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Steven Donaghey
CO-OP Studio
5 Richards Avenue
Surry Hills NSW 2010
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Dear Steven,

Re: DA Statement for Fire Engineering – Heffron Centre

Introduction
This letter supports two Development Applications for the development of the Heffron Centre at Heffron Park, 417-439 Bunnerong Road, Maroubra. The Heffron Centre is a new indoor multi-purpose facility, gymnastics facility and Community and High-Performance Centre (CHPC) which forms a major part of the ongoing upgrade works in Heffron Park and enables the community to have access to high-quality sporting facilities into the future. Randwick City Council is the proponent for both of the DAs.

Background
Randwick City Council has been investigating the provision of new and improved community and elite sporting facilities at Heffron Park for some time. In 2019, Council entered into an Agreement for Lease and License with the South Sydney District Rugby League Football Club (the Rabbitohs) under a Public Private Partnership to accommodate administration, training and community facilities within a Community and High-Performance Facility (CHPC) to be delivered as one component of the Heffron Centre.

Site Description
The subject site is located within the south-western corner of Heffron Park, at 417-439 Bunnerong Road, Maroubra as illustrated in **Figures 1** and **2**. The site is legally known as Lot 7026 DP 1026884. The site is located on the western edge of Randwick LGA, and has a primary frontage to Bunnerong Road to the west. To the west of Bunnerong Road is Bayside LGA.

The site is Crown Land owned by the NSW Department of Primary Industries, with Randwick City Council acting as the Reserve Manager.

Heffron Park is the largest recreational park in Randwick and includes playing fields, tennis and netball courts, a cycling criterium track, and an aquatic and leisure centre. The park is bounded by Bunnerong Road to the west, Fitzgerald Ave to the north, Robey Street to the east and Jersey Road to the south.

The surrounding context of the site is predominately low and medium density residential, with Southpoint Shopping Centre and a number of smaller business premises and shop-top housing located immediately to the west of the site across Bunnerong Road, with Matraville Public School located 300m to the south-west and Champagnat Catholic College located 400m to the north.

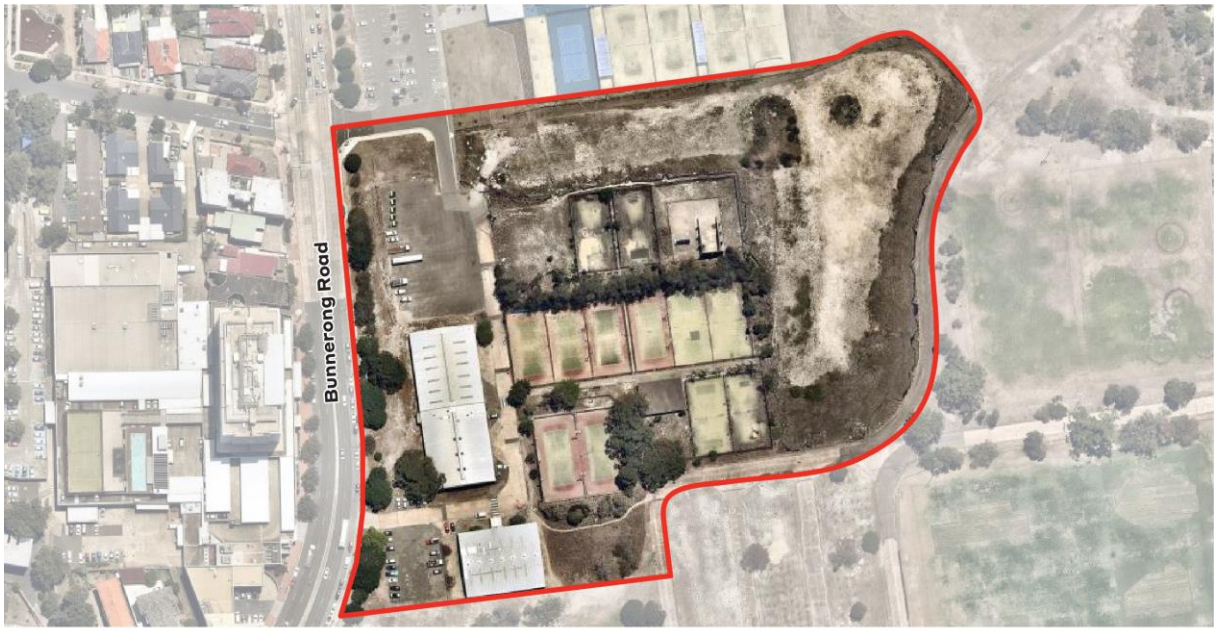


Figure 1 Aerial photograph of the site

Figure 2 Locational context of the site

Overview of Proposed Development

The Heffron Centre is subject to two separate Development Applications as follows:

