Plan Penthouse Level 68	30/04/2019 02 NOV 2020
BR4A_ASD_PA1_3069	19 20	Plan Penthouse Level 69	30/04/2019 02 NOV 2020
BR4A_ASD_PA1_3070	20 21	Plan Roof Level 70	30/08/2019 02 NOV 2020
BR4A_ASD_PA1_4001	20 21	Elevation North – East (Park)	02 JUN 2020 02 NOV 2020
BR4A_ASD_PA1_4002	20 21	Elevation West (Barangaroo Ave)	02 JUN 2020 02 NOV 2020
BR4A_ASD_PA1_4003	20 21	Elevation South – East (Lift Lobby)	02 JUN 2020 02 NOV 2020
BR4A_ASD_PA1_4004	20 21	Elevation South (Watermans Quay)	02 JUN 2020 02 NOV 2020
BR4A_ASD_PA1_4005	20	North – East Enlarged Elevation (Park) – Low Rise	02 JUN 2020
BR4A_ASD_PA1_4006	19	North – East Enlarged Elevation (Park)	03/05/2019

		– Mid Rise	
BR4A_ASD_PA1_4007	19 <u>21</u>	North – East Enlarged Elevation (Park) – High Rise	03/05/2019 <u>02 NOV 2020</u>
BR4A_ASD_PA1_4008	20	West – Enlarged Elevation (Barangaroo Ave) – Low Rise	02 JUN 2020
BR4A_ASD_PA1_4009	19	West Enlarged Elevation (Barangaroo Ave) – Mid Rise	03/05/2019
BR4A_ASD_PA1_4010	19 <u>21</u>	West Enlarged Elevation (Barangaroo Ave) – High Rise	03/05/2019 <u>02 NOV 2020</u>
BR4A_ASD_PA1_4201	20 <u>21</u>	Signage Zone North – West Elevation	02 JUN 2020 <u>02 NOV 2020</u>
BR4A_ASD_PA1_5001	19 <u>20</u>	Overall Section AA	03/05/2019 <u>02 NOV 2020</u>
BR4A_ASD_PA1_5002	19 <u>20</u>	Overall Section BB	03/05/2019 <u>02 NOV 2020</u>
BR4A_ASD_PA1_6001	20	Wintergarden Façade Details	26/08/2019
BR4A_ASD_PA1_6002	19	Open Cavity Façade Details	03/05/2019
BR4A_ASD_PA1_6003	24 <u>22</u>	Penthouse North Façade Details - Wintergarden	02 JUN 2020 <u>02 NOV 2020</u>
BR4A_ASD_PA1_6004	20 <u>21</u>	Penthouse North Façade Details-OCF	02 JUN 2020 <u>02 NOV 2020</u>
BR4A_ASD_PA1_6005	24 <u>22</u>	Penthouse West Façade Details at Pool	02 JUN 2020 <u>02 NOV 2020</u>
BR4A_ASD_PA1_6006	19	Plant Level Façade Details	03/05/2019
BR4A_ASD_PA1_6007	19	North-West, South, and South-East Façade Details	03/05/2019
BR4A_ASD_PA1_6008	19	Podium Façade Details	03/05/2019
BR4A_ASD_PA1_6009	20	Lobby Façade Details	02 JUN 2020
BR4A_ASD_PA1_6010	19	Typical Retail Entry Systems	03/05/2019
BR4A_ASD_PA1_9000	20 <u>21</u>	R4A GFA Calculation	02 JUN 2020 <u>02 NOV 2020</u>
MOD 2 - Landscape Drawings prepared by Grant Associates			
Drawing No.	Revision	Name of Plan	Date
RPB430-GE-R4A001-GA	U	General Arrangement	June 2020
RPB430-GE-R4A002-GRND	S	Ground Floor	June 2020
RPB430-GE-R4A003-PO2	R	Podium Level 02	June 2020

3. Part A – Administrative Conditions – Condition A11 is added by the insertion of **bold and underlined** words as follows:

A11. Notwithstanding any future signage approval, only one of the two approved signage zones may contain signage at any one time.

4. Part B – Prior to Issue of Construction Certificate – Condition B13 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

BASIX CERTIFICATION

B13 The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. ~~649693M_04~~ **649693M_05**, and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Construction Certificate plans.

5. Part B – Prior to Issue of Construction Certificate – Condition B22 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

NUMBER OF CAR PARKING SPACES

B22 The maximum number of car parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

Car parking allocation	Number
Residential	390 <u>375</u>
Retail	<u>0</u>

6. Part B – Prior to Issue of Construction Certificate – Condition B23 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

B23 The minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate

Bicycle parking allocation	Number
Residential (one space per unit to be provided within individual unit basement storage areas)	327 <u>315</u>
Retail for Building R4A (within basement)	<u>1</u>

7. Part E – Prior to Occupation or Commencement of Use – Condition E17 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

ENVIRONMENTAL PERFORMANCE

E17 Prior to the issue of the relevant Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. ~~649693M_04~~ **649693M_05**.

**End of modification
(SSD 6964 MOD 3)**