

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

08 April 2022

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 208.23) mixed-use building, including: <ul style="list-style-type: none">• a total GFA of 38,896 m² comprising 38,602 m² residential GFA (297 apartments) and 294 m² retail GFA• public domain works• fit-out and use of the Stage 1B basement car park for Building R4B, including 301 allocated parking spaces• Link bridge• 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 R4B, 51A Hickson Road, Barangaroo (Lot 500 DP 1264241)
Modification:	SSD 6965 MOD 3: Modifications to a mixed-use building, including: <ul style="list-style-type: none">• transfer of the approved Strada and relevant conditions from Buildings R4A to R4B• deletion of obstacle lighting conditions• modification to the ground floor entry with amendment to the adjoining signage zone• amendment to car park entrance design• Reconfigure services, storerooms, access arrangements and the pool and the ancillary facilities

SCHEDULE 2

1. Schedule 1 – Approved Development is amended by 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 m² comprising 38,602 m² residential GFA (290 apartments) and 309 m² retail GFA;
- public domain works **including pedestrian Strada**;
- fit-out and use of the Stage 1B basement car park for Building R4B, including 324 allocated parking spaces;
- demolition of interim basement elements; **and**
- ~~a~~ signage zones **s** to accommodate future building identification signage.

2. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~**bold and 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;
- 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;
- 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; 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; the additional information: SSD_6965 MOD 1 prepared by Ethos Urban dated 3 December 2019;
- f) 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; Response to Submissions: Building R4B (SSD 6965) MOD 2 and accompanying appendices, prepared by Ethos Urban dated 29 October 2020; the additional information: SSD 6965 - Building R4B – Modification (MOD 2) prepared by Lendlease dated 18 November 2020;
- g) **in accordance with Section 4.55(1A) Modification 3 to SSD 6965: Building R4B, One Sydney Harbour, Barangaroo South Sydney and accompanying appendices prepared by Ethos Urban dated 1 December 2021; Response to Submissions and accompanying appendices prepared by Ethos Urban dated 18 February 2022;**
- h) in accordance with Section 4.55(1A) Modification 4 to SSD 6965: Building R4B, One Sydney Harbour, Barangaroo South, Sydney Application, and accompanying appendices, prepared by Ethos Urban dated 12 November 2021; the additional information prepared by Lendlease dated 31 January; Response to Request for Additional Information prepared by Lendlease dated 7 February 2022; and

i) the following drawings:

