

Date	August 7, 2023	
To	Hammad Osmani	Senior Development Manager – Delivery Southern Sydney Land and Housing Corporation (LAHC)
From	Yuguang Li	Fire Safety Engineer - YGL Consulting
Subject	25-27 Easton Ave Sylvania Hydrant Review	
Job No	2023j0526	
Document No	CA01	Revision A

The fire engineering review is based on the discussion in an online meeting with LAHC and documents attached in an email received from LAHC on 02/08/23.

YGL Consulting has been engaged to undertake a high level fire engineering review of the fire hydrant provision for the residential Class 1a development at the above-mentioned address, which contains a total of six (6) attached dwellings.

It is understood that the fire hydrant issue has been raised by Council, in a letter correspondence with File Ref: DN23/0006 dated 5 May 2023, under “3. Engineering matters”.

Note that the BCA Volume Two report for the subject development by Metro Building Consultancy Job number 20239 Date 03 February 2023 does not contain the mandatory BCA requirement for a dedicated fire hydrant system, i.e. AS2419.1.

It is our opinion that for a Class 1a development, the hydrant coverage should follow FRNSW Fire safety guideline ‘Fire hydrants for minor residential development’ Version 02 Issued 1 September 2016’ (https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/guidelines_for_minor_residential.pdf). In general, this fire brigade guideline allows the use of 3 hose length in terms of the fire hydrant coverage involving fire hydrants as fire water source.

Nevertheless, it is possible that the DA conditions may impose hydrant associated provision for the development under different codes/standards.

25-27 Easton Ave Sylvania (the subject of this review) has the following Lot/Section/Plan as per NSW ePlanning website:

21/1/DP13628 & 22/1/DP13628

Note the survey plan dated 12/11/20 by Richard Abbott Registered Surveyor N^o 9057 shows that there is an existing street hydrant located between 2-3m from the south boundary of Lot 22 (27 Easton Ave). Given the site dimension is approximately 30m x 43m, it is expected that the hydrant provision would be able to meet the expectation of FRNSW should the aforementioned guideline is adopted, contingent to further detailed design by a hydraulic consultant.

In the event that a deemed-to-satisfy solution cannot be achieved, it is our opinion that a performance solution can be proposed subject to further fire engineering review and analysis.