

Reference: 182003_Thornton Lot 3008, Penrith_DA_01

20 March 2018

St Hilliers
8 Windmill Street
Millers Point NSW 2000

Attention: Joseph Risitano

RE: DA Letter of Support | Thornton Lot 3008, Penrith

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 proposed development of the mixed use commercial and residential development will be formally assessed by an Accredited Fire Safety Engineer and shall fully comply with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed works will include the construction of a mixed-use development incorporating above ground car parking (Ground Floor to Level 2), Ground Floor retail/commercial space and residential levels above (Level 3 to Level 8). The site is located at Thornton Lot 3008 and has vehicular and pedestrian access from Lord Sheffield Circuit. The building has a rise in storeys of eight and an effective height of less than 24.9m.

The works incorporate design features that do not fully meet the prescriptive Deemed-to-Satisfy (DtS) provisions of the BCA. 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 have been engaged to develop a fire safety engineering strategy and associated reports 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:-

- ▶ Rationalisation of the FRL within the retail spaces to a consistence FRL associated with Ground Level in lieu of required Clause C1.1 FRLs (where the size of the retail space is not excessive).
- ▶ Rationalisation of the FRL in slab wet areas in lieu of required Clause C1.1 FRLs.
- ▶ Openings in an external wall are located within 3m of the boundary and not protected in accordance with C3.4 of the BCA.

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- ▶ The distance of travel to a single exit, exceeds the maximum of 20m permitted by BCA Clause D1.4 within Level 1, 2 carparks and Level 3 communal garden areas (maximum travel distances of up to 30m to a single exit).
- ▶ The distance of travel to a single exit, exceeds the maximum of 6m permitted by BCA Clause D1.4 within residential (maximum travel distances of up to 12m to a single exit).
- ▶ The discharge path to the road from the exits on Ground Floor requires passing onto the adjoining allotment in order to reach a road.
- ▶ The fire brigade boosting equipment is not located with a protective wall that is not compliant with AS2419.1 for the overall size of the protective wall.
- ▶ The fire brigade boosting equipment is not within sight of the main entry to the building in accordance with E1.3 of the BCA.

The subject design for the Thornton Lot 3008, Penrith 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 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

A handwritten signature in black ink, appearing to read 'T O'Dwyer', written over a horizontal line.

Thomas O'Dwyer

Director, Affinity Fire Engineering

Fire Safety Engineer BPB 0766

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