

27 May 2024



Project No. P00709

Level 8
68 Pitt Street
Sydney
NSW, 2000

Dear Craig,

RE: The Compass Centre– DA Letter

Introduction

This letter relates to the fire safety design of the proposed Compass Centre development which consists of a united building comprising of 3 towers, with residential, hotel, function spaces, various retail outlets and other facilities and services located at 83-99 North Terrace, Bankstown. Specifically, this letter considers fire safety design aspects that impact planning and Development Approval issues.

A review of the preliminary design has been undertaken by E-LAB Consulting based on the following received documentation:

- Architectural Drawings: Barings Compass Centre– A, 22/04/2024 prepared by PTW Architects.
- BCA Report: 83-99 North Terrace, Bankstown – R1.1, 01/05/2024 prepared by Steve Watson & Partners.

The fire safety design will generally satisfy the Performance Requirements of the Building Code of Australia by complying with the Deemed-to-Satisfy provisions. However, there are some aspects of the design that required further refinement through performance-based fire engineering to satisfy the Performance Requirements of the Building Code of Australia.

Conclusion

Based on our review of the project drawings the proposed development would be able to comply with the Performance Requirements of the Building Codes of Australia without significant redesign to the current plans.

Yours Faithfully,

Etienne Jordaan | Technical Director

E-LAB Consulting | Fire Engineering

C-10 Accredited Certifier BDC3185 (NSW Fire Safety)

Design Practitioner – Fire Safety Engineering (DEP0001595)

Professional Engineer – Fire Safety (PRE0001129)

ettienne.jordaan@e-lab.com.au 0402 070 205