

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 8892218 granted by the Minister for Planning on 26 March 2021
For the following:	Alterations and additions to Building R4B (SSD 6965) to provide for the construction, fit out and use of a 68-storey mixed-use building, including: <ul style="list-style-type: none">• a total GFA of 44,561 m² comprising 44,252 m² residential GFA (322 apartments) and 309 m² retail GFA;• public domain works;• fit-out and use of the Stage 1B basement car park for Building R4B, including 331 allocated parking spaces;• demolition of interim basement elements; and• 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 8892218 MOD 1: administrative changes to align the conditions with SSD 6965 MOD 3

SCHEDULE 2

1. Schedule 1 – Approved Development is amended by the deletion of ~~bold and struck out~~ words and the insertion of **bold and underlined** words as follows:

Alterations and additions to Building R4B (SSD 6965) to provide for the construction, fit out and use of a 68-storey mixed-use building, including:

- a total GFA of 44,561 m² comprising 44,252 m² residential GFA (322 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 331 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 A5 is amended by the deletion of ~~bold and struck out~~ words and the insertion of **bold and underlined** words as follows:

A5. This consent is subject to compliance with the conditions of consent contained within SSD 6965 (as amended) as indicated in the following table. The conditions indicated as not requiring compliance are replaced by new conditions at **Parts B to E** of this consent.

Conditions Contained within SSD 6965		Compliance Required under SSD 8892218		Replacing Condition Under SSD 8892218
		Yes	No	
Part A Administrative Conditions				
A1	Obligation to Minimise Harm to the Environment	✓		
A2	Terms of Consent		✓	A6
A3	Inconsistency Between Documents	✓		
A4	Limits on Consent	✓		
A5		✓		
A5A		✓		
A6		Design Integrity	✓	
A7	Prescribed Conditions	✓		
A8	Long Service Levy	✓		
A9	Legal Notices	✓		
A10	Signage	✓		
Part B Prior to Issue of Construction Certificate				
B1	No Works Prior to Construction Certificate	✓		
B2	Building Code of Australia (BCA) Compliance	✓		
B3	Maximum Height		✓	B1
B4	Gross Floor Area (GFA) Certification		✓	B2
B5	Structural Details	✓		
B7	Study Room Openings	✓		
B8	Schedule of Materials	✓		
B9	Reflectivity	✓		
B10	Pre-Construction Dilapidation Reports	✓		
B11	Light Spill	✓		
B12	BASIX Certification		✓	B3
B13	Sydney Water Notice of Requirements	✓		
B14	Outdoor Lighting	✓		
B15	Car Park and Service Vehicle Layout	✓		
B16	Crime Prevention Through Environmental Design (CPTED)	✓		

B18	Ecologically Sustainable Development (ESD)		✓	B4
B19	Sustainability Rating	✓		
B20	Number of Car Parking Spaces		✓	B5
B21	Number of Bicycle Parking Spaces		✓	B6
B22	Facilities for Cyclists	✓		
B23		✓		
B24		✓		
B25		✓		
B26	Storage and Handling of Waste	✓		
B27	Footpath Damage Bank Guarantee	✓		
B28	Landscape and Public Domain	✓		
B29		✓		
B30	Mechanical Ventilation	✓		
B31	Adaptable Housing	✓		
B32	Access for People with Disabilities	✓		
B33	Installation of Water Efficient Fixtures and Fittings (Non-Residential Uses)	✓		
B34		✓		
B35		✓		
B36		✓		
B37	Paving Materials and Tactile Ground Surface Indicators and Handrails	✓		
B38		✓		
B39	Compliance Report	✓		
Part C Prior to Commencement of Works				
C1	Notice of Commencement of Works	✓		
C2	Certified Plans	✓		
C3	Construction Framework Environmental Management Plan	✓		
C4	Air Quality and Odour Management Sub-Plan	✓		
C5	Noise and Vibration Management Sub-Plan		✓	C1
C6	Spoil and Waste Management Sub-Plan	✓		
C7	Construction Pedestrian and Traffic Management Plan Sub-Plan	✓		
C8	Water and Stormwater Management Sub-Plan	✓		
C9	Cranes	✓		
C10	Utility Services	✓		
C11		✓		
C12	Environmental Protection Licence	✓		
C13	Contact Telephone Number	✓		
C14	Hoardings	✓		
C15	Barricade Permit	✓		
C16	Traffic Works	✓		
C17	Community Consultation	✓		
C18	Compliance Report	✓		
Part D During Construction				
D1	Hours of Work	✓		
D2	Implementation of Management Sub-Plans	✓		
D3		✓		
D4	Disposal of Seepage and Stormwater	✓		
D5	Construction Noise Management	✓		
D6		✓		
D7		✓		
D8	Vibration Criteria	✓		
D9	Approved Plans to be On-Site	✓		
D10	Site Notice	✓		
D11		✓		
D12	Covering of Loads	✓		
D13	Vehicle Cleansing	✓		
D14	Stockpile Management	✓		
D15	Dust Control Measures	✓		
D16	No Obstruction of Public Way	✓		

