

CONSULTANT ADVICE NOTICE

**PROJECT: 61A – 65 ALBERT AVE – MANDARIN CENTRE
REDEVELOPMENT**

CAN NO: FE001[1.1]

Date: 17 December 2025 Project No: 41544 - 001

Pages: 10

FIRE ENGINEERING – SSDA STATEMENT

1. INTRODUCTION

1.1. PROJECT & SCOPE

This Fire Engineering Statement has been prepared by NDY to accompany a concurrent Rezoning Request and State Significant Development Application (SSDA) for a mixed-use development at 61A-65 Albert Avenue, Chatswood NSW 2067. The site is legally described as Lot 2 DP 1035379. The project involves the demolition of the existing building and construction of a 32-storey mixed-use development, including a 4-storey retail podium and 28-storey residential tower with 6 levels of basement.

The purpose of this Fire Engineering Statement is to outline the proposed Fire Engineering Performance Solutions to address Building Code of Australia (BCA) Deemed-to-Satisfy (DtS) non-compliances relating to the project. The DtS departures being addressed have been identified within BCA Assessment Report prepared by Jensen Hughes (project no.: 251547). These are summarised in Section 3 of this CAN.

This Fire Engineering Statement is intended to be used for concept and the Development Application (DA) stage of the project. A formal Performance Based Design Brief (PBDB) and Fire Engineering Report (FER) will be required to support a Construction Certificate (CC), which is to be provided in future stages of the project.

1.2. COMPLIANCE FRAMEWORK

Compliance with the Performance Requirements of the BCA shall be achieved either through design solutions that meet DtS prescriptive measures or through Fire Engineered Performance Solutions, or a combination as outlined within Clause A2G1 of the BCA and shown in the figure overleaf.

Where departures from the BCA DTS provisions are addressed as Performance Solutions, these will be documented based on methodologies outlined in Clause 2.2.8 of the Australian Fire Engineering Guidelines, in order to demonstrate compliance with the Performance Requirements of the BCA.

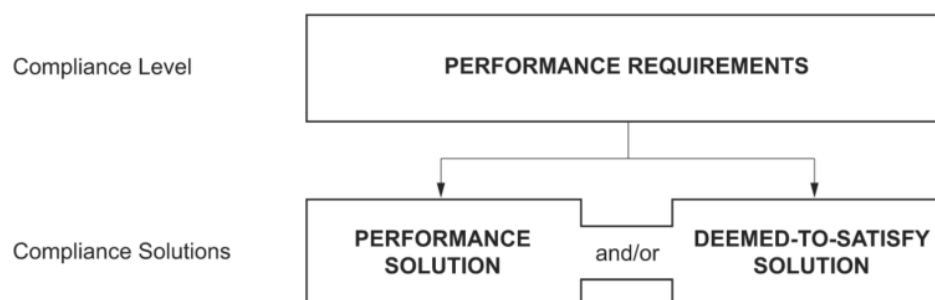


FIGURE 1.1 – METHODS OF COMPLIANCE WITH PERFORMANCE SOLUTIONS

1.3. REFERENCE DOCUMENTATION

- a) BCA Assessment Report prepared by Jensen Hughes (project no.: 251547).
- b) BCA Markups prepared by Jensen Hughes (20251126 Final Review – IC, dated 26/11/2025).
- c) Architectural drawings prepared by Skidmore, Owings & Merrill (SSDA Lodgement Drawings, dated 12/12/2025).

1.4. LIMITATIONS

- Advice provided within this document is preliminary in nature and is subject to design development, the PBDB and FER process, plus relevant authority approvals.
- This document provides only an overview of the feasibility of addressing the anticipated non-compliances through Fire Engineering Performance Solutions, which are to be further developed in subsequent design phases.
- The Performance solutions proposed are subject to consultation and referral to Fire and Rescue NSW and the project stakeholders.

2. BUILDING CHARACTERISTICS

2.1. SITE LOCATION

The proposed site is located at 61A-65 Albert Avenue, Chatswood NSW 2067. The proposed site and location is as outlined in the figure below.

