



Buildings R4A, R4B & R5 Barangaroo South Modifications

Basement layout amendments

State Significant Development Modification Assessment
(SSD 6964 MOD 5, SSD 6965 MOD 4, SSD 8892218 MOD
2, & SSD 6966 MOD 2)

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Cover image source: SSD 6966 Appendix G_ Design Statement_ part 1

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Glossary

Abbreviation	Definition
ADG	Apartment Design Guide
Applicant	Lendlease (Millers Point) Pty Ltd
BFPUD	Barangaroo Built Form Principles and Urban Design
Concept Plan / Concept Approval	Approved Barangaroo Concept Plan for the redevelopment of the site (MP 06_0162), as modified
Council	City of Sydney Council
Department	Department of Planning and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
GFA	Gross Floor Area
IPC	Independent Planning Commission
LEP	Local Environmental Plan
Minister	Minister for Planning
Planning Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development

Executive summary

The report provides an assessment of four modification applications seeking approval to reallocate car parking spaces and storage cages within the basement between Buildings R4A (SSD 6964), R4B (SSD 6965 and SSD 8892218) and R5 (SSD 6966) at Barangaroo South.

The applications have been lodged by Lendlease (Millers Point) Pty Limited (the Applicant) pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Engagement

The Department made the modification applications available on its website and referred them to City of Sydney Council (Council). The Department received advice from Council and no public submissions. Council did not raise any objection, subject to maintaining the existing approved car parking maximums and minimum storage areas in line with the Apartment Design Guide (ADG).

The Applicant submitted additional information to demonstrate car parking and storage provision.

Assessment

The Department has considered the merits of the proposals in accordance with the relevant matters under section 4.15(1) of the EP&A Act, the issues mentioned in the submission and the Applicant's RTS. The Department's assessment concludes that the proposals are acceptable as:

- the reallocation of the car parking spaces and storage cages is minor and would not result in any change to the overall car parking provision and the developments continue to provide sufficient storage for apartments in line with the ADG
- the developments will continue to comply with the relevant statutory provisions and remain consistent with the relevant EPIs and the strategic planning context
- they are substantially the same developments as the approved developments and would not result in any traffic or amenity impacts beyond those already assessed and approved.

For the reasons set out above, the Department is satisfied the proposals are in the public interest and recommends the applications be approved, subject to conditions.

1 Introduction

This report provides a concurrent assessment of applications to modify the State significant development (SSD) consents for Buildings R4A (SSD 6964), R4B (SSD 6965 and SSD-8892218), and R5 (SSD 6966) at Barangaroo South.

The modification applications seek approval to reallocate car parking spaces and storage cages within the shared basement between Buildings R4A, R4B and R5.

The modification applications have been lodged by Lendlease (Millers Point) Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

Barangaroo redevelopment

The Barangaroo redevelopment is a major urban renewal project located along the north-western edge of the Sydney Central Business District (CBD) within the City of Sydney (Council) local government area. The 22 hectare site is bounded by Sydney Harbour to the north and west, Hickson Road to the east and King Street Wharf / Darling Harbour to the south.

The Barangaroo site is divided into three redevelopment precincts, comprising Barangaroo Reserve, Barangaroo Central, and Barangaroo South (**Figure 1**).

The Barangaroo site is the subject of a concept plan and various development approvals for a mixed-use redevelopment as summarised in **Section 1.2**.

Barangaroo South precinct

Barangaroo South is the southern-most precinct within Barangaroo and is bounded by Barangaroo Central to the north, King Street Wharf to the south, Hickson Road to the east and Sydney Harbour to the west. The precinct comprises seven blocks together with public domain and open spaces and is divided into three construction stages, comprising (**Figure 2**):

- Stage 1A (Blocks 1, 2, 3 and X), including a mixture of mid and high-rise building envelopes for commercial towers, residential and retail buildings
- Stage 1B (Blocks 4A and 4B), comprising three tower building envelopes (R4A, R4B and R5) for mixed/residential use, Hickson Park public open space and Stage 1B shared basement
- Stage 1C (Block Y), including the Crown Sydney Hotel Resort.

The development of the Barangaroo South precinct is at an advanced stage, with Stage 1A and Stage 1C completed and Stage 1B under construction.

The modification applications relate to Buildings R4A, R4B and R5, which are located within Stage 1B.



