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DEVELOPMENT APPLICATION

To:	Place Studio	Project:	147921.00
Date:	3 September 2024	Version:	B
Subject:	20 Heradale Parade, Batemans Bay, NSW		

This letter is to advise that Holmes has been engaged by Place Studio to provide fire engineering services for the proposed residential development to be located at 20 Heradale Parade, Batemans Bay, NSW. This letter has been prepared in accordance with the Stage 1 – Development Application Statement of Intent deliverable as agreed upon in the Fee Proposal prepared by Holmes (Ref. 147921.00.FP01a, dated 17 November 2023).

1 INTRODUCTION

The development will comprise three separate residential blocks (Building A, B, and C) united by a common basement Class 7a carpark. The residential buildings will each have four levels of Class 2 residential Sole-Occupancy Units (SOUs). Pedestrian access will be provided from Heradale Parade and Bavarde Avenue with the blocks connected by an open courtyard, and vehicular access will be provided from Heradale Parade. The united building will be approximately 9 m in effective height, more than 6,000 m² in area and with a fire compartment greater than 2,000 m². The building is to be sprinkler protected.

Non-compliances with the Building Code of Australia (BCA) Volume One, 2022[1] Deemed-to-Satisfy Provisions have been identified by AllCert Pty Ltd (BCA Assessment Report, 220192, 3 September 2024.

2 PROPOSED PERFORMANCE SOLUTIONS

Holmes will address the identified non-compliances using performance-based fire engineering solutions. The performance-based solutions will comply with the relevant Performance Requirements of the BCA. The design approach will be in line with the Australian Fire Engineering Guidelines[2] and other acceptable guideline documents.

The Performance Solution designs will be developed in line with BCA Clause A2G2, as applicable; i.e. complying with the relevant Performance Requirements or by equivalence comparison with the Deemed-to-Satisfy Provisions.

The identified non-compliances and proposed approach of the Performance Solution for each issue is listed below. Holmes understands that all other aspects of the building will comply with the Deemed-to-Satisfy Provisions of the BCA.

[1] Australian Building Codes Board, National Construction Code Series 2022, Volume One, Building Code of Australia, Class 2 to Class 9 Buildings. Australian Building Codes Board, CAN, Australia, 2022.

[2] Australian Building Codes Board, "Australian Fire Engineering Guidelines," Australian Building Codes Board, Canberra, 2021.

- BCA Clause D2D5(1)(a)(i) requires that the maximum travel distance from the entry door of a residential SOU to an exit in a sprinkler protected building is no greater than 12 m. It is proposed to have travel distances to an exit of up to 13.3 m. A Performance Solution using a comparative approach will be provided to address Performance Requirements D1P4 and E2P2 to provide an equivalent means of egress for occupants.
- BCA Clause D2D5(1)(b) requires that the maximum travel distance from any part of a Class 2 building not in an SOU to an exit is no greater than 20 m. It is proposed to have travel distances to an exit of up to 38.1 m from the Level 2 pool maintenance room and 37.2 m from the Level 3 pool area. A Performance Solution using a comparative approach will be provided to address Performance Requirements D1P4 and E2P2 to provide an equivalent means of egress for occupants.
- BCA Clause D2D5(3) requires that the maximum travel distance in a carpark is no greater than 20 m to a point of choice of exits and 40 m to an exit. It is proposed to have travel distances to a point of choice of exits of up to 28 m. A Performance Solution using a comparative approach will be provided to address Performance Requirement D1P4 to provide an equivalent means of egress for occupants.
- BCA Clause D2D12(2) requires a fire-isolated exit to discharge directly to outside or to a permitted point in the storey that is open for 2/3 of its perimeter. It is proposed to permit the discharge of the fire-isolated stairway serving Building B to discharge to an area that is not open for 2/3 of the perimeter. A Performance Solution using an absolute approach will be provided to address Performance Requirements D1P5 and E2P2.
- BCA Clause D2D12(3) requires that where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, that external wall and any openings incorporated within it are required to be protected. It is proposed to permit the path of travel from the discharge of the fire-isolated stairway serving Building C to pass within 6 m of openings that are not proposed to be protected in accordance with the Deemed-to-Satisfy Provisions. A Performance Solution using a comparative approach will be provided to address Performance Requirement D1P5.
- BCA Clause D3D5 does not permit a direct connection between rising and descending flights in a fire-isolated stair. The flights in Building A are considered to be directly connected. A Performance Solution using an absolute approach will be provided to address Performance Requirements D1P5 and E2P2.
- BCA Clause D3D13 requires that where an exit discharges to a roof of a building, the roof must not have any opening within 3 m of the path of travel from the exit to reach a road or open space. It is proposed to allow exits serving the basement and residential levels to discharge onto the roof of the basement level (Ground Floor) with a path of travel which may necessitate passing within 3 m of a roof opening, such as drainage, carpark entry, Building C openings. A Performance Solution using an absolute approach will be provided to address Performance Requirements D1P4 and D1P5.

3 SUMMARY

Based on Holmes's review of the project documentation, it is considered that performance based fire engineering can be utilised to demonstrate compliance with the Performance Requirements of the BCA without major changes to the current design. Additional non-compliances may be identified as the design is further developed, however it is considered that there are no significant issues that would affect the building layout.

The information contained within this letter is based on the architectural drawings prepared by Place Studio, as listed below.

Dwg no.	Title	Date	Issue
DA-0001	COVER SHEET	03/09/2024	E
DA-0002	COMPLIANCE TABLE	03/09/2024	C
DA-2000	SITE PLAN	03/09/2024	D
DA-2002	GA - BASEMENT FLOOR PLAN	03/09/2024	D
DA-2004	GA - GROUND FLOOR PLAN	03/09/2024	D
DA-3000	GA - LEVEL 01 PLAN	03/09/2024	C
DA-3001	GA - LEVEL 02 PLAN	03/09/2024	C
DA-3002	GA - LEVEL 03 PLAN	03/09/2024	C
DA-3003	GA - ROOF PLAN	03/09/2024	D
DA-4000	SECTIONS	03/09/2024	D
DA-5000	SOUTH & EAST ELEVATIONS	03/09/2024	C
DA-5001	BUILDING A ELEVATIONS	03/09/2024	C
DA-5002	BUILDING B - ELEVATIONS	03/09/2024	C
DA-5003	BUILDING C - ELEVATIONS	03/09/2024	C

Please do not hesitate to contact Holmes, should there be any queries about the above.

Regards,

Sarnia Rusbridge
Principal

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