D17	Bunding	✓		
D18	Erosion and Sediment Control	✓		
D19	Setting Out of Structures	✓		
D20	Contact Telephone Number	✓		
D21	Construction Waste	✓		
D22		✓		
D23	Water Quality	✓		
D24	Water Discharges	✓		
D25	Road Occupancy Licence	✓		
D26		✓		
D27		✓		
D28	Loading and Unloading During Construction	✓		
D29	Compliance Report	✓		
Part E Prior to Occupation or Commencement of Use				
E1	Occupation Certificate	✓		
E2	GFA and Height Certification		✓	D1
E3		✓		
E4	Road Damage	✓		
E5	Water Authority Compliance	✓		
E6	Registration of Easement	✓		
E7	Obstacle Lights	✓		
E8	Loading Dock and Service Vehicle Management Plan	✓		
E9	Post-Construction Dilapidation Report	✓		
E10	Structural Inspection Certificate	✓		
E12	Study Room Openings	✓		
E13	CPTED	✓		
E14	Light Spill	✓		
E15	Public Domain Works	✓		
E16	Environmental Performance		✓	D2
E17		✓		
E18		✓		
E19	Damage to Public Authority Assets	✓		
E20	Mechanical Ventilation	✓		
E21	Numbering	✓		
E22		✓		
E23	Fire Safety Certificate	✓		
E24	Car Parking, Bicycle and Facilities for Cyclists' Certification	✓		
E25	Travel Demand Management Plan	✓		
E26	Waste and Recycling Collection	✓		
E27	Acoustic Compliance	✓		
E28	Compliance Report	✓		
<u>E29</u>	<u>Strada Access Management Plan</u>	<u>✓</u>		
Part F Post Occupation – During Operation				
F1	External Lighting	✓		
F2	Storage of Hazardous or Toxic Material	✓		
F3	Obstacle Lighting	✓		
F4		✓		
F5	Annual Fire Safety Certificate	✓		
F6	Noise Control – Plan and Machinery	✓		
F7	Loading and Unloading	✓		
F8		✓		
F9	Waste Management		✓	E1
F10		✓		
F11	Use of Communal Facilities	✓		
F12	Anti-Graffiti	✓		
F13	No Obstruction of Public Way	✓		
F14	Car Parking Allocation	✓		
F15		✓		
F16	Plan of Management for Landscaping Maintenance	✓		

F17	Future Signage	✓		
F18	Compliance Report	✓		
F19	Strada Opening Hours	<u>✓</u>		
F20	Strada Management Plan	<u>✓</u>		

3. Part A – Administrative Conditions – Condition A6 is amended by the deletion of **bold and struck-out** words and the insertion of **bold and underlined** words as follows:

Terms of Consent

A6. The development may only be carried out:

- in compliance with the conditions of this consent;
- in accordance with all written directions of the Planning Secretary;
- generally in accordance with the EIS as amended by the RtS;
- generally in accordance with Section 4.55(1A) Modification 1 to SSD 8892218 titled 'Building R4B, One Sydney Harbour, Barangaroo South Sydney' and accompanying appendices prepared by Ethos Urban dated 30 November 2021; Response to Submissions and accompanying appendices prepared by Ethos Urban dated 18 February 2022;**
- generally in accordance with Section 4.55(1A) Modification **4 2** to SSD 8892218 titled 'Building R4B, One Sydney Harbour, Barangaroo South', 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;
- in accordance with the approved SSD 6965 drawings listed at Appendix 1 (except as may be amended by the conditions of that consent requiring compliance (refer to **Condition A5** in this consent) and the conditions of this consent); and
- in accordance with the following approved SSD 8892218 drawings in the table below (except as may be amended by the conditions of consent):

