



Defire

Defire (NSW) Pty Limited
ABN 30 099 090 089

Telephone 02 9211 4333
Facsimile 02 9211 4366
www.defire.com.au

Suite 3, Level 4
83 Kippax Street
Surry Hills, NSW 2010

PO Box 2046
Strawberry Hills, NSW 2012

Job No. SY080263

10 March 2009

JBA Planning
Level 7
77 Berry Street
North Sydney NSW 2060

Attention: Amanda Harvey

Dear Amanda

**UTS building 6 – Peter Johnson Building: Alternative fire safety design
Development proposal MP 09_0021**

The project is for the modification and extension of the existing seven storey Peter Johnson building – Building 6 Design, Architecture and Building, at Harris Street, Sydney.

It is proposed to construct a new 15 storey tower above the existing Peter Johnson building capable of accommodating up to 850 beds for student accommodation (class 3). The new tower building will – in part – be fire separated from the Peter Johnson building by fire rated construction below the footprint of the proposed tower.

The entire building – including tower and the footprint below the proposed tower – will have a sprinkler system, smoke hazard management provisions and other services required of a building with an effective height greater than 25m – as determined by the BCA. Potentially this will mean that existing parts of the Peter Johnson building will need to be upgraded to comply with the current requirements. The extent of upgrading is to be determined in consultation with the relevant consultants, authorities – including the NSW Fire Brigades – as part of the fire safety engineering process.

Hutchison Builders on behalf of the University of Technology, Sydney, has requested Defire to undertake a preliminary fire safety engineering review of the drawings listed in attachment 1 as part of the development application (DA) submission. The intent of the review is to determine whether it is feasible to develop alternative solutions to the deemed-to-satisfy (DTS) provisions of the BCA for a number of compliance issues. This includes – but is not limited to – the horizontal and vertical fire separation of the residential tower from the podium building, travel distance on residential floors and the location of fire fighting services.

The building will include – however may not be limited to – the following services:

- Automatic detection and alarm system
- Sound system and intercom system for emergency purposes (SSISEP)
- Emergency lighting and exit signage
- Fire hydrant system



- Hose reel system
- Automatic fire suppression system
- Air pressurisation of exit stairs
- Fail safe devices on fire exit doors
- Zone smoke control and smoke exhaust, and
- Fire control room

It is Defire's opinion that it is possible to develop solutions for the various issues involving either compliance with the DTS provisions of the BCA or alternative solutions without major changes to the proposed design.

The specific details of the proposed design are subject to the development of a comprehensive list of fire safety measures and the outcomes of the fire safety engineering assessment. These details will be developed as part of the on-going design development process.

Please contact Rohan Defries of Defire on 02 9211 4333 if you have any questions.

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Defries".

Rohan Defries
Senior fire safety engineer
Defire



Attachment 1 Drawings and information

Drawing title	Dwg no	Revision	Date	Drawn
Level 1 podium plan	3531_DA003	Preliminary	23/02/09	Nettleton Tribe
Level 2 podium plan	3531_DA004	Preliminary	23/02/09	Nettleton Tribe
Level 3 podium plan	3531_DA005	Preliminary	23/02/09	Nettleton Tribe
Level 4 podium plan	3531_DA006	Preliminary	23/02/09	Nettleton Tribe
Level 5 podium plan	3531_DA007	Preliminary	23/02/09	Nettleton Tribe
Level 6 podium plan	3531_DA008	Preliminary	23/02/09	Nettleton Tribe
Level 7 podium plan	3531_DA009	Preliminary	23/02/09	Nettleton Tribe
Level 8 part plan	3531_DA018	Preliminary	23/02/09	Nettleton Tribe
Typical levels 09-14	3531_DA019	Preliminary	23/02/09	Nettleton Tribe
Typical levels 15-20	3531_DA020	Preliminary	23/02/09	Nettleton Tribe
Roof terrace plan	3531_DA021	Preliminary	23/02/09	Nettleton Tribe

Other information	Ref no	Revision	Date	Prepared by
BCA report	29602/290304	draft	09/02/09	City Plan Services