

2 June 2016

Pure Projects

Level 4, 4 Glen Street
Milsons Point NSW 2061

Attention: Michael Jarman

Dear Michael,

Re: 28-32 Somerset Drive, Kingswood – Fire Engineering Statement for DA Submission

We have reviewed the architectural drawings and refer to the BCA Assessment Statement by AED for the abovementioned development application at 28-32 Somerset Drive, Kingswood.

We understand that the assessment is representative of the fire safety related Building Code of Australia DtS non-compliances to be addressed by fire engineering. Those non-conformances are likely to be associated with the items listed below:

Sol No.	Description	DtS Clause	Performance Requirement
1.	The vertical separation of openings is not in accordance with the DtS provisions.	C2.6	CP2
2.	The carpark entry ramp is covered and deemed an unprotected opening within 3 m of the boundary.	C3.2	CP2, CP8
3.	To permit the travel from the SOU to the exit to exceed 6 m on the upper residential levels (up to 12 m proposed).	D1.4	DP4, EP2.2
4.	To review the distance between alternative exits in basement levels less than 9 m (6 m proposed).	D1.5	DP4, EP2.2
5.	The discharge of the fire isolated does not provide independent egress at ground level.	D1.7(b)	DP4, EP2.2
6.	The fire isolated stairway from upper residential levels discharges into a path of travel that is within 6 m of unprotected openings.	D1.7(c)	DP4, EP2.2
7.	There is a rising and descending stair flight at discharge level that is not separated by smoke proof walls and door.	D2.4	CP2, DP5, EP2.2
8.	To review the location of the hydrant booster assembly to either be within 10 m of the building and to not be provided with a shield wall in compliance with AS 2419.1 or to be positioned in a location that is not adjacent to vehicle entry.	E1.3, AS 2419.1	EP1.3

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Sol No.	Description	DtS Clause	Performance Requirement
9.	The car park levels are proposed to be separated with a fire shutter, reducing the number of cars in the compartment to less than 40 mitigating the requirement for sprinkler protection.	E1.5	EP1.4
10.	Jet Fans are proposed in carpark levels.	Spec E2.2	EP2.2

We can confirm that an assessment will be undertaken in consultation with the Principal Certifying Authority, which will demonstrate that the above issues will comply with the Performance Requirements of the BCA. This may be via either or a combination of the following:

- Become DtS by way of design development
- Comparison to the BCA DtS Provisions
- Compliance with the BCA Performance Requirements (absolute assessment).

Sincerely yours



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