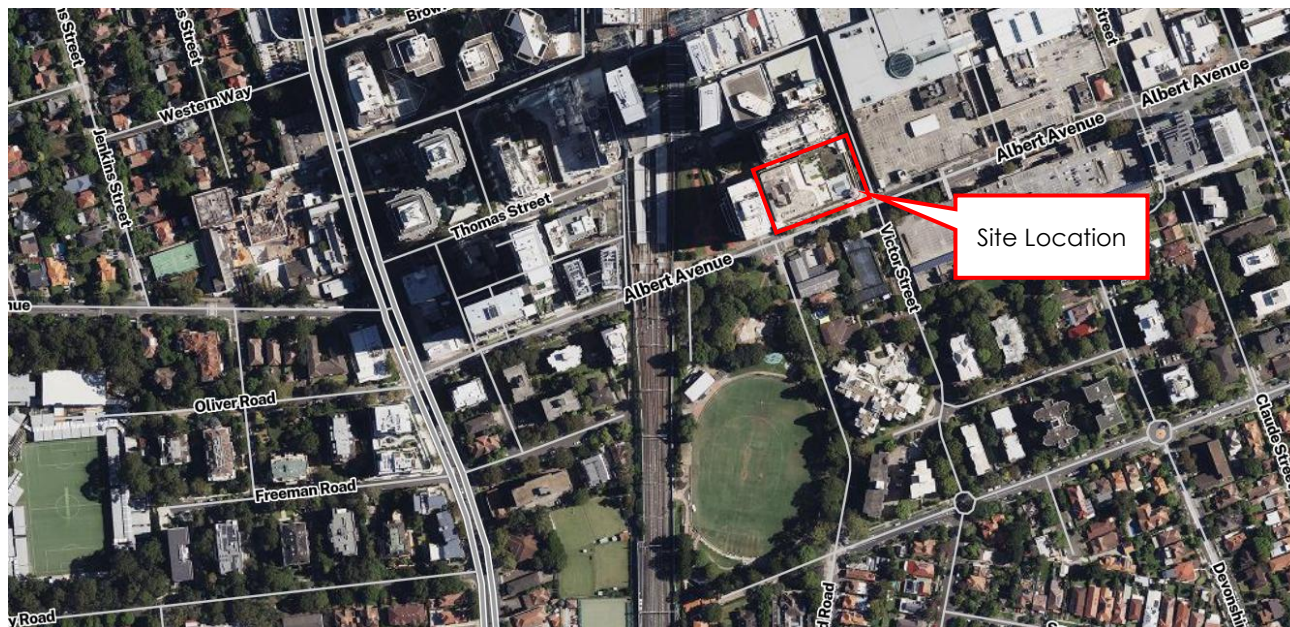


FIGURE 2.1 – SITE LOCATION

2.2. BUILDING ARRANGEMENT

The building is proposed to consist of 32-storeys of mixed-use development, including a 4-storey retail podium and 28-storey residential tower with 6 levels of basement.

The building arrangement is proposed to be as follows:

- **Basement 06 – Basement 01:** Class 7a
- **Ground Floor – Level 02:** Class 6
- **Level 03:** Class 6 / 9b
- **Level 04 – Level 31:** Class 2

Refer to Figure 2.2 which indicates the usage areas on each floor level.

