

Deicorp Pty Ltd
Level 3, 161 Redfern Street
Redfern NSW 2016

Attention: Poonam Chauhan

RE: DA Letter of Fire Engineering Support | Tallawong Station Precinct South

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of Development Application (DA) Consent, that the proposed mixed use residential and retail development located at 1-15 & 2-12 Conferta Avenue in Rouse Hill will be formally assessed by an Accredited C10 Fire Safety Engineer and demonstrated to fully comply with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed development contains several Class 2 residential towers sitting above Class 5 commercial, Class 6 retail, Class 7a carparking, Class 7b loading docks and/or Class 9b childcare parts. As a whole the development site contains four (4) separate buildings; noting that each building connects multiple residential towers by a common basement carpark. Each building is constructed on a separate Torrens Title allotment and separated from the adjacent buildings by public roads. The four (4) buildings are defined as follows;

- ▶ **Site 1A and 1B:** Containing Buildings A, B, C, D and E
- ▶ **Site 2A:** Containing Buildings F, G, H, J and K
- ▶ **Site 2B, 2C and 2E:** Containing Buildings L, M, N and P
- ▶ **Site 2D:** Containing Buildings Q, R and S

The works incorporate design features that do not fully 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.

Affinity Fire Engineering has reviewed the Development Application submission architectural drawings prepared by Turner Architects (Project No: 18095, Dated: 04/05/2020, Revision: 03), the BCA compliance advice provided by City Plan Services (Reference:190427, Revision: R1.0, dated: 15/05/2020), and have been engaged to develop a fire safety engineering strategy and associated reports in order to satisfy the Performance Requirements of the BCA.

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In particular, the fire safety strategy and fire engineering design shall focus on the following site critical design issues in order to confirm compliance with the Performance Requirements of the BCA:-

- ▶ Occupant egress in the event of a fire emergency and the maintenance of tenable conditions for occupant evacuation and fire brigade intervention;
- ▶ Fire and smoke spread throughout the building and its impact on occupant egress;
- ▶ Site access and fire services design to facilitate fire brigade intervention.

Amongst other matters which may be established through the full design development stages, the fire safety strategy and associated reports shall incorporate assessment of the various non-conformances with the DtS provisions of the BCA highlighted in the advice provided by City Plan Services.

The following provides a detailed description of each site and its layout;

Site 1A and 1B Detailed Description

Residential towers A and B are located on the western side of the site and separated by a public park from the eastern residential Towers C, D and E. All of these towers are connected by a basement carpark which extends under the park creating a united building. The site is bound by Conferta Avenue to the south, Cudgegong Road to the east and Themeda Avenue to the north.

Each of the residential towers sit above commercial, retail and childcare spaces that provide a commercial aspect to the site and afford communal connectivity to Tallawong Metro Station.

Site 2A Detailed Description

The site is a residential apartment building with all associated carparking, loading dock, and storage areas dedicated to the residential occupants. The site contains basement levels for carparking which connects the five (5) residential towers F, G, H, J and K that rise up from the common podium level. The site is bound by Conferta Avenue to the north with new public roads being formed around the south, east and west to provide street frontage and access into the building from all sides of the site.

Site 2B, 2C and 2E Detailed Description

Similar to site 2A, this site is a residential apartment building with all associated carparking, loading dock, and storage areas dedicated to the residential occupants. The site contains basement levels for carparking that connects the four (4) residential towers L, M, N and P that rise up from the common podium level. The podium has an extensive external community area and public space to provide connectivity between the public streets and apartment towers. The site is bound by Conferta Avenue to the north, Cudgegong Road to the east, Schofields Road to the south and the eastern side shall have a new with new public road and pedestrian walkway being formed to separate the site from the adjacent 2A and 2D sites.



Site 2D Detailed Description

This site is a residential apartment building with all associated carparking, loading dock, and storage areas dedicated to the residential occupants. The site contains basement levels for carparking and residential storage that connects the three (3) residential towers Q, R and S rising separately above street level. The site is bound by Schofields Road to the south a newly formed public road to the north and pedestrian walkways to the east and west.

With street frontage to the north and south, the site provides multiple pedestrian access points and landscaping for connectivity.

The subject design for the Tallawong Station Precinct South development which forms the development application for consent being requested, is considered by Affinity Fire Engineering to not compromise the proposed 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 for the site will achieve compliance with the Performance Requirements of the BCA.

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



Thomas Newton

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