

6 April 2023

**Attention: Salina Lama**

Department of Planning and Environment  
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**Project:** 189 Riverside Drive, Airds  
**Document Reference:** 22104-DA-001  
**Revision** C

## Development Application | Fire Engineering Letter of Support

### 189 Riverside Drive, Airds

Dear Salina,

The purpose of this letter is to accompany the Part 5 submission for the proposed residential boarding house development at 189 Riverside Drive, Airds. This is for the purposes of demonstrating that although non-compliances with the prescriptive requirements of the Building Code of Australia (BCA) have been identified, we have assessed the design and are comfortable that these can be addressed through fire engineering analysis later in the design.

The proposed works consist of a two-storey boarding house development featuring eight units, common areas, and landscaped areas. A general overview of the development can be found in Figure 1 and Figure 2.



Figure 1: Proposed development (Ground Floor Plan)

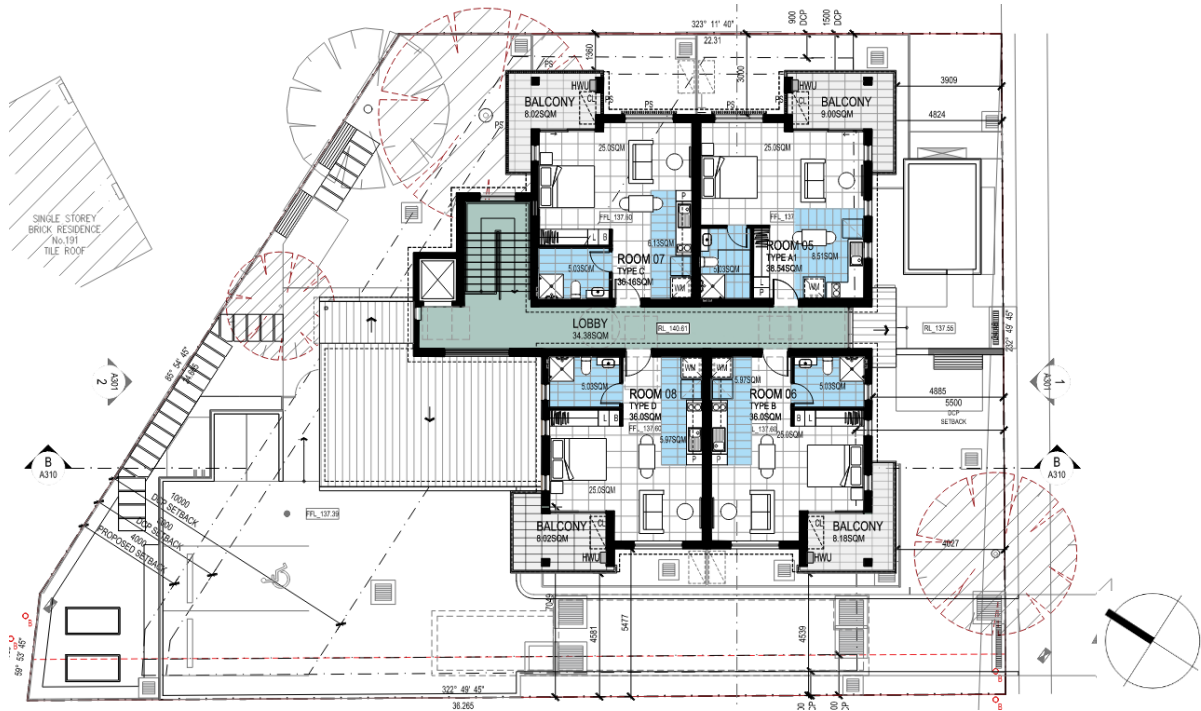


Figure 2: Proposed development (First Floor Plan)

Our design review has been based on the following documents:

- Architectural plans prepared by Crawford Architects (dated 9<sup>th</sup> March 2023)
- BCA report prepared by BCA Vision (dated 21<sup>st</sup> March 2023).

The fire safety design will generally satisfy the Performance Requirements of the Building Code of Australia by complying with the Deemed-to-Satisfy Provisions. There are some aspects of the design that will require the use of Performance-Based fire engineering to achieve compliance with the relevant Performance Requirements of the BCA. Subject to approval from the Principal Certifying Authority and relevant stakeholders during the design process, the proposed Performance Solutions outlined in Appendix A will be demonstrated as meeting the Performance Requirements of the BCA during later phases of the design process.

This document is for the purposes of supporting the proposed design for Part 5 approval. It shall not be used for Construction Documentation and compliance with the Performance Requirements of the BCA will need to be verified through a formal fire engineering assessment by a *Certifier – Fire Safety* during later stages of the design process.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

**Dan Kirk, NSW Accredited Fire Engineer - BDC 2952**

Technical Director

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## Appendix A – Proposed Performance Solutions

The following BCA DtS non-compliance has been identified in the design as part of the DA design review process. This information is taken directly from the BCA report by BCA Vision (dated 21<sup>st</sup> March 2023).

*Table 1 – Summary of Performance Solutions (as taken from the BCA report)*

4.4 SECTION D – ACCESS AND EGRESS		
CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
CL. D1.4	<p>Exit travel distances</p> <p>(a) Class 2 and 3 buildings—</p> <p>(i) The entrance doorway of any <i>sole-occupancy unit</i> must be not more than—</p> <p>(A) 6 m from an <i>exit</i> or from a point from which travel in different directions to 2 <i>exits</i> is available; or</p> <p>(B) 20 m from a single <i>exit</i> serving the <i>storey</i> at the level of egress to a road or <i>open space</i>; and</p> <p>(ii) no point on the floor of a room which is not in a <i>sole-occupancy unit</i> must be more than 20 m from an <i>exit</i> or from a point at which travel in different directions to 2 <i>exits</i> is available.</p>	<p>Travel distance from Units 5 and 6 exceeds the maximum 6m to the first stair riser (approximately 9.4-9.6m)</p>