

Our Ref:20196 -L01

26 June 2020

Landmark Group Australia Pty Ltd
 Level 25, 88 Phillip Street
 Sydney NSW 2000

Attention: Mr Michael Pachin (michael@landmarkgr.com)

Dear Michael

**MIXED-USE DEVELOPMENT – 2 DELMAR PARADE, DEE WHY NSW 2099
 PROVISION FOR FIRE ENGINEERING (FOR DA SUBMISSION)**

INTRODUCTION

We refer to the Development Application (DA) for the mixed use development for the abovementioned property.

The purpose of this statement is to provide confidence to the Consent Authority that the documentation submitted for issuance of the planning permit is capable of achieving compliance with the Building Code of Australia (BCA).

The development comprises of a mix of residential apartments and ground level retail/commercial use with two (2) levels of basement car parking.

The subject design will exhibit a number of non-conformances with the prescriptive provisions of the Building Code of Australia (NCC Vol. 1). Those non-conformances shall be identified by the Authority Having Jurisdiction (AHJ) during assessment of the building for compliance with the Building Code of Australia (NCC Vol. 1) and will need to be shown to comply with the BCA prior to issue of the Construction Certificate as required by the *Environmental Planning and Assessment Act 1979*.

BCA ASSESSMENT DATA

The relevant BCA Assessment Data for the subject development is summarised in Table 1.

Table 1: Relevant BCA Assessment Data

BCA Reference	BCA Assessment
Classification	Class 2 (residential) Class 5 (commercial) Class 6 (retail) Class 7a (basement parking)
Rise in Storeys	Seven (7)
No. of Levels Contained	Nine (9)
Minimum Type of Construction Required	Type A
Effective Height	< 25m (~20 m)
Maximum Fire Compartment Size	Complies with the DTS Provisions

Sydney
 Suite 1805, Level 18
 323 Castlereagh Street
 Sydney NSW 2000
 PO Box K194, Haymarket NSW 1240

Brisbane
 Unit 5, Level 1
 445 Upper Edward Street
 Spring Hill QLD 4000
 PO Box 4788, Forest Lake QLD 4078

ACHIEVING COMPLIANCE WITH THE BCA

Compliance with the BCA is achieved by satisfying the Performance Requirements. Clause A2.1 of the BCA states that the Performance Requirements can be satisfied by:

1. *Performance Solution; or*
2. *Deemed-to-Satisfy Solution; or*
3. *a combination of (1) and (2).*

Clause A2.2(1) of the BCA states that a Performance Solution is achieved by demonstrating:

- (a) *compliance with all relevant Performance Requirements; or*
- (b) *the solution is at least equivalent to the Deemed-to-Satisfy Provisions,*

Clause A2.2(2) of the BCA states that a Performance Solution must be shown to comply with the relevant Performance Requirements through one or a combination of the following Assessment Methods:

- (a) *Evidence of suitability in accordance with Part A5 that shows the use of a material, product, plumbing and drainage product, form of construction or design meets the relevant Performance Requirements.*
- (b) *A Verification Method including the following -*
 - (i) *the Verification Methods in the NCC; or*
 - (ii) *Other Verification Methods, accepted by the appropriate authority that show compliance with the relevant Performance Requirements.*
- (c) *Expert judgment.*
- (d) *Comparison with the Deemed-to-Satisfy Provisions.*

SUMMARY OF PROPOSED PERFORMANCE SOLUTIONS

To date, the design team and AHJ have identified the following matters as requiring assessment as Performance Solutions under the BCA:

1. Openings located within 3 m of the boundary are not proposed to be protected in accordance with the prescriptive provisions – BCA Clause C3.2
2. Travel to a point of choice exceeds 20 m in the basement carpark being up to 30 m – BCA Clause D1.4
3. Travel to a point of choice exceeds 12 m on the residential levels – BCA Clause D1.4
4. The distance between alternative travel paths is less than 6 m on the pathway to the exit on the residential levels – BCA Clause D1.5
5. Discharge from the fire isolated stairs is proposed to be internal contrary to the provisions of Clause D1.7 for open space – BCA Clause D1.7

REQUIRED FIRE SAFETY SYSTEMS

In order to demonstrate compliance with the Performance Requirements the following fire safety systems, at a minimum, will be required to be installed throughout the affected area of works:

- Automatic Signaling Equipment
- Access panels
- Fire Hydrants
- Fire Hose Reels
- Fire Doors
- Fire & Smoke Dampers
- Fire Seals
- Smoke Seals
- Sprinklers
- Portable Fire Extinguishers
- Automatic Smoke Detection and Alarm System
- Building Occupant Warning System with Voice Messaging
- Emergency Lighting and Exit Signs

Note: The above list may change or vary during the detailed design process, and / or as a result of the future Fire Engineering Assessment.

CONCLUSION

We confirm that an assessment can be undertaken by a C10 Accredited Fire Engineer in consultation with project stakeholders (including the Principal Certifier, to demonstrate that the building works will comply with the Performance Requirements of the Building Code of Australia (NCC Vol. 1). This may be via either or a combination of the following:

- The design becoming Building Code of Australia (NCC Vol. 1) DTS compliant
- Comparison to the Building Code of Australia (NCC Vol. 1) DTS Provisions
- Compliance with the Building Code of Australia (NCC Vol. 1) 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 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 undersigned.

Yours Faithfully
Innova Services Pty Ltd



Trent De Maria
Senior Fire Engineer
 C10 Accredited Fire Engineer (BPB3412)



Jason Powell
Director
 C10 Accredited Fire Engineer (BPB0801)
 MIEAust, CPEng, NER