Figure 1 | The location of Barangaroo and the three Barangaroo development precincts (Base map source: Nearmap)



Figure 2 | Barangaroo South layout, block location and approximate stage boundaries (Source: MP06_0162 MOD8)

1.2 Approval history

Concept Approval

On 9 February 2007, the then Minister for Planning approved the Barangaroo Concept Plan (MP 06_0162) (the Concept Approval) for the redevelopment of the Barangaroo site.

Since its original approval, the Concept Approval has been modified on eleven occasions as summarised in **Appendix E**.

The Concept Approval, as modified establishes:

- a mix of uses, including residential, retail, commercial and public recreation
- a maximum gross floor area (GFA) of 602,354 m², building envelopes, building height and public open space / public domain areas
- Built Form Principles and Urban Design (BFPUD) controls to guide the design of development.

Building R4A approval

On 7 September 2017, the Independent Planning Commission (IPC) approved an SSD application (SSD 6964) for the construction, use and fit-out of a 72-storey mixed-use building known as Building R4A within Barangaroo South Block 4A.

Building R4A consent (SSD 6964) has been modified three times as summarised in **Appendix E** with a fourth modification currently under assessment by the Department. As modified, 375 car parking spaces and 316 bicycle parking spaces are allocated to Building R4A in the Stage 1B basement car park.

Building R4B approvals

SSD 6965

On 7 September 2017, IPC approved an SSD application (SSD 6965) for the construction, use and fitout of a 60-storey mixed-use building known as Building R4B within Barangaroo South Block 4A.

Building R4B consent (SSD 6965) has been modified twice as summarised in **Appendix E**, with a third modification currently under assessment by the Department.

SSD 8892218

On 26 March 2021, the then Minister for Planning and Public Spaces approved the SSD application (SSD 8892218) for alterations and additions to Building R4B (SSD 6965). As the SSD approved, Building R4B is a 68-storey mixed-use building with 331 allocated car parking spaces and 323 bicycle parking spaces in the Stage 1B basement car park.

The development consent has not been modified. The first modification is currently under assessment by the Department.

Building R5 approval

On 3 October 2019, the IPC approved an SSD application (SSD 6966) for the construction, use and fitout of a 30-storey mixed-use building known as Building R5 within Barangaroo South Block 4B.

Building R5 consent (SSD 6966) has been modified once and one other modification is currently under assessment as summarised in **Appendix E**. As modified, a maximum of 143 car parking spaces, of which 9 are for Key Worker Housing, and 215 bicycle parking spaces are allocated to Building R5 in the Stage 1B basement car park.

2 Proposed modification

The modification applications seek approval to reallocate car parking spaces and storage cages within Levels B1, B2 and B3 of the shared basement beneath Buildings R4A, R4B and R5.

The proposal results in no net change to car parking spaces for Buildings R4A, R4B and R5 and a net loss of one storage cage for Building R5 as shown in **Table 1**.

The Applicant contends that the reallocation will improve the distribution of car parking spaces and associated storage cages for each building area in the basement.

A link to the modification application documents is provided in **Appendix A**.

Table 1 | Proposed modifications to SSD 6964, SSD 6965, SSD 8892218, & SSD 6966

Aspects	Description of modifications
Car parking	
Level B1	<ul style="list-style-type: none"> Reallocate six car parking spaces between Buildings R4B and R5 on the east side (Figure 3)
Level B2	<ul style="list-style-type: none"> Reallocate five car parking spaces between Buildings R4A and R5 on the east side (Figure 4)
Level B3	<ul style="list-style-type: none"> Reallocate 3 car parking spaces between Buildings R4A and R5 on the east side (Figure 6)
Storage cages	
Level B1	<ul style="list-style-type: none"> Reallocate one storage cage between Buildings R4B and R5 on the east side (Figure 3)
Level B2	<ul style="list-style-type: none"> Reallocate two storage cages from Buildings R4A to R5 (Figure 4) Reallocate three storage cages from Buildings R5 to R4A on the east side (Figure 4) Remove two storage cages and add one storage cage at the rear of a garage within Building R4A on the west side (Figure 5)

