

SYDNEY





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ONE SYDNEY HARBOUR

BARANGAROO

R4B SECTION 4.55 MODIFICATION APPLICATION (SSD 6965 MOD 7 AND SSD 8892218 MOD 5)
October 2022

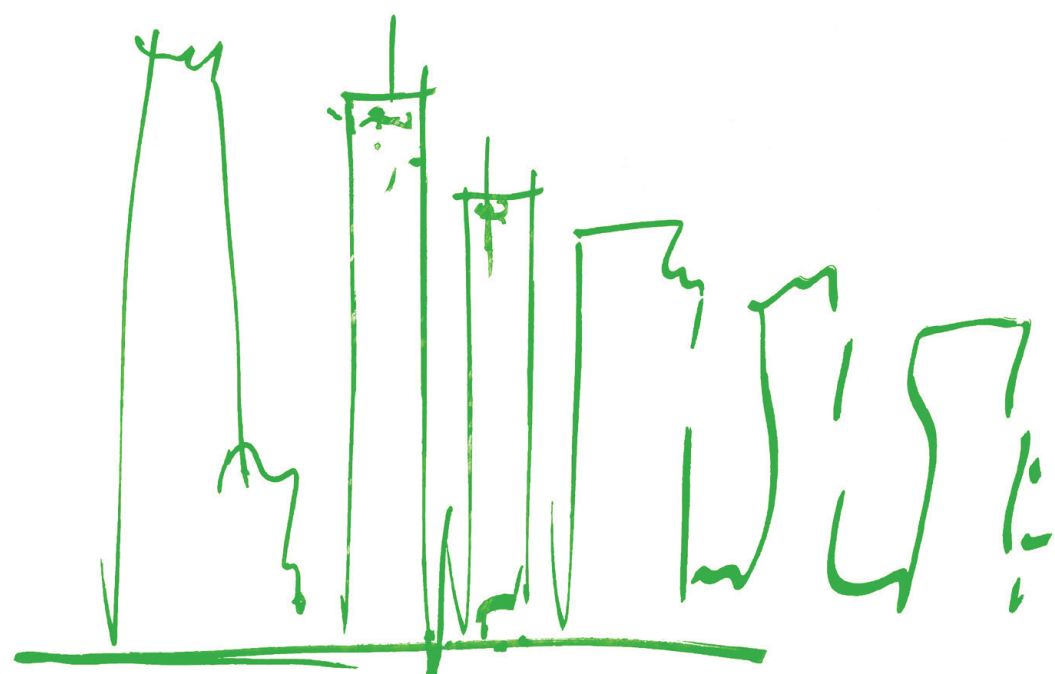
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1.0 Introduction

This report supports a modification application submitted to the Department of Planning and Environment (DPE) pursuant to section 4.55 (1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify Development Consent SSD 6965 and SSD 8892218 relating to Residential Building R4B, Barangaroo South (the site).



1.1 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 R4B – Development Consent SSD 6965 and Development Consent SSD 8892218 (amending SSD 6965)

Development consent SSD 6965 was granted by the Planning Assessment Commission on the 7 September 2017 for Residential Building R4B, comprising a 60 storey mixed use building, with 297 residential apartments and retail floor space at ground level. This included a total gross floor area (GFA) of 38,896m2, 38,602m2 of which was for residential floor space and the remaining 294m2 was for retail floor space.

Consent was also provided for associated building public domain works, fit-out and use of basement and associated building identification signage.

SSD-8892218 was determined on 26 March 2021 for alterations and additions to the approved Residential Building R4B. This included an additional eight storeys and 5,650m2 of gross floor area (GFA), amongst other items. SSD 8892218 amends SSD 6965 by way of conditions.

SSD 6965 and 8892218 have been previously modified, and are the relevant base-building consents for the construction of Building R4B.

Accordingly, this modification application relates to both SSD 6965 and SSD 8892218.

1.2 Overview of Proposed Modifications

This Modification Application seeks consent for the following works:

- Reconfiguration of the service bay design on Basement Level B1, resulting in the deletion of one car parking space and one storage cage.
- The reallocation of one car space from Building R4A to R4B on Basement Level B3.
- Introduction of a new building identification signage zone to the southern frontage of Building R4B, located on the basement entry ramp (in ground).
- Internal amendments to apartment UB05 on level 59 comprising kitchen reconfiguration and changes to bedrooms.

