

## **Development consent**

### **Section 4.38 of the *Environmental Planning and Assessment Act 1979***

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2020, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Anthea Sargeant  
**Executive Director**  
**Key Sites and Regional Assessments**

Sydney

26 March 2021

***The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.***

***The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.***

# CONSOLIDATED CONSENT

## SCHEDULE 1

<b>Application No.:</b>	SSD 8892218
<b>Applicant:</b>	Lendlease (Millers Point) Pty Ltd
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Land:</b>	Building R4B, 51A Hickson Road, Barangaroo Lot 500 DP 1264241
<b>Development:</b>	<p>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:</p> <ul style="list-style-type: none"><li>• a total GFA of 44,561 m<sup>2</sup> comprising 44,252 m<sup>2</sup> residential GFA (321 apartments) and 309 m<sup>2</sup> retail GFA;</li><li>• public domain works <b>including pedestrian Strada</b>;</li><li>• fit-out and use of the Stage 1B basement car park for Building R4B, including 331 allocated parking spaces;</li><li>• demolition of interim basement elements; and</li><li>• signage zones to accommodate future building identification signage.</li></ul>

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## SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-8892218-Mod-1	08 April 2022	Executive Director, Key Sites and Regional Assessments	Administrative changes to align the conditions with SSD 6965 MOD 3
SSD-8892218-Mod-2	14 February 2022	Executive Director, Key Sites and Regional Assessments	Reallocation of car parking spaces and storage cages within the shared basement between Buildings R4B and R5
SSD-8892218-Mod-3	28 November 2022	Executive Director, Key Sites and Regional Assessments	Amalgamation of two apartments on Level 59, minor internal reconfigurations and amendments to approved façade details.
SSD-8892218-Mod-4	28 April 2023	Executive Director, Key Sites and Regional Assessments	Minor wall adjustments and administrative amendments to reflect modification 6 to SSD 6965
SSD-8892218-Mod-5	13 June 2023	Executive Director, Key Sites and Regional Assessments	Minor amendments to basement levels, internal amendments to an apartment on Level 59 and administrative changes to align with SSD 6965 MOD 7
SSD-8892218-Mod-6	23 May 2024	A/Executive Director, Housing and Key Sites Assessment	Internal design changes to Apartment UB-05 on Level 59 and administrative changes to align with SSD 6965 MOD 8

## DEFINITIONS

<b>Accredited Certifier</b>	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies.
<b>Advisory Notes</b>	Advisory information relating to the consent but do not form a part of this consent
<b>Applicant</b>	Lendlease (Millers Point) Pty Ltd or any other person carrying out any development to which this consent applies
<b>BCA</b>	Building Code of Australia
<b>Building R4B</b>	Building R4B as described in the EIS
<b>Certifier</b>	Means a council or accredited certifier or in the case of Crown development, a person qualified to conduct a Certification of Crown Building work
<b>Conditions of this consent</b>	The conditions contained in Schedule 2 of this document
<b>Construction</b>	<p>All physical work to enable operation including (except where specifically excluded by a condition of this consent) but not limited to the carrying out of works for the purposes of the development, including remediation/earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> <li>• building and road dilapidation surveys;</li> <li>• investigative drilling or investigative excavation;</li> <li>• establishing temporary site offices (in locations identified by the conditions of this consent);</li> <li>• installation of environmental impact mitigation measures, fencing, enabling works; and</li> <li>• minor adjustments to services or utilities.</li> </ul>
<b>Council</b>	City of Sydney
<b>Day</b>	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site
<b>Department</b>	NSW Department of Planning, Industry and Environment
<b>Development</b>	The development described in the EIS and RtS including the works and activities, as modified by the conditions of this consent
<b>EIS</b>	The Environmental Impact Statement titled ' <i>Environmental Impact Statement Building R4B, One Sydney Harbour Barangaroo South</i> ', prepared by Ethos Urban and dated 12 November 2020, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
<b>GFA</b>	Gross floor area
<b>Environment</b>	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
<b>EPA</b>	NSW Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>EPL</b>	Environment Protection Licence issued under the <i>Protection of the Environment Operations Act 1997</i>
<b>Evening</b>	The period from 6pm to 10pm
<b>Feasible</b>	Means what is possible and practical in the circumstances
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate

