

JMT Consulting
PO Box 199
Kingsford NSW 2032
0415 563 177

www.jmtconsulting.com.au

Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

10 October 2022

Dear Sir / Madam

Residential Building R4B, Barangaroo South – Section 4.55(1A) Modification Application (SSD 6965 MOD 7 and SSD 8892218 MOD 5) - Transport Statement

Introduction

This transport statement 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 the 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 R4A 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.

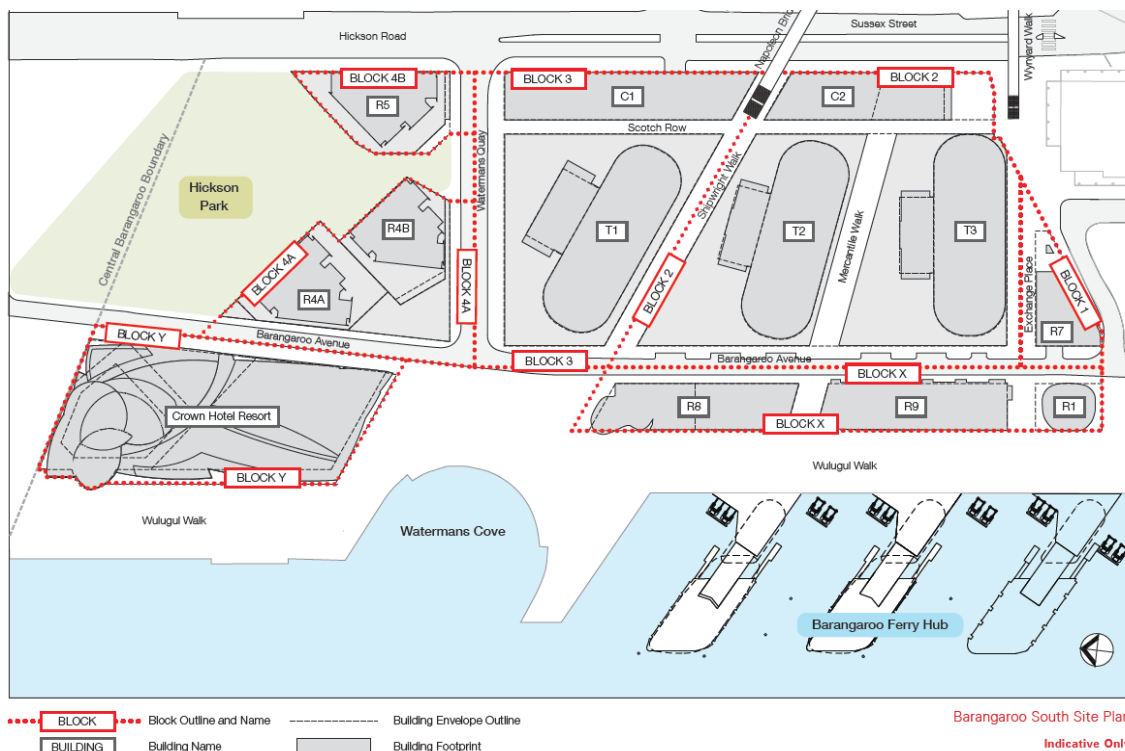


Figure 1 Block 4A in relation to Barangaroo South with the location of Building R4B shown

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.

The consent also provided for associated building public domain works specific fit-out and use of basement (including carparking and storage) 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 development consents for the construction, fit-out and use of Building R4B.

Accordingly, this modification application affects both SSD 6965 and SSD 8892218.

Overview of Proposed Modifications

This Modification Application seeks consent for the following:

- 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.

Transport Assessment

The modifications will not result in any change in the number of parking spaces allocated to Building R4B, with the overall number of 331 spaces being maintained. This parking provision is less than the maximum number of permissible spaces under the rates specified in the Barangaroo Concept Plan as summarised in Table 1 below.

Table 1 Apartment mix and parking numbers

Apartment type	Barangaroo Concept Plan parking rate (spaces / unit)	Currently approved scheme		Proposed Modification		
		No. of apartments	No. of parking spaces	No. of apartments	Maximum no. of parking spaces under the Concept Plan	No. of parking spaces
1b	0.5	107	331	107	54	331
2b	1.2	136		136	163	
3b	2	77		77	154	
4b	2	0		0	0	
5b	2	2		2	4	
Total		322		322	375	

The modification does not involve any change in apartment numbers nor the number of parking spaces to be provided for the R4B building. In this context the modification will not alter the number of traffic movements generated by the site. The findings of the most recent transport assessment undertaken for the Barangaroo R4B building in relation to the operation of the traffic and transport network remain unchanged as a result of the proposed modification.

Conclusion

Given the proposal does not involve any changes to the number of apartments or parking spaces provided in the R4B building the modification will not impact the operation of the transport network nor change the findings of the original traffic study undertaken for the site.

Please do not hesitate to contact the undersigned should you have any questions.

Yours Sincerely



Josh Milston

Director | JMT Consulting

MIEAust CPEng