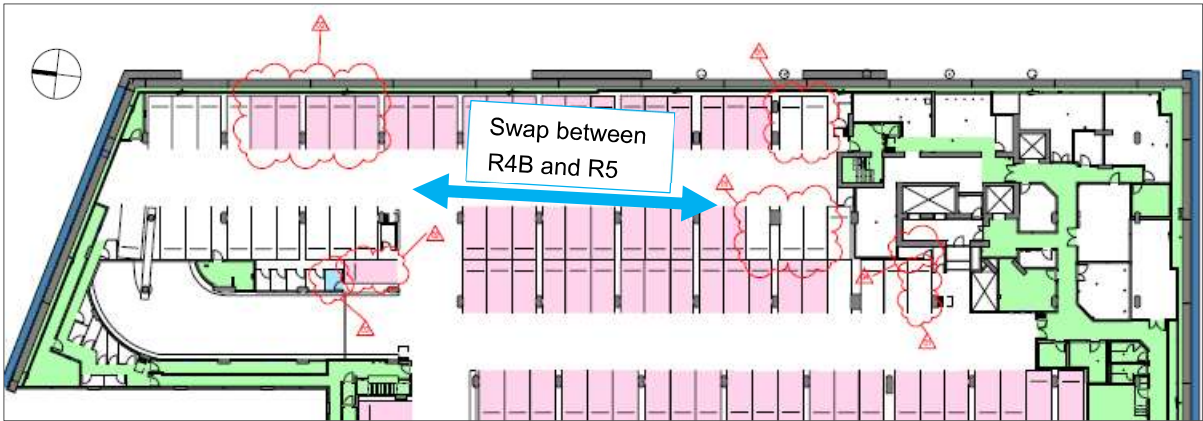


Figure 3 | Proposed plan of Level B1, with clouded pink/blue spaces reallocated to Building R4B, and clouded white spaces reallocated to Building R5

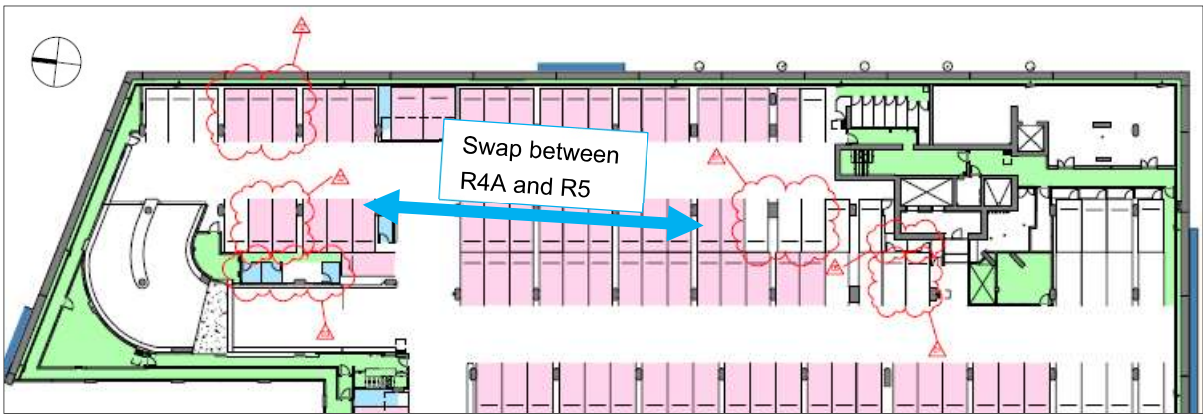


Figure 4 | Proposed plan of Level B2 (east), with clouded pink/blue spaces reallocated to Building R4A, and clouded white spaces and cages reallocated to Building R5



Figure 5 | Comparison of the approved (left) and proposed (right) Level B2 showing removal of two storage cages and addition of one storage cage for Building R4A in the northwest corner of the basement

