

CALEYI CONSULTING
PO BOX 3095
ALLAMBIE HEIGHTS
NSW 2100

CLIENT: ARNCLIFFE EDEN PROPERTY PTY LTD
CONTACT: DEAN STOJANOVSKI
REVISION: FINAL
ISSUED: 7 FEBRUARY 2022
ISSUED BY: GARTH THOMAS

DA LETTER OF SUPPORT – MIXED USE DEVELOPMENT

26-42 EDEN STREET & 161-179 PRINCES HIGHWAY, ARNCLIFFE

BACKGROUND

This Fire Engineering DA Letter has been prepared to support the Development Application for the proposed mixed-use residential development at the above address, being State Significant Development (SSDA-11429726), including social and market housing as part of the NSW Land and Housing Corporation (LAHC)'s 'Communities Plus' programme.

The proposed development comprises;

- 744 apartments across 4 residential towers between 19 & 23 storeys in height,
- Retail and community areas on Lower Ground and Upper Ground,
- Basement car parking levels, and,
- Publicly accessible open space including park, plaza and through site link.

Caley Consulting has been engaged to provide Fire Engineering services and develop the future Performance Solution for the proposed development. This DA Letter relates only to the fire safety design aspects of the proposed development that impact on planning and the development application process.

BCA CONSIDERATIONS

Based on the provided DA Submission architectural plans issued by Group GSA and the BCA Compliance Statement R7 dated 7 February 2022 issued by Blackett Maguire + Goldsmith, Caley Consulting understand that the fire safety design of the proposed mixed-use development will generally satisfy the Performance Requirements of the BCA by complying with the Deemed-to-Satisfy Provisions.

There are however some aspects of the design proposed to be addressed via a fire engineering Performance Solution to demonstrate compliance in some areas of the development, relating to:

- Rationalised FRLs to retail and loading dock areas,
- Sealing of construction gaps,
- Protection of external openings,



- Access to exits,
- Travel distances to a point of choice, nearest exit and between alternative exits,
- Brigade booster and fire control room locations,
- Rationalised smoke hazard management, and,
- Performance-based automatic evacuation system.

Caley Consulting has reviewed the available documentation provided and is of the opinion the design can comply with the relevant Performance Requirements of the BCA.

CONCLUSION

Based on our review of the drawings and information supplied by the architect, BCA consultant and client, the proposed development is capable of complying with the Performance Requirements of the BCA.

If we can provide any further assistance in this matter, please contact the undersigned.



Garth Thomas MEng(FireSafety), Dip(FireSysDes)
Accredited Certifier – Fire Safety (BDC04643)
Caley Consulting (ABN 39 001 693 634)
0428 195 332 // garth@caleyi.com.au
PO Box 3095, Allambie Heights, NSW 2100
www.caley.com.au

INFORMATION SOURCES

- National Construction Code (NCC) Volume One, *Building Code of Australia 2019 Amendment 1*, Australian Building Codes Board (ABCB) 2020
- DA package architectural drawings issued by Group GSA reference 180319, titled Eden Street Arncliffe –DA Submission, Issue C, dated 7 December 2021.
- BCA Compliance Statement For DA Submission issued by Blackett Maguire + Goldsmith dated 7 February 2022.

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