A further detailed description of the proposed modifications, including the specific scope of amendments to each development consent, is contained in the supporting letter to the modification application for both SSD 6965 and SSD 8892218 which has been prepared by Ethos Urban.

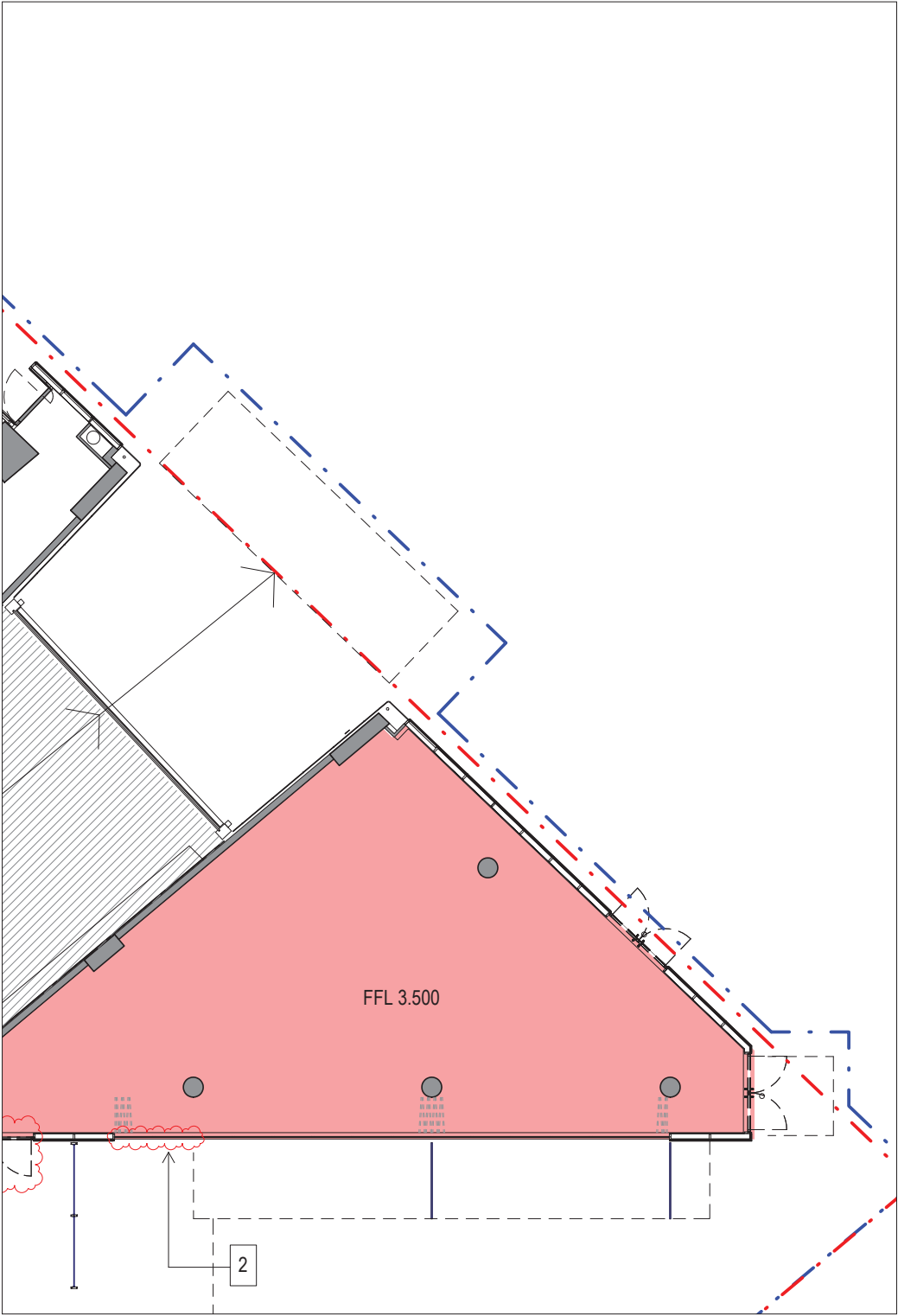
2.0 Design Modifications

2.1 Ground Floor Signage Change

Addition of a recessed metal lettering building identity entry sign within the natural stone paving of the driveway is proposed. Introduction of a sign at the main entry for residents returning and visitors arriving in cars will increase amenity by positively confirming the shared basement entry as belonging to all three of the towers.

