



Our ref: T13003

20 March 2013

Meriton Apartments Pty Ltd  
Level 11, 528 Kent Street  
**SYDNEY NSW 2000**

Att: Walter Gordon

**Subject: Building Code of Australia Capability  
61 Mobbs Lane, Epping - Stage 3 – Basement carpark**

Reference is made to the BCA capability report prepared by this office with regard to the above development and your request for confirmation of the necessity for fire engineering alternative solutions relating to the carpark design. In that regard, we convey the following:

Resulting from our compliance review we identified aspects of the current design that do not comply with the Deemed-to-Satisfy provisions of the Building Code of Australia. Those aspects include:

- (i) The distance of travel from the bike storage area adjacent to the driveway on the carpark level exceeds the maximum stipulated in BCA Part D1.
- (ii) Provision must be made for the installation of a hydrant booster valve assembly and pump room to the requirements of AS 2419.1-2005.
- (iii) Provision must be made for the installation of a sprinkler booster valve assembly and pump room to the requirements of AS 2118.1-1999.
- (iv) Additional fire hose reels will be provided adjacent to the exit stairways to achieve the required coverage.

Whilst these aspects of the design do not currently satisfy the Deemed-to-Satisfy requirements of the BCA they are capable of being addressed at the Construction Certificate stage by either minor design changes or by the development of an alternative solution to the Performance Requirements.

For either alternative these matters can be addressed without changes to the design that would necessitate the modification of the Development Consent.

Yours faithfully

A handwritten signature in black ink, appearing to read "Mark Brentnall", is written over a white background.

Mark Brentnall  
**Brentnall Technical Solutions Pty Ltd**