



Reference: 252153_DA_02

13 February 2026

Sustainable Development Group Pty Ltd
Level 4, 233 Castlereagh Street
Sydney NSW 2000

Attention: Adam Lee

RE: SSDA Respond to Submission Support | 461 Chapel Road Bankstown, NSW 2200

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of SSDA Consent, that the development located at 461 Chapel Road, Bankstown has been reviewed by an Accredited Certifier – Fire Safety Engineer. The review is to afford confidence that the building is likely to be able to demonstrate compliance with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales at the construction certification stage.

The proposed development is a mixed used residential tower, featuring a church and community hall on lower levels followed by residential housing for the remaining levels. The building design incorporates design features that do not fully meet the prescriptive Deemed-to-Satisfy (DtS) provisions of the BCA. As a result of the design not conforming to the DtS provisions of the BCA, the building solution applied shall be performance based rather than wholly prescriptively based.

In undertaking this review Affinity Fire Engineering has reviewed the Development Application submission architectural drawings prepared by Plus Architecture (Project: 20451, dated 12/02/2026) and the BCA Report prepared by New Crown Consulting (Report Ref: NEW241003, Rev 03, Dated: 12/02/2026) and have provided fire safety engineering advice through emails, meetings, mark ups and workshops with recommended design changes to be incorporated in order to achieve a level of safety that enables the design to meet the performance provisions of the BCA.

Based on these documents, Affinity Fire Engineering's review and advice confirms that the proposed design incorporates features that have been identified to not meet the prescriptive Deemed-to-Satisfy (DtS) provisions of the BCA. As a result of the design not conforming to the DtS provisions of the BCA, the building solution applied shall be performance based rather than wholly compliant with the BCA.

Amongst other matters which may be established through the full design development stages, the fire safety strategy and associated reports shall incorporate assessment of the non-conformances with the DtS provisions of the BCA as defined in the BCA Report prepared by New Crown Consulting (Report Ref: NEW241003, Rev 03, Dated: 12/02/2026).

The following listed items from Table 1 are expected to achieve BCA compliance through further coordination in the design and development phase as follows:

- ▶ Item 1 (C3D6) – The childcare will be divided into two separate fire compartments as required by BCA DTS provisions.



- ▶ Item 2 (D2D16) – Two horizontal exits will be provided per fire compartment at the distances required by BCA DTS provisions.
- ▶ Item 4 (D2D3) – The childcare part is to be afforded exits in compliance with BCA DTS provisions.
- ▶ Item 7 (D2D8) – Egress widths throughout the building to be compliant with BCA DTS provisions.

Unless identified within the BCA Report or above, all other matters are expected to achieve compliance with the BCA. However, note that the identified list of deviations from the prescriptive BCA provisions is a non-exhaustive list as result of the limited services design input at this concept design phase, which may be increased once full services design input is received.

The subject design for the mixed-use residential development located at 461 Chapel Road, Bankstown is considered by Affinity Fire Engineering to not compromise the expected fire safety strategy, fire brigade intervention or conformance with the building regulations. Hence, Affinity Fire Engineering anticipate that the fire safety engineering assessment to be conducted as part of the Construction Certificate stage will achieve compliance with the Performance Requirements of the BCA.

It is noted that this document should not be used for Construction Documentation as the formal fire engineering process and assessment is required to be completed prior.

We trust that the above information is sufficient for Consent Authority's needs with respect to fire safety design and compliance with the relevant building regulations in this regard. Should any further information be required for a determination to be made please contact the undersigned on 02 9194 0590.

Yours faithfully



Thomas O'Dwyer

Director

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