

SYDNEY





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ONE SYDNEY HARBOUR

BARANGAROO

R4B SECTION 4.55 MODIFICATION APPLICATION (SSD 6965 MOD 6 AND SSD 8892218 MOD 4)
July 2022

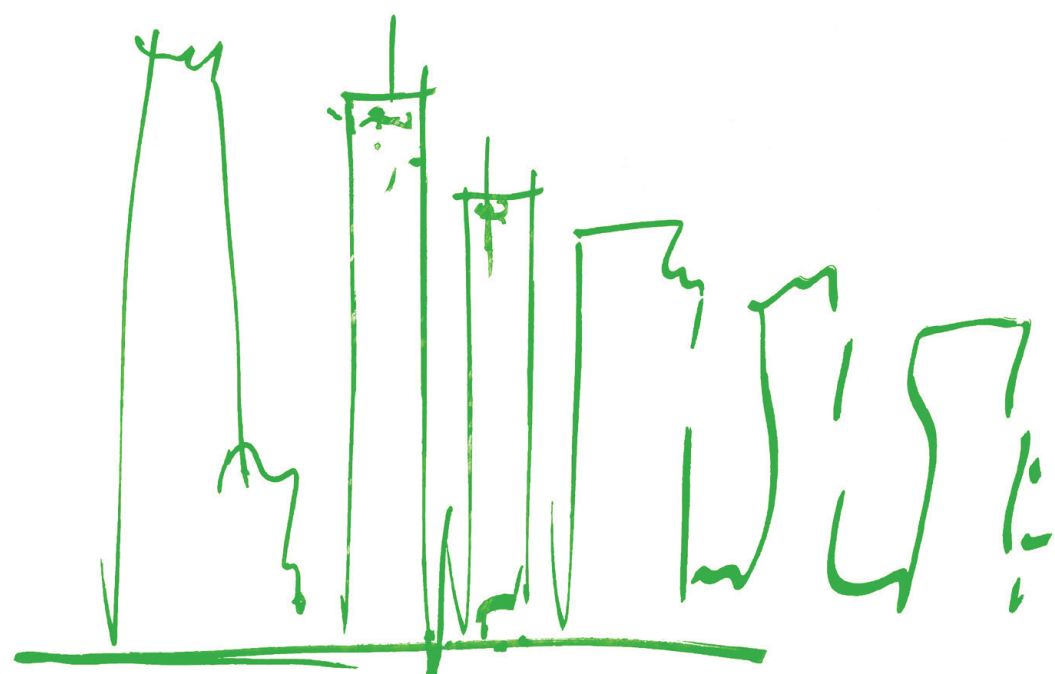
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1.0 Introduction

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:

- An extension to the approved hours of work, allowing for specific construction works be completed in the following time periods:
 - 7pm and 5am weeknights, and,
 - 5pm and 5am Saturdays.The hours would permit specific internal works only.
- Minor adjustments to internal layout of apartments in the luxury C-Stack.
- Minor changes to the level 1 plant room.

A further detailed description of the proposed modifications is contained in the supporting letter to the modification application for both SSD 6965 and SSD 8892218 which has been prepared by Ethos Urban.

