

21 October 2019

Glenn Scott
 HASSELL
 Level 2, Pier 8/9, 23 Hickson Road
 Millers Point NSW 2000

Dear Glenn

**Brookvale Oval Redevelopment – 19092-SB
 Fire Safety Engineering Letter of Support**

Please find below our fire engineering statement to accompany the Development Application under Clause 145 of the Environmental Planning & Assessment Regulation 2000 for the proposed development of a Centre of Excellence and Grandstand at Brookvale Oval, located at Pittwater Road, Brookvale NSW.

As part of our preliminary fire engineering review, we have considered the following documentation:

- Building Code of Australia (BCA) Report by McKenzie Group, Ref. 078506-2 BCA, preliminary draft Rev B, dated 11 October 2019;
- Plans prepared by HASSELL, as per Table 1.

Table 1 Architectural Plans

Drawing No.	Drawing Title	Revision
A_0000	COVER SHEET	Rev E - Draft DA Issue. Dated 17.10.2019
A_0100	NOTIFICATION PLAN	Rev E - Draft DA Issue. Dated 17.10.2019
A_0200	EXISTING CONDITIONS SITE PLAN	Rev E - Draft DA Issue. Dated 17.10.2019
A_0201	SITE SURVEY	Rev D - Draft DA Issue. Dated 17.10.2019
A_0300	SITE ANALYSIS PLAN	Rev E - Draft DA Issue. Dated 17.10.2019
A_0301	PROPOSED SITE PLAN	Rev L - Draft DA Issue. Dated 17.10.2019
A_0400	DEMOLITION PLAN	Rev E - Draft DA Issue. Dated 17.10.2019
A_0500	LANDSCAPE SITE PLAN	Rev E - Draft DA Issue. Dated 17.10.2019
A_1000	GA PLAN - LOWER GROUND B00	Rev G - Draft DA Issue. Dated 17.10.2019
A_1001	GA PLAN - CONCOURSE LEVEL 00	Rev L - Draft DA Issue. Dated 17.10.2019
A_1002	GA PLAN - UPPER LEVEL 01	Rev L - Draft DA Issue. Dated 17.10.2019
A_1003	GA PLAN - ROOF PLAN	Rev L - Draft DA Issue. Dated 17.10.2019
A_1200	SWIMMING POOL PLAN	Rev E - Draft DA Issue. Dated 17.10.2019
A_2000	GA ELEVATIONS	Rev G - Draft DA Issue. Dated 17.10.2019
A_3000	GA SECTIONS	Rev L - Draft DA Issue. Dated 17.10.2019
A_5000	PHOTO MONTAGE	Rev E - Draft DA Issue. Dated 17.10.2019

At this juncture, McKenzie Group has confirmed in their BCA Report that the project is capable of complying with the Building Code of Australia 2019. In the event that fire safety engineering input is required on this project, the Performance Solutions outlined in Table 2 are proposed based on the potential variations from the BCA 2019 Deemed-to-Satisfy (DtS) provisions identified by McKenzie Group.

The proposed Performance Solutions will be formulated to comply with the relevant BCA Performance Requirements for the Development Application.

Table 2 Variations to BCA DtS Provisions Requiring Performance Solutions

No.	BCA DtS Provisions	Performance Requirements	Proposed Performance Solutions
1	D1.5	DP4, EP2.2	Extended travel distances are proposed as follows: Ground Floor - Up to 23 m to a point of choice in lieu of 20 m Level 1 - Up to 22 m to a point of choice in lieu of 20 m
2	D1.7	DP4, DP5	The central non-fire isolated stairway connects three storeys. A maximum of 2 storeys can be connected in a non-sprinkler protected building. In addition to above, the east and west non-fire isolated stairways indirectly connect three storeys via the central stairway.
3	E2.2	EP2.2	It is proposed to omit the provision of a smoke exhaust system to the building.
4	C1.1; Spec C1.1	CP2, CP8	The cantilever roof above the grandstand is proposed to be of Polycarbonate in lieu of a non-combustible material.

Based on our preliminary review of the design, the proposed Performance Solutions can be supported by performance-based fire safety engineering. This will involve the preparation of a Fire Engineering Brief (FEB) and Fire Engineering Report (FER) by LCI as part of the consultation process.

Should you require any additional information, please do not hesitate to contact me on the number below.

Kind Regards

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