

SYDNEY OFFICE

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Reference: AB:MS LTR/S 16547

11 November 2020

Lendlease
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue
BARANGAROO NSW 2000

Attention: Thomas Cushway

Dear Thomas,

RE: One Sydney Harbour, Building R4B, Barangaroo South – Amending SSD DA

This letter is to confirm that Robert Bird Group as the professional structural engineers responsible for the structural design of the Stage 1B project (both Towers and Basement) have assessed the structural implications of the alterations proposed in the Amending SSD DA for Building R4B described on pages 2-4 of this letter.

RBG confirm that the structure has been assessed for the proposed modifications and is found to have sufficient structural capacity. In some areas, structural elements were modified and increased in size to accommodate the proposed changes associated with the Amending SSD DA.

The structural drawings have been updated accordingly and currently represent the requirements to accommodate the Amending SSD DA for Building R4B.

Amending DA – Building R4B, Barangaroo

Introduction

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The 'amending' SSD DA seeks approval for eight additional storeys and 5,650sqm of gross floor area (GFA), amongst other items, to Residential Building R4B approved under SSD 6965. This SSD DA proposes to amend the 60-storey Residential Building R4B development approved under SSD 6965, which in turn necessitates the inclusion of condition(s) of consent to this SSD DA that require the modification of SSD 6965.

Site Description

Barangaroo is located on the north western edge of the Sydney Central Business District (CBD), bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development containing large CBD commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Central and Barangaroo South. The Residential Building R4B site is located within Barangaroo South. The site of this proposed DA is located on land generally known and identified in the approved Concept Plan (as modified) as Block 4A, as shown in **Figure 1** below.

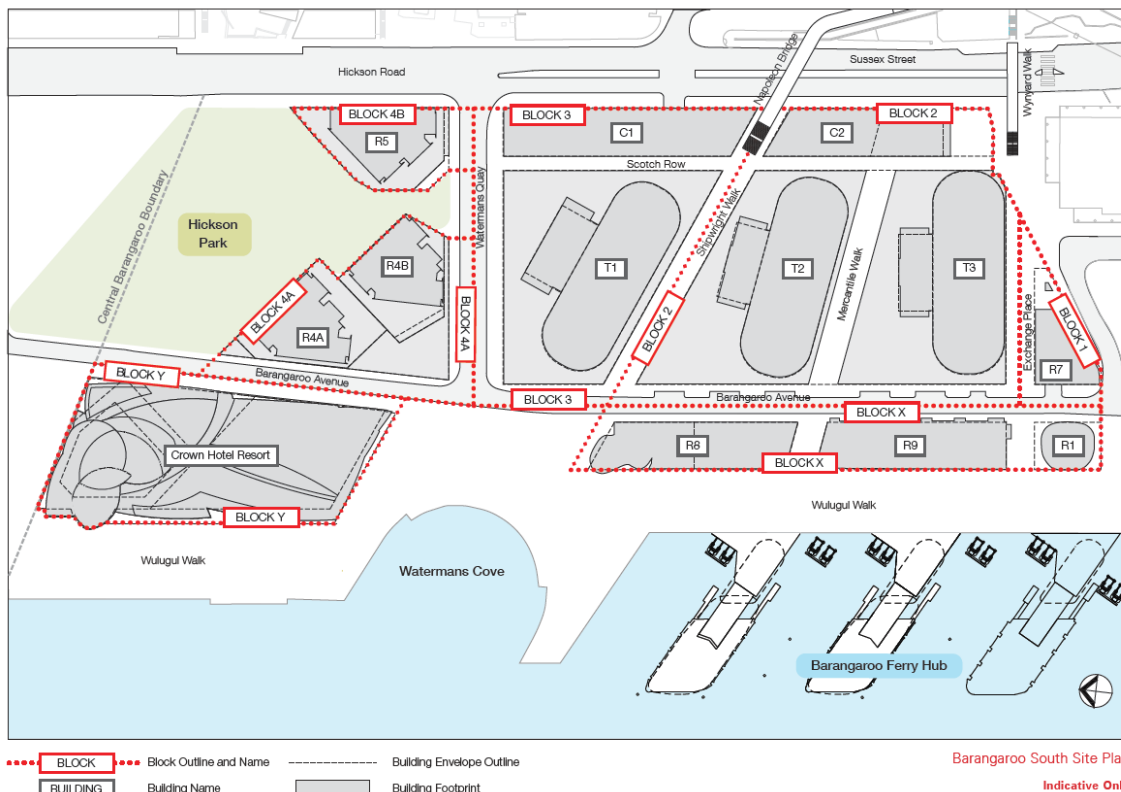


Figure 1 Block 4A in relation to Barangaroo South

Source: Lendlease

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 'amending' SSD DA seeks to achieve the maximum permissible GFA and height for Residential Building R4B that was approved as part of the latest modification to the Concept Plan (modification 10). Any consent that is granted to this SSD DA will be generally consistent with the terms of approval of the Concept Plan (as modified).

Residential Building R4B - Development consent SSD 6965

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

Consent was also provided for associated building public domain works, fit-out and use of the basement, a link bridge connecting to Building R4A and associated building identification signage.

On 7 February, 2020, development consent SSD 6965 was amended to account for a range of design changes, including an increase in total GFA from 38,896sqm to 38,911sqm, comprised of an increase in retail GFA from 294sqm to 309sqm, and a reduction in the number of apartments to 283.

A second application to modify development consent SSD 6965 has been submitted to the DPIE. The amendments contained within the modification application broadly relate to the following changes:
increase the number of apartments from 283 to 290;

- revised dwelling mix and internal layout changes;
- changes to the landscaped podium layout; and
- changes to the number of car spaces from 320 to 324.

It is anticipated that this modification application to development consent SSD 6965 will be determined prior to the determination of this SSD DA. As such, this SSD DA is made with the above changes in mind.

Overview of Proposed Development

This 'amending' SSD DA seeks consent for eight additional storeys with 5,650sqm of GFA and containing 32 additional apartments, and an allocation of 7 additional car parking spaces to Residential Building R4B. More specifically, this SSD DA proposes to amend Residential Building R4B, through:

- an increase to the overall building height from RL208.23 up to RL235 (an additional 8 levels)
- increase the overall number of apartments from to 290 to 322
- revise the dwelling mix and apartment relocations within the building envelope; and
- change to the number of car spaces from 324 to 331.

If you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully

ROBERT BIRD GROUP PTY LTD



Mitchell Starkey
Senior Associate