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Attention: Jordan Shimmen

The Star Entertainment Group
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Project: Chairman's Sanctuary (Sovereign Gaming), Level 3, The Star
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Revision: B

Development Application | Fire Engineering Letter of Support

Chairman's Sanctuary (Sovereign Gaming), Level 3, The Star

Dear Jordan,

The purpose of this letter is to accompany the DA submission for the proposed Sovereign Gaming Cold Shell fit out on Level 3 of the Star Casino. This is for the purposes of demonstrating that although there are some items within the refurbishment which contradict the fire strategy outlined within the existing WSP Fire Engineering Report (ref. 2303044PF_2, rev. 6 dated 4th February 2021), we have assessed the design and are comfortable that these can be addressed through further fire engineering analysis in the next phase of design.

The proposed works consist of the conversion of the existing Sovereign Gaming cold shell space into a new Chairman's Sanctuary VIP gaming area. The scope includes changes to the façade, modification of the kitchen exhaust and mechanical ductworks, and the inclusion of new roof openings to atmosphere to make the space feel like an external area. A general overview of the development in plan, elevation, and section views can be found in Figure 1 to Figure 4.

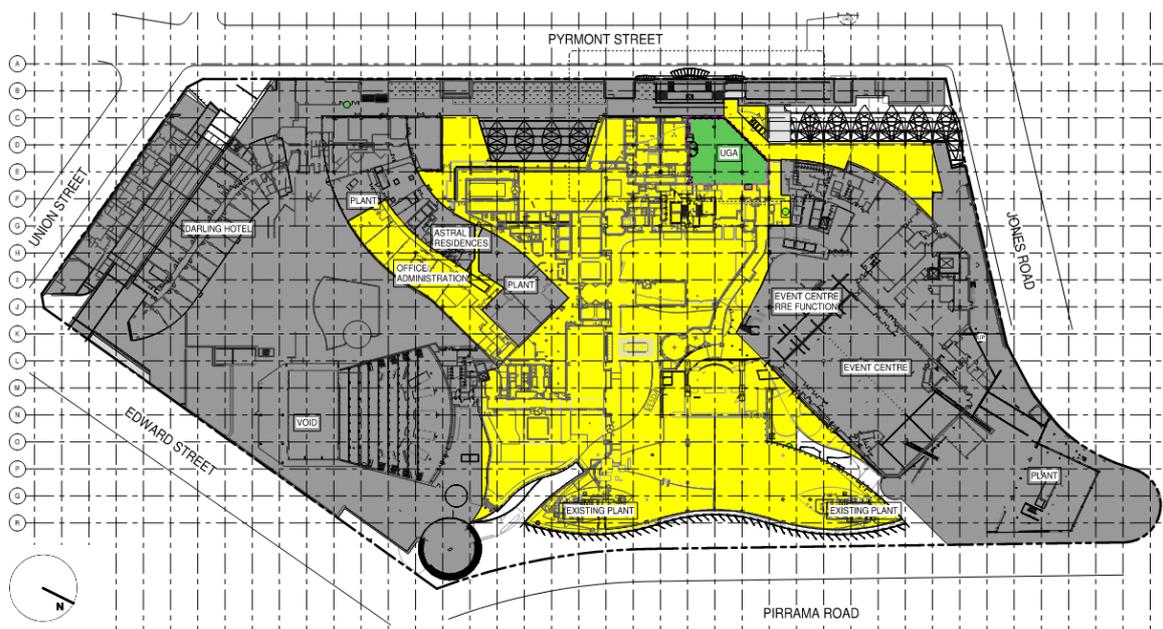


Figure 1: Proposed development (Site Plan)