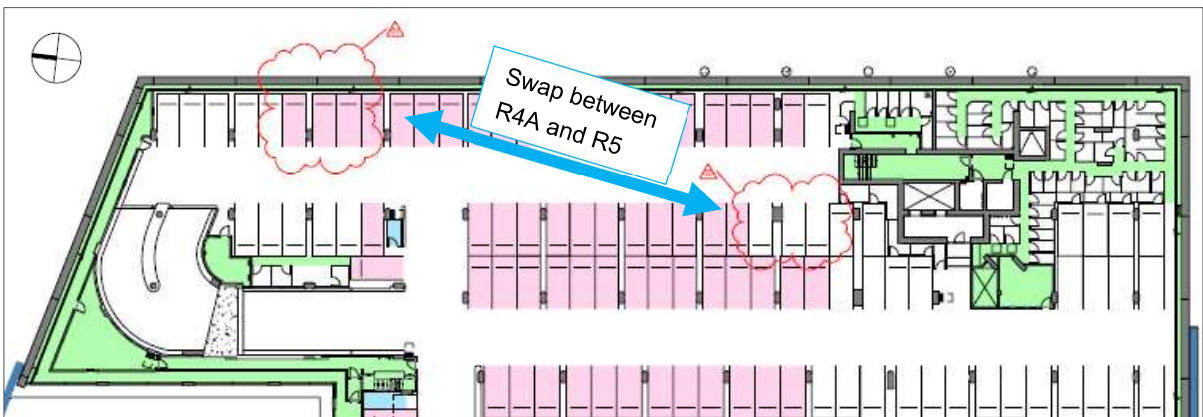


Figure 6 | Proposed plan of Level B3, with clouded pink spaces reallocated to Building R4A, and clouded white spaces reallocated to Building R5

3 Statutory context

3.1 Scope of modifications

The Department has reviewed the scope of the modification applications and considers that the applications can be characterised as modifications involving minimal environmental impacts as they:

- would not increase the environmental impacts of the project as approved
- are substantially the same development as originally approved
- would not disturb any areas outside the site.

Therefore, the Department is satisfied the proposed modifications are within the scope of section 4.55(1A) of the EP&A Act and do not constitute new development applications. Accordingly, the Department considers that the applications should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring new development applications to be lodged.

3.2 Consent authority

The Minister for Planning is the consent authority for the applications under section 4.5(a) of the EP&A Act. However, under the Minister's delegation, the Executive Director, Key Sites and Regional Assessments, may determine the applications as:

- the applications relate to land identified as the Barangaroo Site in the *State Environmental Planning Policy (State Significant Precincts) 2005*
- a political disclosure statement has not been made by the Applicant
- there are less than 50 public submissions in the nature of objections
- the Executive Director has formed the opinion that if approved, the applications would be generally consistent with the approved Barangaroo Concept Plan (MP 06_0162)
- the Executive Director has formed the opinion that any submission made about the applications by the Council of the City of Sydney has been considered in the assessment of the application.

3.3 Mandatory matters for consideration

The following are relevant mandatory matters for consideration:

- section 4.55(1A) of the EP&A Act, including environmental planning instruments or proposed instruments
- any planning agreements
- EP&A regulation
- likely impacts of the modification application, including environmental impacts on both the natural and built environments, and social and economic impacts
- suitability of the site
- any submissions
- the public interest

- the reasons for granting approval for the original application.

The Department has considered all these matters in its assessment of the proposals. The Department has also considered the relevant matters in **Section 5** and **Appendices B and C** of this report.

3.4 Consistency with Concept Approval

The Department has considered the proposed modifications and is of the opinion the modifications remain consistent with the terms of approval and future environmental assessment requirements of the Concept Approval. Detailed consideration of the consistency of the proposals against the Concept Plan is provided in **Appendix D**.

4 Engagement

4.1 Department's engagement

The Department made the modification applications available on its website and referred them to Council.

4.2 Summary of submissions

Council did not raise any objection, subject to maintaining compliance with existing approved maximum car parking provision and minimum storage in line with the Apartment Design Guide (ADG).

Links to the submissions are provided in **Appendix A**.

No submissions were received from the public.

5 Assessment

In assessing the merits of the proposals, the Department has considered:

- the modification applications and associated documents
- the Environmental Impact Statements and conditions of approval for the original applications (as modified)
- all submissions received on the proposal and the Applicant’s additional information
- relevant environmental planning instruments, policies and guidelines
- the requirements of the EP&A Act.

The Department has assessed the potential impacts associated with the proposal in **Table 2**.

