

Julie Seong
Assistant Development Manager
Lendlease

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Dear Julie

**One Sydney Harbour, Building R4B Barangaroo South – Section 4.55(2) Modification
Application for State Significant Development SSD 6965 (Traffic and Transport)**

1. Introduction

JMT Consulting has been engaged by Lendlease to prepare a traffic and parking statement to support the Section 4.55(2) for State Significant Development Application SSD 6965, Building R4B Barangaroo South.

This modification application seeks consent for amendments to the total number of apartments, the apartment mix, layouts and car parking allocation. Design modifications are also proposed to the fenestration of the façade and to the podium rooftop landscaping.

Broadly, the following amendments are sought as part of this modification application:

- increase the number of apartments from 283 to 290;
- revised dwelling mix and internal layout changes;
- changes to the landscaped podium layout; and
- changes to the number of car spaces from 320 to 324.

The following section of the document describes the traffic and transport implications of the modification.

2. Assessment

The currently approved scheme for the R4B building considered up to 283 residential dwellings with 320 parking spaces. The modification to the consent provides for 290 dwellings with 324 parking spaces – consistent with the Barangaroo Concept Plan car parking rates. This is summarised in Table 1 below.

Table 1 Dwelling mix and parking numbers

Dwelling type	Parking rate (spaces / unit)	Currently approved scheme		Proposed Modification		
		Dwellings	Parking spaces	Dwellings	Max. number of parking spaces permissible	Proposed number of parking spaces
1b	0.5	107	320	107	54	324
2b	1.2	104		120	144	
3b	2	54		61	122	
4b	2	18		0	0	
5b	2	0		2	4	
Total		283		290	324	

The modification proposes a minor increase in overall dwelling numbers (7) and parking spaces (4) – which is forecast to generate up to one additional traffic movement during the AM and PM peak periods. An increase in traffic movements of this magnitude is considered negligible in the context of current and future traffic movements in the Barangaroo precinct.

3. Summary

Given the minor increase in on-site parking numbers and traffic movements generated from the site, the modification will not impact the operation of the transport network nor change the findings of the original traffic study undertaken for the R4B building. Car parking rates for the development will remain consistent with the maximum car parking rates outlined in the Barangaroo Concept Plan.

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

Your Sincerely



Josh Milston

Director | JMT Consulting

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