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Barangaroo South – C3 Commercial Building Fire Engineering - Project Application

On the 20 December 2009, Lend Lease (Millers Point) Pty Limited was appointed as the preferred proponent to develop Stage 1 of Barangaroo: comprising of Blocks 1 to 4 and associated public recreation areas (and herein referred to as Barangaroo South). This letter will accompany a project application under Part 3A of the Environmental Planning and Assessment Act, 1979 for the development of the C3 Commercial Building. It addresses the Director General Requirements.

The fire safety strategy for Commercial Building C3 will be developed to meet the Performance Requirements of the Building Code of Australia (BCA). This will be achieved either through meeting the Deemed to Satisfy Provisions noted in the BCA or, where the design of the building falls outside of the prescriptive nature of the codes, through performance based fire engineering design.

Due to the large and complex nature of the building it is proposed that Fire & Rescue NSW, the Building Certifier and any other stakeholders are consulted early in the design process so that they are satisfied with the intent of the fire safety strategy.

It is proposed that the sustainable intent for the building design is reflected in the fire safety strategy. This will focus on providing a fire strategy that compliments the building services strategy and minimises additional provisions solely for fire safety. This is likely to result in features such as:

- extended travel distances to maximise the flexible layout of the floor plates;
- rationalising of structural fire protection requirements, including external building elements; and
- enabling the potential for open village design across multiple-floors.

Further to the points noted above the fire safety strategy will address:

- Emergency egress for disabled or mobility impaired persons;
- Connections to adjoining areas such as the basement; and
- Fire brigade access and provisions.

It is our undertaking that the fire safety engineering and evacuation strategy design will be appropriate to the building and fully implemented prior to the occupancy of the tower.

Yours sincerely



Neil Hitchen
Fire Engineer



Marianne Foley
Principal