Table 2 | Assessment of proposed changes

Issue	Findings	Recommendation
<p>Reallocation of car parking spaces</p>	<ul style="list-style-type: none"> • The proposals seek to reallocate car parking spaces between Buildings R4A, R4B and R5 on Levels B1, B2 and B3. • Council did not object to these proposed changes subject to maintaining the approved maximum car parking provision. • The Department considers the reallocation is acceptable as: <ul style="list-style-type: none"> ○ there is no change to the overall car parking numbers for Buildings R4A, R4B and R5 ○ it will not involve any physical changes to the layout or dimensions of car parking spaces for the three buildings, as approved ○ it will improve the allocation of the spaces to each building closer to the individual building entrances (lift cores) within the basement • On this basis, the Department is satisfied that the proposed reallocation of car parking spaces is minor and will not result in any additional traffic or amenity impacts in the locality, beyond what was already approved. 	<p>Update Condition A2 for SSD 6964, SSD 6965 and SSD 6966 and Condition A6 for SSD 8892218 to reflect the amended plans</p>
<p>Changes to storage cages</p>	<ul style="list-style-type: none"> • The proposals seek to reallocate storage cages associated with the reallocated car spaces between Buildings R4A, R4B and R5 on Levels B1 and B2. • The reallocation results in no change to the total number of storage cages for Buildings R4A and R4B and the loss of one storage cage for Building R5. • Council did not object to these proposed changes subject to maintaining compliance with the minimum storage requirements in line with the ADG. • The Department has reviewed the proposal and notes that each apartment would continue to provide sufficient storage within the apartment and basement in line with the ADG, which requires 6 m³, 8 m³, 10 m³ storage volumes for 1 bedroom, 2 bedroom and 3+ bedroom apartments respectively. • The Department considers the reallocation is 	<p>Update Condition A2 for SSD 6964, SSD 6965 and SSD 6966 and Condition A6 for SSD 8892218 to reflect the amended plans</p>

acceptable as:

- it will improve the distribution of the cages for each building, located closer to the respective car parking spaces and building entrances
 - there is no change to the total numbers of storage cages for Buildings R4A and R4B
 - the loss of one storage cage for Building R5 is minor and each apartment will continue to meet the ADG recommended storage requirements.
-

6 Evaluation

The Department has reviewed the proposed modifications and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposals are acceptable as:

- the reallocation of the car parking spaces and storage cages is minor and would not result in any change to the overall car parking provision and the developments continue to provide sufficient storage for apartments in line with the ADG
- the developments will continue to comply with the relevant statutory provisions and remain consistent with the relevant EPIs and the strategic planning context
- they are substantially the same developments as the approved developments and would not result in any traffic or amenity impacts beyond those already assessed and approved.

Consequently, the Department considers the modifications are in the public interest and should be approved, subject to the recommended modified conditions of consent.

7 Recommendation

It is recommended that the Executive Director, Key Sites and Regional Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **determines** that the applications SSD 6964 MOD 5, SSD 6965 MOD 4, SSD 8892218 MOD 2, and SSD 6966 MOD2 fall within the scope of section 4.55(1A) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modifications
- **forms the opinion** that the applications would be generally consistent with the approved Barangaroo Concept Approval (MP06_0162)
- **forms the opinion** that Council's submission has been considered in the assessment of the application.
- **modify** the consent SSD 6964, SSD 6965, SSD 8892218, and SSD 6966
- **signs** the attached approval of the modification (**Appendix F**).

Prepared by:
Jennie Yuan
Planning Officer

Recommended by:



Amy Watson
Team Leader
Key Sites Assessments

Recommended by:



Anthony Witherdin
Director
Key Sites Assessments

8 Determination

The recommendation is **Adopted** by:



14/02/2022

Anthea Sargeant

Executive Director

Key Sites and Regional Assessments

as delegate of the Minister for Planning

Appendices

Appendix A – List of referenced documents

The following supporting documents and supporting information to this assessment report can be found on the Major Project's website as follows:

- Modification report
- Submissions
- Response to submissions

R4A - SSD 6964 MOD 5: <https://www.planningportal.nsw.gov.au/major-projects/project/43446>

R4B - SSD 6965 MOD 4: <https://www.planningportal.nsw.gov.au/major-projects/project/43451>

R4B - SSD 8892218 MOD 2: <https://www.planningportal.nsw.gov.au/major-projects/project/43456>

R5 - SSD 6966 MOD 2: <https://www.planningportal.nsw.gov.au/major-projects/project/43441>

Appendix B – Statutory considerations

To satisfy the requirements of the EP&A Act, the Department’s assessment of the proposals has given a detailed assessment to a number of statutory requirements. These include:

- the requirements of section 4.55(1A) of the EP&A Act
- the matters listed under Section 4.15(1) of the EP&A Act, including applicable EPIs and regulations.

