

Frasers Property Telopea Developer Pty Ltd⁷

Level 12, 101 Bathurst Street,
Sydney NSW 2000 Australia

Attention: Scott Clohessy

RE: DA Letter of Support | Telopea – ‘Stage 1A’

This report has been prepared for *Frasers Property Telopea Developer Pty Ltd* (Frasers) on behalf of Frasers Property Telopea Developer Pty Ltd (Frasers) and accompanies a State Significant Development Application (SSDA) submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the staged redevelopment of the **Telopea ‘Concept Plan Area’** (CPA), as well as a detailed proposal for the first stage of development, known as **‘Stage 1A’**.

The purpose of this statement is to provide confidence to the Consent Authority that the development of the buildings in Stage 1A will be able to achieve compliance with the BCA through meeting the respective Performance Requirements. Compliance with the Performance Requirements of the BCA will be achieved through a formal assessment by an Accredited C10 - Fire Safety Engineer as part of a Construction Certificate.

The Telopea CPA forms part of the **Telopea Precinct Master Plan** (endorsed by council in 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct gazetted in December 2018. The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC’s social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities – and to capitalise on access to the new Parramatta Light Rail network.

The Telopea CPA is the land identified in Figure 1 and is currently owned by LAHC Council and Telopea Christian Church. The proposed redevelopment of the CPA is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing with good access to transport, employment, improved community facilities and open space. The program seeks to leverage the expertise and capacity of the private and non-government sectors.

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In December 2019, the NSW Government announced that the Affinity consortium, comprising Frasers and Hume Community Housing, were awarded the contract to redevelop the Telopea CPA. The SSDA represents the first step in the delivery of the planned redevelopment of the Telopea CPA and the Stage 1A works will provide the first integrated social and market housing development on the site, as well as a new arrival plaza for the Parramatta Light Rail.

Telopea is located in the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 17km from Sydney CBD.

The Telopea CPA site is approximately 13.4 (ha) and comprises 99 individual allotments (refer Figure 1). It currently accommodates 486 social housing dwellings, across a mix of single dwelling, townhouse, and 3-9 storey residential flat buildings as well as the Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect Church, and Telopea Christian Centre.

The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Telopea Public School, a neighbourhood centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park.

The SSDA seeks Concept Approval for the staged redevelopment of the Telopea CPA, as well as a detailed proposal for the first stage of development. The Concept Proposal sets out the maximum building envelopes and GFA that can be accommodated across the CPA, and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework from which any future development application will be assessed against.

The Telopea CPA proposal comprises:

- ▶ A mixed-use development including:
 - Approximately 4700 dwellings, including a mix of social, affordable and market dwellings
 - Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
 - Proposed childcare facility
 - Proposed combined library and community centre
 - Proposed combined Church, Residential Aged Care Facility and Independent living unit facility
- ▶ Delivery of new public open space, including:
 - A new light rail plaza
 - Hill top park
 - Eyles pedestrian link
 - Open space associated with the proposed library
- ▶ Retention of existing significant trees
- ▶ Road and intersection upgrades
- ▶ Cycle way upgrades
- ▶ Upgrade of utility services



The Telopea CPA is divided into four precincts known as Core, North, South and East incorporating a total of 29 parcels. The Concept proposal is further detailed in the Urban Design Report prepared by Bates Smart and Hassell.

