

Job no SY140017

22/06/2020

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

Dear Tom

One Sydney Harbour, Building R4B Barangaroo South – Section 4.55(2) Modification Application for State Significant Development SSD 6965 (Fire Safety Engineering)

This letter has been prepared by Warringtonfire for Lendlease to support an application that is to be made pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979 to modify the approval issued in respect of SSD 6965 for One Sydney Harbour, Building R4B at 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 in 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.

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
Plan ground floor level 00	BR4B_ASD_PA1_2000	19/06/20
Plan podium level p1	BR4B_ASD_PA1_2001	19/06/20
Plan podium level p2	BR4B_ASD_PA1_2002	19/06/20
Plan lower plate level 01	BR4B_ASD_PA1_3001	19/06/20
Plan lower plate level 02-19, 21-32	BR4B_ASD_PA1_3005	19/06/20
Plan plant level 20	BR4B_ASD_PA1_3020	19/06/20
Plan mid plate level 33- 46	BR4B_ASD_PA1_3033	19/06/20
Plan plant level 47	BR4B_ASD_PA1_3047	19/06/20
Plan mid plate level 48-55	BR4B_ASD_PA1_3048	19/06/20
Plan skyhomes level 56	BR4B_ASD_PA1_3064	19/06/20
Plan skyhomes level 57	BR4B_ASD_PA1_3065	19/06/20
Plan roof level	BR4B_ASD_PA1_3066	19/06/20

Drawing title	Dwg no	Date
Elevation north-east (park)	BR4B_ASD_PA1_4001	19/06/20
Elevation west (Barangaroo Ave)	BR4B_ASD_PA1_4002	19/06/20
Elevation south-east (lift lobby)	BR4B_ASD_PA1_4003	19/06/20
Elevation south (Watermans Quay)	BR4B_ASD_PA1_4004	19/06/20
Overall section AA	BR4B_ASD_PA1_5001	19/06/20
Overall section BB	BR4B_ASD_PA1_5002	19/06/20

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 changes proposed in the Section 4.55 application are considered not to impact on the previous fire engineering review and it is Warringtonfire's opinion that the proposed modification to SSD 6965 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
Fire safety engineering
Warringtonfire