

**DA Support Statement
Gosford Regional Library
123A Donnison Street
Gosford NSW 2250
(Lot 100 DP 711850)**

Revision: 1.1

Date: 25 July 2021

Ref: S20133.00



DA Support Statement

Our Ref: S20133.00

Central Coast Council

C/- Lahznimmo Architects (Hugo Cottier)

Suite 404 | Flourmill Studios | 3 Gladstone Street | Newtown | NSW 2042

Email: h.cottier@lahznimmo.com

Date: 25 July 2021

Re: Gosford Regional Library, 123A Donnison Street, Gosford NSW 2250 (Lot 100 DP 711850) – DA Support Statement (R1.1)

Dear Hugo,

We have reviewed the DA drawings (architectural transmittal attached to this letter) for the above project with the high-level list of non-compliances highlighted below which have been reviewed by MCD Fire Engineering.

Table 1: Summary of Performance Solution

No	Description of non-compliance	DtS Clause	Performance Requirement (A2.2(3) & A2.4)	Method of meeting Performance Requirements (A2.1)	Assessment Method (A2.2(2))
1.	To review the following areas have been identified with distances exceeding 20m to a point of choice: <ul style="list-style-type: none"> Ground floor North west - Children's Reading Play area – approx. 25m Level 3 South west – outdoor terrace – approx. 21m. 	D1.4	DP4, EP2.2	A2.1(1)	A2.2(2)(d)
2.	To review that Level 3 has a proposed population of 254 occupants corresponding a required minimum 2.5m aggregate unobstructed exit width. However, Level 3 is currently provided with approx. 2m aggregate unobstructed exit width via the fire isolated stairways (stair in atrium not counted as a compliant exit).	D1.6	DP5	A2.1(1)	A2.2(2)(d)
3.	To review the southern fire isolated stairway (stair 3) does not have direct access to road or open space.	D1.7	DP5	A2.1(1)	A2.2(2)(b)(ii)
4.	To review the southern exits on level 1 do not have directly access to road or open space	D1.10	DP4	A2.1(1)	A2.2(2)(b)(ii)
5.	To review the location of the hydrant booster non-compliance with AS 2419.1.	E1.3	EP1.3	A2.1(1)	A2.2(2)(b)(ii)
6.	To review there is an atrium which is directly connected between ground floor and level 3.	Part G3, E1.5, E2.2	EP1.4, EP2.2	A2.1(1)	A2.2(2)(b)(ii)

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We can confirm that an initial assessment has been carried out by MCD Fire Engineering and, as part of the Construction Certificate stage, a further detailed assessment in preparing a Fire Engineering Report will be undertaken in consultation with the Principal Certifying Authority, which will demonstrate that the above issues will comply with the Performance Requirements of the National Construction Code (NCC), Volume One aka as the BCA 2019 (Amendment 1): Building Code of Australia. This may be via either or a combination of the following:

- Become DtS by way of design development
- Comparison to the BCA DtS Provisions
- Compliance with the BCA Performance Requirements.

Yours Sincerely




Mark McDaid | Managing Director | MCD Fire Engineering Pty Ltd

MSc(Fire) | BSc(Fire) | PGDip(Fire) | Dip(Const) | Cert(Const)

MIEAust | CPEng | NER (Mech & Fire) | CEng (IRE) | MSFS | MAAC | MNFPA | MSFPE

Accredited Fire Safety Engineer NSW (C10 – BPB 2165) and QLD (RPEQ - 14189)

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PROPOSED
GOSFORD REGIONAL LIBRARY
123A Donnison Street, Gosford, NSW
DEVELOPMENT APPLICATION





DRAWING LIST

A - DA - 1000	COVER PAGE
A - DA - 1001	EXTERNAL FINISHES BOARD
A - DA - 1100	SITE PLAN
A - DA - 1200	DEMOLITION PLAN
A - DA - 1400	GROUND FLOOR PLAN
A - DA - 1401	LEVEL 1 PLAN
A - DA - 1402	LEVEL 2 PLAN
A - DA - 1403	LEVEL 3 PLAN
A - DA - 1404	ROOF PLAN
A - DA - 1700	SHADOW DIAGRAMS
A - DA - 1701	COVERED LANDSCAPED COURTYARD SHADOW DIAGRAMS
A - DA - 1702	3D HEIGHT PLANE AND VISUAL ANALYSIS
A - DA - 2000	ELEVATION - NORTH
A - DA - 2001	ELEVATION - SOUTH
A - DA - 2002	ELEVATION - EAST
A - DA - 2003	ELEVATION - WEST
A - DA - 3000	SECTION - NEIGHBOURHOOD ROOM
A - DA - 3001	SECTION - PROGRAM ROOM
A - DA - 3002	SECTION - MULTI-USE HALL
A - DA - 5300	AREA SCHEDULE - GFA + SITE COVERAGE
A - DA - 5301	AREA SCHEDULE - FECA + UECA



01 LOCATION PLAN

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	LANDSCAPE ARCHITECT	TOWN PLANNER	TRAFFIC	ACCESS	LEGEND	NORTH	CLIENT	PROJECT TITLE	lahznimmo architects		TITLE					
A	Development Application Issue	23.07.21				Spackman Mossop Michaels 115 Flinders St Surry Hills NSW 2010 ph: (02) 9361 4549	Milestone Suite 9, 17 Thurlow St, Redfern NSW 2016 ph: (02) 9518 3666	ttp transport planning Suite 402, 22 Atchison St, St Leonards NSW 2065 ph: (02) 9437 7800	Abe Consulting Level 1 / 280 Norton Street, Leichhardt NSW 2040 ph: (02) 8665 0400	CONC OFF-FORM CONCRETE GL GLAZING LC LIGHTWEIGHT CLADDING MR METAL DECK ROOFING PC PRECAST CONCRETE TM TIMBER			Gosford Regional Library	Suite 404, Flourmill Studios 3 Gladstone St Newtown NSW 2042 Australia T 02 9550 5200 F 02 9550 5233 www.lahznimmo.com	COVER PAGE						
						STRUCTURAL, CIVIL, ESD + SERVICES ENGINEERS	BCA	ACOUSTIC			DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING, THE INFORMATION ON IT AND THE DESIGN ARE COPYRIGHT OF LAHZNIMMO ARCHITECTS PTY LTD		SCALE CHECK	REVIEW	DIRECTOR SIGNATURE	DATE	DRAWN	PLOT DATE	SCALE @A1	SCALE @A3	
						Northrop Consulting Engineers Level 11, 345 George St Sydney NSW 2000 ph: (02) 9241 4188	Steve Watson and Partners 17456 Kent St, Sydney NSW 2000 ph: (02) 9283 6555	Acoustic Logic 9 Smith St, Mascot NSW 2020 ph: (02) 8339 8000						TENDER				HC	23/7/21		
													CONST					CHECKED	PROJECT NO.	DRAWING NO.	REV. NO.
																		AN	20-04	A - D A - 1 0 0 0	A