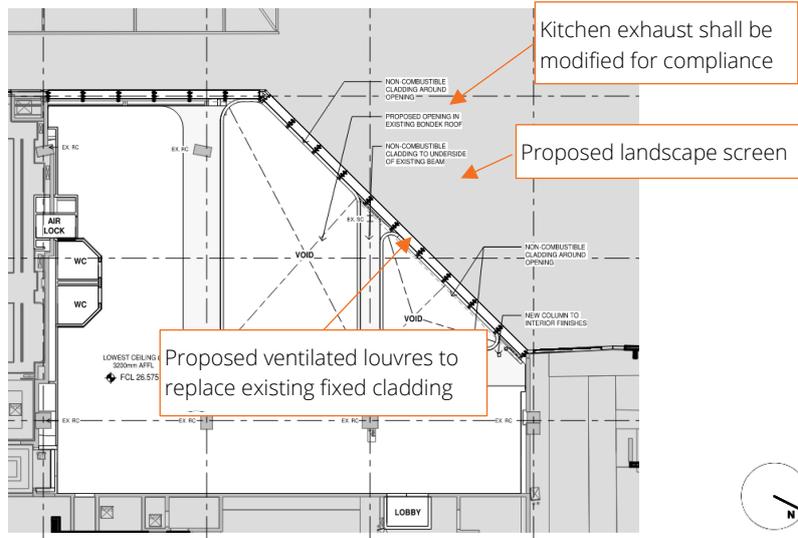


Figure 2: Proposed development (Level 3 Plan)

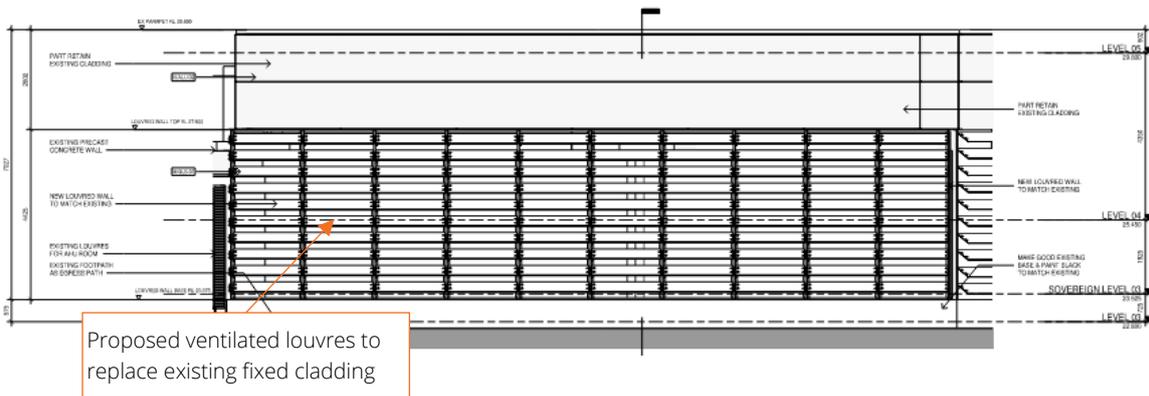


Figure 3: Proposed development (Elevation 1)

