



08 November 2019

Nettletonetribе
c/- See Kuan Lim
117 Willoughby Road
Crows Nest, NSW 2065

Our ref: 12520813

Dear See

60 Beaconsfield Street, Newport NSW Development Application - Fire Engineering Statement

The purpose of this DA Statement Letter is to provide confidence to the Consent Authority that the documentation submitted for issuance of the planning permit for the aforementioned site is capable of achieving compliance with the Building Code of Australia (BCA) with regards to fire safety.

The subject design has been observed to exhibit a number of non-conformances with the prescriptive provisions of the BCA identified by the design team, including Building Certificates Australia. Subsequently, it may be necessary for the method of compliance with the building regulations to incorporate a Performance Based approach as supported by Clause A2.2 of the BCA.

1.1 Anticipated Performance Solutions

GHD have reviewed the provided Development Application drawings and BCA correspondence and consider that the following items are likely to be proposed as Performance Solutions.

Table 1: Anticipated Performance Solutions

No	BCA Clause	Description	Performance Requirements
1	C2.7	Two buildings are connected via a garbage chute which does not satisfy the requirements of C2.7 for treatment as separate buildings, it is proposed to treat the two buildings as separate buildings.	CP2
2	E1.3	The fire hydrant booster assembly may be located within 10 m of the subject buildings external walls without a shield wall as required by AS 2419.1 – 2005.	EP1.3

In relation to the items listed above we can confirm that an assessment can be undertaken by a C10 Accredited Fire Engineer in consultation with project stakeholders (including the Principal Certifying Authority), to demonstrate that the building will comply with the Performance Requirements of the BCA. This may be via either one of, 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 (absolute assessment).



It is considered that the preparation of the Performance Solution and corresponding fire safety measures that are likely to be documented therein will not likely result in any material changes to the building design presented in the architectural drawings reviewed for the planning permit.

Should you require any additional information relating to the above please contact the under signed.

Yours sincerely,
GHD Pty Ltd

Prepared by:

A handwritten signature in black ink, appearing to read 'Karl Davies', with a long horizontal stroke extending to the right.

Karl Davies

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Authorised by:

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

Mark Cooney

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