Architectural Plans prepared by Renzo Piano Building Workshop and Lendlease Integrated Solutions PTW Architects			
Drawing No.	Revision	Name of Plan	Date
BR4B_ASD_PA1_0000	20	Title Sheet and Drawing List	19/06/20
BR4B_ASD_PA1_0001	20 21	Context Plan	19/06/2020 30 JUNE 2021
BR4B_ASD_PA1_0002	19 20	Site Plan	03/05/2019 30 JUNE 2021
BR4B_ASD_PA1_0004	19 20	Site Plan Setting Out	03/05/2019 30 JUNE 2021
BR4B_ASD_PA1_0005	20	Thermal Performance Assessment	19/06/2020
BR4B_ASD_PA2_1001	02	Setout Plan Basement Level B4	21/10/2021
BR4B_ASD_PA2_1002	02	Setout Plan Basement Level B3	21/10/2021
BR4B_ASD_PA2_1003	02	Setout Plan Basement Level B2	21/10/2021
BR4B_ASD_PA2_1004	02	Setout Plan Basement Level B1	21/10/2021
BR4B_ASD_PA2_1005	02	Setout Plan Basement Level B0	21/10/2021
BR4B_ASD_PA1_2000	20 21	Plan Ground Floor Level 00	19/06/2020 30 JUNE 2021
BR4B_ASD_PA1_2001	20 21	Plan Podium Level P1	19/06/2020 30 JUNE 2021
BR4B_ASD_PA1_2002	20 21	Plan Podium Level P2	19/06/2020 30 JUNE 2021
BR4B_ASD_PA1_3001	20	Plan Lower Plate Level 01	19/06/2020
BR4B_ASD_PA1_3005	20	Plan Lower Plate Level 02-19, 21 - 32	19/06/2020
BR4B_ASD_PA1_3020	19 20	Plan Plant Level 20	03/05/2019 30 JUNE 2021
BR4B_ASD_PA1_3033	20	Plan Mid Plate Level 33-46	19/06/2020
BR4B_ASD_PA1_3047	19	Plan Plant Level 47	03/05/2019
BR4B_ASD_PA1_3048	20	Plan Upper Plate Level 48-55	19/06/2020
BR4B_ASD_PA1_3064	20	Plan Skyhomes Level 56	19/06/2020
BR4B_ASD_PA1_3065	20	Plan Skyhomes Level 57	19/06/2020
BR4B_ASD_PA1_3066	20	Plan Roof Level	19/06/2020
BR4B_ASD_PA1 2 4001	20 2	Elevation North – East (Park)	03/05/2019 18 JUNE 2021
BR4B_ASD_PA1_4002	20	Elevation West (Barangaroo Ave)	19/06/2020
BR4B_ASD_PA1 2 4003	20 2	Elevation South – East (Lift Lobby)	19/06/2020 18 JUN 2021
BR4B_ASD_PA1 2 4004	20 2	Elevation South (Watermans Quay)	19/06/20 18 JUN 2021
BR4B_ASD_PA1_4005	20 21	North – East Enlarged Elevation (Park) – Low Rise	19/06/2020 18 JUN 2021
BR4B_ASD_PA1_4006	19	North – East Enlarged Elevation (Park) – Mid Rise	03/05/2019
BR4B_ASD_PA1_4007	20	North – East Enlarged Elevation (Park) – High Rise	19/06/2020
BR4B_ASD_PA1_4008	20	West Enlarged Elevation (Barangaroo Ave) – Low Rise	19/06/2020
BR4B_ASD_PA1_4009	19	West Enlarged Elevation (Barangaroo Ave) – Mid Rise	03/05/2019
BR4B_ASD_PA1_4010	20	West Enlarged Elevation (Barangaroo Ave) – High Rise	19/06/2020
BR4B_ASD_PA1_4201	20 21	Building Signage Zone South – East Enlarged Elevation	19/06/2020 18 JUN 2021
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	19/06/2020
BR4B_ASD_PA1_6002	19	Open Cavity Façade Details	03/05/2019
BR4B_ASD_PA1_6003	20	Skyhome North East Facade Details Wintergarden	19/06/2020

BR4B_ASD_PA1_6004	20	Skyhome West Facade Details – Open Cavity Facade	19/06/2020
BR4B_ASD_PA1_6005	20	Skyhome West Façade Details	19/06/2020
BR4B_ASD_PA1_6006	20	Plant Level Façade Details	19/06/2020
BR4B_ASD_PA1_6007	20	North-West, South, South-East Façade Details	19/06/2020
BR4B_ASD_PA1_6008	20	Podium Façade Details	19/06/2020
BR4B_ASD_PA1_6009	20	Lobby Façade Details	19/06/2020
BR4B_ASD_PA1_6010	20	Typical Retail Entry Systems	19/06/2020
BR4B_ASD_PA1_6011	20 21	Bridge	19/06/2020 18 JUN 2021
BR4B_ASD_PA1_9000	20	R4B GFA Calculation	19/06/2020
Landscape Drawings prepared by Grant Associates			
Drawing No.	Revision	Name of Plan	Date
BR2LDU1L0200	G	Cover Page	19/06/2020
BR2LDU1L0201	G	Concept Plan	19/06/2020
BR2LDU1L0202	H	Landscape Section R4B	19/06/2020
BR2LDS1L0201	A	Modifications Summary	19/06/2020
RPB430-GE-R4B001-GA	V	General Arrangement	28/10/2020
Landscape Drawings prepared by McGregor Coxall			
Drawing No.	Revision	Name of Plan	Date
RPB430-GE-R4B001-GA	W	R4B-DA General Arrangement	30.06.2021
RPB430-GE-R4B002-GRND	R	R4B-DA Ground Floor	30.06.2021
RPB430-GE-R4B001-L02	A	R4B-DA Ground Floor and Podium	30.06.2021