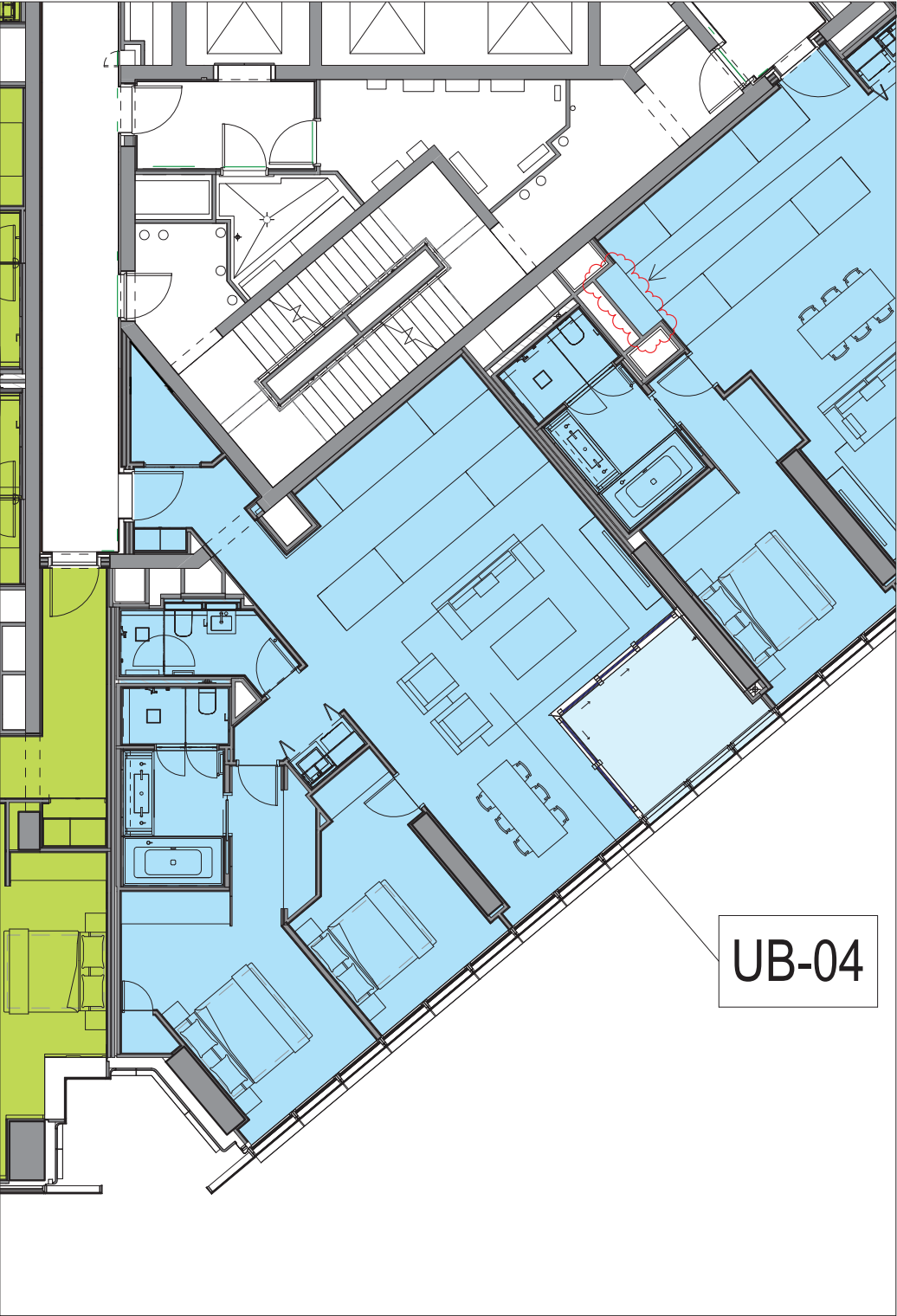
2.0 Design Modifications

2.1 Apartment UB-04 Store Room Shape Change (Levels 48-58 / 60-63)

Minor wall adjustments in Apartment UB-04 storage room are proposed as part of a design refinement of this apartment. Squaring off the acute point of the room allows for more functional and accessible storage space. Even with this change, the apartment continues to exceed volume of storage required by the ADG. Redistribution of GFA to a former riser within apartment results in no per unit or overall development GFA changes.

