

Reference: 152101_31 Warriewood Road, Warriewood_DA_01

4 August 2016

BazEm Pty Ltd
Excen Corporate Centres
119 Willoughby Road Crows Nest NSW 2065

Attention: James Campbell

Dear Sir

RE: DA Letter of Support | 31 Warriewood Road, Warriewood

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of Development Application (DA) consent that the building design shall fully comply with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed works will include the development of the current site located at 31 Warriewood Road, Warriewood which involves the construction of a new residential unit development consisting of 29 residential units (Class 2) with associated basement level car parking (Class 7a).

The works incorporate design features that have been deemed to not fully meet the prescriptive Deemed to Satisfy (DtS) provisions of the BCA as advised by Principle Certifying Authority for the project – BCA Logic. As a result of the design not conforming to the DtS provisions of the BCA, the building solution applied shall be performance based rather than wholly prescriptively based. AFFINITY Fire Engineering has reviewed the design in conjunction with advice from BCA Logics' advice and have been engaged to develop a fire safety engineering strategy and associated reports in order to satisfy the Performance Requirements of the BCA.

In particular, the fire safety strategy and fire engineering design shall focus on the following site critical design issues in order to confirm compliance with the performance provisions of the BCA:-

- ▶ Occupant egress in the event of a fire emergency and the maintenance of tenable conditions for occupant evacuation and fire brigade intervention;
- ▶ Fire and smoke spread throughout the building and its impact on occupant egress;
- ▶ Site access and fire services design to facilitate fire brigade intervention.

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Amongst other matters which may be established through the full design development stages, the fire safety strategy and associated reports shall incorporate assessment of the following non-conformances with the DtS provisions of the BCA:

- ▶ The distance of travel from the entry doorway of the sole occupancy units to an exit is up to 12m which exceeds the maximum of 6m permitted by BCA Clause D1.4.
- ▶ The distance of travel from the communal open space area on Level 1 is approximately up to 30m to a point of choice which exceeds the maximum of 20m permitted by BCA Clause D1.4.
- ▶ The discharge of the fire-isolated stairways does not comply with BCA Clause D1.7 in the following locations
 - The Northern fire isolated stairway discharges into the Level 1 lobby area in lieu of a fire-isolated passage or open space.
 - The Southern fire isolated stairway discharges into open space where occupants travel paths are within 6m from openings in the external wall of the building.
- ▶ No separation is to be provided between the stair flights descending from the residential levels and those rising from the basement levels.

The subject design for the 31 Warriewood Road, Warriewood development which forms the development application for consent being requested is considered by AFFINITY Fire Engineering to not compromise the proposed fire safety strategy, fire brigade intervention or conformance with the building regulations. Hence, AFFINITY Fire Engineering anticipate that the fire safety engineering assessment to be conducted for the site will achieve compliance with the Performance Requirements of the BCA.

We trust that the above information is sufficient for Consent Authority's needs with respect to fire safety design and compliance with the relevant building regulations in this regard. Should any further information be required for a determination to be made please contact the undersigned on 03 8616 0686.

Yours faithfully

Thomas O'Dwyer

Director, Affinity Fire Engineering

Fire Safety Engineer BPB 0776

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