

Job no SY140017

02/11/2020

David Springford
Lendlease
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue
Barangaroo NSW 2000

Dear David

Residential Building R4A, Barangaroo South – Section 4.55 Modification Application

Introduction

This letter supports a modification to State Significant Development (SSD) Development Application (DA) 6964 and is submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The modification seeks to modify the approved Residential Building R4A, including a reduction in the number of apartments, revised dwelling mix and internal and external changes to reflect further design development.

Background

Development consent SSD 6964 was granted by the NSW Minister for Planning on 7 September 2017 for a 72 storey mixed use building, with 327 residential units and retail floor space at ground level. This included a total gross floor area (GFA) of 48,004m², 47,564m² of which was approved for residential floor space, and the remaining 440m² was approved for retail floorspace.

The original consent also approved public domain works, fit-out and use of the basement, a link bridge connecting to Building R4B and associated building identification signage.

On 7 February 2020, development consent SSD 6964 was amended to account for a range of design changes, including a decrease of retail GFA by 2m², a reduction in the number of apartments to 317, a revised dwelling mix, floor level adjustments, façade and landscaping amendments, and an addition of 13 residential car parking spaces and removal of one retail car parking space.

On 18 September 2020, development consent SSD 6964 was further modified to account for amendments to the pedestrian bridge connecting Buildings R4A and R4B, revised window details at podium level 2, revised landscaping on the podium level, reconfiguration of the plant room layouts at levels 20 and 47 including relocated louvres, modification of the residential lobby, adjustment of the awning height and amend glazed panels at the tower parapet and skirt levels, and a redistribution of GFA within the maximum approved.

This modification application represents the third modification to the development consent.

Overview of Proposed Development

The proposed modification seeks to reduce the overall number of apartments within Building R4A, as well as progress both internal and external changes, and amend the allocation of parking. More specifically, the following modifications are sought to the approved development:

- Amalgamation of three apartments on Level 67 into a single apartment, resulting in a reduction of the total apartments in Building R4A from 317 to 315.
- Minor internal layout reconfigurations and floor height adjustments at the upper building levels (Levels 67 – 69).
- Minor changes to the building façade.

- Reduction in the car parking allocation of 12 spaces and locational swap of 2 x parking spaces with Building R5.
- Creation of additional signage zone at ground level, to provide options for building identity.

Review

Warringtonfire has reviewed and assessed the drawings and relevant documentation prepared in respect of the Section 4.55 application as noted below:

Drawing title	Dwg no	Date
R4A Plan Upper Plate Level 53-66	BR4A_ASD_PA1_3052	02/11/20
Plan Subpenthouse Level 67	BR4A_ASD_PA1_3067	02/11/20
Plan Penthouse Level 68	BR4A_ASD_PA1_3068	02/11/20
Plan Penthouse Level 69	BR4A_ASD_PA1_3069	02/11/20
Plan Roof level 70	BR4A_ASD_PA1_3070	02/11/20
R4A Elevation North – East (Park)	BR4A_ASD_PA1_4001	02/11/20
R4A Elevation West (Barangaroo Ave)	BR4A_ASD_PA1_4002	02/11/20
R4A Elevation South – East (Lift lobby)	BR4A_ASD_PA1_4003	02/11/20
R4A Elevation South (Watermans Quay)	BR4A_ASD_PA1_4004	02/11/20
R4A Overall Section AA	BR4A_ASD_PA1_5001	02/11/20
R4A Overall Section BB	BR4A_ASD_PA1_5002	02/11/20

Defire (now trading as Warringtonfire) previously prepared a preliminary fire engineering review dated 9 August 2016 which was used to support the original project application. Our review concluded that it would be possible to develop performance solutions for identified departures from the deemed-to-satisfy provisions of the National Construction Code (NCC) without major changes to the proposed design.

The extent of works proposed is considered not to impact on the previous fire engineering review and it is Warringtonfire's opinion that the proposed modification to SSD 6964 does not require any additional supporting information, analysis or commentary.

Please contact me on 02 9211 4333 if you have any questions.

Yours sincerely



Victor Tung
Accredited fire safety engineer
Warringtonfire