- **Concept Development Application** which addresses the matters set out in Clause 6.12 of the Randwick Local Environmental Plan 2012, including seeking consent for land uses, indicative building envelopes and site access arrangements; and
- **Detailed Development Application** which seeks consent for the construction and use of the Heffron Centre, including:
  - Demolition of existing buildings and structures within the site.
  - Site preparation works, including termination or relocation of site services and infrastructure, tree removal and the erection of site protection fencing.
  - Construction of the new Heffron Centre, including:
    - A Community and High-Performance Facility (CHPC).
    - An indoor multi-purpose sporting facility.
    - A local indoor gymnastics centre.
    - Installation of floodlighting to the Showcase Field.
  - Car parking, including a combination of staff and visitor spaces, accessed via the existing signalised intersection of Bunnerong Road and Flint Street.
  - Building identification signage.
  - Public domain works within the site, including new landscaping and tree planting.

Full details of the proposed development are included in the Architectural Drawings prepared by Co-op Studio which accompany the Development Applications.
The construction of the Showcase Field is subject of an existing approval under Part 5 of the *Environmental Planning and Assessment Act 1979*, and accordingly is not within the scope of this Development Application.

Fire Safety Engineering for the Development

Please find below our fire engineering statement to accompany the DA submission for the proposed Heffron Centre.

As part of our concept fire engineering review, we have considered the following documentation:

- Draft Building Code of Australia Assessment Report by Design Confidence, Ref P220_013-1, dated 12 August 2020.
- Architectural drawings prepared by CO-OP Studio, Revision D, printed 31/08/2020.

Table 1 provides a list of proposed fire engineered Performance Solutions for the project to address non-compliances identified in the BCA Report issued by the Design Confidence and based on discussions with the design team. Comments are provided which include foreseen additional measures required to support each solution.

As part of the detailed design stage of the project these will be formally addressed by way of Fire Engineering Performance Solutions to support the application for a Construction Certificate (CC) for the project.

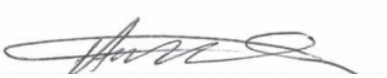
A Fire Engineering Brief Questionnaire and Fire Engineering Report will be developed as part of this process. The Fire Engineering Report shall be signed by an NSW accredited certifier of Fire Safety (C10)

Table 1 Non-compliances with DTS provisions requiring Performance Solutions

#	DTS Provision	Description of Departures from the DTS Provisions	Performance Requirements	Comments / Fire Safety Measures
1.	C2.2	The building exceeds the maximum permissible floor area and volume of a Type A building (8,000m2/ 48,000m3). The building is to be treated as a single compartment and not treated as a large isolated building.	CP2 and CP9	Areas that are considered sterile in the building which do not contribute to fire load are greater than the area which exceeds the maximum limits of C2.2. Considered areas are easily managed as sterile areas for the life of the building. Therefore, the proposal will not be detrimental to the fire safety of the building.
2.	D1.4	Extended travel distance occur in the following locations: • 28m to a point of choice in lieu of 20m from community change 4 • Travel distances on the ground floor of up to 58m in lieu of 40m.	DP4 & EP2.2	The distance of travel will be offset by enhanced spacing smoke detection or resolved via an internal re-configuration to reduce the distance of travel to an exit. Evacuation time will become equivalent to a DtS solution.
3.	D1.5	Extended distance between alternative exits on the ground floor of up to 92m in lieu of 60m.	DP4 & EP2.2	As per Item 2.
4.	E1.3	To enable attack fire hydrants to be located >50m from fire brigade hardstands	EP1.3	To be negotiated with FRNSW. A compliant solution would be utilising internal hydrants. It is considered the proposed approach would be preferred by FRNSW from an operational viewpoint.
5.	E1.4	To enable fire hose reels to be located greater than 4m from exits.	EP1.1	Fire hose reel locations will generally be within 4 m of the exit door, but not the open space due to overhang. Considered that the intent of the requirement is still satisfied as the exit door will be in close proximity.
6.	E4.9	To use an Occupant Warning System (OWS) to the development in accordance with AS1670.1-2018 Clause 3.22 in lieu of the requirements of a full Emergency Warning and Intercommunication System (EWIS).	EP2.2 and EP4.2	Considered Warden Intercom Points will not be used in an evacuation, nor will the requirement to stage the evacuation. These are the primary differences between EWIS and OWS. Given the specific building usage, OWS is considered appropriate.
7.	C2.6	To omit spandrels from the building	CP2	The BCA DtS Provisions do not prescribe spandrels generally for two storey (Type B) buildings. This building is only Type A construction due to the large floor area of single storey sections. Equivalence can be readily drawn to a DtS solution and it is considered that spandrels are not required to satisfy CP2.

If you have any queries relating to the above, please do not hesitate to contact me.

Prepared by:



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