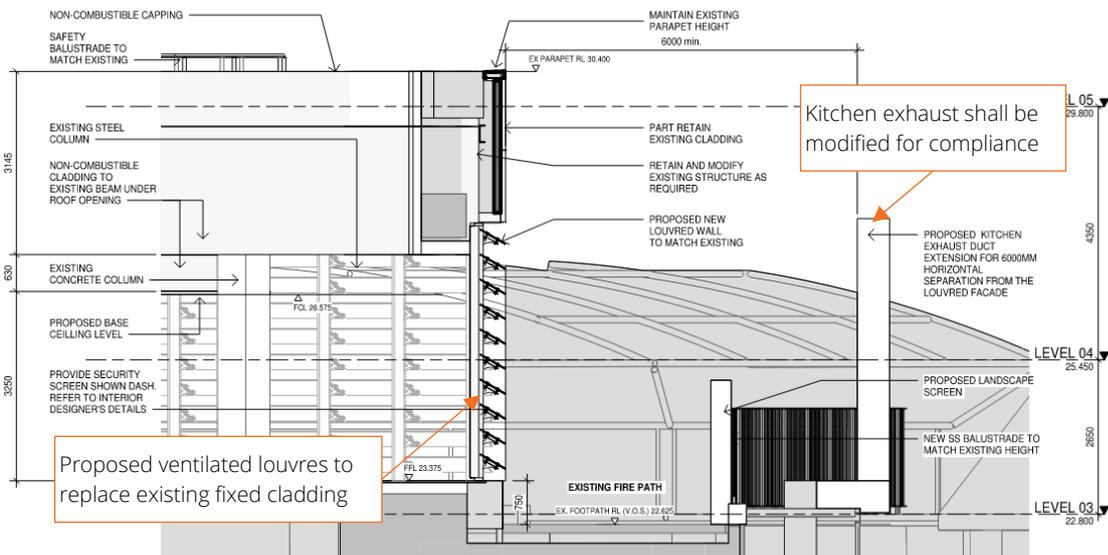


Figure 4: Proposed development (Section 2)

Our design review has been based on the following documents:

- Architectural plans prepared by Buchan Group (various revision references, dated 8th February 2022)
- WSP Fire Engineering Report (ref. 2303044PF_2, rev. 6, dated 4th February 2021)

The fire safety design will generally satisfy the Performance Requirements of the Building Code of Australia. There are some aspects of the design that will require the use of Performance-Based fire engineering to achieve compliance with the relevant Performance Requirements of the BCA. Subject to approval from the Principal Certifying Authority and relevant stakeholders during the design process, we are comfortable that the design can be demonstrated as meeting the Performance Requirements of the BCA during later phases of the design process.

This document is for the purposes of supporting the proposed design for DA. It shall not be used for Construction Documentation and compliance with the Performance Requirements of the BCA will need to be verified through a formal fire engineering assessment by a *Certifier - Fire Safety* during later stages of the design process.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



Dan Kirk, NSW Accredited Fire Engineer - BDC 2952

Technical Director

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Appendix A – Modifications to existing FER

The BCA non-compliances applicable to these works are yet to be defined, but the design as it stands has been found to be largely in accordance with the existing base building Fire Engineering Report (FER) from WSP. The key changes which will apply to the existing Sovereign Gaming FER (WSP report ref. 2303044PF_2-FR-FER-MW Rev06-21.02.04) can be summarised as follows (numbering below aligns with numbering in purple boxes in Figure 5 and Figure 6 which are extracted from the WSP FER):

1. The external pathway leading to the 6 m exit to the west of the floor will no longer be protected by a fire wall along that façade. Instead, further evacuation modelling will be used to demonstrate that occupants can reach an alternative exit without being put at risk.
2. The existing back of house exit stair is to be reinstated as an evacuation route as part of these works. This stair is already constructed but had not been used for evacuation when the Sovereign Gaming works were signed off as it wasn't needed at that time.
3. Egress routes, based on the current design and the reinstatement of the back of house exit stair referred to in Item 2 above, are understood to be in accordance with the existing WSP FER (travel distances are not marked on Figure 5 and Figure 6 on the following pages). The existing assessment justifies the following extended travel distances from this space:
 - a. Travel to a point-of-choice of 37 m, in lieu of 20 m
 - b. Travel to the nearest exit of 67 m, in lieu of 40 m
 - c. Travel distance between alternative exits of up to 94 m, in lieu of 60 m

In addition to the above, the following shall apply to the fire protection design for this space (not noted on the plans on the following page):

4. The Chairman's Sanctuary shall be sprinkler protected in accordance with current BCA requirements.
5. It shall be permitted for smoke detection to be omitted within the Chairman's Sanctuary space, based on the existing assessment of this by WSP for the two salons adjacent. Instead, a red Break Glass Alarm (BGA) must be provided by the exit doors from this room, and smoke detection shall be provided on a 5 m grid within the corridor directly outside the room. Any storerooms inside the Chairman's Sanctuary space shall also have smoke detection within them (where applicable).

