

# Modification of Development Consent

Section 4.55(2) 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.



Anthony Witherdin  
Director  
Key Sites Assessments

Sydney: 8 December 2020

## SCHEDULE 1

**Development consent:** **SSD 6965** granted by the Independent Planning Commission on 7 September 2017

**For the following:** Construction, use and fitout of a 60-storey (RL 210) mixed-use building, including:

- a total GFA of 38,896 m<sup>2</sup> comprising 38,602 m<sup>2</sup> residential GFA (297 apartments) and 294 m<sup>2</sup> retail GFA
- public domain works
- fit-out and use of the Stage 1B basement car park for Building R4B, including 301 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 R4B, 51A Hickson Road, Barangaroo (Lot 500 DP 1264241)

**Modification:** **SSD 6965 (MOD 2):** Modifications to a mixed-use building, including:

- increase in the number of apartments from 283 to 290
- revised dwelling mix and associated internal layout changes
- facade and landscaping alterations
- addition of 4 residential car parking spaces

## SCHEDULE 2

The above approval is modified as follows:

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

Building R4B, 51A Hickson Road, Barangaroo (~~Lot 214 DP 1221076~~) (**Lot 500 DP 1264241**)

2. 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 60-storey RL 208.23) mixed-use building, including:

- a total GFA of 38,911 m<sup>2</sup> comprising 38,602 m<sup>2</sup> residential GFA (297 **290** apartments) and 309 m<sup>2</sup> retail GFA
- public domain works
- fit-out and use of the Stage 1B basement car park for Building R4B, including 320 **324** allocated parking spaces
- demolition of interim basement elements
- a signage zone to accommodate future building identification signage.

3. 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 the State Significant Development Application SSD 6965; Environmental Impact Statement prepared by JBA Urban Planning Consultants Pty Ltd dated September 2016; and
- d) generally in accordance with the 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; and
- e) generally in accordance with Section 4.55(2) Modification 1 to SSD 6965: Building R4B One Sydney Harbour, Barangaroo South, Sydney Application, and accompanying appendices, prepared by Ethos Urban dated 16 October 2019;
- f) generally in accordance with Response to Submissions: SSD 6965 MOD 1: Building R4B One Sydney Harbour, Barangaroo South, Sydney and accompanying appendices, prepared by Ethos Urban dated 2 December 2019;
- g) generally in accordance with the additional information: SSD\_6965 MOD 1 prepared by Ethos Urban dated 3 December 2019;
- h) **in accordance with Section 4.55(2) Modification 2 to SSD 6965: Building R4B, One Sydney Harbour, Barangaroo South, Sydney Application, and accompanying appendices, prepared by Ethos Urban dated 11 September 2020;**
- i) **in accordance with Response to Submissions: Building R4B (SSD 6965) MOD 2 and accompanying appendices, prepared by Ethos Urban dated 29 October 2020;**
- j) **in accordance with the additional information: SSD 6965 - Building R4B – Modification (MOD 2) prepared by Lendlease dated 18 November 2020; and**
- k) the following drawings:

MOD 1 - Architectural Plans prepared by Renzo Piano Building Workshop			
Drawing No.	Revision	Name of Plan	Date
<b>BR4B_ASD_PA1_0000</b>	<b>20</b>	<b>Title Sheet and Drawing List</b>	<b>19/06/20</b>
BR4B_ASD_PA1_0001	<b>19 20</b>	Context Plan	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_0002	19	Site Plan	03/05/2019
BR4B_ASD_PA1_0004	19	Site Plan Setting Out	03/05/2019
BR4B_ASD_PA1_0005	<b>19-20</b>	Thermal Performance Assessment	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_1001	20	Setout Plan Basement Level B4	03/05/2019
BR4B_ASD_PA1_1002	<b>20 21</b>	Setout Plan Basement Level B3	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_1003	20	Setout Plan Basement Level B2	03/05/2019
BR4B_ASD_PA1_1004	20	Setout Plan Basement Level B1	03/05/2019
BR4B_ASD_PA1_1005	20	Setout Plan Basement Level B0	03/05/2019
BR4B_ASD_PA1_2000	<b>19 20</b>	Plan Ground Floor Level 00	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_2001	<b>19-20</b>	Plan Podium Level P1	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_2002	<b>19 20</b>	Plan Podium Level P2	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_3001	<b>19 20</b>	Plan Lower Plate Level 01	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_3002	19	Plan Lower Plate Level 02-04	03/05/2019
BR4B_ASD_PA1_3005	<b>19 20</b>	Plan Lower Plate Level 05-19 <b>02-19, 21 - 32</b>	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_3020	19	Plan Plant Level 20	03/05/2019
BR4B_ASD_PA1_3021	19	Plan Lower Plate Level 21-32	03/05/2019
BR4B_ASD_PA1_3033	<b>19 20</b>	Plan Mid Plate Level 33-46	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_3047	19	Plan Plant Level 47	03/05/2019
BR4B_ASD_PA1_3048	<b>19 20</b>	Plan Upper Plate Level 48-55	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_3056 <b>3064</b>	<b>19 20</b>	Plan Skyhomes Level 56	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_3057 <b>3065</b>	<b>19 20</b>	Plan Skyhomes Level 57	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_3058 <b>3066</b>	20	Plan Roof Level 58	02/09/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_4001	<b>19 20</b>	Elevation North – East (Park)	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_4002	<b>19 20</b>	Elevation West (Barangaroo Ave)	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_4003	<b>19 20</b>	Elevation South – East (Lift Lobby)	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_4004	<b>19 20</b>	Elevation South (Watermans Quay)	03/05/2019 <b>19/06/20</b>
BR4B_ASD_PA1_4005	<b>19 20</b>	North – East Enlarged Elevation (Park) – Low Rise	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_4006	19	North – East Enlarged Elevation (Park) – Mid Rise	03/05/2019
BR4B_ASD_PA1_4007	<b>19 20</b>	North – East Enlarged Elevation (Park) – High Rise	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_4008	<b>19 20</b>	West Enlarged Elevation (Barangaroo Ave) – Low Rise	03/05/2019 <b>19/06/2020</b>
BR4B_ASD_PA1_4009	19	West Enlarged Elevation (Barangaroo Ave) – Mid Rise	03/05/2019
BR4B_ASD_PA1_4010	<b>19 20</b>	West Enlarged Elevation (Barangaroo Ave) – High Rise	03/05/2019 <b>19/06/2020</b>

