

30 June 2021

Enquiries: Etienne Jordaan  
[Etienne.Jordaan@stantec.com](mailto:Etienne.Jordaan@stantec.com)  
Project No: 301350058

Saul Moran  
Arncliffe Eden Property Pty Ltd  
Suite 101, 25 Angas Street  
Meadowbank, NSW 2114

Dear Saul Moran

RE: Eden Street Arncliffe – DA Letter  
26-42 Eden Street & 161-179 Princes Highway, Arncliffe

This Fire Engineering DA Letter is submitted to the Department of Planning, Industry and Environment (DPIE) in support of a State Significant Development Application (SSDA-11429726) for the development of land identified at 26-42 Eden Street and 161-179 Princes Highway, Arncliffe (the site) for the purposes of a mixed-use precinct with open space, retail, and residential uses, comprising social and market housing as part of the NSW Land and Housing Corporation (LAHC)'s 'Communities Plus' program.

SSDA-11429726 seeks approval for the following development:

- Demolition of all existing buildings and structures on the site;
- Site preparation works, excavation and tree removal;
- The construction of a mixed-use development comprising:
  - 744 apartments across (4) buildings between 19-23 storeys in height, as follows:
    - 186 market housing apartments in Building A;
    - 202 market housing apartments in Building B;
    - 180 social housing apartments in Building C; and
    - 176 market housing apartments in Building D;
  - 3,3113m<sup>2</sup> retail gross floor area;
  - 240m<sup>2</sup> for a future childcare centre;
  - 3,706m<sup>2</sup> of communal open space;
  - 813 spaces of lower ground and basement car parking; and
- 4,870m<sup>2</sup> of publicly accessible open space including a 4,000m<sup>2</sup> publicly accessible park, and an 870m<sup>2</sup> public plaza (meeting space) and through site link connecting Eden Street and Prices Highway.

This letter relates to the Fire Safety design aspects of the proposed development, and specifically to those Fire Safety design aspects that impact on planning and correspondingly on Development Approval issues.

A Fire Engineering review of the preliminary design has been undertaken by Stantec based on the following:

- Combined Drawings Eden Street Arncliffe – Revision A 'Issued for DA', 28 May 2021 prepared by Group GSA

The Fire Safety design of the building will generally satisfy the Performance Requirements of the Building Code of Australia (BCA) by complying with the Deemed-to-Satisfy (DtS) Provisions.

However, there are some aspects of the design that are to be refined through performance-based Fire Engineering to achieve compliance with the Performance Requirements of the BCA.

## Conclusion

Based on our review of the project drawings, it is concluded that the building would be able to comply with the Performance Requirements of the BCA without major changes to the current design.

Please do not hesitate to contact the undersigned if you have any queries.

Yours sincerely,



**Etienne Jordaan**

**Stantec**

Certifier – Fire Safety – Registration No: BDC3185 (NSW – Fire Safety)

**Stantec Australia Pty Ltd**