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	European settlement, and a shared history since European settlement
<b>Heritage Item</b>	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> , or anything identified as a heritage item under the conditions of this consent
<b>Incident</b>	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: "material harm" is defined in this consent</i>
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or</li> <li>results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
<b>Minister</b>	NSW Minister for Planning and Public Spaces (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>Monitoring</b>	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
<b>Night</b>	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>Operation</b>	The carrying out of the approved purpose of the development upon completion of construction
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
<b>Residential use</b>	The use of residential housing for owner occupied residential use or leasing subject to the <i>Residential Tenancies Act 2010</i>
<b>Response to submissions</b>	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act
<b>RtS</b>	The Applicant's response to submissions report and attachments titled ' <i>Response to Submissions – Building R4B Amending DA SSD-8892218</i> ', prepared by Ethos Urban and dated 5 February 2021
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
<b>Site</b>	The land defined in Schedule 1
<b>SSD</b>	State significant development
<b>TfNSW</b>	Transport for New South Wales
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
<b>Year</b>	A period of 12 consecutive months

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### AMENDMENT OF STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD 6965

- A1. This development consent SSD 8892218, in addition to granting development consent to the Approved Development set out in this instrument of approval, requires the modification of development consent SSD 6965, dated 7 September 2017 (as modified) and requires the modification of the development approved by development consent SSD 6965 pursuant to Section 4.17 (1)(b) and (c) of the Environmental Planning and Assessment Act 1979 in accordance with the conditions of this instrument of approval.
- A2. Notice of the modification (**Condition A1**) shall be given to the Planning Secretary in accordance with Section 97 of the Environmental Planning and Assessment Regulation 2000 prior to commencement of any works pursuant to this consent.
- A3. The approved drawings for SSD 6965 shall be modified / replaced by the approved drawings for SSD 8892218 as set out at **Condition A6** and **Appendix 1** of this consent.

#### RELIANCE ON PREVIOUS STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD 6965

- A4. This consent relies on, and must be read in conjunction with, the development consent SSD 6965 (as modified).
- 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	✓		

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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	✓		
<b>Part C Prior to Commencement of Works</b>				
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
<b>C5A</b>		✓		

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<b>C5B</b>		✓		
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	✓		
<b>Part D During Construction</b>				
D1	Hours of Work	✓		
<b>D1A</b>		✓		
<b>D1B</b>		✓		
<b>D1C</b>		✓		
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	✓		



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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	✓		
<b>Part E Prior to Occupation or Commencement of Use</b>				
E1	Occupation Certificate	✓		
E2	GFA and Height Certification		✓	D1
E3		✓		
E4	Road Damage	✓		
E5	Water Authority Compliance	✓		
E6	Registration of Easement	✓		
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	✓		

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E29	Strada Access Management Plan	✓		
E30	Wind Mitigation Measures	✓		
E31		✓		
Part F Post Occupation – During Operation				
F1	External Lighting	✓		
F2	Storage of Hazardous or Toxic Material	✓		
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	✓		
F20	Strada Management Plan	✓		
F21	Wind Mitigation Measures	✓		

### 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 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;**
- (e) **generally in accordance with Section 4.55(1A) Modification 2 to SSD 8892218 titled 'Building R4B, One Sydney Harbour, Barangaroo South', and accompanying appendices, prepared by Ethos Urban and 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;**
- (f) **generally in accordance with Section 4.55(1A) Modification 3 to SSD 8892218 titled 'Building R4B, One Sydney Harbour, Barangaroo South', and accompanying appendices, prepared by**

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Ethos Urban dated 10 August 2022; and the Response to Request for Additional Information prepared by Ethos Urban dated 14 November 2022;

