

DA Support Statement

Our Ref: S21167.00

Avalon Central Pty Ltd, c/- Cottee Parker Architects | Roland Martinez

Level 4, 50 Stanley St, East Sydney NSW 2010

Email: roland.martinez@cotteeparker.com.au

Date: 13 October 2021

Re: 3 Central Rd, Avalon– DA Fire Engineering Support Statement

Dear Roland,

We have reviewed the DA drawings for the above project with the high-level list of non-compliances highlighted below which have been reviewed by MCD Fire Engineering.

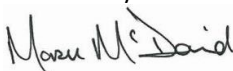
Table 1: Summary of Performance Solution

No	DtS Clause	Description of non-compliance	Performance Requirement (A2.2(3) & A2.4)	Method of meeting Performance Requirements (A2.1)	Assessment Method (A2.2(2))
1.	C1.1, Spec C1.1	To permit the following DtS departures for rooflights /glazed roof: <ul style="list-style-type: none"> The rooflights / glazed roof has an aggregate area of more than 20% of the roof surface. The rooflight from Apartment 7 is within 3 m of glazed roof above public corridor/stair. 	CP1, CP2	A2.1(1)	A2.2(2)(b)(ii)
2.	C2.10, C2.11	The permit that the lift is not contained in a fire isolated shaft and is not fire separated from the stair shaft.	CP1, CP2	A2.1(1)	A2.2(2)(b)(ii)
3.	C3.2	To permit a performance-based approach to the protection of openings located within 3 m of the boundaries.	CP2	A2.1(1)	A2.2(2)(b)(ii)
4.	D1.4	To permit an extended travel distance up to 31 m instead of 20 m to a point choice (worst case) from Lower Ground carpark area.	DP4 & EP2.2	A2.1(1)	A2.2(2)(d)
5.	D1.5	To permit the distance between alternative exits being less than 9 m from each other on Lower Ground floor.	DP4 & EP2.2	A2.1(1)	A2.2(2)(b)(ii)
6.	D1.9	To permit an extended travel distance from discharge of non-isolated stairs (serving from basement or Level 1) being more than 15 m (up to 22 m) to open space on Ground floor.	DP4 & EP2.2	A2.1(1)	A2.2(2)(b)(ii)

We can confirm that an initial assessment has been carried out by MCD Fire Engineering and, as part of the Construction Certificate stage, a further detailed assessment in preparing a Fire Engineering Report will be undertaken in consultation with the Certifying Authority, which will demonstrate that the above issues will comply with the Performance Requirements of the National Construction Code (NCC), Volume One aka as the BCA 2019 (Amendment 1): Building Code of Australia. This may be via either or a combination of the following:

- Become DtS by way of design development.
- Comparison to the BCA DtS Provisions.
- Compliance with the BCA Performance Requirements.

Yours Sincerely



Mark McDaid | Managing Director | MCD Fire Engineering Pty Ltd

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