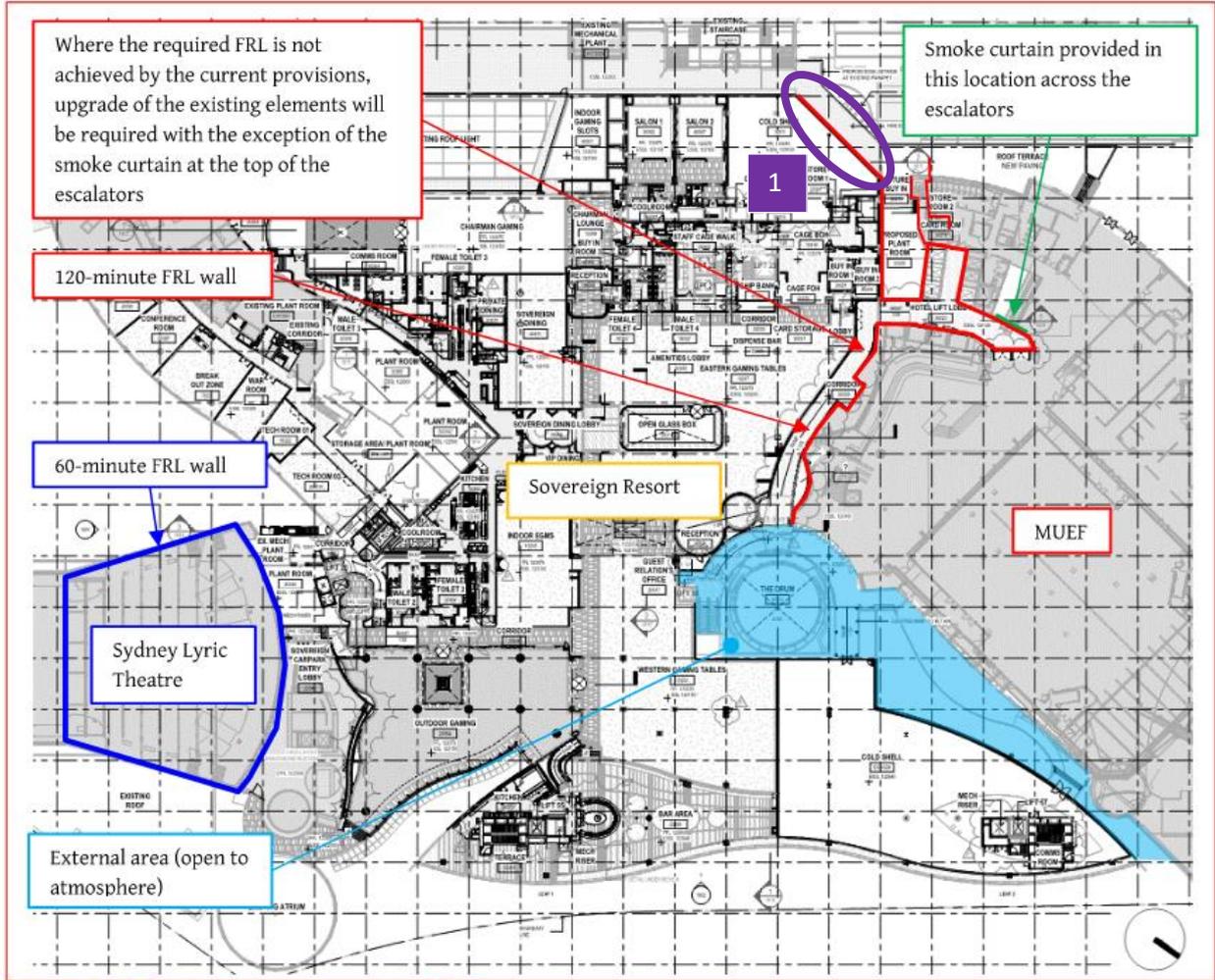


Figure 6-2: Adjoining tenancies on Level 03

Figure 5: Figure 6-2 from WSP FER noting location of fire walls on western facade