The Department has considered these matters in its assessment of the proposals in **Table 3** and **Table 4**.

Table 3 | Consideration of section 4.55(1A) of the EP&A Act

Section 4.55(1A) Evaluation	Consideration
a) that the proposed modification is of minimal environmental impact, and	<p>Section 5 of this report provides an assessment of the impacts associated with the modification applications.</p> <p>The Department is satisfied that the proposals would have minimal environmental impacts as the modifications result in only minor internal changes to the buildings and would not result in significant adverse visual, heritage, traffic or amenity impacts.</p>
b) that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The Department is satisfied the proposed modifications are substantially the same developments as the key components of the developments, including use and overall design, remain unchanged.</p>
c) the application has been notified in accordance with the regulations, and	<p>Details of the Department’s engagement are provided in Section 4 of this report.</p>
d) any submission made concerning the proposed modification has been considered.	<p>The Department received advice from Council. The advice has been considered in Section 5 of this report.</p>

Table 4 | Consideration of the matters listed under Section 4.15(1) of the EP&A Act

Section 4.15(1) Matters for consideration	The Department’s assessment
(a)(i) any environmental planning instrument	<p>The proposed modifications are consistent with the relevant Environmental Planning Instruments (EPIs) as addressed below in this report.</p>
(a)(ii) any proposed instrument	<p>The proposed modifications are consistent with the relevant draft Environmental Planning Instruments (EPIs) as addressed below in this report.</p>
(a)(iii) any development control plan	<p>Under clause 11 of the SRD SEPP, Development Control Plans (DCPs) do not apply to SSD.</p>
(a)(iiia) any planning agreement	<p>Not applicable.</p>

(a)(iv) the regulations	The applications satisfactorily meet the relevant requirements of the Environmental Planning and Assessment Regulation 2000, including the procedures relating to applications (Part 6), the requirements for notification (Part 6, Division 6) and fees (Part 15, Division 1AA) (refer to Section 4).
(b) the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The Department considers the likely impacts of the proposed modifications acceptable and have been appropriately addressed (refer to Section 5 of this report).
(c) the suitability of the site for the development	The suitability of the site was considered in the Department's original assessment and the modifications do not alter its suitability.
(d) any submissions	The Department has considered the submissions received (refer to Section 4 and 5 of this report).
(e) the public interest	The Department considers the proposed modifications to be in the public interest.
Reasons given by the consent authority for the grant of the consent that is sought to be modified	The Department has considered the reasons given by the consent authority for the grant of the consent and the modifications do not affect these reasons.

Environmental Planning Instruments

To satisfy the requirements of section 4.15(1)(a)(i) of the EP&A Act, the following EPIs, were considered as part of the assessment of this proposal:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (State Significant Precincts) 2005
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 55 – Remediation of Land
- Draft Remediation of Land State Environmental Planning Policy
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No.64 – Advertising and Signage
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft Environment State Environmental Planning Policy
- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development
- Other Plans and Policies:
 - Sydney Harbour Foreshores and Waterways Area DCP 2005.

The Department undertook a comprehensive assessment of the redevelopment against the abovementioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied the modification does not result in any inconsistency with these EPIs.

The ADG is closely linked to State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development (SEPP 65). As the application proposes car parking space and storage cage changes, the Department has undertaken an assessment against the relevant criteria of the ADG in **Appendix C**.

Appendix C – Consistency with the Apartment Design Guide

The Department has considered the proposal and is of the opinion the proposal is consistent with the ADG. An assessment of the proposal against the relevant ADG provisions is provided in **Table 5** below. As the proposal is not seeking to change anything else except car parking spaces and storage cages, the development will continue to meet other provisions of the ADG.

