



Morris Goding
Access Consulting

25th June 2021

Mr Jim Betts

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

Dear Jim

RE: Residential Building R4A, Barangaroo South – Section 4.55 Modification Application (MOD 4)

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.

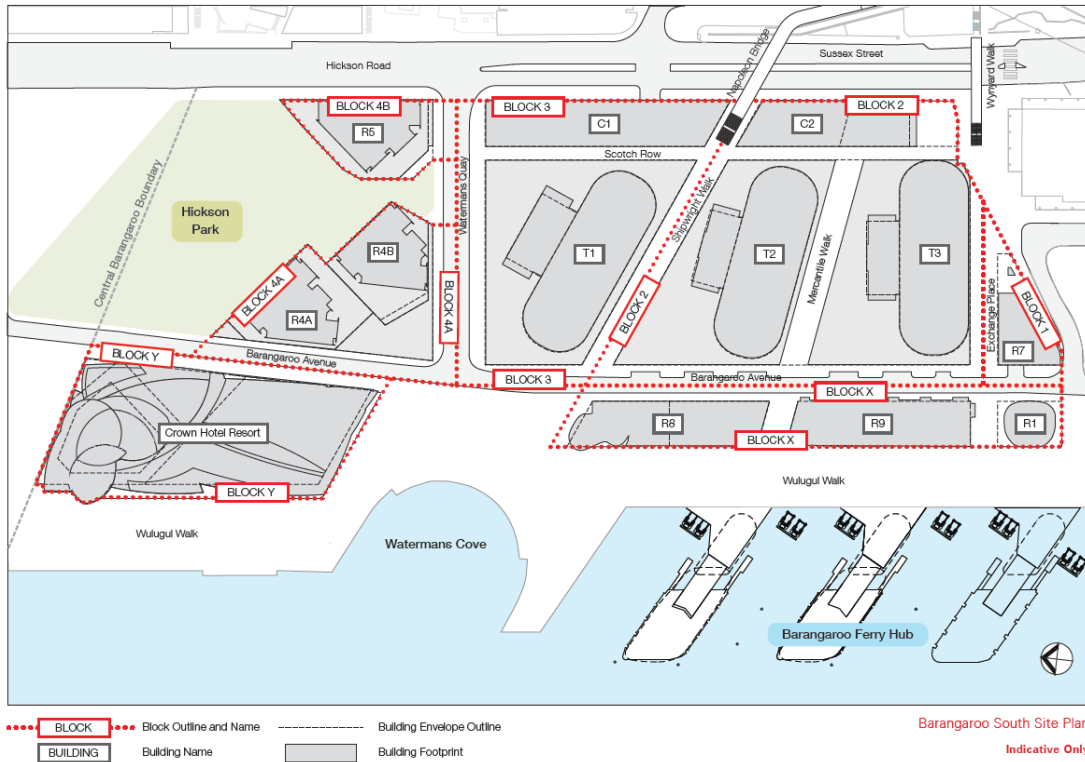


Figure 1 Block 4A in relation to Barangaroo South, with the location of Building R4A shown

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.



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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.

MGAC has reviewed and assessed the drawings and relevant documentation prepared in respect of the S4.55 application submission.

The MGAC Report dated 20th December 2019 that supported the original Project Application concluded that the accessibility for the Building R4A will be able to achieve the accessibility design requirements as set out in the DDA Access to Premises Standards.

On this basis, MGAC is of the opinion that the proposed S4.55 drawings do 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.

Yours faithfully,

Anthony Leuzzi
Associate Director
Morris Goding Access Consulting