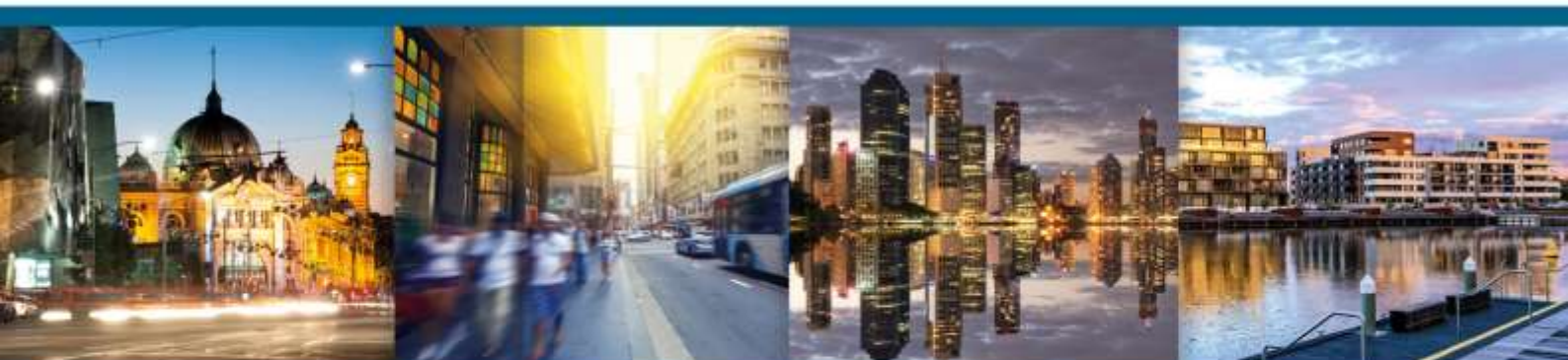




Residential Building R4A

Barangaroo South

BCA Statement for S4.55 Modification Application (MOD 4)



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Report Revision History

Revision History	
Revision Number:	1.1
Revision Details:	R4A MOD4 – corrections to drawings references
Date:	Wednesday, 27 October 2021
Author:	Anthony Ljubicic
Verifier:	Peter Tran

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 6964 relating to Residential Building R4A, Barangaroo South (the site).

Site Description

Barangaroo is located on the north western edge of the 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 Headland Park, Barangaroo Central and Barangaroo South. The Residential Building R4A 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.

