

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