- (g) generally in accordance with Section 4.55(1A) Modification 4 to SSD 8892218 titled 'Building R4B, One Sydney Harbour, Barangaroo South', and accompanying appendices, prepared by Ethos Urban dated 4 November 2022;
- (h) generally in accordance with Section 4.55(1A) Modification 5 to SSD 8892218 titled 'Building R4B, One Sydney Harbour, Barangaroo South', and accompanying appendices prepared by Ethos Urban dated 13 December 2022;
- (i) generally in accordance with Section 4.55(1A) Modification 6 to SSD 8892218 titled 'Building R4B, One Sydney Harbour, Barangaroo South', and accompanying appendices, prepared by Ethos Urban and dated 6 November 2023; Response to Request for Additional Information and accompanying appendices prepared by Lendlease dated 14 March 2024; and
- (j) 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
- (k) 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			
Drawing No.	Rev	Name of Drawing	Date
BR4B_ASD_PA2_0000	4	Title Sheet and Drawing List	06 Oct 2022
BR4B_ASD_PA2_1001	2	Setout Plan Basement Level B4	21 Oct 2021
BR4B_ASD_PA2_1002	3	Setout Plan Basement Level B3	06 Oct 2022
BR4B_ASD_PA2_1003	2	Setout Plan Basement Level B2	21 Oct 2021
BR4B_ASD_PA2_1004	3	Setout Plan Basement Level B1	06 Oct 2022
BR4B_ASD_PA2_1005	2	Setout Plan Basement Level B0	21 Oct 2021
BR4B_ASD_PA2_3048	3	Plan Upper Plate Level 48-58/60-63	27 July 2022
BR4B_ASD_PA2_3059	4	Plan Upper Plate Level 59	14 SEP 2023
BR4B_ASD_PA2_3064	2	Plan Penthouse & Skyhome Level 64	14 June 2022
BR4B_ASD_PA2_3065	2	Plan Penthouse & Skyhome Level 65	14 June 2022
BR4B_ASD_PA2_3066	2	Plan Roof Level	14 June 2022
BR4B_ASD_PA2_4001	3	Elevation North-East (Park)	14 June 2022
BR4B_ASD_PA2_4002	2	Elevation West (Barangaroo Ave)	14 June 2022
BR4B_ASD_PA2_4003	3	Elevation South-East (Lift Lobby)	14 June 2022
BR4B_ASD_PA2_4004	3	Elevation South (Watermans Quay)	14 June 2022
BR4B_ASD_PA2_4007	2	North-East Enlarged Elevation (Park) – High	14 June 2022
BR4B_ASD_PA2_4010	2	West Enlarged Elevation (Barangaroo Ave) – High	14 June 2022
BR4B_ASD_PA2_5001	2	Overall Section AA	14 June 2022
BR4B_ASD_PA2_5002	2	Overall Section BB	14 June 2022
BR4B_ASD_PA2_6003	2	Skyhome North East Facade Details – OCF	14 June 2022
BR4B_ASD_PA2_6004	2	Skyhome West Facade Details - Open Cavity	14 June 2022

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		Facade	
BR4B_ASD_PA2_6005	2	Skyhome West Façade Details	14 June 2022
BR4B_ASD_PA2_9000	6	GFA Calculation	14 SEP 2023
BR4B_ASD_PA2_9005	2	GFA Calculation <b>Plan</b> - Sheet 5	14 June 2022
BR4B_ASD_PA2_9006	2	GFA Calculation <b>Plan</b> - Sheet 6	14 June 2022

FOR INFORMATION

## PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

### MAXIMUM HEIGHT

- B1. The maximum height of the approved building must not exceed RL 233.485 AHD, including plant and lift overruns, but excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

### APPLICABILITY OF GUIDELINES

- B2. The GFA of the building must not exceed 44,561 m<sup>2</sup>. Details confirming compliance must be submitted to the Certifying Authority demonstrating compliance with the condition prior to the issue of any Construction Certificate.

### BASIX CERTIFICATION

- B3. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. [111757M\\_04](#) and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Construction Certificate plans.

### Ecologically Sustainable Development (ESD)

- B4. The project must incorporate all design, operation and construction measures as identified in the report titled 'One Sydney Harbour Barangaroo Residential Building R4B Barangaroo South v06' prepared by Lendlease and dated 11 November 2020. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the relevant Construction Certificate.

### Number of Car Parking Spaces

- B5. The maximum number of car parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

Car parking allocation	Number
Residential	331
Retail	0

### Number of Bicycle Parking Spaces

- B6. The minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

Bicycle parking allocation	Number
Residential (one space per unit to be provided within individual unit basement storage areas)	322
Retail (within the basement)	1

### WIND

- B7. Prior to the issue of the Construction Certificate for external elevations or commencement of external landscape works (whichever is the sooner), the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated:
- the wind mitigation measures contained with the document titled '*Pedestrian Wind Environment Statement Building R4B, Barangaroo South*' Issue 6, prepared by Windtech Consultants and dated 12 November 2020, or
  - alternative wind mitigation measures endorsed by Wintech Consultants (or an alternative and suitably qualified wind consultant) that have been demonstrated to achieve the same wind mitigation outcomes as predicted by the mitigation measures required in accordance with **Condition B7(a)**.

