



Our Ref: F200170_S96_02

27 September 2018

Essence Project Management
Level 23, 52 Martin Place
Sydney NSW 2000

Attention: Kylie Chu

Dear Kylie,

RE: Fire Engineering Statement | Modification of Application | 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 final 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 as described by the S4.55 Design Report reference SP-RPT-G-0047 prepared by MAKE and the supporting architectural drawings reference therein.

Relevant to our fire Engineering Strategy for the Education building are the following:

- Reduction in basement extent (Education Building);
- Internal alterations to lower ground, ground and first floors.
- Minor internal alterations to remaining floors.
- Reduction of pool size at fifth floor
- Amendments to room layouts;
- Minor increase in hotel rooms;
- Removal of ballroom (Education Building);
- Refinements at rooftop level

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.

Sydney

Suite 401, Grafton Bond Building
201 Kent Street, Sydney NSW 2000

Phone | +61 2 9299 6605

Fax | +61 2 9299 6615

Email | sydney@coreengineering.com.au

Melbourne

Suite 107, 480 Collins Street
Melbourne VIC 3000

Phone | +61 3 8548 1818

Email | melbourne@coreengineering.com.au

www.coreengineering.com.au

CORE Engineering Group has reviewed the proposed amendments to the project. 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

A handwritten signature in black ink, appearing to read 'Neil Campbell', written in a cursive style.

Neil Campbell

Senior Fire Safety Engineer

BEng. (Mech), MEng (Fire Safety)