

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Director
Key Sites Assessments

Sydney 18 September 2020

SCHEDULE 1

Development consent:	SSD 6964 granted by the Independent Planning Commission on 7 September 2017
For the following:	Construction, use and fitout of a 72-storey (RL 250) mixed-use building, including: <ul style="list-style-type: none">• a total GFA of 48,004 m² comprising 47,564 m² residential GFA (327 apartments) and 440 m² retail GFA• public domain works including pedestrian Strada• fit-out and use of the Stage 1B basement car park including 378 allocated parking spaces• demolition of interim basement elements• a signage zone to accommodate future building identification signage.
Applicant:	Lend Lease (Millers Point) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Building R4A, 51A Hickson Road, Barangaroo (Lot 500 DP 1264241)
Modification:	SSD 6964 (MOD 2): Modifications to a mixed-use building, including: <ul style="list-style-type: none">• amendments to the pedestrian bridge connecting Buildings R4A and R4B, bridge entrance enclosure, stairs, lift and landscaping• amend window details at level 2 (pool area)• reconfigure plant room layouts at levels 20 and 47 and relocate louvres• modify residential lobby water features and vestibule• adjust awning height and amend glazed panels at tower parapet and skirt levels• redistribution of GFA (no change to total maximum).

SCHEDULE 2

The development consent SSD 6964 is modified as follows:

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

A2 The Applicant, in acting on this consent, must carry out the development:

- a) in compliance with the conditions of this consent;
- b) in accordance with all written directions of the Secretary;
- c) generally in accordance with:
 - i) the State Significant Development Application SSD 6964; Environmental Impact Statement prepared by JBA Urban Planning Consultants Pty Ltd dated September 2016; ~~d) generally in accordance with~~ the Response to Submissions report prepared by JBA Urban Planning Consultants Pty Ltd dated February 2017; and further information package, prepared by JBA Urban Planning Consultants dated 5 May 2017;
 - ii) ~~e) generally in accordance with~~ Section 4.55(2) Modification 1 to SSD 6964: Building R4A One Sydney Harbour, Barangaroo South, Sydney Application, and accompanying appendices, prepared by Ethos Urban dated 16 October 2019; ~~f) generally in accordance with~~ Response to Submissions: SSD 6964 MOD 1: Building R4A One Sydney Harbour, Barangaroo South, Sydney and accompanying appendices, prepared by Ethos Urban dated 2 December 2019; ~~g) generally in accordance with~~ the additional information: SSD_6964 MOD 1 prepared by Ethos Urban dated 3 December 2019; **and**
 - iii) **Section 4.55(1A) Modification 2 to SSD 6964 titled 'Building R4A One Sydney Harbour, Barangaroo South, Sydney' and accompanying appendices, prepared by Ethos Urban and dated 17 July 2020 and letter titled 'Response to Request for Additional Information' and attachments prepared by Lendlease and dated 11 September 2020;**

~~h-d)~~ **In accordance with** the following **approved** drawings **in the table below:**

Architectural Plans prepared by Renzo Piano Building Workshop			
Drawing No.	Revision	Name of Plan	Date
BR4A_ASD_PA1_9001	18	R4A GFA Calculation – Sheet 1 (R4A Setout Plan Basement Level B1)	20/06/2017
BR4A_ASD_PA1_9002	18	R4A GFA Calculation – Sheet 2 (R4A Setout Plan Basement Level B0)	20/06/2017
Landscape Drawings prepared by Grant Associates			
Drawing No.	Revision	Name of Plan	Date
RPB430-SE-R4A004	I	R4A Typical Podium Section 1	August 2016
RPB430-SE-R4A005	J	R4A Typical Podium Section 2	August 2016
MOD 1 - Architectural Plans prepared by Renzo Piano Building Workshop			
Drawing No.	Revision	Name of Plan	Date
BR4A_ASD_PA1_0001	19	Context Plan	30/04/2019
BR4A_ASD_PA1_0002	19 <u>20</u>	Site Plan	30/04/2019 <u>02 JUN 2020</u>
BR4A_ASD_PA1_0004	19 <u>20</u>	Site Plan Setting Out	30/04/2019 <u>02 JUN 2020</u>
BR4A_ASD_PA1_0005	19	Thermal Performance Assessment	30/04/2019
BR4A_ASD_PA1_1001	20	Setout Plan Basement Level B4	30/04/2019