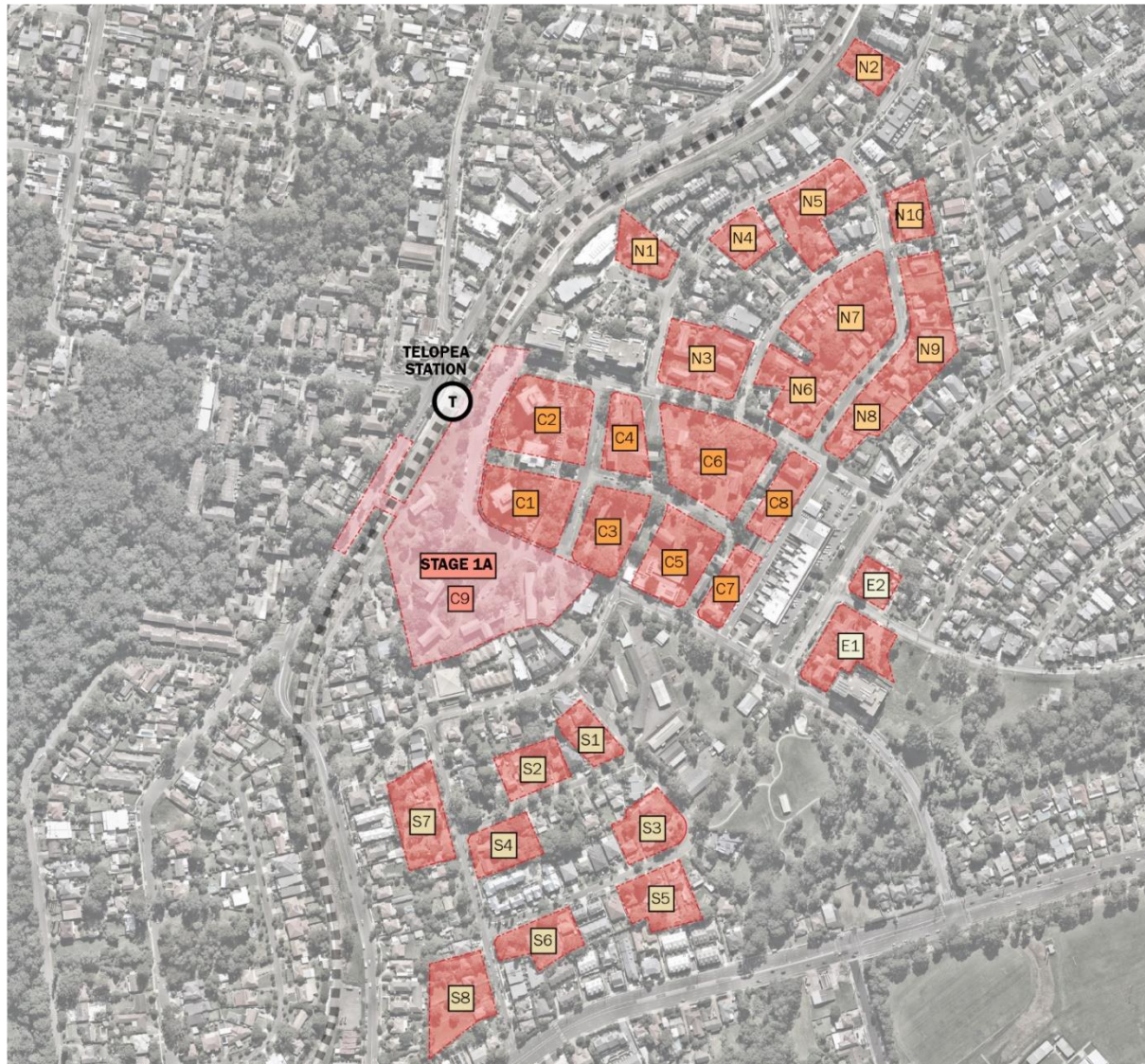


Figure 1 – Telopea Estate Concept Plan

Source: Bates Smart and Hassell

The first stage of works to be delivered (known as 'Stage 1A') is located within the Core precinct adjacent to the Parramatta Light Rail station and will include:

- ▶ Site establishment works, including demolition of all existing buildings and structures, tree removal, site preparation, excavation, and services augmentation
- ▶ Construction of a new arrival plaza for the Parramatta Light Rail, incorporating a Community Pavilion
- ▶ Construction of the Sturt Street extension, Light Rail crossing including Adderton Road intersection works and cycleway connection



- ▶ Part demolition and upgrade of Sturt and Shortland streets including new kerb-realignment, new footpaths and landscaping, new parking bays, bus zones, line marking and crossing.
- ▶ Construction of a new public park surrounding the existing significant trees
- ▶ Construction of residential apartment buildings (5 towers), up to 13-storeys in height, including studio, one, two and three bedroom apartments
- ▶ Construction of two basement levels with an internal road linking around the towers.
- ▶ Associated open space and landscaping works, including retention of existing significant trees, ground and rooftop communal open space, and a publicly accessible through site link.

