



Reference: 222118_DA_04

22 November 2024

Tiberius (Holroyd) Pty Ltd
30 Kings Park Road,
West Perth WA 6005

Attention: Lucas Flecha

RE: SSDA-70283710 Support | 1 Crescent Street, Holroyd

The purpose of this Fire Statement is to provide confidence to the Consent Authority that the proposed development located 1 Crescent Street, Holroyd in conjunction with the wider design team, has been reviewed by an accredited Certifier – Fire Safety as defined in the Building and Development Certifiers Regulation 2020. The proposed development, based on the known BCA non-compliances is considered to be likely to demonstrate compliance with the relevant Performance Requirements of the Building Code of Australia 2022, as applicable within New South Wales.

The proposal broadly seeks approval for an SSDA for a mixed-use precinct with public open spaces comprising the following components:

- ▶ Site establishment works, tree removal, site preparation, earthworks and excavation, services augmentation, and remediation works.
- ▶ Development of seven residential buildings comprising four shop top housing buildings and three residential flat buildings as outlined below:
 - Buildings 1-3 are integrated with an eastern mixed-use podium building, while Building 4 is situated above mixed residential / commercial space, offering shop-top housing.
 - Buildings 5-7 consist of residential flat buildings.
- ▶ Delivery of 15% of the total floor space as affordable housing to be distributed across each of the 7 residential buildings.
- ▶ Approximately 134,000m² total floor space comprising:
 - A total of 2,500m² retail GFA and 5,000m² commercial GFA.
 - Communal amenity facilities for residents.
 - Building services areas.
- ▶ Activation of Crescent Street through a mix of amenity areas and pockets of open space.
- ▶ Shared car parking for Buildings 1-3 and the commercial and retail tenancies within the podium.
- ▶ Shared car parking for Buildings 4 to 7 on the lower ground levels and within the above ground parking structures adjoining Buildings 5 and 6.



- ▶ The widening of Crescent Street and upgrades to Crescent Street and Woodville Road intersection.
- ▶ Landscaping and accompanying place making works including:
 - Public open space, hard and soft landscape works.
 - Ground and rooftop communal open space.
 - Publicly accessible through-site links.
 - At grade car parking for the park, forecourt and retail areas.
 - Vehicle access via a new internal publicly accessible road and vehicle accessway.
 - New pedestrian footpaths and access arrangements to the site.
 - Café tenancy within park-side structure.
- ▶ Staged completion of a public park.

However, the proposed 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.

As part of the pre-Development Application process, Affinity Fire Engineering have reviewed the DA submission architectural drawings prepared by Woods Bagot (Project No.: 121784, Dated: 21/11/2024) and the BCA capability advice provided by Steve Watson & Partners (Report Ref: 2024/1725 Revision: 4.0 Dated:22/11/2024) and have provided fire safety engineering advice via emails, meetings and mark ups with recommended design changes to achieve a level of fire safety that enable the design to meet the Performance Requirements of the BCA.

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 fire engineered assessment of the identified departures to DTS provisions of the BCA 2022 as defined in the BCA capability advice provided by Steve Watson & Partners (Report Ref: 2024/1725 Revision: 4.0 Dated:22/11/2024) with the following exclusions/qualifications pending further evaluation from the listed items in Section 3 of the BCA report:

- ▶ BCA Clause D2D5 and D2D6 –
 - Limit on the Commercial/retail/carpark – up to 80m between alternative exits, 50m to an exit, and 30m to a point-of-choice.
 - Residential ground floor – up to 30m to a point of choice or single exit.



- Limit on Residential levels (non-SOUs) - up to 30m from a non-SOU room and external common area to a point of choice.
- Limit on Residential SOUs - 12 m to a point of choice from SOU.
- ▶ The BCA report is being prepared without services input. Within the detailed design phase certain service non-compliances may arise which may require further fire engineering or design change.

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

The proposed residential development is considered by Affinity Fire Engineering to holistically achieve a suitable fire safety strategy, fire brigade intervention and achieve compliance with the BCA 2022. Henceforth, Affinity Fire Engineering anticipates that the fire safety engineering assessment conducted as part of the Construction Certification stage will achieve compliance with the respective Performance Requirements of the BCA.

This document must not be used for Construction Documentation as the formal fire engineering process providing a performance solution report as defined by the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 is expected to be required prior to Construction Certification.

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.

Yours faithfully

Thomas O'Dwyer

Director,

Affinity Fire Engineering
Fire Safety Engineer - BDC 0766
M: 0499 977 202