

Job no SY140017

01/07/2021

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 (MOD 4)

Introduction

This letter supports a modification application submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify Development Consent SSD 6964 relating to Residential Building R4A, Barangaroo South (the site).

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.

SSD 6964 has been amended a number of times to incorporate design changes, alter the internal layout, alter apartment mix and numbers, modify the car parking distribution and other minor amendments to the overall design of the building throughout detailed design.

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

Overview of the Proposed Modifications

This modification application seeks consent for the following amendments:

- Transfer of the approved Strada which connects Building R4A and Building R4B from the Building R4A Development Consent (SSD 6964) to the Building R4B Development Consent (SSD 6965).
- Minor landscaping amendments at the ground plane.
- Deletion of conditions relating to the need for obstacle lighting under Part E and F of the development consent.
- Modification to the entry vestibule design.
- Conversion of one x four bedroom apartment on Level 58 to a three bedroom apartment through an amendments of one bedroom to a walk-in-wardrobe.

A further detailed description of the proposed modifications is contained in the supporting letter for the modification application prepared by Ethos Urban.

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 CONTEXT PLAN	BR4A_ASD_PA1_0001	30/06/21
R4A SITE PLAN	BR4A_ASD_PA1_0002	30/06/21
R4A SITE PLAN SETTING OUT	BR4A_ASD_PA1_0004	30/06/21
R4A PLAN GROUND FLOOR LEVEL 00	BR4A_ASD_PA1_2000	30/06/21
R4A PLAN PODIUM LEVEL P1	BR4A_ASD_PA1_2001	30/06/21
R4A PLAN UPPER PLATE LEVEL 53-57/59-66	BR4A_ASD_PA1_3052	30/06/21
R4A PLAN UPPER PLATE LEVEL 58	BR4A_ASD_PA1_3058	30/06/21
R4A GFA CALCULATION	BR4A_ASD_PA1_9000	30/06/21
R4A ELEVATION WEST (BARANGAROO AVE)	BR4A_ASD_PA1_4002	18/06/21
R4A WEST – ENLARGED ELEVATION (BARANGAROO AVE) LOW RISE	BR4A_ASD_PA1_4008	18/06/21
R4A SIGNAGE ZONE NORTH – WEST ELEVATION	BR4A_ASD_PA1_4201	18/06/21
R4A-DA-GENERAL ARRANGEMENT	RPB430-GE-R4A001_GA	-
R4A-DA-GROUND FLOOR	RPB430-GE-R4A002_GRND	-
R4A-DA-PODIUM LEVEL 02	RPB430-GE-R4A002_P02	-

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