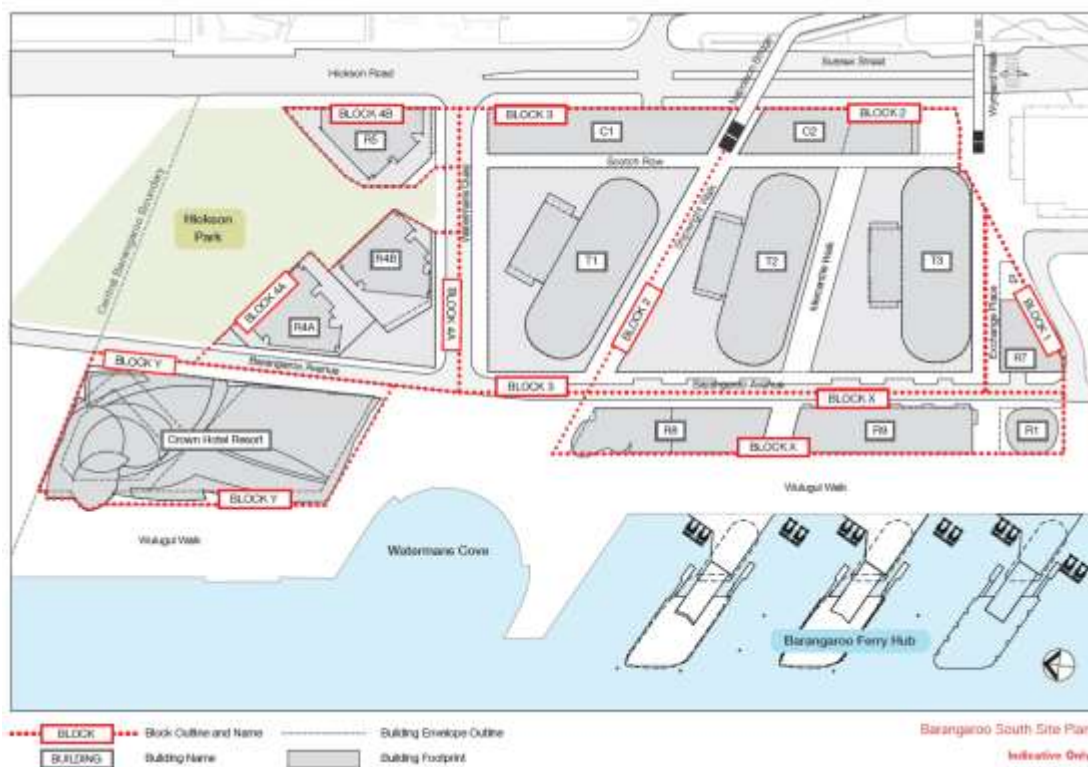


Figure 1 Block 4A in relation to Barangaroo South, with the location of Building R4A shown

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.

This modification will result in a building consistent with the Concept Plan (as modified).

Residential Building R4A – Development Consent SSD 6964

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.

SSD 6964 has been amended a number of times to incorporate design changes, alter the internal layout, alter apartment mix and numbers, modify the car parking distribution and other minor amendments to the overall design of the building throughout detailed design.

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



Overview of the Proposed Modifications

This modification application seeks consent for the following amendments:

- Transfer of the approved Strada which connects Building R4A and Building R4B from the Building R4A Development Consent (SSD 6964) to the Building R4B Development Consent (SSD 6965).
- Minor landscaping amendments at the ground plane.
- Deletion of conditions relating to the need for obstacle lighting under Part E and F of the development consent.
- Modification to the entry vestibule design.
- Conversion of one x four bedroom apartment on Level 58 to a three bedroom apartment through an amendments of one bedroom to a walk-in-wardrobe.

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

Scope

The scope of this assessment is limited to the design documentation referenced in Appendix A of this report for the purpose of assessing the modifications against the Building Code of Australia 2016 amendment 1.

Assessment

The following is a summary of an assessment of the proposed design against the relevant Deemed-to-Satisfy provision of the BCA.

Summary of Construction Determination	
BCA Classification	2, 6, 9b
Number of storeys contained	77
Rise in storeys	72
Type of construction required	Type A
Effective height	>75m

The proposed minor modifications have been reviewed against the DTS provisions of the BCA. The modifications are consistent with the previous assessments and are capable of complying the requirements of the BCA.



Appendix A – Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
BR4A_ASD_PA1_0001	Context Plan	20	30/06/2021	PTW
BR4A_ASD_PA1_0002	Site Plan	21	30/06/2021	PTW
BR4A_ASD_PA1_0004	Site Plan Setting Out	21	30/06/2021	PTW
BR4A_ASD_PA1_2000	Plan Ground Floor Level 00	21	30/06/2021	PTW
BR4A_ASD_PA1_2001	Plant Podium Level P1	21	30/06/2021	PTW
BR4A_ASD_PA1_3052	Plan Upper Plate Level 53-57/59-66	21	30/06/2021	PTW
BR4A_ASD_PA1_3058	Plan Upper Plate Level 58	1	30/06/2021	PTW
RPB430-GE-R4A001_GA	R4A-DA General Arrangement	V	-	McGregor + Coxall
RPB430-GE-R4A002_GRND	R4A-DA Ground Floor	T	-	McGregor + Coxall
RPB430-GE-R4A003_P02	R4A-DA Podium Level 02	S	-	McGregor + Coxall