Table 5 | Consideration of the relevant provisions of the Apartment Design Guide under SEPP 65

ADG – Relevant Criteria	Proposal
<p>3J Bicycle and Car Parking</p> <ul style="list-style-type: none"> • Minimum parking requirement as set out in the Guide to Traffic Generating Developments or local Council requirement, whichever is the less. • Parking and facilities are provided for other modes of transport. • Car park design and access is safe and secure. • Visual and environmental impacts of underground car parking are minimised. 	<ul style="list-style-type: none"> • No change to the approved total number, design and access of the underground car parking spaces for the three buildings • No change to the number of storage cages for R4A and R4B, which continues to provide bicycle parking spaces for each unit • No change to the internal storage design, which will still provide enough bicycle parking for the units in R5 together with the storage cages in the basement.
<p>4G Storage</p> <ul style="list-style-type: none"> - The following storage is required (with at least 50% located within the apartment): - Studio apartments 4m³ - 1 bedroom apartments 6m³ - 2 bedroom apartments 8m³ - 3 bedroom apartments 10m³ <p>Additional storage is conveniently located accessible and nominated for individual apartments.</p>	<ul style="list-style-type: none"> • The storage areas within both the basement and apartments for R4A and R4B remain unchanged. • Although there will be a reduction of one storage cage for Building R5, the Applicant provided a compliance table demonstrating that all apartments in Building R5 continue to meet the storage requirements in accordance with Section 4G. • The loss of one basement storage area for Building R5 is therefore acceptable as each apartment within the building continues to comply with the minimum storage requirement.

Appendix D – Consistency with the Concept Approval

In accordance with Clause 3b of Schedule 2 of the *Environmental Planning and Assessment (Savings, Transitional and other Provisions) Regulation 2017*, the Department has considered the proposed modifications which do not seek any changes to:

- the relevant requirements, modifications and future assessment requirements of the Concept Approval;
- the Concept Approval built form principles; or
- the relevant Barangaroo urban design controls.

Therefore, the Department is of the opinion the proposals continue to be consistent with the Concept Plan.

Appendix E – Approval history of modifications

The modifications to relevant development approvals are summarised in **Table 6** to

Table 10.

Table 6 | Modifications to approved Concept Plan MP06_0162

MOD No.	Summary of Modification	Status
MOD 1	Administrative changes to the approval and re-wording design excellence terms.	25 Sep 2007
MOD 2	Increase of 120,000 m ² commercial GFA to Block 2, 3, 4 and 5 (Barangaroo total 509,800 m ²).	16 Feb 2009
MOD 3	Reduction of 18,800 m ² GFA (Barangaroo total 489,500 m ²). Reinstatement of a headland at the northern end of the site and enlargement of the northern cove. Removal of development Block 8 and part of Block 7 and redistribution and re-alignment of Globe Street.	11 Nov 2009
MOD 4	Expansion of concept plan into Sydney Harbour, redistribution of land use mix and increase of maximum GFA by 74,465 m ² (Barangaroo total 563,965 m ²), including revision of BFPUD controls, increase of building heights and establish Blocks X and Y building heights, removal of passenger terminal and increase in community uses and provision of a cultural centre.	16 Dec 2010
MOD 5	Administrative changes	Withdrawn
MOD 6	Realignment of Blocks 3, 4A and 4B development boundaries, amendment of BFPUD controls, bicycle parking rates and design excellence provisions.	25 Mar 2014
MOD 7	Inclusion of concrete batching plants as a temporary permitted use.	11 Apr 2014
MOD 8	Increase of 41,946 m ² GFA (Barangaroo total 605,911 m ²), amended Barangaroo South site boundary, urban structure, layout, land-uses, maximum height, public domain, car parking and amend BFPUD controls.	28 Jun 2016
MOD 9	Modifications to Barangaroo Central, including increases in height and GFA, redistribution of GFA, land uses and public domain areas and modifications to block and building envelopes	(SEARs) 15 Apr 2014
MOD 10	Increase of 8,000 m ² GFA (Barangaroo total 602,354 m ²), increase the height of building envelope R4B by 25 m to RL 235 m, amend building R4B setbacks and amend the Built Form Principles and Urban Design controls.	2 Sep 2020
MOD 11	Construction of Hickson Park in seven stages and allow non-construction vehicles to also use Barton Street (the temporary road).	22 Oct 2020

Table 7 | Summary of modifications to SSD 6964 (Building R4A)

