

6 September 2018

Point Polaris

L19, 390 St Kilda Road
Melbourne VIC 3004

Attention: Rob Hain (rob.hain@pointpolaris.com.au)

Dear Rob

RE: CAN01_R1.1: Fire Engineering DA Statement
PROJECT: Forestway Shopping Centre Redevelopment

The purpose of this Consultant Advice Note (CAN) 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.

Background

The site is located at Warringah Rd & Forest Way, Frenchs Forest NSW 2086, and is an existing shopping centre which is proposed to undergo a redevelopment and expansion. The proposed works include the addition of basement carparking levels, additional retail spaces on Ground level, an additional retail level (Level 1) and rooftop (Level 2) carparking.

Fire Engineering Statement

The subject design would be anticipated to exhibit a number of non-conformances with the prescriptive provisions of the BCA. These non-conformances have been identified by McKenzie Group as the Authority Having Jurisdiction for the project, in report 075642-01BCA, dated 23/08/2018, Rev A.

Subsequently, it is anticipated for the method of compliance with the building regulations to incorporate a Performance Based approach as supported by Clause A0.5 of the BCA. Olsson Fire & Risk have reviewed the Development Application drawings and consider that the following items are likely to be proposed as Performance Solutions.

Table 1: Proposed Performance Solutions

Solution	DtS Clause	Description	Performance Requirements
1.	C2.4	Continuous access for emergency vehicles that enables travel in a forward direction around the entire building is not provided as there is no access to the South Eastern corner.	CP9

Solution	DtS Clause	Description	Performance Requirements
2.	C2.8	Separation between the travelators on the retail and carparking levels may be subject to a Performance Solution.	CP2
3.	D1.4	BCA Clause D1.4(c)(i) stipulates that the travel distance to the point of choice of alternative exits and to the nearest exit must not exceed 20 m and 40 m respectively. These may be exceeded within the proposed design.	DP4, EP2.2
4.	D1.5	BCA Clause D1.5(c)(iii) stipulates that the travel distance between the alternative exits must not exceed 60 m. These may be exceeded within the proposed design.	DP4, EP2.2
5.	D1.6	The aggregate egress width provided may be subject to a Performance Solution	DP4
6.	E4.5	Exit signs are proposed to be mounted greater than 2.7 from the FFL throughout the mall areas.	EP4.2
7.	E1.3	The hydrant booster assembly location may not be in sight of the main entrance, due to multiple entrances to the site.	EP1.3
8.	E2.2	<p>A proposed performance-based smoke exhaust system with the following non-compliances would be anticipated:</p> <ul style="list-style-type: none"> • Reduced exhaust rates; • Omission of the smoke exhaust from the back of house; • Deletion of smoke baffles creating a horizontal area of smoke reservoir exceeding 2,000 m² and length of smoke reservoir exceeding 60 m. 	EP2.2

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 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).

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

Yours faithfully,



Mark Cooney | MSc(Fire Eng) | BEng(Struct) | MIEAust | MSFS
Accredited Fire Safety Engineer C10 BPB2838 | RBP EF45142

Associate | NSW State Manager
Olsson Fire & Risk Pty Ltd
0498 989 858
mark.cooney@olssonfire.com