Architectural Drawings prepared by Renzo Piano Building Workshop and Lendlease Integrated Solutions PTW Architects			
Drawing No.	Revision	Name of Drawing	Date
BR4B_ASD_PA2_0000	1	Title Sheet and Drawing List	31 Aug 2020
BR4B_ASD_PA2_1001	2	Setout Plan Basement Level B4	21 Oct 2021
BR4B_ASD_PA2_1002	2	Setout Plan Basement Level B3	21 Oct 2021
BR4B_ASD_PA2_1003	2	Setout Plan Basement Level B2	21 Oct 2021
BR4B_ASD_PA2_1004	2	Setout Plan Basement Level B1	21 Oct 2021
BR4B_ASD_PA2_1005	2	Setout Plan Basement Level B0	21 Oct 2021
BR4B_ASD_PA2_3048	1	Plan Upper Plate Level 48-63	31 Aug 2020
BR4B_ASD_PA2_3064	1	Plan Skyhomes Level 64	31 Aug 2020
BR4B_ASD_PA2_3065	1	Plan Skyhomes Level 65	31 Aug 2020
BR4B_ASD_PA2_3066	1	Plan Roof Level	31 Aug 2020
BR4B_ASD_PA2_4001	<u>4</u> <u>2</u>	Elevation North-East (Park)	<u>31 Aug 2020</u> <u>18 JUN 2021</u>
BR4B_ASD_PA2_4002	1	Elevation West (Barangaroo Ave)	31 Aug 2020
BR4B_ASD_PA2_4003	<u>4</u> <u>2</u>	Elevation South-East (Lift Lobby)	<u>31 Aug 2020</u> <u>18 JUN 2021</u>

BR4B_ASD_PA2_4004	<u>4</u> <u>2</u>	Elevation South (Watermans Quay)	<u>31 Aug 2020</u> <u>18 JUN 2021</u>
BR4B_ASD_PA2_4007	1	North-East Enlarged Elevation (Park)	31 Aug 2020
BR4B_ASD_PA2_4010	1	West Enlarged Elevation (Barangaroo Ave)	31 Aug 2020
BR4B_ASD_PA2_5001	1	Overall Section AA	31 Aug 2020
BR4B_ASD_PA2_5002	1	Overall Section BB	31 Aug 2020
BR4B_ASD_PA2_6003	1	Skyhome North East Facade Details - Wintergarden	31 Aug 2020
BR4B_ASD_PA2_6004	1	Skyhome West Facade Details - Open Cavity Facade	31 Aug 2020
BR4B_ASD_PA2_6005	1	Skyhome West Façade Details	31 Aug 2020
BR4B_ASD_PA2_9000	1	GFA Calculation	31 Aug 2020
BR4B_ASD_PA2_9005	1	GFA Calculation - Sheet 5	31 Aug 2020
BR4B_ASD_PA2_9006	1	GFA Calculation - Sheet 6	31 Aug 2020

4. Appendix 1 - Drawings is amended by the deletion of **~~bold and struck out~~** words and the insertion of **bold and underlined** words as follows:

APPENDIX 1 - DRAWINGS

The following approved drawings of SSD 6965 (**as modified**) are modified by the consent of SSD 8892218 **~~and this consent (SSD 8892218 MOD2)~~** (**as modified**) by the deletion of drawings shown in ~~struck through~~ and the insertion of new drawings shown in **bold and underline**.

