AFFINITY
FIRE ENGINEERING

Reference: 162073_DA_02

15 December 2016

Combined Projects Westmead Pty Ltd
Suite 301, Level 3
161 Redfern Street
Redfern NSW 2016

Attention: Adam Pinto

RE: DA Letter of Support | LOT 4 – 158-164 Hawkesbury Road, 2a Darcy Road, Westmead NSW

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of Development Application (DA) consent that the building design shall fully comply with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed development located on LOT 4 at the above listed address in Westmead NSW will include the construction of a high rise residential development containing 26 storeys. This will include five (5) carparking levels, 21 levels of residential apartments and roof top plant. The residential portion is divided into five (5) building cores referred to as Tower D1, D2, E1, E2 and F. Tower D2 rises to Level 6, Tower F rises to Level 9, Tower E1 and E2 to Level 10 and Tower D1 extending up to Level 21.

For the BCA compliance the development has been determined to have a Rise in Storeys of 22 and an effective height of greater than 50m (67.25m).

The proposed development incorporates design features that have been deemed to not fully meet the prescriptive Deemed to Satisfy (DTS) provisions of the BCA as advised by Principle Certifying Authority for the project – Vic Lilli & Partners Pty Ltd. As a result of the design not conforming to the DTS provisions of the BCA, the building solution applied shall be performance based rather than wholly prescriptively based.

AFFINITY Fire Engineering has reviewed the design and been engaged to develop a fire safety engineering strategy in order to satisfy the Performance Requirements of the BCA. In particular, the fire safety strategy and fire engineering design shall focus on the following site critical design issues in order to confirm compliance with the performance provisions of the BCA:-

- BCA Clause C1.1: Bathroom and laundry wet areas shall have a setdown in the slab locally reducing the fire resistance level to 60/60/60 in lieu of the 90/90/90 FRL required for a Class 2 part.
- BCA Clause D1.2: A single exit is provided to the ground floor apartments in Tower E2 and the rooftop plant in lieu of having the two (2) exits required for a building with an effective height exceeding 25m.
- BCA Clause D1.4: Residential travel distances are up to 10m (in lieu of 6m) in the above ground floor levels, and up to 30m (in lieu of 20m) from ground floor apartments in Tower E2.
- BCA Clause D1.4: Travel distances on the carparking levels are up to 29m to a point of choice (in lieu of 20m) from the Basement Level 4 exhaust plenum and 45m to the nearest of two alternative exits (in lieu of 40m)on Basement Level 4.
- BCA Clause D1.5: Alternative exits into fire-isolated stair D2 on the residential levels are 6.5m apart in lieu of 9m apart, and the distance between alternative exits on Basement Level 4 and Lower Ground Floor are up to 65m in lieu of 60m.
- BCA Clause D1.7: Fire-isolated stairs F and E2 discharge into the podium and pass within 6m of unprotected openings in the same building. Egress paths through the central landscape to be provide alternative travel paths (to be determined/finalised following DA submission).
- BCA Clause D2.12: Fire- isolated stairs F and E2 discharge onto the podium (roof as open space) and requires passage within 3m of drainage penetrations.
- BCA Clause D2.20: The main entry doors to the residential lobbies swing inwards against the direction of travel.
- BCA Clause E1.3: Fire hydrant booster assembly is not protected 2m each side with 90/90/90 construction due to the discharge doors from the fire-isolated stairs. These doors shall achieve a --/90/30 FRL in lieu of --/90/90. Additionally, the hydrant booster assembly is not in sight of all main entries to the building.
- BCA Clause E1.4: Fire hose reel coverage is omitted from the garbage collection rooms in the basement – additional portable fire extinguishers shall be provided in their stead.

The subject design for the residential development which forms the Development Application for consent being requested is considered by Affinity Fire Engineering to not compromise the proposed fire safety strategy, fire brigade intervention or conformance with the building regulations. Hence, Affinity Fire Engineering anticipate that the fire safety engineering assessment is able to be conducted for the site will achieve compliance with the Performance Requirements of the BCA.

We trust that the above information is sufficient for Consent Authority's needs with respect to fire safety design and compliance with the relevant building regulations in this regard. Should any further information be required for a determination to be made please contact the undersigned on (02) 9194 0590.

Yours faithfully

Thomas Newton
Fire & Life Safety Consultant
Affinity Fire Engineering Pty Ltd