

Modification of Development Consent

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

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



Anthea Sargeant
Executive Director
Key Sites and Regional Assessments

Sydney

14 February 2022

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:
- 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:** Lendlease (Millers Point) Pty Ltd
- Consent Authority:** Minister for Planning
- The Land:** Building R4A, 51A Hickson Road, Barangaroo (Lot 500 DP 1264241)
- Modification:** **SSD 6964 MOD 5:** Reallocation of car parking spaces and storage cages within the shared basement between Buildings R4A and R5

SCHEDULE 2

1. 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; 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; ~~t~~The Response to Request for Information updated letter response: SSD 6964 - Building R4A – Modification (MOD 3) prepared by Lendlease dated 22 December 2020.;
 - v) **Section 4.55(1A) Modification 5 to SSD 6964 titled 'Building R4A, One Sydney Harbour, Barangaroo South' and accompanying appendices, prepared by Ethos Urban dated 23 November 2021; Responses to Request for Additional Information prepared by Lendlease dated 19 January 2022 and 7 February 2022; the additional information prepared by Lendlease dated 31 January 2022; and**

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
Landscaping Drawings prepared by Grant Associates			
Drawing No.	Revision	Name of Plan	Date
MOD 1 – Architectural Plans prepared by Renzo Piano Building Workshop and Lendlease Integrated Solutions			
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 <u>21</u>	Setout Plan Basement Level B4	30/04/2019 21/10/2021
BR4A_ASD_PA1_1002	24 <u>22</u>	Setout Plan Basement Level B3	02 NOV 2020 21/10/2021
BR4A_ASD_PA1_1003	24 <u>22</u>	Setout Plan Basement Level B2	02 NOV 2020 21/10/2021
BR4A_ASD_PA1_1004	20 <u>21</u>	Setout Plan Basement Level B1	30/04/2019 21/10/2021
BR4A_ASD_PA1_1005	20 <u>21</u>	Setout Plan Basement Level B0	30/04/2019 21/10/2021
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	21	Plan Podium Level P2	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	20	Plan Mid Plate Level 42-43	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	20	Plan Upper Plate Level 53-66	02 NOV 2020
BR4A_ASD_PA1_3067	01	Plan Subpenthouse Level 67	02 NOV 2020
BR4A_ASD_PA1_3068	20	Plan Penthouse Level 68	02 NOV 2020
BR4A_ASD_PA1_3069	20	Plan Penthouse Level 69	30/04/2019 02 NOV 2020
BR4A_ASD_PA1_3070	21	Plan Roof Level 70	02 NOV 2020
BR4A_ASD_PA1_4001	21	Elevation North – East (Park)	02 NOV 2020
BR4A_ASD_PA1_4002	21	Elevation West (Barangaroo Ave)	02 NOV 2020
BR4A_ASD_PA1_4003	21	Elevation South – East (Lift Lobby)	02 NOV 2020
BR4A_ASD_PA1_4004	21	Elevation South (Watermans Quay)	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) – Mid Rise	03/05/2019
BR4A_ASD_PA1_4007	21	North – East Enlarged Elevation (Park) – High Rise	02 NOV 2020
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	21	West Enlarged Elevation (Barangaroo Ave) – High Rise	02 NOV 2020
BR4A_ASD_PA1_4201	21	Signage Zone North – West Elevation	02 NOV 2020
BR4A_ASD_PA1_5001	20	Overall Section AA	02 NOV 2020
BR4A_ASD_PA1_5002	20	Overall Section BB	02 NOV 2020
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	22	Penthouse North Façade Details - Wintergarden	02 NOV 2020
BR4A_ASD_PA1_6004	21	Penthouse North Façade Details-OCF	02 NOV 2020
BR4A_ASD_PA1_6005	22	Penthouse West Façade Details at Pool	02 NOV 2020
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	21	R4A GFA Calculation	02 NOV 2020
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
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
RPB430-SE-R4A004	I	R4A Typical Podium Section 1	August 2016
RPB430-SE-R4A005	J	R4A Typical Podium Section 2	August 2016

**End of modification
(SSD 6964 MOD 5)**