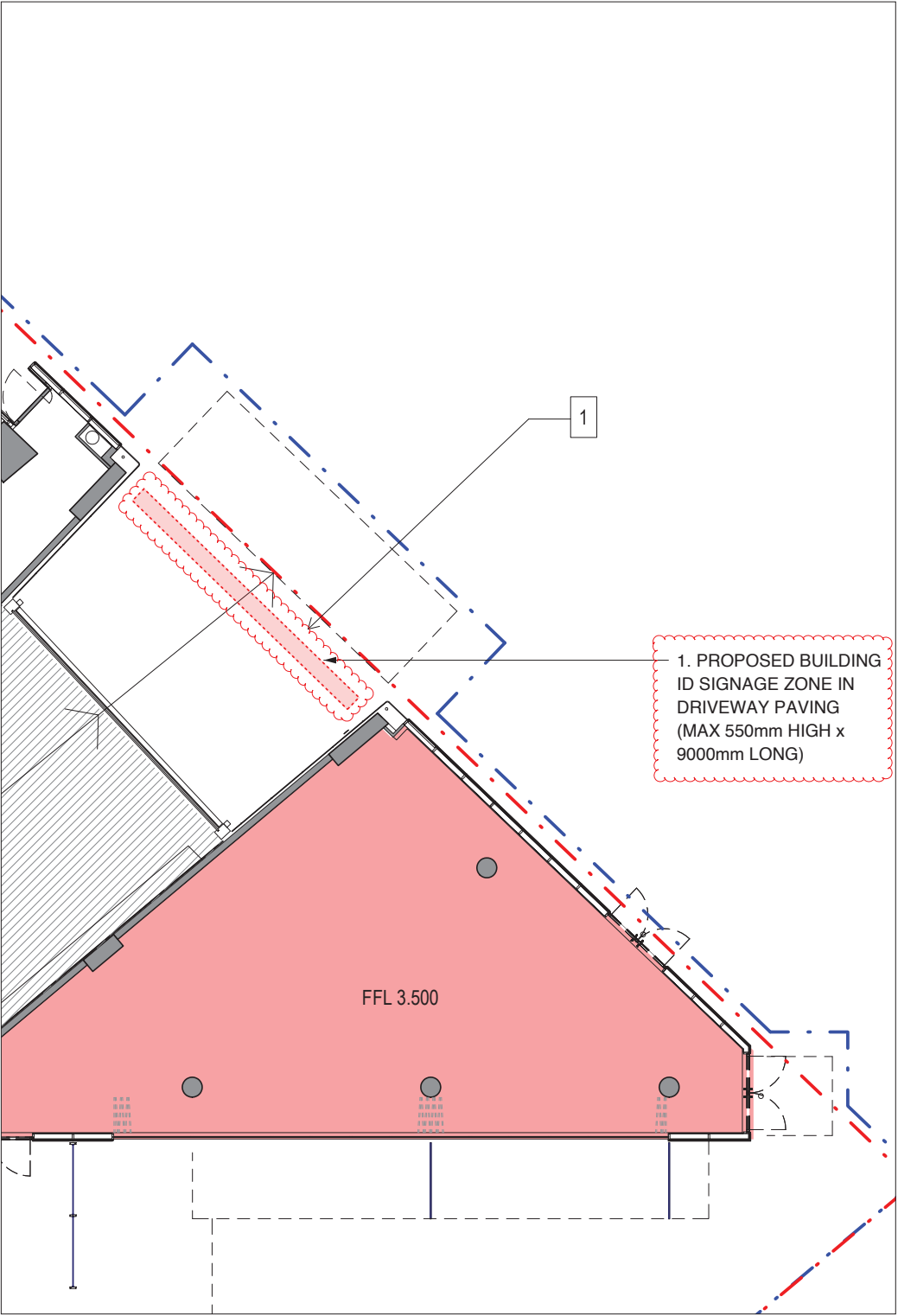
 Proposed Building ID Signage in Paving

APPROVED



Approved R4B ground floorplan at basement carpark entry

