



19<sup>th</sup> July 2021

Mr Jim Betts

Secretary  
NSW Department of Planning, Industry and Environment  
12 Darcy Street  
Parramatta NSW 2150

Dear Jim

**RE: Residential Building R4B, Barangaroo South – Section 4.55 Modification Application**

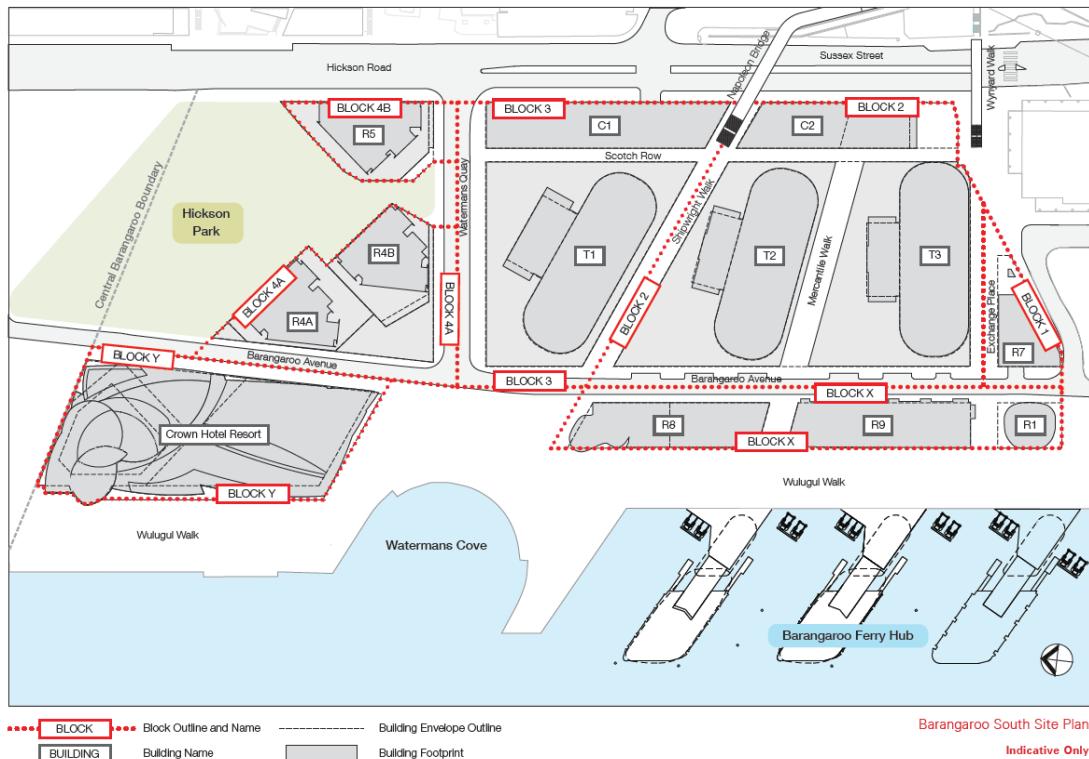
**Introduction**

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

**Site Description**

Barangaroo is located on the north western edge of Central Sydney, 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 commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Barangaroo Reserve, Barangaroo Central and Barangaroo South. The Residential Building R4B site is located within Barangaroo South. The site of this proposed modification application 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, with the location of Building R4B shown**

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 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 38,896m<sup>2</sup>, 38,602m<sup>2</sup> of which was for residential floor space and the remaining 294m<sup>2</sup> was for retail floor space.



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Access Consulting

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

SSD 6965 was subsequently modified twice.

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 5,650m<sup>2</sup> of gross floor area (GFA), amongst other items. SSD 8892218 amends SSD 6965 by way of conditions and is understood to now be the relevant consent for Building R4B.

Accordingly, this modification application relates to SSD 8892218 (which will in turn amend Development Consent SSD 6965).



## Overview of the Proposed Modifications

This modification application seeks consent for the following amendments:

- Transfer of the approved Strada which connects Building R4A and Building R4B from the Building R4A Development Consent (SSD 6964) to the Building R4B Development Consent SSD 8892218 (amending SSD 6965).
- Deletion of conditions relating to the need for obstacle lighting under Part E and F of the consent.
- Revision of car park entrance design.
- Revised entry vestibule design for ground floor lobby
- Alteration to the secondary exit arrangement for the ground level lobby.
- Minor layout changes to the ancillary communal facilities adjacent to the swimming pool.

A further detailed description of the proposed modifications is contained in the supporting letter to the modification application prepared by Ethos Urban.

MGAC has reviewed and assessed the drawings and relevant documentation prepared in respect of the S4.55 application submission.

The MGAC Report dated 21<sup>st</sup> May 2020 that supported the original Project Application concluded that the accessibility for the Residential Building R4B will be able to achieve the accessibility design requirements as set out in the DDA Access to Premises Standards.

On this basis, MGAC is of the opinion that the proposed S4.55 drawings do not require any additional supporting information, analysis or commentary at this stage of the design and compliance with DDA Premises Standards and Australian Standards can be achieved.

Yours faithfully,

Anthony Leuzzi  
Associate Director  
Morris Goding Access Consulting