## PART C

### PART C PRIOR TO COMMENCEMENT OF WORKS

#### Noise and Vibration Management Sub-Plan

- C1. Prior to the commencement of works, an updated **Noise and Vibration Management Sub-Plan** for Barangaroo South prepared by a suitably qualified person shall be submitted to the EPA for review and submitted to the PCA. The Sub-Plan must be consistent with and adopt all recommendations of the document titled '*One Sydney Harbour Residential Building R4B Construction & Operational Noise Report Version 1*' prepared by Wilkinson Murray dated 2 February 2021) and comply with Environment Protection Licence number 13336, where relevant. The Noise and Vibration Management Sub-Plan must establish Noise Management Levels for the closest residential properties, including the provision of reasonable and feasible noise mitigation measures. A copy must be provided to the Secretary.

## PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

### GFA and Height Certification

- D1. A Registered Surveyor is to certify that the GFA of the building does not exceed 44,561 m<sup>2</sup> and the height of the building does not exceed RL 233.485 AHD. Details shall be provided to the PCA demonstrating compliance with this condition prior to the issue of any Occupation Certificate.

### Environmental Performance

- D2. Prior to the issue of the relevant Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. 1117574M\_02.

### WIND MITIGATION

- D3. Prior **to** the occupation and commencement of the use of the development the wind management and mitigation measures approved under Condition B7, **except where modified by Conditions E30 and E31 of SSD 6965**, must be installed.

## PART E POST OCCUPATION – DURING OPERATIONS

### Waste Management

- E1. Waste Management shall be undertaken in accordance with the Waste Management Plan titled 'One Sydney Harbour – R4B Amended DA Waste Management Review Rev 6', prepared by Foresight Environmental dated 11 November 2020, and Condition E26 of SSD 6965.

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## APPENDIX 1 - DRAWINGS

The following approved drawings of SSD 6965 (**as modified**) are modified by **the consent of SSD 8892218 (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 <b>Renzo Piano Building Workshop</b> and <b>PTW Architects</b>			
Drawing No.	Rev	Name of Drawing	Date
<b><u>BR4B_ASD_PA2_0000</u></b>	<b>3</b>	Title Sheet and Drawing List	<b><u>27 July 2022</u></b>
BR4B_ASD_PA1_0001	21	Context Plan	30 JUNE 2021
BR4B_ASD_PA1_0002	<b>22</b>	Site Plan	<b>14 SEP 2023</b>
BR4B_ASD_PA1_0004	20	Site Plan Setting Out	30 JUNE 2021
BR4B_ASD_PA1_0005	20	Thermal Performance Assessment	19/06/2020
<b><u>BR4B_ASD_PA2_1001</u></b>	<b>2</b>	Setout Plan Basement Level B4	<b><u>21 Oct 2021</u></b>
<b><u>BR4B_ASD_PA2_1002</u></b>	<b>3</b>	Setout Plan Basement Level B3	<b><u>06 Oct 2022</u></b>
<b><u>BR4B_ASD_PA2_1003</u></b>	<b>2</b>	Setout Plan Basement Level B2	<b><u>21 Oct 2021</u></b>
<b><u>BR4B_ASD_PA2_1004</u></b>	<b>3</b>	Setout Plan Basement Level B1	<b><u>06 Oct 2022</u></b>
<b><u>BR4B_ASD_PA2_1005</u></b>	<b>2</b>	Setout Plan Basement Level B0	<b><u>21 Oct 2021</u></b>
BR4B_ASD_PA1_2000	<b>24</b>	Plan Ground Floor Level 00	<b>14 SEP 2023</b>
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
<b><u>BR4B_ASD_PA2_3048</u></b>	<b>3</b>	Plan Upper Plate Level 48- <b><u>58/60-63</u></b>	<b><u>27 July 2022</u></b>
<b><u>BR4B_ASD_PA2_3059</u></b>	<b>4</b>	<b><u>Plan Upper Plate Level 59</u></b>	<b>14 SEP 2023</b>
<b><u>BR4B_ASD_PA2_3064</u></b>	<b>2</b>	Plan <b><u>Penthouse &amp; Skyhome</u></b> Level <b><u>64</u></b>	<b>14 June 2022</b>
<b><u>BR4B_ASD_PA2_3065</u></b>	<b>2</b>	Plan <b><u>Penthouse &amp; Skyhome</u></b> Level <b><u>65</u></b>	<b>14 June 2022</b>
<b><u>BR4B_ASD_PA2_3066</u></b>	<b>2</b>	Plan Roof Level	<b>14 June 2022</b>
<b><u>BR4B_ASD_PA2_4001</u></b>	<b>3</b>	Elevation North – East (Park)	<b>14 June 2022</b>
<b><u>BR4B_ASD_PA2_4002</u></b>	<b>2</b>	Elevation West (Barangaroo Ave)	<b>14 June 2022</b>
<b><u>BR4B_ASD_PA2_4003</u></b>	<b>3</b>	Elevation South – East (Lift Lobby)	<b>14 June 2022</b>
<b><u>BR4B_ASD_PA2_4004</u></b>	<b>3</b>	Elevation South (Watermans Quay)	<b>14 June 2022</b>
BR4B_ASD_PA1_4005	21	North – East Enlarged Elevation (Park) - Low	14 June 2022
BR4B_ASD_PA1_4006	19	North – East Enlarged Elevation (Park) – Mid Rise	03/05/2019
<b><u>BR4B_ASD_PA2_4007</u></b>	<b>2</b>	North – East Enlarged Elevation (Park) – <b><u>High</u></b>	<b>14 June 2022</b>
BR4B_ASD_PA1_4008	21	West Enlarged Elevation (Barangaroo Ave)	14 June 2022