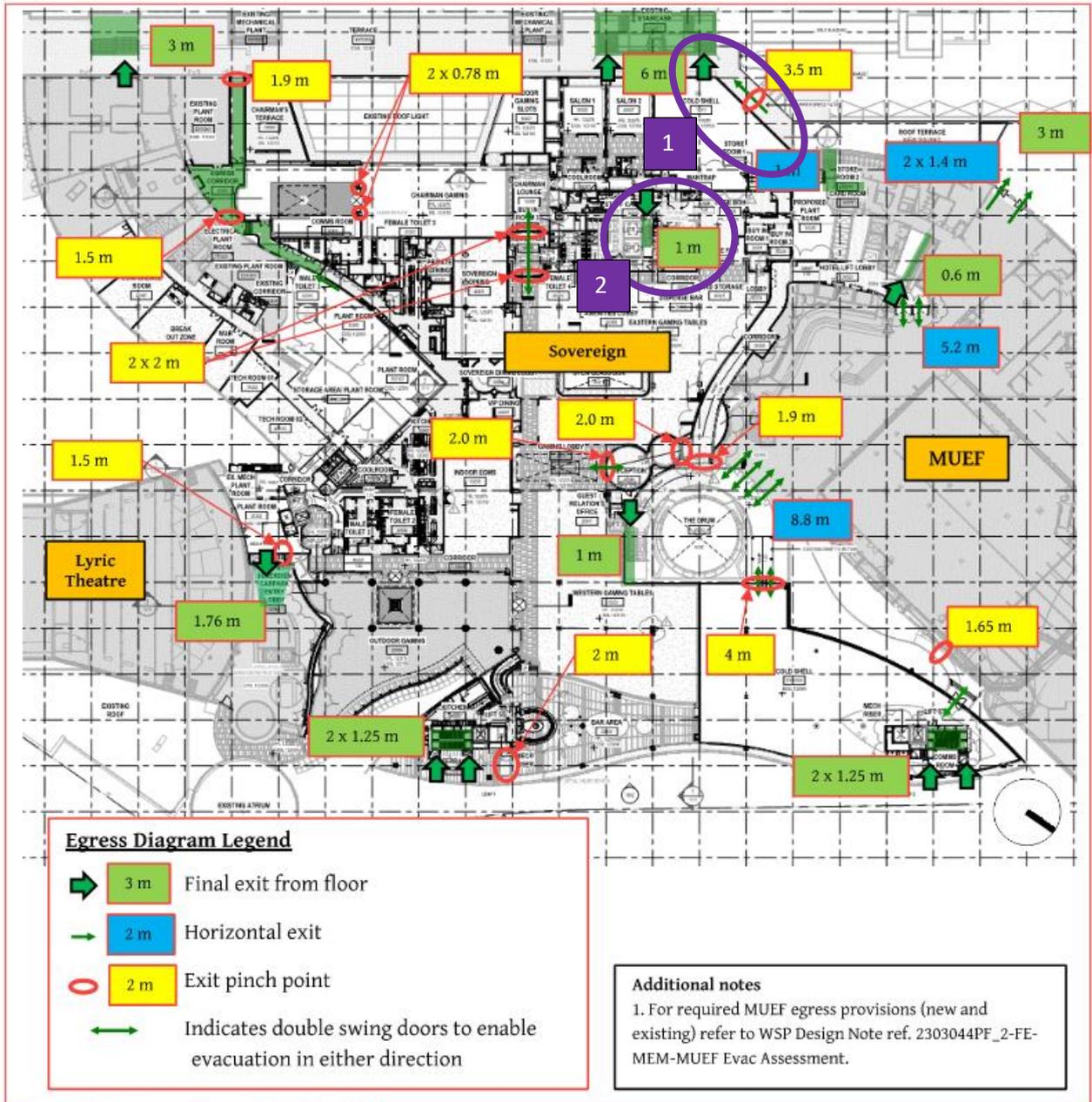


Figure 6-1: Egress provisions from Level 03

Figure 6: Figure 6-1 from WSP FER identifying egress routes and final exit points