

Re: 020-215876_Capstat_S4.55 Application_Onesydneyharbour_R4B_09072021

09 July 2021

Lendlease

Level 14, Tower Three
International Towers Sydney
Exchange Place, 200 Barangaroo Avenue
Barangaroo NSW 2000

Attention: David Springford

**Re: Building Code of Australia 2019
Capability Statement for Section 4.55 Modification Application**
Project: Proposed One Sydney Harbour Development – Residential Building R4B
Address: 2 Waterman's Quay, Barangaroo South NSW 2000

At the request of Lendlease, we offer an assessment in respect to the Deemed-to-Satisfy requirements Building Code of Australia 2019 compliance for the proposed 68-storey mixed use development at 2 Waterman's Quay, Barangaroo NSW.

Background

Barangaroo South Concept Plan (as modified)

The approved Barangaroo South Concept Plan (MP06_0162) (as modified), includes approval for the following:

- A mixed use development involving a maximum of 602,354 sqm gross floor area (GFA), comprised of:
 - a maximum of 191,031 sqm of residential GFA of which a maximum of 162,031 sqm will be in Barangaroo South;
 - a maximum of 76,000 sqm of GFA for tourist uses of which a maximum of 59,000 sqm will be in Barangaroo South;
 - a maximum of 34,000sqm of GFA for retail uses of which a maximum of 30,000 sqm will be in Barangaroo South;
 - a maximum of 5,000 sqm of GFA for active uses in the Public Recreation zone of which 3,500 will be in Barangaroo South; and
 - a minimum of 12,000sqm GFA for community uses.
- Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions and including an approximate 2.2km public foreshore promenade.
- Built form design principles, maximum building heights and GFA for each development block within the mixed use zone.
- Public domain landscape concept, including parks, streets and pedestrian connections.
- Alteration of the existing seawalls and creation of a partial new shoreline to the harbour.
- Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.
- No approval is granted or implied for the future use of a heliport and/or a helipad.

This modification will result in a building consistent with the Concept Plan (as modified).

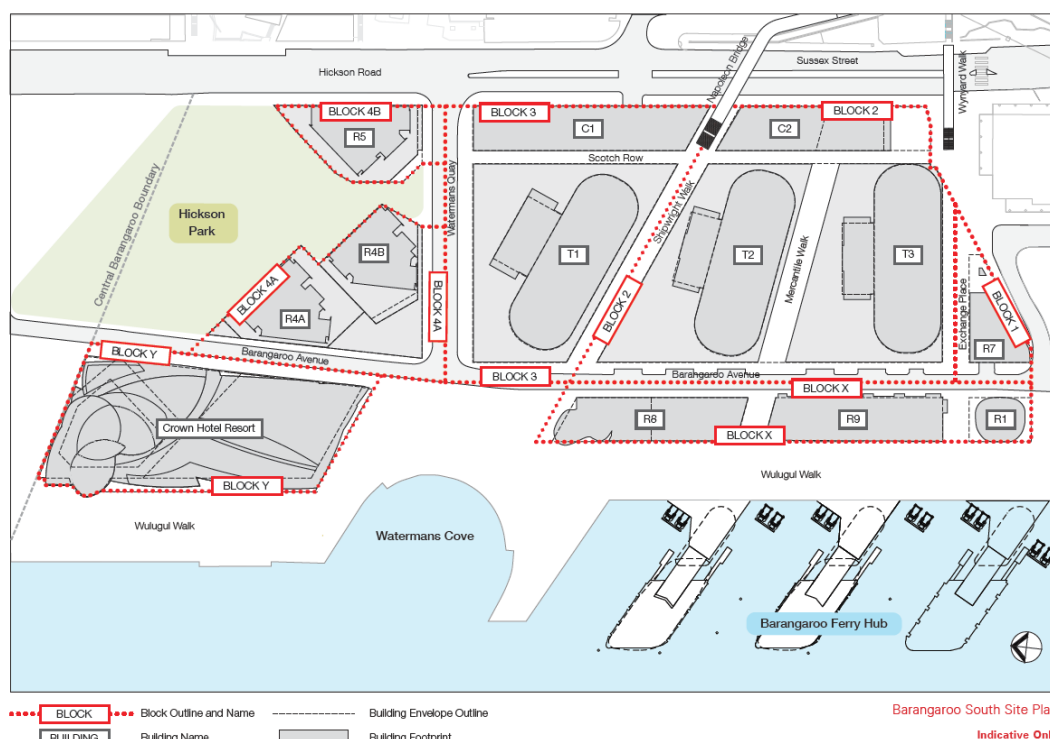


Figure 1 Block 4A in relation to Barangaroo South, with the location of Building R4B shown

Source: Lendlease

Residential Building R4B – Development Consent SSD 6965 and Development Consent SSD 8892218 (amending SSD 6965)

Development consent SSD 6965 was granted by the Planning Assessment Commission on the 7 September 2017 for Residential Building R4B, comprising a 60-storey mixed use building, with 297 residential apartments and retail floor space at ground level. This included a total gross floor area (GFA) of 38,896m², 38,602m² of which was for residential floor space and the remaining 294m² was for retail floor space.