BR4A_ASD_PA1_1002	20	Setout Plan Basement Level B3	30/04/2019
BR4A_ASD_PA1_1003	20	Setout Plan Basement Level B2	30/04/2019
BR4A_ASD_PA1_1004	20	Setout Plan Basement Level B1	30/04/2019
BR4A_ASD_PA1_1005	20	Setout Plan Basement Level B0	30/04/2019
BR4A_ASD_PA1_2000	19 20	Plan Ground Floor Level 00	30/04/2019 02 JUN 2020
BR4A_ASD_PA1_2001	19 20	Plan Podium Level P1	30/04/2019 02 JUN 2020
BR4A_ASD_PA1_2002	19 20	Plan Podium Level P2	30/04/2019 02 JUN 2020
BR4A_ASD_PA1_3001	19 20	Plan Lower Plate Level 01	30/04/2019 02 JUN 2020
BR4A_ASD_PA1_3002	19	Plan Lower Plate Level 02-03	30/04/2019
BR4A_ASD_PA1_3004	19	Plan Lower Plate Level 04-19	30/04/2019
BR4A_ASD_PA1_3020	19 20	Plan Plant Level 20	30/04/2019 02 JUN 2020
BR4A_ASD_PA1_3021	19	Plan Lower Plate Typical 21-32	30/04/2019
BR4A_ASD_PA1_3033	19	Plan Mid Plate Level 33-38	30/04/2019
BR4A_ASD_PA1_3039	19	Plan Mid Plate Level 39	30/04/2019
BR4A_ASD_PA1_3040	19	Plan Mid Plate Level 40	30/04/2019
BR4A_ASD_PA1_3041	19	Plan Mid Plate Level 41	30/04/2019
BR4A_ASD_PA1_3042	19	Plan Mid Plate Level 42-43	30/04/2019
BR4A_ASD_PA1_3044	19	Plan Mid Plate Level 44-46	30/04/2019
BR4A_ASD_PA1_3047	19 20	Plan Plant Level 47	30/04/2019 02 JUN 2020
BR4A_ASD_PA1_3048	19	Plan Upper Plate Level 48-52	30/04/2019
BR4A_ASD_PA1_3052	19	Plan Upper Plate Level 53-67	30/04/2019
BR4A_ASD_PA1_3068	19	Plan Penthouse Level 68	30/04/2019
BR4A_ASD_PA1_3069	19	Plan Penthouse Level 69	30/04/2019
BR4A_ASD_PA1_3070	20	Plan Roof Level 70	30/08/2019
BR4A_ASD_PA1_4001	19 20	Elevation North – East (Park)	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_4002	19 20	Elevation West (Barangaroo Ave)	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_4003	19 20	Elevation South – East (Lift Lobby)	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_4004	19 20	Elevation South (Watermans Quay)	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_4005	19 20	North – East Enlarged Elevation (Park) – Low Rise	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_4006	19	North – East Enlarged Elevation (Park) – Mid Rise	03/05/2019
BR4A_ASD_PA1_4007	19	North – East Enlarged Elevation (Park) – High Rise	03/05/2019
BR4A_ASD_PA1_4008	19 20	West – Enlarged Elevation (Barangaroo Ave) – Low Rise	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_4009	19	West Enlarged Elevation (Barangaroo Ave) – Mid Rise	03/05/2019
BR4A_ASD_PA1_4010	19	West Enlarged Elevation (Barangaroo Ave) – High Rise	03/05/2019
BR4A_ASD_PA1_4201	19 20	Signage Zone North – West Elevation	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_5001	19	Overall Section AA	03/05/2019
BR4A_ASD_PA1_5002	19	Overall Section BB	03/05/2019
BR4A_ASD_PA1_6001	20	Wintergarden Façade Details	26/08/2019
BR4A_ASD_PA1_6002	19	Open Cavity Façade Details	03/05/2019
BR4A_ASD_PA1_6003	20 21	Penthouse North Façade Details - Wintergarden	26/08/2019 02 JUN 2020
BR4A_ASD_PA1_6004	19 20	Penthouse North Façade Details Open Cavity Façade OCF	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_6005	20	Penthouse West Façade Details at Pool	26/08/2019

	21		02 JUN 2020
BR4A_ASD_PA1_6006	19	Plant Level Façade Details	03/05/2019
BR4A_ASD_PA1_6007	19	North-West, South, and South-East Façade Details	03/05/2019
BR4A_ASD_PA1_6008	19	Podium Façade Details	03/05/2019
BR4A_ASD_PA1_6009	19 20	Lobby Façade Details	03/05/2019 02 JUN 2020
BR4A_ASD_PA1_6010	19	Typical Retail Entry Systems	03/05/2019
BR4A_ASD_PA1_9000	19 20	R4A GFA Calculation	30/04/2019 02 JUN 2020
MOD 2 - Landscape Drawings prepared by Grant Associates			
Drawing No.	Revision	Name of Plan	Date
RPB430-GE-R4A001-GA	T U	General Arrangement	09/07/2019 June 2020
RPB430-GE-R4A002-GRND	R S	Ground Floor	09/07/2019 June 2020
RPB430-GE-R4A003-PO2	Q R	Podium Level 02	09/07/2019 June 2020

**End of modification
(SSD 6964 MOD 2)**