



Our Ref: s121091\_DA\_01

16 November 2012

Crone Partners  
Level 2, 364 Kent Street  
Sydney NSW 2000

**Attention: Vanessa Dudman**

Dear Vanessa Dudman

**RE: MIXED USE BUILDING | SECTION 75W MODIFICATION APPLICATION | 23-37 LINDFIELD AVENUE, LINDFIELD NSW**

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of any modified development consent for the proposed works at 23-37 Lindfield Avenue, Lindfield that the building design shall fully comply with the performance requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

As a result of the design not conforming to the Deemed-to-Satisfy (DtS) provisions of the BCA the building solution applied shall be performance rather than wholly prescriptively based. RAWFire Safety Engineering has been engaged to develop a fire strategy that will satisfy the fire safety Performance Requirements as identified through the Building Code of Australia assessment prepared by Vic Lilli and Partners. Specifically amongst other matters which may be established in the design development the fire strategy needs to address:-

- Assessment of the net effect on fire and life safety of the exit locations and configuration that produce non-conformances with the DtS provisions of the BCA in the following areas:-
  - Single exits provided from the residential lobbies; and
  - Travel distances from residential tenancies 8 and 9; and
  - Travel distances from the residential apartments; and
  - Discharge from fire-isolated stairs 1 and 5.

In particular the fire safety assessment and fire engineering design shall focus on significant issues of:-

- Occupant egress in the event of a fire emergency and the maintenance of tenable conditions for that period;
- Fire and smoke spread throughout the building and its impact on occupant egress as mentioned above; and
- Fire brigade intervention.



The modifications to the design which have been proposed in the development application are not considered to compromise the proposed fire safety strategy, nor compromise conformance with the building regulations.

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 9299 6605.

Yours faithfully

A handwritten signature in black ink, appearing to read 'T Newton', with a long horizontal stroke extending to the right.

Thomas Newton  
**Fire & Life Safety Consultant**