BR4B_ASD_PA1_4201	<u>19</u> <b><u>20</u></b>	Building Signage Zone South – East Enlarged Elevation	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_5001	19	Overall Section AA	03/05/2019
BR4B_ASD_PA1_5002	19	Overall Section BB	03/05/2019
BR4B_ASD_PA1_6001	20	Wintergarden Façade Details	26/08/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6002	19	Open Cavity Façade Details	03/05/2019
BR4B_ASD_PA1_6003	20	Skyhome North East Facade Details —Open Cavity Facade— Wintergarden	26/08/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6004	<u>19</u> <b><u>20</u></b>	Skyhome West Facade Details – Open Cavity Facade	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6005	<u>19</u> <b><u>20</u></b>	Skyhome West Façade Details	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6006	<u>19</u> <b><u>20</u></b>	Plant Level Façade Details	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6007	<u>19</u> <b><u>20</u></b>	North-West, South, South-East Façade Details	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6008	<u>19</u> <b><u>20</u></b>	Podium Façade Details	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6009	<u>19</u> <b><u>20</u></b>	Lobby Façade Details	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6010	<u>19</u> <b><u>20</u></b>	Typical Retail Entry Systems	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_6011	<u>19</u> <b><u>20</u></b>	Bridge	03/05/2019 <b><u>19/06/2020</u></b>
BR4B_ASD_PA1_9000	<u>19</u> <b><u>20</u></b>	<b>R4B</b> GFA Calculation	03/05/2019 <b><u>19/06/2020</u></b>

#### Landscape Drawings prepared by Grant Associates

Drawing No.	Revision	Name of Plan	Date
<b>BR2LDU1L0200</b>	<b>G</b>	<b><u>Cover Page</u></b>	<b><u>19/06/2020</u></b>
<b>BR2LDU1L0201</b>	<b>G</b>	<b><u>Concept Plan</u></b>	<b><u>19/06/2020</u></b>
<b>BR2LDU1L0202</b>	<b>H</b>	<b><u>Landscape Section R4B</u></b>	<b><u>19/06/2020</u></b>
<b>BR2LDS1L0201</b>	<b>A</b>	<b><u>Modifications Summary</u></b>	<b><u>19/06/2020</u></b>
RPB430-GE-R4B001-GA	<u>U</u> <b><u>V</u></b>	General Arrangement	03/07/2019 <b><u>28/10/2020</u></b>
RPB430-GE-R4B002-GRND	<b>Q</b>	Ground Floor	03/07/2019
RPB430-GE-R4B003-PO2	<b>R</b>	Podium Level 02	03/07/2019
RPB430-SE-R4B004	<b>H</b>	R4B Typical Podium Section 1	August 2016
RPB430-SE-R4B005	<b>H</b>	R4B Typical Podium Section 2	August 2016

4. Part B – Prior to Issue of Construction Certificate – Condition B12 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

#### BASIX CERTIFICATION

B12 The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 649694M-05 **649694M 06**, 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 B20 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

#### NUMBER OF CAR PARKING SPACES

B20 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.

<b>Car parking allocation</b>	<b>Number</b>
Residential	<u>320</u> <b>324</b>
Retail	0

6. Part E – Prior to Occupation or Commencement of Use – Condition E16 is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

## **ENVIRONMENTAL PERFORMANCE**

E16 Prior to the issue of the relevant Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. 649694M\_05 **649694M 06**.

**End of modification**  
**(SSD 6965 MOD 2)**