Mod No.	Summary of Modifications	Approval Authority	Type	Status
MOD 1	<ul style="list-style-type: none"> decrease in total GFA from 48,004m² to 48,002m², comprised of a decrease in retail GFA from 440m² to 438m² reduction in the number of apartments from 327 to 317 revised dwelling mix and associated internal layout refinements floor level adjustments façade and landscaping alterations addition of 13 residential car parking spaces and removal of 1 retail car parking space 	Executive Director	4.55(2)	Approved on 7 February 2020
MOD 2	<ul style="list-style-type: none"> amendments to the pedestrian bridge connecting Buildings R4A and R4B, bridge entrance closure, stairs, lift and landscaping amend window details at Level 2 (pool area) reconfigure plant room layouts at levels 20 and 47 and relocate louvres modify residential lobby water features and vestibule adjust awning height and amend glazed panels at tower parapet and skirt levels redistribution of GFA (no change to total maximum) 	Director	4.55(1A)	Approved on 18 September 2020
MOD 3	<ul style="list-style-type: none"> reduction of total number of apartments from 317 to 315 revised the internal layout of apartment on Levels 68 and 69 façade, roof layout and building maintenance unit alterations reduced car parking spaces from 390 to 375 spaces additional alternate signage zone at ground floor level 	Acting Director	4.55(1A)	Approved on 11 February 2021
MOD 4	<ul style="list-style-type: none"> transfer of the approved Strada from Building R4A to Building R4B, deletion of relevant conditions and a boundary adjustment modification to the ground floor entry with amendment to the adjoining signage zone conversion of a one four-bedroom apartment on Level 58 to a three-bedroom apartment with a walk-in wardrobe deletion of obstacle lighting conditions 	Executive Director	4.55(1A)	Under assessment

Table 8 | Summary of modifications to SSD 6965 (Building R4B)

Mod No.	Summary of Modifications	Approval Authority	Type	Status
MOD 1	<ul style="list-style-type: none"> increase in retail GFA from 38,896m² to 38,911m² comprised of an increase in retail GFA from 294m² to 309m² reduction in the number of apartments from 297 to 283 revised dwelling mix and associated internal layout refinements floor level adjustments and consequent reduction in height from RL 210 to RL 208.23 façade and landscape alterations addition of 20 residential car parking spaces and removal of 1 retail car parking spaces 	Executive Director	4.55(1A)	Approved on 7 February 2020
MOD 2	<ul style="list-style-type: none"> increase in the number of apartments from 283 to 290 revised dwelling mix and associated internal layout changes façade and landscaping alterations addition of 4 residential car parking spaces 	Director	4.55(2)	Approved on 8 December 2020
MOD 3	<ul style="list-style-type: none"> Transfer of the Strada from Building R4A to R4B Deletion of obstacle lighting conditions Changes to car park entrance design, ground level lobby entry, services, storerooms, access arrangements and pool and ancillary communal facilities Amendment to building identification signage zone 	Executive Director	4.55(1A)	Under assessment

Table 9 | Summary of modifications to SSD 8892218 (Building R4B)

Mod No.	Summary of Modifications	Approval Authority	Type	Status
MOD 1	<ul style="list-style-type: none"> Administrative and landscape changes to conditions contained within SSD 6965 	Executive Director	4.55(1A)	Under assessment

Table 10 | Summary of modifications to SSD 6966 (Building R5)

Mod No.	Summary of Modifications	Approval Authority	Type	Status
MOD 1	<ul style="list-style-type: none"> • modification of internal layouts, building facades and finished floor levels • increase GFA by extending the Building R5 floor plate • two additional Key Worker Housing (KWH) apartments • amended signage zones and temporary public art. 	Executive Director	4.55(2)	Approved on 19 August 2021
MOD 3	<ul style="list-style-type: none"> • minor internal layout reconfiguration resulting from riser and kitchen changes, with resultant floor space redistribution and minor increase to residential GFA • amendments to finished floor level heights on Levels 26 and 27, with resultant façade detailing alterations • reconfiguration of the rooftop layout, including location of building maintenance unit, PV cells and the lift motor room • minor façade rationalisation • minor changes to the landscaped terraces • signage amendments at the Ground Floor • minor structural changes. 	Executive Director	4.55(1A)	Under Assessment

Appendix F – Notice of modification

R4A - SSD 6964 MOD 5: <https://www.planningportal.nsw.gov.au/major-projects/project/43446>

R4B - SSD 6965 MOD 4: <https://www.planningportal.nsw.gov.au/major-projects/project/43451>

R4B - SSD 8892218 MOD 2: <https://www.planningportal.nsw.gov.au/major-projects/project/43456>

R5 - SSD 6966 MOD 2: <https://www.planningportal.nsw.gov.au/major-projects/project/43441>