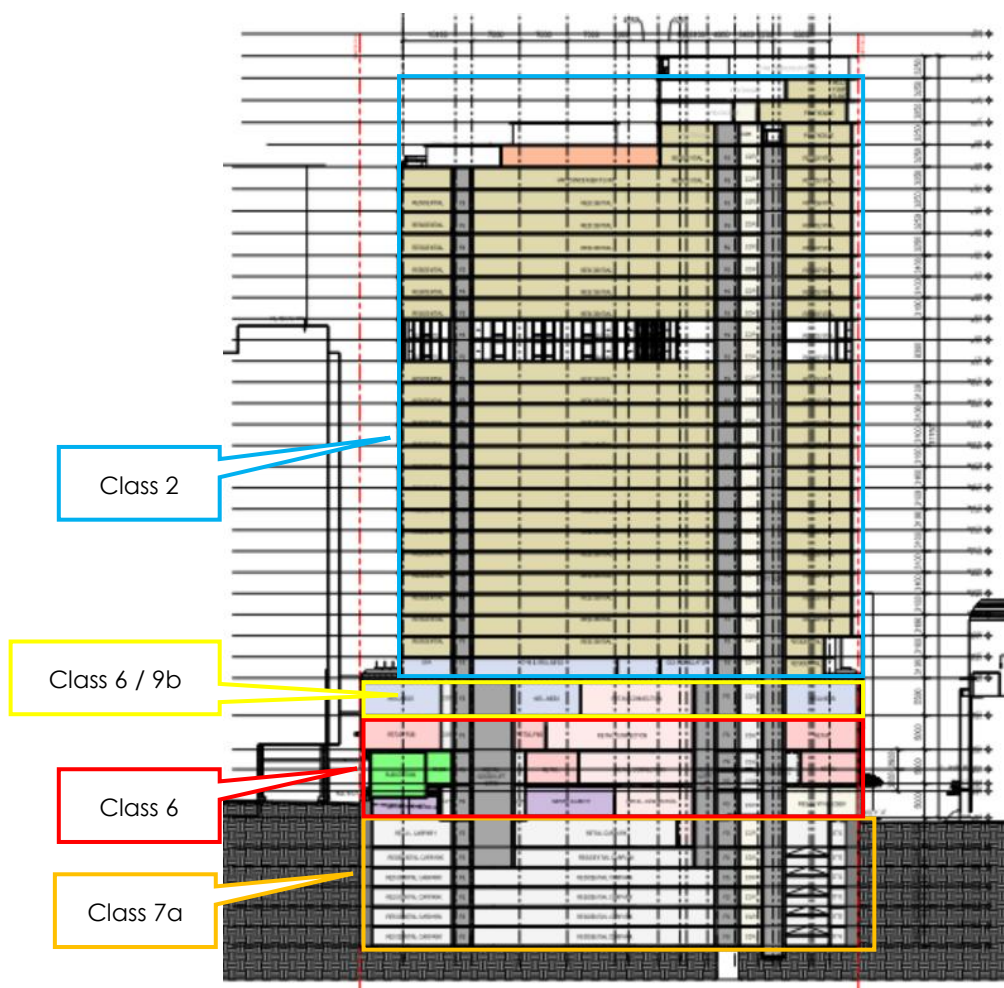


FIGURE 2.2 – SECTION OF BUILDING

2.3. BCA REFERENCE CRITERIA

The following table summarises the BCA reference criteria for the building and is generally as per the BCA Assessment Report prepared by Jensen Hughes (ref. 251547, Rev 1.0, dated 27/11/2025).

CLAUSE	CRITERIA	DESCRIPTION
A6	Classification	Class 2 – Residential (L04 – L31) Class 6 – Commercial Tenancies (GF – L03) Class 7a – Carparking (B06 – B01) Class 9b – Wellness / Gym tenancies (L03)
C2D3	Rise in Storey	32
	Storeys Contained	38
C2D2	Type of Construction	Type A

CLAUSE	CRITERIA	DESCRIPTION
Schedule 3	Effective Height (m)	111.75 m

TABLE 2.1 – BCA CLASSIFICATION DETAILS

3. SCHEDULE OF PERFORMANCE SOLUTIONS

The below table summarises the BCA DTS non-compliances that have been identified within the BCA Assessment Report prepared by Jensen Hughes. These are considered feasible to be addressed via Fire Engineering Performance Solutions, except as specifically noted and with additional commentary provided where necessary.

#	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	FIRE ENGINEERING COMMENTS
1	C2D2, Specification 5 Clause 3	Reduced FRLs To reduce the FRLs within the following locations to 120-minutes: - GF – L02 retail spaces, from 180-minutes. - L01 bin rooms, from 240-minutes.	A Performance Solution is feasible.
2	C2D2, C3D10, C4D16, Specification 5 Clause 11	Cavity Barriers Where the slabs and the bounding construction between the SOUs intersect with the external wall, it is proposed to maintain the intended fire separation between floor levels.	Performance Solution feasible.
3	C3D3	Compartmentation To permit the Class 6 fire compartment of Ground Floor – Level Two to exceed 5,000m ² .	Performance Solution feasible.
4	C3D9	Separation of Classifications To permit the glazing within the Class 2 and 6 lobbies as separation between classifications.	Performance Solution feasible.
5	C3D15	Public Corridor Lengths To permit smoke separated lengths of public corridors within the Class 2 portion of the building to be greater than 40 m.	Smoke proof construction is proposed such that lengths of up to ~45 m will be achieved, which is feasible to be addressed via a Performance Solution.
6	Specification 5 Clause 8	Enclosure of Shafts To permit the residential chute discharge room to not be enclosed at the bottom of the shaft.	Performance Solution feasible.
7	D2D3	Number of Exits To permit a single exit in lieu of two (2) due to the building being over 25 m within the following locations: - Retail waste room – L01 - BOH – L01 Mezzanine - Plantroom – L31 - Domestic Hot Water Plant – L28	Performance Solution feasible.