3. Part A – Administrative Conditions – Condition A5A is added by the insertion of **bold and underlined** words as follows:

A5A The Strada must be open 24-hours-a-day, seven-days-per-week, unless permitted under Condition E29.

4. Part A – Administrative Conditions – Condition A10 is added by the insertion of **bold and underlined** words as follows:

SIGNAGE

A10 Notwithstanding any future signage approval, only one of the three approved signage zones may contain signage at any one time.

5. Part B – Prior to issue of Construction Certificate – Condition B28 is amended by the insertion of **bold and underlined** words as follows:

LANDSCAPING AND PUBLIC DOMAIN

B28 Prior to the issue of the relevant Construction Certificate, the Applicant must demonstrate to the Certifying authority that the ground floor plane of the building, **Strada** and surrounding paving/public domain works suitably integrates with the alignment levels for Watermans Quay and surrounding Stage 1B Public Domain (SSD 7944).

6. Part E – Prior to Occupation or Commencement of Use – Condition E7 is amended by the deletion of **~~bold and struck out~~** words as follows:

OBSTACLE LIGHTING

~~E7 Prior to the issue of any Occupation Certificate, the building must be obstacle lit by medium intensity flashing red lighting during the hours of darkness at the highest point of the building. Obstacle lights are to be arranged to at least indicate the points or edges of the building to ensure the building can be observed in at 360° radius per subsection 9.4.3 of the Manual of Standards Part 139 Aerodromes (MOS Part 139). Characteristics for medium intensity are stated in subsection 9.4.7 of MOS Part 139.~~

7. Part E – Prior to Occupation or Commencement of Use – Condition E29 is amended by the insertion of **bold and underlined** words as follows:

STRADA ACCESS MANAGEMENT PLAN

E29 A Strada Access Management Plan must be prepared in consultation with Council and the NSW Police and approved by the Secretary prior to the issue of any Occupation Certificate.

A copy of the approved Plan must be provided to the PCA prior to the issue of any Occupation Certificate.

8. Part F – Post Occupation – During Operation – Condition F3 is amended by the deletion of **~~bold and struck out~~** words as follows:

OBSTACLE LIGHTING

~~F3 Obstacle lighting must be maintained in a serviceable condition at all times. Any outage must be immediately report to SACL.~~

9. Part F – Post Occupation – During Operation – Condition F4 is amended by the deletion of **~~bold and struck out~~** words as follows:

~~F4 Obstacle lighting arrangements must have remote monitoring capability, in lieu of observation every 24 hours, to alert SACL reporting staff of any outage. For detailed requirements for obstacle monitoring within the Obstacle Limitation Surface of an aerodrome, refer to subsection 9.4.10 of MOS Part 139.~~

10. Part F – Post Occupation – During Operation – Condition F19 is amended by the insertion of **bold and underlined** words as follows:

STRADA OPENING HOURS

F19 Unless closed in accordance with the approved Strada Access Management Plan under Condition E29, the full length of the Strada must be open and available for public access, 24-hours-per-day, seven days-per-week.

11. Part F – Post Occupation – During Operation – Condition F20 is amended by the insertion of **bold and underlined** words as follows:

STRADA MANAGEMENT PLAN

F20 The approved Strada Access Management Plan (Condition E29), including wind mitigation measures, must be complied with at all times.

End of modification
(SSD 6965 MOD 3)