DA Support Statement

Our Ref: S23158.00

Pariter Pty Limited | Michael Cardillo
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Date: 30 July 2024
Re: Tumbi Umbi Retirement Living Project, 12-14 Mingara Drive, Tumbi Umbi – DA Fire Engineering Support Statement

Dear Michael,

This DA Fire Engineering Support Statement prepared by MCD Fire Engineering is submitted to Pariter Pty Limited in support of a Development Application (DA) for the proposed development known as Tumbi Umbi Retirement Living Project, located at 12-14 Mingara Drive, Tumbi Umbi NSW 2261.

We have reviewed the DA drawings in conjunction with the comments/markup by the BCA Consultant – Group DLA and identified the following Deemed-to-Satisfy ("DtS") departures that require fire engineering assessment.

Table 1: Summary of Performance Solution

No	DtS Clause	Description of non-compliance	Performance Requirement (A2G2(3) & A2G4)	Method of achieving Performance Solutions (A2G2(1))	Assessment Method (A2G2(2))
1.	C2D2, Spec 5, C3D9	To review a reduction of FRL's in the following locations: (a) Building 2: Class 6 portions of Ground Floor to be reduced to 120/120/120 FRL, in lieu of 180/180/120 FRL. (b) Villas 1 – 13: Carpark portions of Ground Floor to be reduced to 90/90/90 RFL in lieu of 120/120/120 FRL.	C1P1, C1P2	A2G2(1)(a)	A2G2(2)(b)(ii)
2.	C2D2, S5C8, C4D13	To review the garbage chutes in Building 1, 2, 3 and 4 will not contain a compliant fire rated top and bottom to the shaft.	C1P2, C1P8	A2G2(1)(a)	A2G2(2)(b)(ii)
3.	C2D10, C2D14	To review the use of Timber Fire Doors considered as Combustible External Wall Elements in all buildings.	C1P1, C1P2	A2G2(1)(a)	A2G2(2)(b)(ii)
4.	S12C4	To review the smoke doors located in Building 2 Age Care storey are proposed to only swing in one direction in lieu of both directions.	C1P3	A2G2(1)(a)	A2G2(2)(b)(ii)
5.	C4D3, C4D6	To review openings within 3m of the North, West, and South Boundary for Villas 1 – 13.	C1P2, C1P8	A2G2(1)(a)	A2G2(2)(b)(ii)
6.	D2D3, D2D15	To review the egress paths from each building adjoins to another allotment boundary instead of a road and therefore the exits paths from each building do not have compliant path to the road.	D1P4	A2G2(1)(a)	A2G2(2)(b)(ii)
7.	D2D3	To review the common lobby area on level 1 of the villas does not have access to a required exit stair.	D1P4	A2G2(1)(a)	A2G2(2)(b)(ii)

No	DtS Clause	Description of non-compliance	Performance Requirement (A2G2(3) & A2G4)	Method of achieving Performance Solutions (A2G2(1))	Assessment Method (A2G2(2))
8.	D2D5, D2D6	To review extended travel distance in Buildings 1, 2, 3 and 4.	D1P4, E2P2	A2G2(1)(a)	A2G2(2)(b)(ii)
9.	D2D6	To review the two required exits in Building 2 (Levels 1-6) are used as an alternative means of egress, are located less than 9 m apart, actual 4.73m.	D1P4	A2G2(1)(a)	A2G2(2)(b)(ii)
10.	D2D6	To review the following alternative exits paths on Level 1-3 of Building 2 to converge that they become less then 6m, actual 5.98m.	D1P4	A2G2(1)(a)	A2G2(2)(b)(ii)
11.	D2D15(4)	To review the discharge point of alternative exits from Building 2 at East Façade are not as far apart as practical.	D1P4	A2G2(1)(a)	A2G2(2)(b)(ii)
12.	D2D12	To review the departure of discharge from fire-Isolated exit as follows: (a) Building 1, discharges into the confines of the building (lobby area) that is not open for 2/3 of perimeter, actual no opening achieved. (b) Building 3, discharges into the confines of the building (lobby area) that is not open for 2/3 of perimeter, actual no opening achieved. (c) Building 4, Both Fire Stairs, discharges into the confines of the building (lobby area) that is not open for 2/3 of perimeter, actual no opening achieved.	D1P4	A2G2(1)(a)	A2G2(2)(b)(ii)
13.	D3D24	To review both sliding exit airlock doors on Ground Floor of Building 2 to not fail safe open on fire trip and on power failure for security reasons. Instead, a push to exit button is provided.	D1P2	A2G2(1)(a)	A2G2(2)(b)(ii)
14.	NSW D3D26	To review both sliding exit airlock doors on Ground Floor of Building 2 to not be provided with panic bars.	D1P2	A2G2(1)(a)	A2G2(2)(b)(ii)

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15.	E1D2, AS2419.1-2021, Cl 7.3	To review the departure of fire hydrant/sprinkler booster locations as follows: (a) Boosters not within main sight of the principal pedestrian entrance and not adjacent to the site boundary and principal vehicle access. (b) Booster is more than 20m from the facade of the building and more than 20m from principal pedestrian entrance. (c) The site boundary is not adjacent to the road, meaning access to the booster is through another allotment.	E1P3	A2G2(1)(a)	A2G2(2)(b)(ii)
16.	E1D3	To review the omission of fire hose reels to Ground Floor Class 7a Carparks for Villas 1-13.	E1P1	A2G2(1)(a)	A2G2(2)(b)(ii)
17.	E1D1, E2D21	To review the Electrical Vehicle Charging Stations as a special hazard.	E1P3, E2P2	A2G2(1)(a)	A2G2(2)(b)(ii)
18.	E1D1, E2D21	To review the Solar Panels as a special hazard.	E1P3, E2P2	A2G2(1)(a)	A2G2(2)(b)(ii)

We can confirm that an initial assessment has been carried out by MCD Fire Engineering and, as part of the Construction Certificate stage, a further detailed assessment in preparing a Fire Engineering Report will be undertaken in consultation with the Certifying Authority, which will demonstrate that the above issues will comply with the Performance Requirements of the National Construction Code (NCC), Volume One aka as the BCA 2022: Building Code of Australia. 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.

Yours sincerely

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