



23/01/20

Penrith Council
601 High Street
Penrith NSW 2751

RE: BCA COMPLIANCE FOR BAY 4 CLOSE IN AT 42-46 CHARLES ST. ST MARYS NSW

A3.2 CLASSIFICATIONS

The Building is Class 8 a building in which goods are processed.

C2.2 GENERAL AREA & VOLUME LIMITATIONS

Table C2.2 MAXIMUM SIZE OF FIRE COMPARTMENTS OR ATRIA

Classification		Type of construction of building		
		Type A	Type B	Type C
5, 9b or 9c aged care building	max floor area—	8 000 m ²	5 500 m ²	3 000 m ²
	max volume—	48 000 m ³	33 000 m ³	18 000 m ³
6, 7, 8 or 9a (except for patient care areas)	max floor area—	5 000 m ²	3 500 m ²	2 000 m ²
	max volume—	30 000 m ³	21 000 m ³	12 000 m ³

Note: See C2.5 for maximum size of compartments in *patient care areas* in Class 9a *health care buildings*.

The building is Type A Construction.

SPEC C1.1- 3 TYPE A FIRE-RESISTING CONSTRUCTION

FIRE ENGINEERED SOLUTION

Compliance with Fire Resisting Construction was achieved not through DTS but through a fire engineered solution. In the approved DA no.17/0096.01 dated 21/06/17 the entire building including Bay 4 was included in a fire engineering report in which a fire engineered solution was provided to comply with the Fire Resisting Construction requirements of the BCA. The Fire Engineering Report was prepared by LOTE Fire Risk Consulting, Report Ref 350769-LoteFEIR-42 CharlesSt-RevD dated 13/11/18. The report has been submitted with this DA.

As the floor area and volume of Bay 4 was included in the report as a part of the fire compartment the enclosure of Bay 4 will comply with the Fire Resisting Construction requirements under the existing Fire Engineered solution.

D1.4 EXIT TRAVEL DISTANCES

- (c) **Class 5, 6, 7, 8 or 9 buildings** — Subject to (d), (e) and (f)—
- (i) no point on a floor must be more than 20 m from an *exit*, or a point from which travel in different directions to 2 *exits* is available, in which case the maximum distance to one of those *exits* must not exceed 40 m; and
 - (ii) in a Class 5 or 6 building, the distance to a single *exit* serving a *storey* at the level of access to a road or *open space* may be increased to 30 m.

Exit travel distances complies. Refer to diagram below.

