

TO: Barry Teeling – Built Development Group
FROM: Lloyd Wilkinson – Lloyd.wilkinson@stantec.com
PROJECT: 52 Scott Street, Liverpool, NSW 2170 – Liverpool Civic Place
PROJECT NUMBER: 43144 DATE: 16/09/2020

SUBJECT: Liverpool Civic Place – DA Letter

This letter is submitted to Liverpool City Council (Council) on behalf of Built Development Group in support of a Stage 2 Development Application (DA) for Phase A of the Liverpool Civic Place development located at 52 Scott Street, Liverpool.

This letter relates to the fire safety design aspects of the proposed Liverpool Civic Place development of a commercial tower located at 52 Scott Street, Liverpool, and specifically to those fire safety design aspects that impact on planning and correspondingly on Development Approval issues.

The proposed development follows the approval of a Concept Proposal / Stage 1 DA (DA-585/2019) for the broader Liverpool Civic Place master plan that has determined land uses, building envelopes, public domain and a multi-level common basement across the site.

This Stage 2 DA seeks approval for:

- Construction and use of a six (6) storey information and education facility (public library);
- Construction and use of a fourteen (14) storey mixed use building comprising:
 - Eight (8) storeys of public administration building floor space to be occupied by Liverpool City Council;
 - Four (4) storeys of commercial premises (office) floor space;
 - Single storey above ground child care centre on Level 8; and
 - Single storey of rooftop plant.
- Partial construction and use of the overall site's common basement;
- Landscaping and public domain works including:
 - an internal shared road connecting to Scott Street with basement access;
 - a public plaza fronting Scott Street; and
 - an elevated pocket park fronting Terminus Street.
- Signage zones including building identification signage; and
- Extension and augmentation of services and infrastructure as required.

A fire engineering review of the preliminary design has been undertaken by Stantec based on the following:

- Combined Drawings Liverpool Civic Place – Revision E, 28 August 2020 prepared by FJMT Studio Architects.
- Draft BCA Report – Revision A, 11 September 2020 prepared by McKenzie Group.

The fire safety design of the building will generally satisfy the Performance Requirements of the Building Code of Australia (BCA) by complying with the Deemed-to-Satisfy (DtS) Provisions.

However, there are some aspects of the design that are to be refined through performance-based fire engineering to achieve compliance with the Performance Requirements of the BCA.

Conclusion

Based on our review of the project drawings, it is concluded that the building would be able to comply with the Performance Requirements of the BCA without major changes to the current design.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lloyd Wilkinson', with a long horizontal flourish extending to the right.

Lloyd Wilkinson

Stantec

C10 – Accredited Certifier – Registration No: BPB3284 (NSW – Fire Safety)