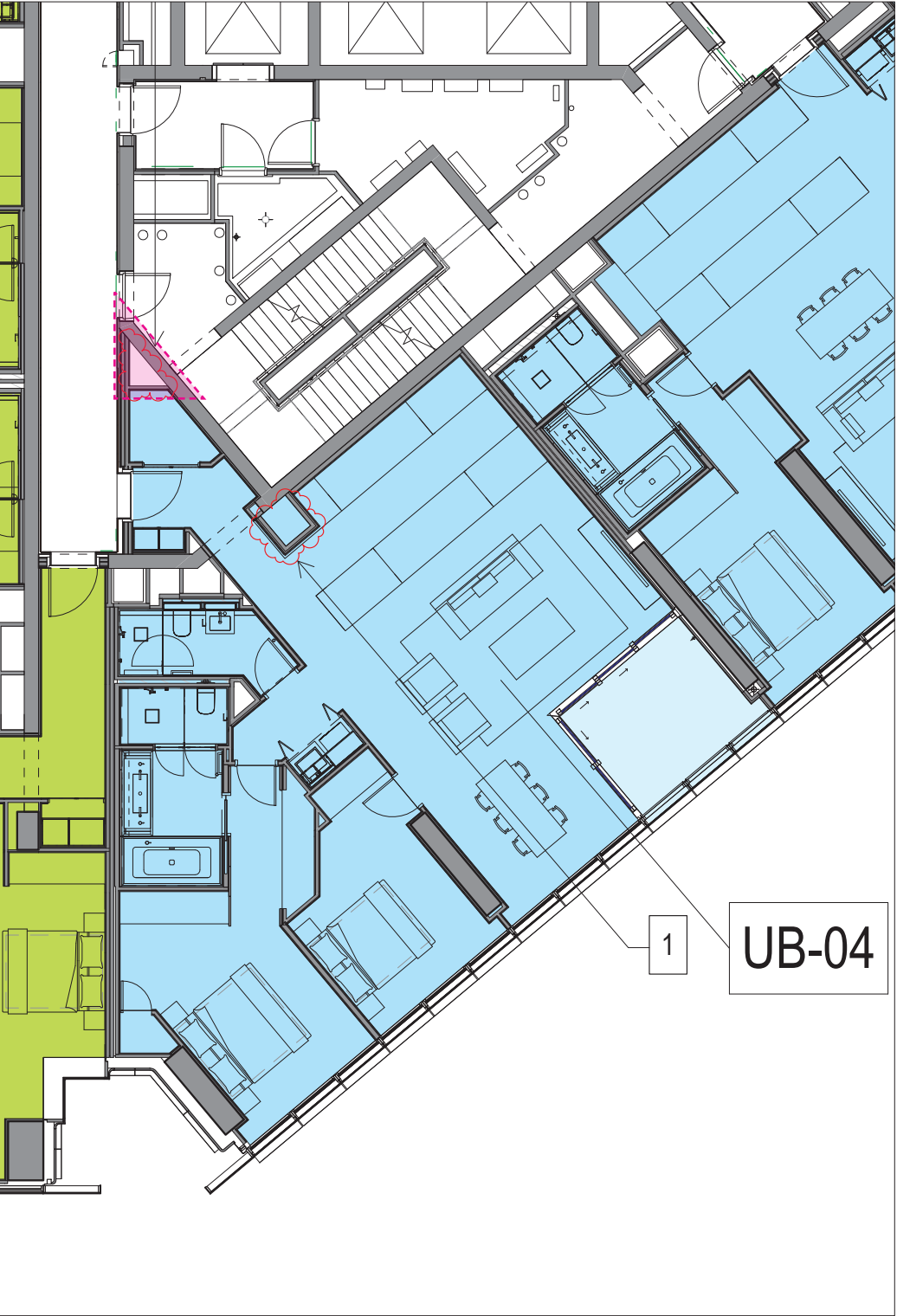
 Revised floorplan layout

APPROVED



Approved apartment UB-04 floorplan

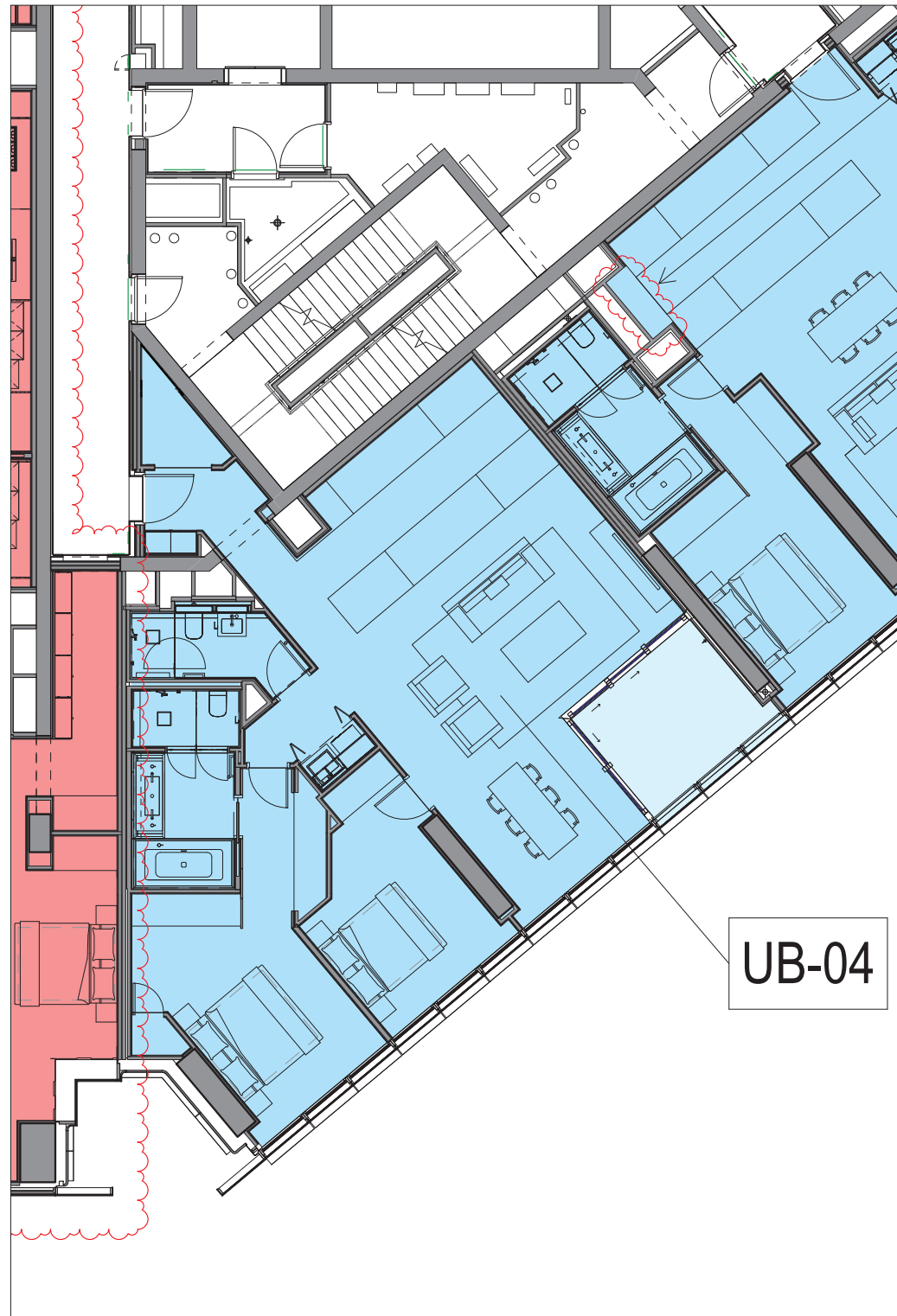
PROPOSED



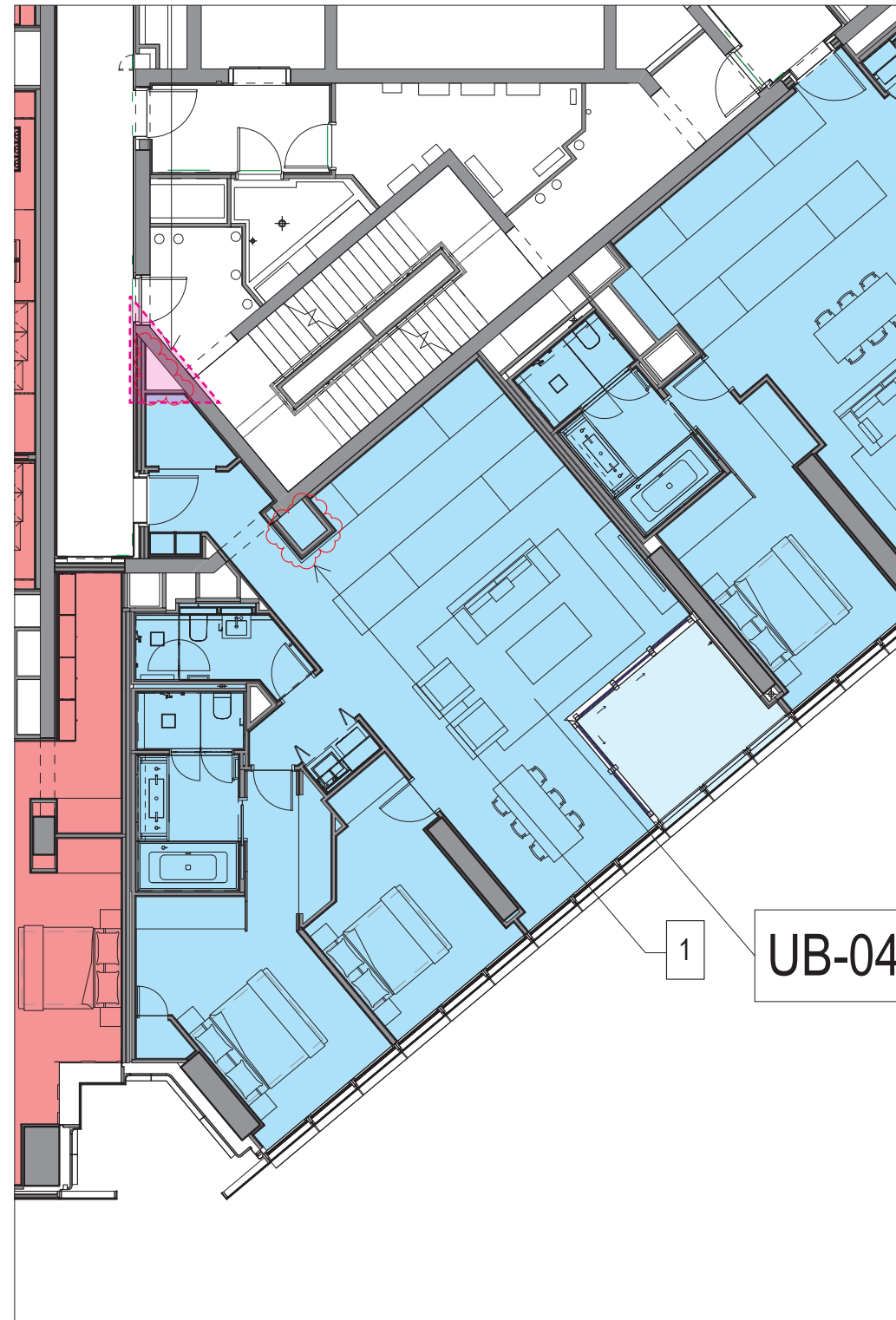
Proposed apartment UB-04 floorplan

2.0 Design Modifications

PROPOSED



Approved apartment UB-04 floorplan



Proposed apartment UB-04 floorplan

2.2 Apartment UB-04 Store Room Shape Change (Level 59)


Minor wall adjustments in Apartment UB-04 storage room are proposed as part of a design refinement of this apartment. Squaring off the acute point of the room allows for more functional and accessible storage space. Even with this change, the apartment continues to exceed volume of storage required by the ADG. Redistribution of GFA to a former riser within apartment results in no per unit or overall development GFA changes.