Architectural Drawings prepared by <i>Renzo Piano Building Workshop</i> and Lendlease Integrated Solutions <i>PTW Architects</i>			
Drawing No.	Rev	Name of Drawing	Date
BR4B_ASD_PA1_0000 <u>BR4B ASD PA2 0000</u>	20 <u>1</u>	Title Sheet and Drawing List	19/06/2020 <u>31 Aug 2020</u>
BR4B_ASD_PA1_0001	21	Context Plan	30 JUNE 2021
BR4B_ASD_PA1_0002	20	Site Plan	30 JUNE 2021
BR4B_ASD_PA1_0004	20	Site Plan Setting Out	30 JUNE 2021
BR4B_ASD_PA1_0005	20	Thermal Performance Assessment	19/06/2020
BR4B_ASD_PA1_1001 ADA BR4B_ASD_PA2_1001 <u>BR4B ASD PA2 1001</u>	20 4 <u>2</u>	Setout Plan Basement Level B4	03/05/2019 15 Sept 2020 <u>21 Oct 2021</u>
BR4B_ASD_PA1_1002 ADA BR4B_ASD_PA2_1002 <u>BR4B ASD PA2 1002</u>	24 4 <u>2</u>	Setout Plan Basement Level B3	19/06/2020 15 Sept 2020 <u>21 Oct 2021</u>
BR4B_ASD_PA1_1003 ADA BR4B_ASD_PA2_1003 <u>BR4B ASD PA2 1003</u>	20 4 <u>2</u>	Setout Plan Basement Level B2	03/05/2019 15 Sept 2020 <u>21 Oct 2021</u>
BR4B_ASD_PA1_1004 ADA BR4B_ASD_PA2_1004 <u>BR4B ASD PA2 1004</u>	20 4 <u>2</u>	Setout Plan Basement Level B1	03/05/2019 15 Sept 2020 <u>21 Oct 2021</u>
BR4B_ASD_PA1_1005 ADA BR4B_ASD_PA2_1005 <u>BR4B ASD PA2 1005</u>	20 4 <u>2</u>	Setout Plan Basement Level B0	03/05/2019 15 Sept 2020 <u>21 Oct 2021</u>
BR4B_ASD_PA1_2000	21	Plan Ground Floor Level 00	30 JUNE 2021
BR4B_ASD_PA1_2001	21	Plan Podium Level P1	30 JUNE 2021
BR4B_ASD_PA1_2002	21	Plan Podium Level P2	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	20	Plan Plant Level 20	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- 63	19/06/2020
BR4B ASD PA2 3048	1		31 Aug 2020
BR4B_ASD_PA1_3064	20	Plan Skyhomes Level-56- 64	19/06/2020
BR4B ASD PA2 3064	1		31 Aug 2020
BR4B_ASD_PA1_3065	20	Plan Skyhomes Level-57- 65	19/06/2020
BR4B ASD PA2 3065	1		31 Aug 2020
BR4B_ASD_PA1_3066	20	Plan Roof Level-58	19/06/2020
BR4B ASD PA2 3066	1		31 Aug 2020
BR4B_ASD_PA1_4001	20	Elevation North – East (Park)	19/06/2020
BR4B ASD PA2 4001	4		31 Aug 2020
	2		18 JUNE 2021
BR4B_ASD_PA1_4002	20	Elevation West (Barangaroo Ave)	19/06/2020
BR4B ASD PA2 4002	1		31 Aug 2020
BR4B_ASD_PA1_4003	20	Elevation South – East (Lift Lobby)	19/06/2020
BR4B ASD PA2 4003	4		31 Aug 2020
	2		18 JUN 2021
BR4B_ASD_PA1_4004	20	Elevation South (Watermans Quay)	19/06/2020
BR4B ASD PA2 4004	4		31 Aug 2020
	2		18 JUN 2021
BR4B_ASD_PA1_4005	21	North – East Enlarged Elevation (Park)	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 PA2 4007	1		31 Aug 2020
BR4B_ASD_PA1_4008	20	West Enlarged Elevation (Barangaroo Ave)	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 PA2 4010	1		31 Aug 2020
BR4B_ASD_PA1_4201	21	Building Signage Zone South – East Enlarged Elevation	18 JUN 2021
BR4B_ASD_PA1_5001	19	Overall Section AA	03/05/2019
BR4B ASD PA2 5001	1		31 Aug 2020
BR4B_ASD_PA1_5002	19	Overall Section BB	03/05/2019
BR4B ASD PA2 5002	1		31 Aug 2020
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 PA2 6003	1		31 Aug 2020
BR4B_ASD_PA1_6004	20	Skyhome West Facade Details – Open Cavity Facade	19/06/2020
BR4B ASD PA2 6004	1		31 Aug 2020
BR4B_ASD_PA1_6005	20	Skyhome West Façade Details	19/06/2020
BR4B ASD PA2 6005	1		31 Aug 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	21	Bridge	18 JUN 2021
BR4B_ASD_PA1_9000	20	R4B-GFA Calculation	19/06/2020
BR4B ASD PA2 9000	1		31 Aug 2020
BR4B ASD PA2 9005	1	GFA Calculation - Sheet 5	31 Aug 2020
BR4B ASD PA2 9006	1	GFA Calculation - Sheet 6	31 Aug 2020
Landscape Drawings prepared by Grant Associates			
Drawing No.	Rev	Name of Drawing	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
Landscape Drawings prepared by <i>McGregor Coxall</i>			
Drawing No.	Rev	Name of Drawing	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

**End of modification
(SSD 8892218 MOD 1)**