

Consultants Advice Notice F01

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From:	Conor Toner	DDEG	Conor.T@ddeg.com.au
Subject:	Review of Regulatory Compliance Report		
Date	19/08/2024		
Project:	Arcare Huntlee		
DDEG Reference:	29382-F CAN-F01		
Revision:	R2		

Dear Lin,

DDEG have been requested to undertake a high-level review of the Fire Safety Engineering items identified in the Regulatory Compliance Report (Revision 1 dated 10/07/2024) for Arcare Huntlee (Land Adjoining 97 Kesterton Rise, North Rothbury, NSW).

It should be noted that the Fire Engineering strategy is currently in its early stages and may be subject to change as the design develops. The advice contained below is based on our current understanding of the proposed project.

This CAN is not a formal fire safety engineering report for the support of the building under the Victorian Building Regulations and / or National Construction Code – Building Code of Australia.

- This CAN is not a full compliance review of the building or conformance audit for any fire safety systems.
- This CAN is based on information provided by others and we have not verified the accuracy and/or completeness of this information.

1 Background Information

1.1 Reference Documentation

This CAN has considered the following documentation:

Table 1 Reference Documentation

Document	Prepared by	Issue
Regulatory Compliance Report BCA Assessment 97 Kesterton Rise, North Rothbury, NSW Arcare Huntlee	Certatude	Revision 2 22/08/2024

2 Fire Engineering Comments

2.1 Exit Travel Distances

Certifier Comment

Ground floor

- Up to 58m in lieu of 40m to an exit.

Basement

- Up to 23m in lieu of 20m to a point of choice in the Class 7a portion.
- Up to 28m in lieu of 20m to a point of choice in the Class 9c portion.

DDEG Response

The extended travel distances identified will be addressed via a Performance Solution. The Performance Solution is not expected to result in any major changes to the current architectural drawings.

2.2 Distance Between Alternative Exits

Certifier Comment

Ground floor

- Up to 65m in lieu of 60m to an alternative exit

DDEG Response

The extended travel distance identified will be addressed via a Performance Solution. The Performance Solution is not expected to result in any major changes to the current architectural drawings.

2.3 Travel Via Fire-Isolated Exits

Certifier Comment

Ground floor

Path of travel on ground floor necessitates passing within 6m of the external wall in the following areas:

- Along the ramp from Northern fire stair

Basement

Path of travel from the stair necessitates passing within 6m of the external wall and openings.

DDEG Response

The non-compliance identified will be addressed via a Performance Solution. The Performance Solution is not expected to result in any major changes to the current architectural drawings.

2.4 Sprinkler / Hydrant Booster Location

Certifier Comment

Multiple departures with this booster location:

- As the building will have multiple entrances, the hydrant booster will not be located within sight of the main entrance.
- Fire Indicator Panel will not technically be at the front entrance due to the building having multiple entrances.

DDEG Response

The non-compliance identified will be addressed via a Performance Solution and will be subject to Fire Rescue New South Wales approval. The Performance Solution is not expected to result in any major changes to the current architectural drawings.

2.5 Special Hazard

Certifier Comment

Fire engineering brief is to reference the proposed Solar Panels as a special Hazard.

DDEG Response

The special hazard identified will be addressed in the Fire Engineering Performance Based Design Report and will be reviewed by FRNSW. It is not expected to result in any major changes to the current architectural drawings.

Should you have any questions, please call or email the undersigned.

Sincerely yours,



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