Consent was also provided for associated building public domain works, fitout and use of basement and associated building identification signage.

SSD 6965 was subsequently modified twice.

SSD-8892218 was determined on 26 March 2021 for alterations and additions to the approved Residential Building R4B. This included an additional eight storeys and 5,650m² of gross floor area (GFA), amongst other items. SSD 8892218 amends SSD 6965 by way of conditions and is understood to now be the relevant consent for Building R4B.

Accordingly, this modification application relates to SSD 8892218 (which will in turn amend Development Consent SSD 6965).

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).
- Deletion of conditions relating to the need for obstacle lighting under Part E and F of the consent.
- Revision of car park entrance design.
- Revised entry vestibule design for ground floor lobby
- Alteration to the secondary exit arrangement for the ground level lobby.
- Minor layout changes to the ancillary communal facilities adjacent to the swimming pool.



In our role as the appointed BCA Consultant for the works, this S4.55 Modification capability statement has been prepared to confirm that we have assessed the latest drawings and identified items the subject of this modification to ensure the design complies with the Deemed-to-Satisfy provisions and Performance Requirements of the BCA. The changes the subject of this Modification, have also been identified to ensure the Construction Certificate documentation is deemed consistent with the Development Consent.

Philip Chun Building Code Consulting has reviewed the **SECTION 4.55 MOD** drawings referenced below that will form part of the S4.55 modification application.

Drawings by RPBW and PTW as follows:

Drawing No. /Revision	Title	Date
BR4B_ASD_PA2_0000/21	R4B TITLE SHEET AND DRAWING LIST	30/06/21
BR4B_ASD_PA2_0001/21	R4B CONTEXT PLAN	30/06/21
BR4B_ASD_PA2_0002/21	R4B SITE PLAN	30/06/21
BR4B_ASD_PA2_0004/20	R4B SITE PLAN SETTING OUT	30/06/21
BR4B_ASD_PA2_2000/21	R4B PLAN GROUND FLOOR LEVEL 00	30/06/21
BR4B_ASD_PA2_2001/21	R4B PLAN PODIUM LEVEL P1	30/06/21
BR4B_ASD_PA2_2002/21	R4B PLAN PODIUM LEVEL P2	30/06/21
BR4B_ASD_PA2_3020/20	R4B PLAN PLANT LEVEL 20	30/06/21
BR4B_ASD_PA2_4001/2	ELEVATION NORTH-EAST (PARK)	18/06/21
BR4B_ASD_PA2_4002/2	ELEVATION WEST (BARANGAROO AVE)	18/06/21
BR4B_ASD_PA2_4003/2	ELEVATION SOUTH-EAST (LIFT LOBBY)	18/06/21
BR4B_ASD_PA2_4004/2	ELEVATION SOUTH (WATERMANS QUAY)	18/06/21
BR4B_ASD_PA1_4005/21	NORTH-EAST ENLARGED ELEVATION (PARK)	18/06/21
BR4B_ASD_PA1_4008/21	WEST ENLARGED ELEVATION (BARANGAROO AVE)	18/06/21
BR4B_ASD_PA1_4201/21	BUILDING SIGNAGE ZONE SOUTH-EAST ENLARGED ELEVATION	18/06/21
BR4B_ASD_PA1_6011/21	BRIDGE	18/06/21

Landscape Drawing by McGregor Coxall as follows:

Drawing No. /Revision	Title	Date
RPB430-GE-R4B002_GRND/R	R4B-DA-GROUND FLOOR	-

On review of the documentation, we confirm that the works proposed will be capable of achieving compliance with the Building Code of Australia 2019, subject to normal design development and assessment reviews required at the next stage of documentation and prior to the issue of the Construction Certification for the works.

Fire rating, egress, access for persons with disabilities, fire safety systems and general health and amenity have all been considered in our evaluation of the documentation provided.

In our opinion, Development Consent should not be withheld for concern that the building / works cannot meet the performance requirements of the Building Code of Australia 2019.

If you have any queries with regards to the above, please do not hesitate to contact the undersigned.

Regards,

Frank De Pasquale
Associate / Registered Certifier
PHILIP CHUN BUILDING CODE CONSULTING