

13 May 2022

Our Ref: PRO-07523-T9J7

Pacific Drive Pty Ltd
Suite 1, Level 3, 51 Pitt Street,
Sydney NSW 2000

Attention: Brian Hood
Email: bhood@laurusprojects.com.au

Dear Brian,

10-16 Pacific Drive, Port Macquarie NSW 2444
Re: Fire Engineering Supporting Letter for Section 34 Lodgement

This letter, as a result of a review of architectural plans detailed in *Appendix A*, determines capability of compliance with the Performance Requirement provisions of the Building Code of Australia (BCA) 2019 Amendment 1 Volume One, suitable for Section 34 lodgement purposes.

As a result of a review of architectural plans detailed in *Appendix A*, compliance with the Performance Requirement provisions of the Building Code of Australia (BCA) 2019 Amendment 1 Volume One within the scope has been determined for the lodged Section 34 application subject to the use of appropriately tested systems and correct construction methodology.

Upon review, it has been established that, of the variations to the Deemed-to-Satisfy (DTS) Provisions of the BCA identified within the Indicative BCA & Access Compliance Report (PRO-05842-N3H5) Issue V2.2 prepared by Building Innovations Australia Pty Ltd dated 13 May 2022, the following DTS variations will comply with the relevant Performance Requirements of the BCA and the intent of the applicable Australian Standards subject to a Fire Engineering Performance Solution undertaken prior to the issue of the Construction Certificate (CC):

- **Clause C3.11** – Internal common areas within the enclosed residential corridors on the Lower Ground Floor Level do not appear to be protected in accordance with this clause. Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) CP2 & EP2.2 and therefore comply with the BCA;
- **Specification C1.1 & Clause C1.9** – All attachments are to comply with the requirements in Specification C1.1 & Clause C1.9 and meet the intent of Clause 2.4 of Specification C1.1 as such the use of Dintel, AFS Rediwall or the like requires a performance solution assessment. Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) CP1, CP2 & CP4 and therefore comply with the BCA;
- **Clause D1.2** – The Lower Ground Floor is provided with one (1) exit in lieu of two (2) exits as required by D1.2(c). Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) DP4 & EP2.2 and therefore comply with the BCA;
- **Clause D1.4** – SOUs retain distances of greater than 6m to a single exit on the Lower Ground Floor and First to Third Floor Levels. Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) DP4 & EP2.2 and therefore comply with the BCA;

- **Clause D1.7** – The northern and southern fire isolated stairways serving the basement and residential levels discharge in a covered area within the confines of the building not 1/3 of the perimeter open and/or has an unobstructed height of less than 3m and/or discharges less than 6m from a road or open space. Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) DP5 & EP2.2 and therefore comply with the BCA;
- **Clause D1.7** – The paths of travel discharging from the northern and southern fire isolated stairway pass within 6m of external wall openings which are not protected in accordance with Clause C3.4. Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) DP5 & EP2.2 and therefore comply with the BCA;
- **Clause D2.4** – The rising and descending flights of the northern and southern fire isolated stairways serving the basement and residential levels do not appear to be provided with smoke separation in accordance with Clause D2.4. Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) DP4 & EP2.2 and therefore comply with the BCA;
- **Clause E1.3 & AS 2419.1-2005** – The hydrant booster assembly appears to not be located in sight of the main entry. Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) EP1.3 and therefore comply with the BCA; and
- **Clause E1.5 & Specification E1.5a** – An FPAA101D or FPAA101H sprinkler system used within the Basement and Lower Ground Floor carpark portions requires a performance solution assessment. Upon completion of the Performance Solution, the proposed design will comply with Performance Requirement(s) EP1.4 and therefore comply with the BCA.

It is the opinion of this office that, upon the completion of a Fire Engineering Performance Solution prior to the issue of the Construction Certificate (CC), the subject abovementioned variations to the DTS Provisions of the BCA will comply with the relevant Performance Requirements of the Building Code of Australia (BCA) 2019 Amendment 1 Volume One and is suitable for Section 34 lodgement purposes.

Yours Faithfully,



Mardiros Tatian
BCA and Fire Engineering Consultant
BCA Innovations Pty Ltd

*M.Fire.Eng (Master of Fire Engineering)
Grad.Dip.Bld.Survey (Graduate Diploma of Building Surveying)
B.Med.Sci (Bachelor of Medical Science)
Building Professionals Board, NSW- A1 Accredited Certifier BPB 2572
Building Professionals Board, NSW- C10 Accredited Certifier BPB 2572*

Appendix A: Referenced Documentation

The following documentation was used in the preparation of this letter:

Drawing No.	Title	Project No.	Rev.	Date	Drawn By
DA-0-210	BASEMENT PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-211	LOWER GROUND PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-212	GROUND FLOOR PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-213	LEVEL 1 FLOOR PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-214	LEVEL 2 FLOOR PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-215	LEVEL 3 FLOOR PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-216	LEVEL 4 FLOOR PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-217	LEVEL 5 FLOOR PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-218	ROOF PLAN	22-020	E	10/05/2022	Dickson Rothschild
DA-0-302	ELEVATIONS 1	22-020	E	10/05/2022	Dickson Rothschild
DA-0-303	ELEVATIONS 2	22-020	E	10/05/2022	Dickson Rothschild
DA-0-401	SECTION 1 & 2	22-020	E	10/05/2022	Dickson Rothschild
DA-0-402	SECTION 3 & 4	22-020	E	10/05/2022	Dickson Rothschild