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Where ingenuity flows

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75-81 Railway Street, Rockdale – Stormwater, Hydraulic and Fire Engineering Services Letter of Support for a Planning Proposal

REF: 2014-0723

16 March 2015

Candalepas
Level 9, 219 Castlereagh Street
SYDNEY NSW 2000

Attention: Langzi Chiu

Dear Langzi,

RE: 75 – 81 Railway Street, Rockdale

The purpose of this letter is to provide advice if the existing infrastructure is able to service the proposed development and also to provide clarification on the Building Code of Australia (BCA) requirements for fire protection within a building with an effective height in excess of 25m, as defined by the BCA, and its effect on the proposal for 75 – 81 Railway Street, Rockdale development. Specifically the increase of the maximum building height from 22m to 28m

Below we provide a summary of the relevant criteria for the fire protection within a building with an effective height in excess of 25m.

- Sprinklers to be provided throughout the whole building in accordance with BCA E1.5 and AS2118.1
- A water tank for the sprinklers in accordance with BCA E1.5 and AS2118 as well as water supply from a Sydney Water main
- A water tank for the fire hydrants in accordance with AS2419.1, as well as water supply from a Sydney Water main
- 2 sprinkler pumps required – diesel and electric as required by AS2118.1
- 2 hydrant pumps required – diesel and electric as required by AS2419.1
- Sprinkler and hydrant pump room required
- A fire control centre is to be provided in accordance with BCA E1.8
- Smoke detection and alarm in accordance with Table E2.2a of the BCA
- A Sound System and Intercom Systems for Emergency Purposes (formerly EWIS), break glass alarms and warden intercom phones is required in accordance with BCA E4.9

The above requirements apply to a building with an effective height over 25m, as defined under the BCA. The height of the building needs to be determined by the BCA Consultant.

We have received a statement of available pressure and flow from Sydney Water, it states that there is a 150Ømm water main on Railway Street which can supply the site. The flows and pressures are summarised below, refer to appendix for a copy of the Sydney Water statement.

Flow L/s	Pressure head m
5	37
10	36
15	35



Given the above information received from Sydney Water, we believe that the current infrastructure can accommodate this level of development and comply with current Codes.

Should you have any queries please don't hesitate to contact us.

Regards

Yours faithfully
AJ Whipps Consulting Group

John Vergara

Enclosed: Statement of available pressure and flow from Sydney Water