#	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	FIRE ENGINEERING COMMENTS
		To permit occupants within the BOH corridor on L03 to pass through an SOU to get to an exit	
8	D2D5, D2D6	Extended Travel Distances – Basement To permit the following extended travel distances within the basement: <u>Basement 01</u> - Up to 27 m to a single exit, in lieu of 20 m. - Up to 30 m to a point of choice, in lieu of 20 m. - Up to 62 m between alternative exits, in lieu of 60 m. <u>Basement 02-06</u> - Up to 27 m to a single exit, in lieu of 20 m. - Up to 35 m to a point of choice, in lieu of 20 m. - Up to 65 m between alternative exits, in lieu of 60 m. - Up to 5.5 m between alternative exits (Stairs 1 & 2), in lieu of 6 m.	Performance Solutions are feasible, with minor design modifications during detailed design, such as maintaining 1 m clear egress width in specific areas.
9	D2D5, D2D6	Extended Travel Distances – Commercial Levels To permit the following extended travel distances within the following locations: <u>Ground Floor</u> - Mini Major – Up to 65 m between alternative exits, in lieu of 60 m <u>Level 01</u> - Retail – Up to 32 m to a point of choice, in lieu of 20 m. - Retail – Up to 43 m to an exit, in lieu of 40 m. - To rely on upon the existing bridge connection that does not discharge to the road or open space as an exit. <u>Level 02</u> - F&B – Up to 33 m to a point of choice, in lieu of 20 m. - F&B – Up to 51 m to an exit, in lieu of 40 m. - Up to 70 m between alternative exits, in lieu of 60 m. <u>Level 03</u> - Wellness & Gym – Up to 40 m to a point of choice, in lieu of 20 m. - Wellness & Gym – Up to 60 m to an exit, in lieu of 40 m. - Up to 70 m between alternative exits, in lieu of 60 m.	Performance Solutions are feasible, with minor design modifications during detailed design, such as provision of additional tenancy doors.

#	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	FIRE ENGINEERING COMMENTS
10	D2D5	Extended Travel Distances – Residential To permit the following travel distance issues within the residential portion of the building: • L04 – Up to 30 m to a point of choice, in lieu of 20 m. • L04 – Up to 60 m to an exit, in lieu of 40 m. • L04 – Up to 80 m between alternative exits, in lieu of 60 m. • L30 – Up to 5.5 m between alternative exits, in lieu of 6 m.	Performance Solutions are feasible.
11	D2D12	Discharge of Fire-Isolated Stairs To permit the internal discharge of the internal fire-isolated stair of Stair 1.	Performance Solution feasible.
12	D3D5	Connection Between Rising & Descending Flights To permit the connection of rising and descending flights within the following fire-isolated stairs: • Stair 01 • Stair 02 • Stair 03	Performance Solutions feasible.
13	E1D2	Fire Hydrant Booster To permit the Fire Hydrant Booster to not be located within the main entrance of the building.	Performance Solution feasible.
14	E1D2	Fire Hydrant Coverage To permit the extended hydrant coverage to SOUs on Level 26.	Performance Solution feasible.
15	E1D3	Deletion of FHR Coverage To delete the FHR coverage within the following locations: • MSB Room • Residential Chute Discharge Room • Any rooms with a fire door	Performance Solution feasible.
16	E1D4	Deletion of Sprinklers To delete the sprinklers within the following locations: • MSB Room • Substation	Performance Solution feasible.
17	E1D15, Specification 19	Fire Control Centre To permit the Fire Control Centre to be: • More than 300 mm above the road.	Performance Solution feasible.

#	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	FIRE ENGINEERING COMMENTS
		To not have access from the main entrance of the building.	
18	E3D5	Emergency Lifts To permit one (1) emergency lift to serve the upper most floor, as lifts 3 & 4 do not serve L29 & L30.	Performance Solution feasible.
19	Part G3	Atrium Construction To construct an atrium that does not meet the provisions of Part G3	Performance Solution feasible.

TABLE 3.1 – COMMENTARY ON PROPOSED PERFORMANCE SOLUTIONS

4. CONCLUSION & NEXT STEPS

Based on our review of the project documentation and coordination with the design team, the proposed works for the project can comply with the Fire Safety Performance Requirements of the BCA without significant changes to the design. This will be achieved through a combination of meeting prescriptive DTS provisions and through fire engineering Performance Solutions.

Next steps include discussing project design items for further consideration, documenting the proposed Performance Solutions within the Performance-Based Design Brief (PBDB) and consultation with FRNSW, followed by a Fire Engineering Report (FER) during the subsequent design stages of the project.

NDY, A Tetra Tech Company

Prepared by:



Tom Smith | Project Fire Engineer
t.smith@ndy.com

Authorised by:



Bronson Forward | Senior Fire Engineer
b.forward@ndy.com
NSW Certifier (Fire Safety): BDC04765
Professional Engineer (Fire Safety): PRE2051
Design Practitioner (Fire Safety Engineering): DEP4235