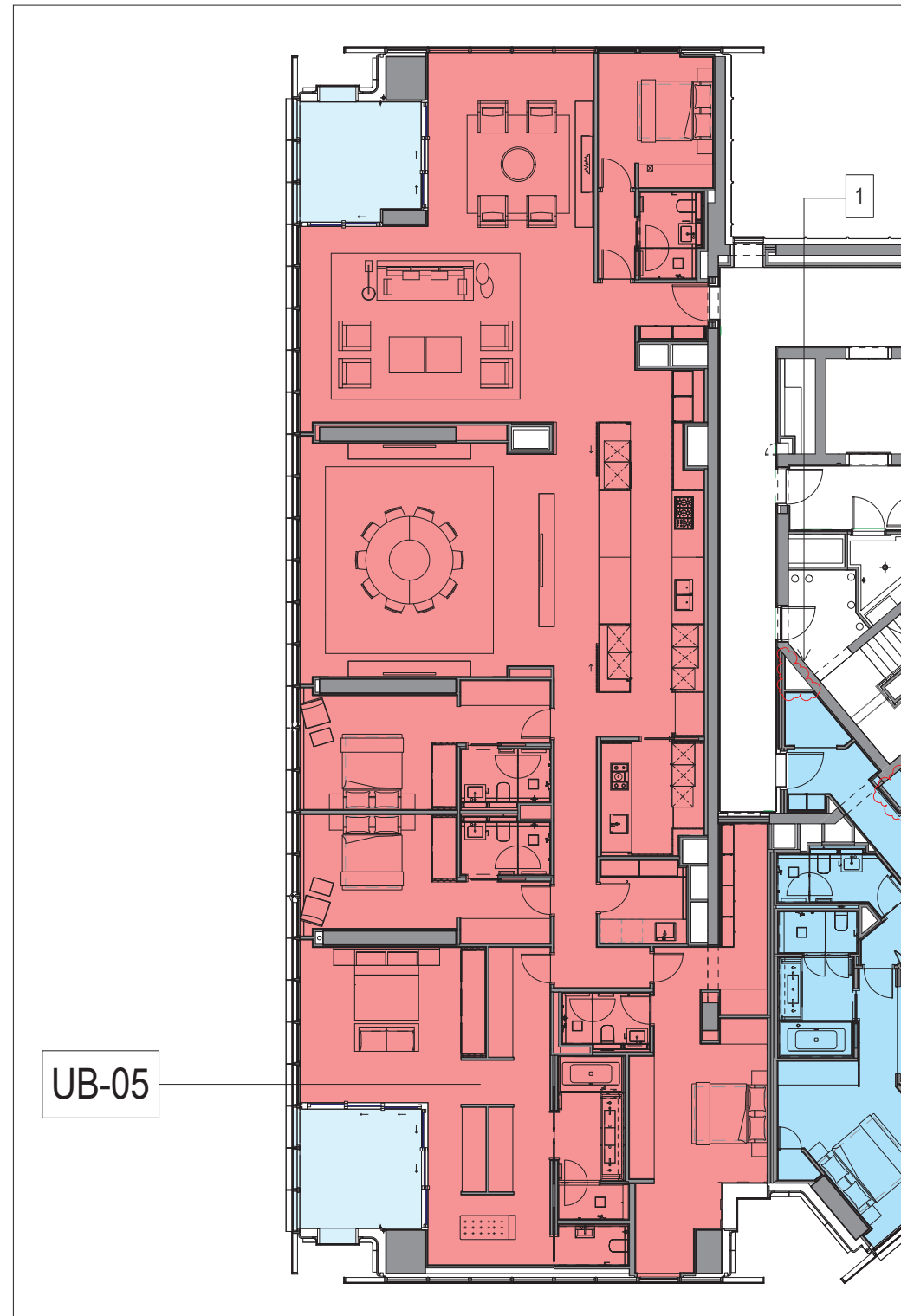
PROPOSED



R4B ground floorplan at basement carpark entry with proposed pavement signage zone

