

ONE SYDNEY HARBOUR

DESIGN VERIFICATION STATEMENT - BUILDING R4B

(State Significant Development SSD 8892218 and 6965)

S4.55 Modification Application (MOD7)

October 2022

Pursuant to Clause 115(3) of the Environmental Planning and Assessment Regulation 2000,

I hereby verify that to the best of my knowledge, information and belief that:

a) the residential apartment development, as modified, generally achieves the design quality principles set out in State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development, and

b) the modifications do not diminish or detract from the design quality of the development for which the development consent was granted.

The design quality principles set out in State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development have been addressed in the:

- Design Verification Statement that contains the:
 - Design Quality Principles of SEPP 65, and
 - Design Objectives and Guidance Compliance of the Apartment Design Guide (ADG)

The modified architectural design has been addressed in the:

- Design Statement

Principal Architect:



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In collaboration with Executive Architect:



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ONE SYDNEY HARBOUR - RESIDENTIAL BUILDING R4B

SEPP 65 DESIGN QUALITY PRINCIPLES STATEMENT

PREPARED BY RENZO PIANO BUILDING WORKSHOP, LENDLEASE DESIGN AND PTW ARCHITECTS

Residential Building R4B, Barangaroo South – Section 4.55 Modification Application (SSD 6965 MOD 6 and SSD 8892218 MOD 4)

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).

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 Headland Park, 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**.

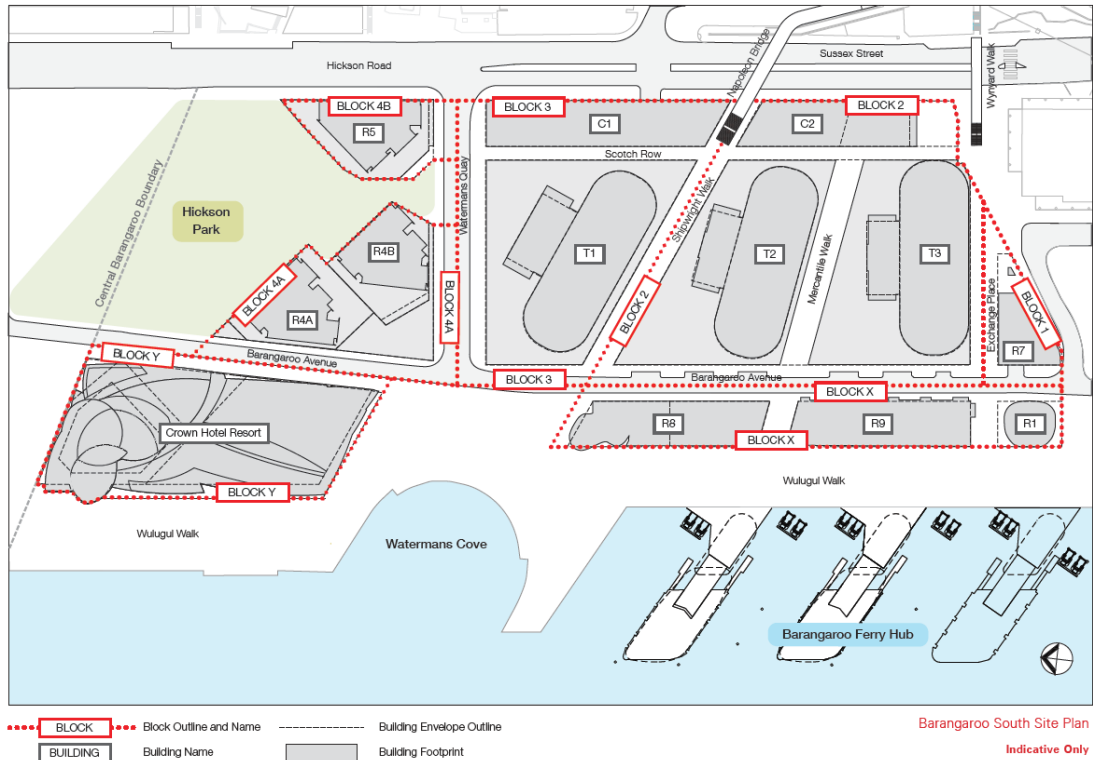


Figure 1 Block 4A in relation to Barangaroo South, with the location of Building R4B shown
Source: Lendlease

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 38,896m², 38,602m² of which was for residential floor space and the remaining 294m² was for retail floor space.

Consent was also provided or 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.

Overview of Proposed Modifications

This Modification Application seeks consent for the following works:

- Reconfiguration of the service bay design on Basement Level B1, resulting in the deletion of one car parking space and one storage cage.
- The reallocation of one car space from Building R4A to R4B on Basement Level B3.
- Introduction of a new building identification signage zone to the southern frontage of Building R4B, located on the basement entry ramp (in ground).
- Internal amendments to apartment UB05 on level 59 comprising kitchen reconfiguration and changes to bedrooms.

A further detailed description of the proposed modifications, including the specific scope of amendments to each development consent, is contained in the supporting letter to the modification application for both SSD 6965 and SSD 8892218 which has been prepared by Ethos Urban.

DESIGN QUALITY PRINCIPLES OF SEPP 65 – BUILDING R4B

DESIGN OBJECTIVES & GUIDANCE COMPLIANCE

The minor internal changes do not change the ability to comply with SEPP 65 and the Apartment Design Guidelines. Residential design quality and amenity remains the same as reported in earlier Design Verification Statements for the building, especially the SEPP 65 ADG Design Verification Statement presented to support SSD 8892118 MOD 3. The internal changes in this modification of the UB 05 apartment on Level 59 continue to provide a large open plan unit, being around 387sqm in size. The extensive glazing and high ceilings will remain to provide for sufficient natural light and natural ventilation especially to the kitchen. The changes to the master bedroom relate only to creation of a walk-in wardrobe and the bedroom remains well sized and above requirements, and does not alter storage requirements (refer to ADG table). The minor internal changes simply support the apartment, and broader building, to remain to offer a high standard of design quality and amenity, especially noting criteria '4D Apartment size and layout' and criteria '4G Storage'.