

Job no SY190321

21/04/2021

Jesse Lockhart-Krause
Lockhart-Krause Architects
Level 2, Suite 7/79 Oxford Street
Bondi Junction, NSW, 2022

Dear Jesse

Bondi Surf Bathers Life Saving Club – Preliminary fire safety engineering review - DA Letter

The design of the proposed development at Queen Elizabeth Drive, Bondi Beach will incorporate performance solutions complying with the performance requirements of National Construction Code Volume One - Building Code of Australia (NCC) 2019 Amendment 1¹. Warringtonfire has undertaken a preliminary fire safety engineering review of the proposed design for the development application submission at the request of Lockhart-Krause Architects. The review was based on the drawings and information listed in Attachment 1.

The intent of the review was to determine whether we believe the design can be demonstrated to achieve compliance with the performance requirements of the NCC.

The performance solutions identified to date are listed in Table 1.

Item	Description of performance solution	DTS provision	Performance requirement	Comment
1.	The level 2 terrace areas include a travel distance of 26m to a point of choice instead of 20m.	Clause D1.4	DP4 and EP2.2	The performance solution will require additional smoke detectors spaced in accordance with section 5 of AS 1670.1-2018 to be provided.
2.	The northern fire-isolated stair discharges at ground floor within the building.	Clause D1.7	DP2 and DP4	The performance solution may require: - A fire separated passage to be provided from the discharge location to the outside. This may involve the provision of fire rated doorsets on either side of the passage which will fail safe close in fire mode. - The door swing at the discharge location to be compliant with NCC clause D2.20. Note: The proposed design may be considered compliant with the Deemed-to-Satisfy requirements of the NCC. Determination of compliance and any required design changes will be addressed the next stage of design.

¹ National Construction Code Volume One - Building Code of Australia 2019 Amendment 1, Australian Building Codes Board, Australia.

Item	Description of performance solution	DTS provision	Performance requirement	Comment
3.	The rising and descending flights within northern fire-isolated are directly connected.	Clause D2.4	DP4 and DP5	The performance solution will require: • Wall signage at the discharge location stating 'EXIT AT THIS LEVEL' • Signage provided to the first flight below the level of discharge stating 'GO BACK, EXIT AT THE LEVEL ABOVE' • Smoke seals to be provided to the basement fire-isolated stair entry.
4.	Openings within 6m of the path of travel to road from the discharge of the heritage stair are not proposed to be protected in accordance with clause D1.7 of the NCC.	Clause D1.7	DP4	The performance solution will rely on the provision an alternative path of travel being available to occupants and the existing construction bounding the Information and Education Facility providing protection at the level of discharge. The performance solution may require the reconfiguration of doors/window on the north-western and south-western side of subject facility.

Table 1 Preliminary list of performance solutions

It is Warringtonfire's professional opinion that it is possible to develop performance solutions for the issues identified to demonstrate compliance with the relevant performance requirements of the NCC without major changes to the proposed design.

The details of the proposed performance solutions are subject to the outcome of the fire engineering brief and analysis which will be carried out in accordance with the International Fire Engineering Guidelines (IFEG)².

The performance solutions for the building will be developed as part of the ongoing design and development process and documented in a format suitable for submission to the relevant approval authorities. It is noted that additional performance solutions may be identified during the ongoing design development process in consultation with the design team.

Please contact me on 02 9211 4333 if you have any questions.

Yours sincerely



Grace Huang
Fire safety engineer
Fire safety engineering
Warringtonfire

² International Fire Engineering Guidelines – Edition 2005, Australian Building Codes Board, Australia.

Attachment 1 Drawings and information

Drawing title	Dwg no	Date	Drawn
Site plan – proposed	05 – Rev A	14/04/2021	Lockhart-Krause Architects
Ground floor – proposed	06 – Rev A		
First plan – proposed	07 – Rev A		
Second plan – proposed	08 – Rev A		
Roof & Basement – proposed	09 – Rev A		

Other information	Ref no	Date	Prepared by
Bondi Surf Bathing Life Saving Club – NCC Assessment Report (DA Stage)	C19506-NCC-r2	19/04/2021	Credwell Consulting