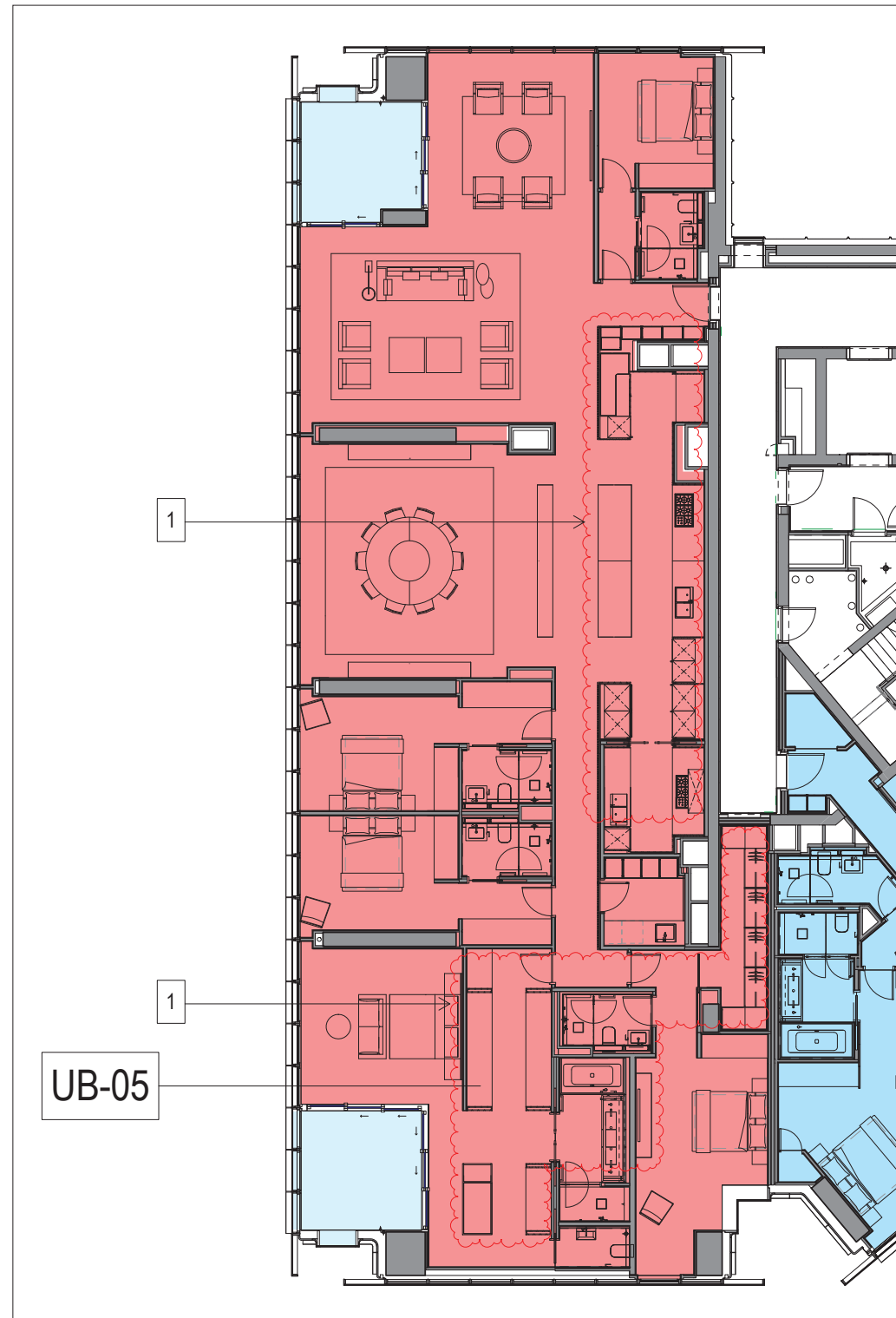
2.0 Design Modifications

APPROVED



Approved apartment UB-05 floorplan

PROPOSED




Proposed apartment UB-05 floorplan

2.2 Apartment UB-05 Design Changes (Level 59)

Minor floorplan adjustments are proposed for two areas of Apartment UB-05 in order to improve the amenity of this apartment. These two areas are identified by call-out number 1 in the plan below.

The changes in the first area are designed to maximise the sense of openness within the kitchen with the creation of a free-standing 'island' bench. The proposed changes in the kitchen also include a reconfigured cupboard arrangement that better delineates private space from communal space as the first bedroom is no longer accessed from the kitchen space but rather from the bedroom wing corridor.

The second area with proposed changes is within the master bedroom where the cupboard space is rearranged in order to create a walk-in robe space. The corollary benefit of this change is to provide flexibility in the furnishing of this bedroom with the bed being able to be orientated towards the view.

 Revised floorplan layout

