

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

14 February 2022

SCHEDULE 1

Development consent:	SSD 8892218 granted by the delegate of the Minister for Planning and Public Spaces 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 2: Reallocation of car parking spaces and storage cages within the shared basement between Buildings R4B and R5

SCHEDULE 2

1. Part A – Administrative Conditions – Condition A2 is amended by the deletion of ~~struck out~~ words and the insertion of **bold and underlined** words as follows:

TERMS OF CONSENT

A6. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS as amended by the RtS;
- (d) **generally in accordance with Section 4.55(1A) Modification 1 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;**
- (e) 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
- (f) 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 <i>Renzo Piano Building Workshop</i> and <i>Lendlease Integrated Solutions</i>			
Drawing No.	Rev	Name of Drawing	Date
BR4B_ASD_PA2_0000	1	Title Sheet and Drawing List	31 Aug 2020
ADA_BR4B_ASD_PA2_1001	1 <u>2</u>	Setout Plan Basement Level B4	15 Sept 2020 <u>21 Oct 2021</u>
ADA_BR4B_ASD_PA2_1002	1 <u>2</u>	Setout Plan Basement Level B3	15 Sept 2020 <u>21 Oct 2021</u>
ADA_BR4B_ASD_PA2_1003	1 <u>2</u>	Setout Plan Basement Level B2	15 Sept 2020 <u>21 Oct 2021</u>
ADA_BR4B_ASD_PA2_1004	1 <u>2</u>	Setout Plan Basement Level B1	15 Sept 2020 <u>21 Oct 2021</u>
ADA_BR4B_ASD_PA2_1005	1 <u>2</u>	Setout Plan Basement Level B0	15 Sept 2020 <u>21 Oct 2021</u>
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	1	Elevation North-East (Park)	31 Aug 2020
BR4B_ASD_PA2_4002	1	Elevation West (Barangaroo Ave)	31 Aug 2020
BR4B_ASD_PA2_4003	1	Elevation South-East (Lift Lobby)	31 Aug 2020
BR4B_ASD_PA2_4004	1	Elevation South (Watermans Quay)	31 Aug 2020
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

APPENDIX 1 - DRAWINGS

2. The following approved drawings of SSD 6965 are modified by **the consent of SSD 8892218 and this consent (SSD 8892218 MOD 2)** by the deletion of drawings shown in struck through and the insertion of new drawings shown in **bold and underline**.

Architectural Drawings prepared by Renzo Piano Building Workshop and Lendlease Integrated Solutions			
Drawing No.	Rev	Name of Drawing	Date
BR4B_ASD_PA1_0000	20	Title Sheet and Drawing List	19/06/2020
<u>BR4B ASD PA2 0000</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B ASD PA1 0001	20	Context Plan	19/06/2020
BR4B ASD PA1 0002	19	Site Plan	03/05/2019
BR4B ASD PA1 0004	19	Site Plan Setting Out	03/05/2019
BR4B ASD PA1 0005	20	Thermal Performance Assessment	19/06/2020
BR4B_ASD_PA1_1001	20	Setout Plan Basement Level B4	03/05/2019
ADA_BR4B_ASD_PA2_1004	4		15 Sept 2020
<u>BR4B ASD PA2 1001</u>	<u>2</u>		<u>21 Oct 2021</u>
BR4B_ASD_PA1_1002	24	Setout Plan Basement Level B3	19/06/2020
ADA_BR4B_ASD_PA2_1002	4		15 Sept 2020
<u>BR4B ASD PA2 1002</u>	<u>2</u>		<u>21 Oct 2021</u>
BR4B_ASD_PA1_1003	20	Setout Plan Basement Level B2	03/05/2019
ADA_BR4B_ASD_PA2_1003	4		15 Sept 2020
<u>BR4B ASD PA2 1003</u>	<u>2</u>		<u>21 Oct 2021</u>
BR4B_ASD_PA1_1004	20	Setout Plan Basement Level B1	03/05/2019
ADA_BR4B_ASD_PA2_1004	4		15 Sept 2020
<u>BR4B ASD PA2 1004</u>	<u>2</u>		<u>21 Oct 2021</u>
BR4B_ASD_PA1_1005	20	Setout Plan Basement Level B0	03/05/2019
ADA_BR4B_ASD_PA2_1005	4		15 Sept 2020
<u>BR4B ASD PA2 1005</u>	<u>2</u>		<u>21 Oct 2021</u>
BR4B ASD PA1 2000	20	Plan Ground Floor Level 00	19/06/2020
BR4B ASD PA1 2001	20	Plan Podium Level P1	19/06/2020
BR4B ASD PA1 2002	20	Plan Podium Level P2	19/06/2020
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	19	Plan Plant Level 20	03/05/2019
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- <u>63</u>	19/06/2020
<u>BR4B ASD PA2 3048</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B_ASD_PA1_3064	20	Plan Skyhomes Level-56 <u>64</u>	19/06/2020
<u>BR4B ASD PA2 3064</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B_ASD_PA1_3065	20	Plan Skyhomes Level-57 <u>65</u>	19/06/2020
<u>BR4B ASD PA2 3065</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B_ASD_PA1_3066	20	Plan Roof Level-58	19/06/2020
<u>BR4B ASD PA2 3066</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B_ASD_PA1_4001	20	Elevation North – East (Park)	19/06/2020
<u>BR4B ASD PA2 4001</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B_ASD_PA1_4002	20	Elevation West (Barangaroo Ave)	19/06/2020
<u>BR4B ASD PA2 4002</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B_ASD_PA1_4003	20	Elevation South – East (Lift Lobby)	19/06/2020
<u>BR4B ASD PA2 4003</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B_ASD_PA1_4004	20	Elevation South (Watermans Quay)	19/06/2020
<u>BR4B ASD PA2 4004</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B ASD PA1 4005	20	North – East Enlarged Elevation (Park)	19/06/2020
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
<u>BR4B ASD PA2 4007</u>	<u>1</u>		<u>31 Aug 2020</u>
BR4B ASD PA1 4008	20	West Enlarged Elevation (Barangaroo Ave)	19/06/2020
BR4B ASD PA1 4009	19	West Enlarged Elevation (Barangaroo Ave) – Mid	03/05/2019

		Rise	
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	20	Building Signage Zone South – East Enlarged Elevation	19/06/2020
BR4B_ASD_PA1_5001	49	Overall Section AA	03/05/2019
BR4B ASD PA2 5001	1		31 Aug 2020
BR4B_ASD_PA1_5002	49	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	20	Bridge	19/06/2020
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
RPB430-GE-R4B001-GA	V	General Arrangement	28/10/2020
Landscape Drawings prepared by McGregor Coxall			
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

**End of modification
(SSD 8892218 MOD 2)**