 Revised floorplan layout

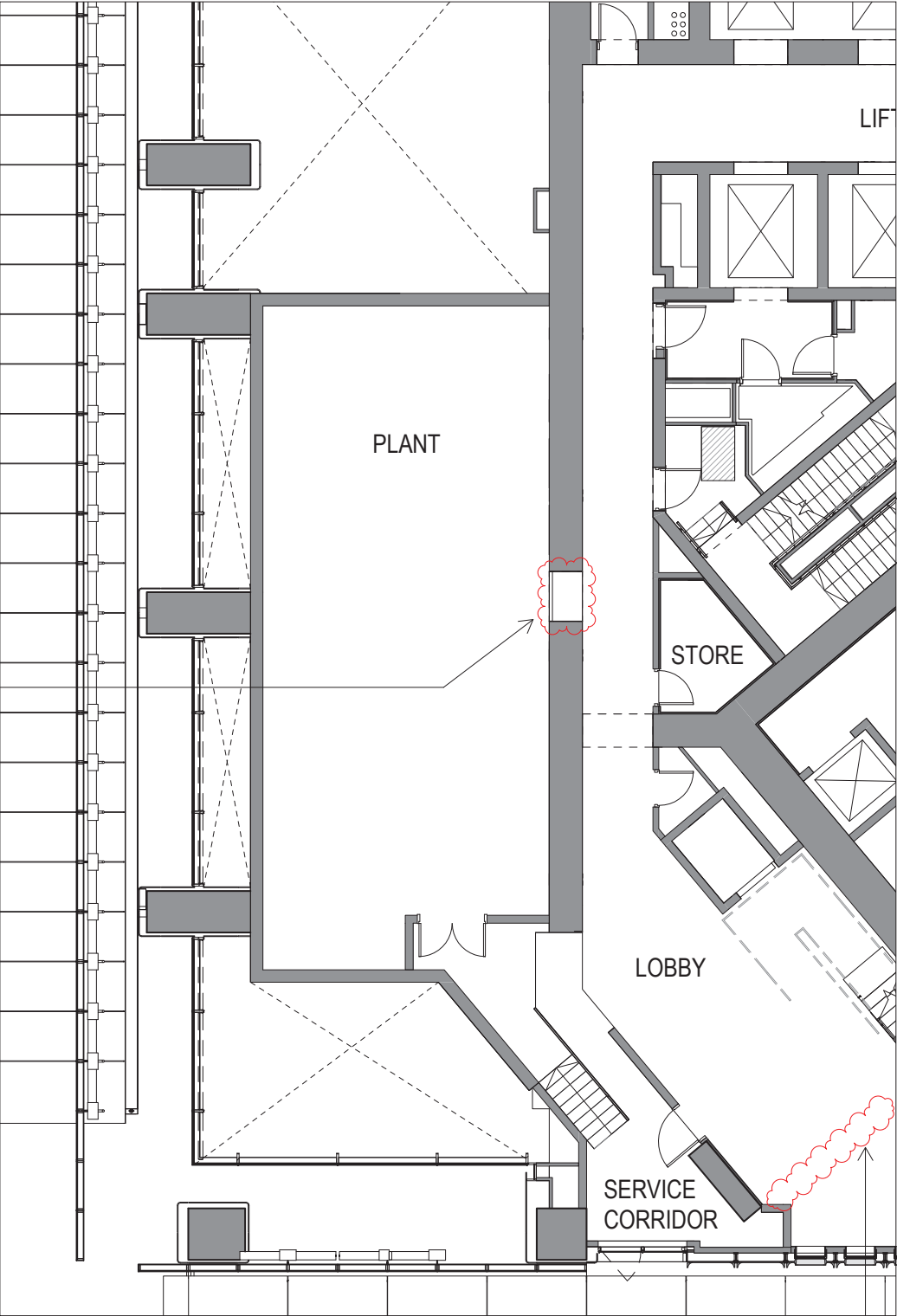
2.0 Design Modifications

2.3 Level 1 Plant Room Separation Wall Added

Additional walls and doors added to split existing level 1 plant room into two. These rooms have different functions and are required to be separated from each other. As this is a plantroom area away from the common and residential areas of the building, there is no detrimental impact on amenity.