In undertaking this review Affinity Fire Engineering has reviewed the DA plans for submission as prepared by Plus Architecture (Job No: 20320; Plans Issued to Affinity: 31 May 2023) and the BCA Assessment Report provided by City Plan Services (Project No: 200054, Revision: R06, Dated: 01 June 2023) 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 prescriptively based design and fire engineering requirements will need to be incorporated to allow the identified deviations from the prescriptive provisions of the BCA.

In particular, the fire safety strategy and following fire engineering design shall focus on the following site critical design issues as advised in the City Plan BCA report in order to confirm compliance with the performance provisions of the BCA due to them being determined to be non-compliant with the prescriptive provisions of the BCA:-

- ▶ Allowance for public corridors to be up to 50m without being provided with the required BCA Clause C3D15 smoke doors at intervals of 40m.
- ▶ Allowance of a number of locations within the building to adopt a single exit in lieu of two (including but not limited to Tower A, fire pump room, lobby entrances and the level 8 hit water plant room in Tower B and Unit E.LG.01 in Tower E) as required by BCA Clause D2D3.
- ▶ Assess extended distance of travel within the car parking areas to a point of choice, to an exit and between alternative exits (up to 30m, 50m and 70m respectively) in lieu of the DtS maximum of 20m to a point of choice and 40m to an exit as required by BCA Clause D2D5 and 60m between exits as required by BCA Clause D2D6.
- ▶ Extended distance of travel to an exit or point of choice between exits from various residential Sole Occupancy Unit (SOU) entry doors (up to a maximum of 12m) in lieu of the BCA Clause D2D5 requirement of 6m.
- ▶ Allowance of residential corridors, plant rooms, roof areas and external common areas to have up to a maximum travel distance of 30m in lieu of the BCA required maximum of 20m as defined in BCA Clause D2D5



- ▶ Allowance of scissor stairs exits within the residential levels of Tower C to be located closer than the DtS minimum separation of 9m (Reduction to approx. 8.6m) as defined in BCA Clause D2D6.
- ▶ Assess the discharge of fire isolated exits that require occupants to travel past openings of the same building within 6m in lieu of maintaining the 6m separation required by BCA Clause D2D12(3) noting that a degree of protection will be required to parts of the path of travel to the road.
- ▶ Assess the discharge of fire isolated exits into under crofts that are not sufficiently open to comply with BCA clause D2D12(2) of the BCA. noting that a degree of protection will be required to parts of the path of travel to the road.
- ▶ Assess the discharge of fire isolated exits as a consequence of them not being as far away from each other as practical as is required by BCA Clause D2D15(4)
- ▶ Rationalise the location of the hydrant booster such that it is not in sight of the main entry and located on an internal road as required by BCA Clause E1D2 (due to multiple towers and main entries).
- ▶ Rationalise the location of the hydrant coverage in the basement to allow intermediate internal hydrants located more than 4m from a fire isolated stair as required by BCA Clause E1D2.
- ▶ Assess the location of the Fire Control room to not be in sight of the main entry (due to multiple towers and main entries) and having a rising in RL of greater than 300mm - BCA Clause E1D15

The follow exclusions are made to the BCA report:

- ▶ Fire Isolated stairs must not open directly into a room that is not public corridor air lock or the like [D2D12(1)]
- ▶ External Wall cladding must comply with BCA Deemed to Satisfy provisions for fire rating and combustibility.
- ▶ Provisions for special hazards are to be assessed for compliance with E1D17 & E2D21(Affinity Fire Engineering as a stakeholder will contribute, however any determined hazards are not to be assessed as a performance solution)

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 multi apartment residential development known as Stage 1A within the Telopea 'Concept Plan Area' 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

A handwritten signature in black ink, appearing to read 'TOD'.

Thomas O'Dwyer

Director,

Affinity Fire Engineering

Fire Safety Engineer - BPB 0766

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