



19 February 2020

WINIM Developments Pty Ltd
Suite 214, 40 Yeo Street,
Neutral Bay, NSW 2089

Our ref: 12523681

Attn: Jessica Duce

Dear Jessica,

RE: CAN01: Fire Engineering DA Statement - Rev 1
PROJECT: WESTMEAD CATHOLIC EDUCATION CAMPUS

The purpose of this Consultant Advice Note (CAN) is to provide confidence to the Consent Authority that the documentation submitted for issuance of the planning permit for the aforementioned site is capable of achieving compliance with the Building Code of Australia (BCA) with regards to fire safety.

Background

The subject site is located at 2 Darcy Road, Westmead, approximately 2km to the north-west of the Parramatta CBD and approximately 300m to the west of Westmead Train Station. The site is located within the Parramatta Local Government Area (LGA).

The site has an area of approximately 12ha and a frontage of approximately 430m to Darcy Road. The site consists of two lots, which are legally described as Lot 1 in DP1095407, which is owned by the Trustees of the Roman Catholic Church of Parramatta, and Lot 1 in DP1211982, which is under the ownership of the Trustees of the Marist Brothers.

The site is bound by Darcy Road (to the north), the T1 North Shore & Western / T5 Cumberland train lines (to the south), the Western Sydney University Westmead Campus (to the east) and residential uses (to the west).

To the north of the site, across Darcy Road is the Westmead Health and Education Precinct comprising the Westmead Hospital, Westmead Private Hospital and the Western Sydney University Medical Research Institutes.

The Westmead Health and Education Precinct, the WCC site and the surrounding residential land collectively form part of the recently nominated Westmead Priority Precinct Area.

The State Significant Development application will seek approval for:

- A primary school with capacity for approximately 1,680 students, to provide expanded facilities for the existing Mother Teresa Primary School on the site and to replace the existing Sacred Heart Primary School at Ralph Street;
- A new Parish church;
- A Catholic early learning centre (fit-out within an existing building);
- New landscaping.



Fire Engineering Statement

The subject design has been observed to exhibit a number of non-conformances with the prescriptive provisions of the BCA. These non-conformances have been identified by the PCA.

Subsequently, it will be necessary for the method of compliance with the building regulations to incorporate a Performance Based approach as supported by Clause A0.5 of the BCA. GHD have reviewed the Development Application drawings and consider that the following items are likely to be proposed as Performance Solutions.

Table 1: Proposed Performance Solutions - New Primary School

No	BCA Clause	Description	Performance Requirements
1	D1.4 & D1.5	Extended travel distances to the nearest exit and between alternative exits in the New Primary School	DP4, EP2.2
2	E2.2	Potentially rationalise or delete required smoke exhaust system in the New Primary School	EP2.2
3	E1.3 & AS 2419.1-2005	Fire hydrant booster location may not be located within direct sight of main entry and adjacent to vehicle entry	EP1.3
4	E1.4	To allow omission of Fire Hose Reels in areas other than classrooms and associated corridors	EP1.1

Table 2: Proposed Performance Solutions - Early Learning Centre within Catherine McAuley

No	BCA Clause	Description	Performance Requirements
1	D1.9	Modified south non-fire-isolated stair in the early learning centre within Catherine McAuley school does not discharge on ground level, proposed to discharge on level 1.	DP4, EP2.2

Table 3: Proposed Performance Solutions - Parish Church

No	BCA Clause	Description	Performance Requirements
1	D1.5	Extended travel distance to the nearest exit and between alternative exit in the Parish church	DP5, EP2.2



We can confirm that an assessment can be undertaken by a C10 Accredited Fire Engineer in consultation with project stakeholders (including the Principal Certifying Authority, to demonstrate that the building will comply with the Performance Requirements of the BCA. This may be via either or a combination of the following:

- Become DtS by way of design development
- Comparison to the BCA DtS Provisions
- Compliance with the BCA Performance Requirements (absolute assessment)

It is considered that the preparation of the Performance Solution and corresponding fire safety measures that are likely to be documented therein will not result in any material changes to the building design presented in the architectural drawings reviewed for the planning permit.

Should you require any additional information relating to the above please contact the under signed.

Yours faithfully,

A handwritten signature in black ink that reads 'Mark Cooney'.

Mark Cooney | MSc (Fire Eng) | BEng(Struct) | MIEAust
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