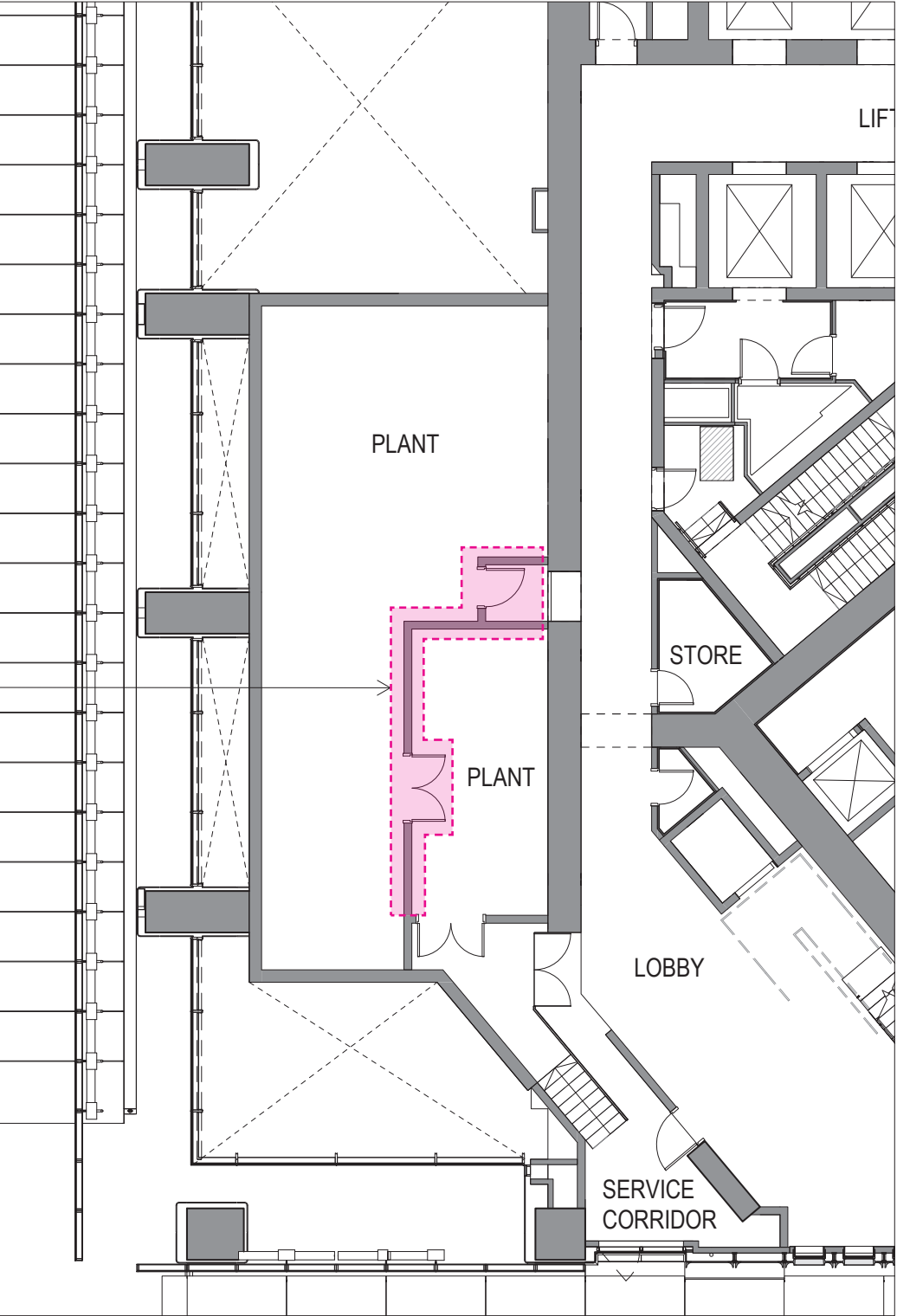
 Revised floorplan layout

APPROVED



Approved Level 1 Plant Room Layout

PROPOSED



Proposed Level 1 Plant Room Layout

