

Job no SY140017

09/03/2021

Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam,

Residential Building R5, Barangaroo South – Level 1 egress

Introduction

Lendlease has requested that Warringtonfire provide commentary regarding the requirement of an egress door on level 1 – see Appendix A. The egress door is only accessible from the retail tenancy to the key worker housing lobby which leads to the fire stair in an emergency.

NCC requirements

The requirements of National Construction Code Volume One – Building Code of Australia (NCC) 2019 Amendment 1 are applicable to the design of the building.

Clause D1.2(b)(i) of the NCC requires that each storey in a building with an effective height more than 25 m is provided with access to at least two exits.

Clause D1.4I(i) of the NCC states that for class 5, 6, 7, 8 or 9 buildings, *'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.'*

Clause D1.6(d)(i) of the NCC states that *'if the storey, mezzanine or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width, except for doorways, must be increased to 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12.'*

Requirement for egress door

Removal of the egress door will result in a number of departures from the deemed-to-satisfy (DTS) provisions of the NCC:

- The retail tenancy is provided with access to only a single exit.
- Dead end travel distances will be significantly in excess of 20 m accounting for future tenancy fitout.
- Shortfalls in aggregate exit width considering the likely population upon future tenancy fitout.

Based on the above, we recommend that the egress door nominated in Appendix A be retained.

Please contact me on 02 9211 4333 if you have any questions.

Yours sincerely



Victor Tung
Accredited fire safety engineer
Warringtonfire

Appendix A Level 1 egress

