



Our Ref: F200170_MOD 7_01

5 December 2019

Built
343 George St
Sydney NSW 2000

Attention: Adrian Topping

Dear Adrian,

RE: Fire Engineering Statement | Modification of Application 7 | Education Building - The Sandstone Precinct | Bridge Street, Sydney NSW 2000

This Fire Engineering Statement has been prepared to support a State Significant Development (SSD 7484) Development Application (DA) for the adaptive reuse of The Sandstone Precinct at Bridge Street, Sydney for tourist and visitor accommodation.

Since submission of the DA in November 2016, the applicant (Pontiac Land (Australia) Pty Ltd) has further refined the project design, including changes to address matters raised by key stakeholders within their submissions on the DA and feedback received from the Design Review Panel. These amendments to the proposed development are being progressed under Clause 55 of the *Environmental Planning and Assessment Regulation 2000*.

The proposed modifications pertaining to the Education Building, referred to as MOD 7, are as depicted in architectural drawings prepared by Webber Australia we received by Aconex correspondence BUILT-GCOR-008086 as follows:

- SP-DA-G-2496 revision 5 WIP
- SP-DA-G-2497 revision 5 WIP
- SP-DA-G-2498 revision 5 WIP
- SP-DA-G-2499 revision 5 WIP
- SP-DA-G-2500 revision 5 WIP
- SP-DA-G-2501 revision 7 WIP
- SP-DA-G-2502 revision 7 WIP
- SP-DA-G-2503 revision 7 WIP
- SP-DA-G-2504 revision 7 WIP
- SP-DA-G-2505 revision 5 WIP
- SP-DA-G-2506 revision 7 WIP
- SP-DA-G-2507 revision 7 WIP
- SP-DA-G-2508 revision 7 WIP
- SP-DA-G-2509 revision 7 WIP
- SP-DA-G-2510 revision 6 WIP
- SP-DA-G-3200 revision 8 WIP
- SP-DA-G-3202 revision 8 WIP
- SP-DA-G-3203 revision 8 WIP
- SP-DA-G-3205 revision 8 WIP
- SP-DA-G-3210 revision 7 WIP
- SP-DA-G-3502 revision 7 WIP
- SP-DA-G-6000 revision 8 WIP

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Relevant to our fire engineering strategy for the Education building are the following:

- Amendment to the number of hotel rooms;
- Alterations to the facade.

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of any development consent for the above project the building design shall fully comply with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

CORE Engineering Group has reviewed the proposed amendments to the project and the modifications are considered to have immaterial impact, and are not considered to compromise the proposed fire safety strategy, nor compromise conformance with the building regulations

We trust that the above information is sufficient for Consent Authority's needs with respect to fire safety design and compliance with the relevant building regulations in this regard. Should any further information be required for a determination to be made please contact the undersigned on 02 9299 6605.

Yours faithfully



Neil Campbell

Senior Fire Safety Engineer

BEng. (Mech), MEng (Fire Safety)