## CONSOLIDATED CONSENT

BR4B_ASD_PA1_4009	19	West Enlarged Elevation (Barangaroo Ave) – Mid Rise	03/05/2019
<a href="#">BR4B_ASD_PA2_4010</a>	<a href="#">2</a>	West Enlarged Elevation (Barangaroo Ave) - High	<a href="#">14 June 2022</a>
BR4B_ASD_PA1_4201	21	Building Signage Zone South – East Enlarged Elevation	18 JUN 2021
<a href="#">BR4B_ASD_PA2_5001</a>	<a href="#">2</a>	Overall Section AA	<a href="#">14 June 2022</a>
<a href="#">BR4B_ASD_PA2_5002</a>	<a href="#">2</a>	Overall Section BB	<a href="#">14 June 2022</a>
BR4B_ASD_PA1_6001	20	Wintergarden Façade Details	19/06/2020
BR4B_ASD_PA1_6002	19	Open Cavity Façade Details	03/05/2019
<a href="#">BR4B_ASD_PA2_6003</a>	<a href="#">2</a>	Skyhome North East Facade Details - OCF	<a href="#">14 June 2022</a>
<a href="#">BR4B_ASD_PA2_6004</a>	<a href="#">2</a>	Skyhome West Facade Details – Open Cavity Facade	<a href="#">14 June 2022</a>
<a href="#">BR4B_ASD_PA2_6005</a>	<a href="#">2</a>	Skyhome West Façade Details	<a href="#">14 June 2022</a>
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
<a href="#">BR4B_ASD_PA2_9000</a>	<a href="#">6</a>	GFA Calculation	<a href="#">14 SEP 2023</a>
<a href="#">BR4B_ASD_PA2_9005</a>	<a href="#">2</a>	<a href="#">GFA Calculation - Sheet 5</a>	<a href="#">14 June 2022</a>
<a href="#">BR4B_ASD_PA2_9006</a>	<a href="#">2</a>	<a href="#">GFA Calculation - Sheet 6</a>	<a href="#">14 June 2022</a>
<b>Landscape Drawings prepared by <i>Grant Associates</i></b>			
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
<b>Landscape Drawings prepared by <i>McGregor Coxall</i></b>			
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

## APPENDIX 2 - ADVISORY NOTES

### GENERAL

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

### LONG SERVICE LEVY

AN2. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

### LEGAL NOTICES

AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.

### ACCESS FOR PEOPLE WITH DISABILITIES

AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

AN5. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.

### UTILITIES AND SERVICES

AN6. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

AN7. Prior to the commencement of construction written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

### ROAD DESIGN AND TRAFFIC FACILITIES

AN8. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

### ROAD OCCUPANCY LICENCE

AN9. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

### SAFework REQUIREMENTS

AN10. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

### HOARDING REQUIREMENTS

AN11. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

### HANDLING OF ASBESTOS

AN12. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

### **FIRE SAFETY CERTIFICATE**

AN13. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

### **SURVEY INFRASTRUCTURE**

AN14. Under Section 24 of the Surveying and Spatial Information Act 2002, it is an offence to remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General. Accordingly, the applicant must, where possible, ensure the preservation of existing survey infrastructure undisturbed and in its original state or else provide evidence of the Surveyor-General's authorisation to remove or replace marks.

FOR INFORMATION