

Frasers Property Ivanhoe Pty Ltd  
Level 2, 1C Homebush Bay Drive  
Rhodes NSW 2138 Australia

**Attention: Robert Cauchi**

## **RE: Section 4.55 Application Letter of Support | Ivanhoe Estate – Stage 2 | Lot C4**

---

This advice is to provide support to the Section 4.55 Application that the proposed development known as the Ivanhoe Estate Stage 2 - Lot C4, will be formally assessed by an Accredited Certifier - Fire Safety Engineer where it is anticipated to demonstrate fully compliance with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed site contains a single united building with multiple residential towers. The towers are connected underground by way of the basement car parking (2 levels) resulting in them being connected as a United Building under the BCA Definition. The single united building is afforded shared fire services, egress and access. In summary, the building is comprised of the following:

- ▶ Building C4.1 – 113 Market Apartments & 190 Social Apartments.
- ▶ Building C4.2 – 211 Social Apartments & 330 m<sup>2</sup> Community Housing Provider Office Space.
- ▶ Two (2) Level Basement Carpark.
- ▶ Five (5) Terrace homes.
- ▶ Central Courtyard Area

The United Building accommodates predominately Class 2 residential apartments but also accommodated Class 7a car parking, Class 7b Loading dock and storage. The building will be constructed of Type A construction under the BCA definitions and has an effective height of 72.38m. The building shall be afforded a full suite of fire safety provisions for a building of the size and nature of this building.

The building design incorporates 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.

---

### MELBOURNE

Suite 123, 757 Bourke Street  
Docklands VIC 3008  
Phone | +61 3 8616 0686  
E-mail | enquiries@affinity-eng.com

### SYDNEY

Suite 6.06, 6A Glen Street  
Milsons Point NSW 2061  
Phone | +61 2 9194 0590  
E-mail | enquiries@affinity-eng.com

### LONDON

Suite 105, 40 Bowling Green Lane  
Clerkenwell London EC1R 0NE  
Phone | +44(0) 203 384 0051  
E-mail | enquiries@affinity-eng.com

### AFFINITY FIRE ENGINEERING

www.affinity-eng.com



In undertaking this review Affinity Fire Engineering has reviewed the following submission Development Application submission documents and have provided fire safety engineering advice through emails, meetings, and mark ups 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:

- ▶ Architectural drawings prepared Cox Architects:
  - Project No. 220148.00, dated 05/11/2025.
- ▶ BCA capability advice provided by AED Group:
  - Report Ref: 11067.3, Revision: 12.0, Dated: 12/11/2025

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 compliant with the BCA.

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 non-conformances with the DtS provisions of the BCA as defined in the aforementioned BCA capability advice report provided by AED Group within Section 1.1 with the following qualifications:

- ▶ Clause D2D5 – Travel distances to a point of choice on Level 1 & 2 to be a maximum of 12m as reflected on the architectural plans and will be addressed through a Performance Solution.

Additionally, it is identified within the BCA report that further assessment is required which may result in additional deviations to the BCA which may require fire engineering assessments in order to comply with the BCA Performance provisions. Further, once detailed services designs are complete, additional services design non-compliance may become apparent. As these design details or BCA confirmation are not yet available, Affinity Fire Engineering notes that these will be considered in the detailed design development associated with a construction certificate where appropriate to assess or otherwise made to comply with the DtS provisions of the BCA.

Unless identified within the BCA Report or as noted in the exceptions above, all other matters are expected to achieve compliance with the BCA. Design change may be required to achieve this.

The subject design for the residential development located at Lot C4 of the Ivanhoe Estate, 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 'T O'Dwyer'.

**Thomas O'Dwyer**

Director,

Affinity Fire Engineering

Fire Safety Engineer - BPB 0766

M: 0499 977 202