

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 R4B, Barangaroo South – Section 4.55 Modification Application

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 8892218 (Amending SSD 6965) relating to Residential Building R4B, Barangaroo South (the site).

Background

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, fit-out 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 8892218 (amending 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.

A further detailed description of the proposed modifications is contained in the supporting letter to 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
R4B CONTEXT PLAN	BR4B_ASD_PA1_0001	30/06/21
R4B SITE PLAN	BR4B_ASD_PA1_0002	30/06/21
R4B SITE PLAN SETTING OUT	BR4B_ASD_PA1_0004	30/06/21
R4B PLAN GROUND FLOOR LEVEL 00	BR4B_ASD_PA1_2000	30/06/21
R4B PLAN PODIUM LEVEL P1	BR4B_ASD_PA1_2001	30/06/21
R4B PLAN PODIUM LEVEL P2	BR4B_ASD_PA1_2002	30/06/21
R4B PLAN PLANT LEVEL 20	BR4B_ASD_PA1_3020	30/06/21
R4B ELEVATION NORTH-EAST (PARK)	BR4B_ASD_PA2_4001	18/06/21
R4B ELEVATION WEST (BARANGAROO AVE)	BR4B_ASD_PA2_4002	18/06/21
R4B ELEVATION SOUTH-EAST (LIFT LOBBY)	BR4B_ASD_PA2_4003	18/06/21
R4B ELEVATION SOUTH (WATERMANS QUAY)	BR4B_ASD_PA2_4004	18/06/21
R4B NORTH-EAST ENLARGED ELEVATION (PARK)	BR4B_ASD_PA1_4005	18/06/21
R4B WEST ENLARGED ELEVATION (BARANGAROO AVE)	BR4B_ASD_PA1_4008	18/06/21
R4B BUILDING SIGNAGE ZONE SOUTH-EAST ENLARGED ELEVATION	BR4B_ASD_PA1_4201	18/06/21
R4B BRIDGE	BR4B_ASD_PA1_6011	18/06/21
R4B-DA-GROUND FLOOR	RPB430-GE-R4B002_GRND	-

Warringtonfire previously prepared preliminary fire engineering reviews dated 9 August 2016 and 11 November 2020 which were used to support the original project application and the amending SSD DA. Our reviews 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 8892218 (amending 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
Warringtonfire