

18 February 2026
Our Ref: 25453-L01-02

Lane Cove Developments no.1 Pty Ltd
30a Eva Street
Riverwood NSW 2210

Attention: Claudine Malanum
Email: claudine@level33.com.au

RESIDENTIAL DEVELOPMENT – 300 BURNS BAY ROAD, LANE COVE FIRE ENGINEERING STATEMENT (FOR SSDA SUBMISSION)

INTRODUCTION

This Fire Engineering Statement prepared by Innova Services Australia Pty Ltd on behalf of Lane Cove Developments no.1 Pty Ltd ('the Applicant') in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a mixed-use development for the site at 300 Burns Bay Road, Lane Cove (the site).

This SSDA seeks approval for:

- Demolition of existing structures on the site, tree removal and site excavation for basement levels.
- Construction of a new residential flat building ranging from 7-15 storeys and comprising 225 apartments including:
 - 198 market apartments;
 - 34 affordable apartments; and
 - Communal areas at lower ground, ground level with new recreation park at the eastern edge of the site, rooftop levels including a pool.
- Car and bicycle parking for residents and visitors at lower ground and two (2) basement levels, including:
 - 237 car parking spaces;
 - Garbage storage; and
 - Plant rooms and other associated services.
- Public domain and landscaping improvements, including:
 - New open space at the eastern edge of the site; and
 - Hard and soft landscaping works.

The concurrent Rezoning seeks the following amendments to the *Lane Cove Local Environmental Plan 2010* (LCLEP 2010) to facilitate the proposed development:

- Amend the Height of Buildings Map under Clause 4.3 to increase the building height from 21m to 54m; and
- Amend the Maximum Floor Space Ratio Map under Clause 4.4 to change the maximum Floorspace Ratio (FSR) from 2:1 to 3.22:1.

For a further detailed project description, please refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

Sydney | Suite 18.02, Level 18
227 Elizabeth Street
Sydney NSW 2000
PO Box 4788, Forest Lake QLD 4078

Brisbane | Unit 5, Level 1
445 Upper Edward Street
Spring Hill QLD 4000
PO Box 4788, Forest Lake QLD 4078

This document provides advice with regards to the proposed use of Performance Solutions to address identified fire safety related departures to the Deemed to Satisfy (DtS) provisions of the National Construction Code 2022 Volume One – Building Code of Australia Class 2 to 9 Buildings, Amendment 2 (NCC). The purpose of this document is to assist in the design development process and to assist the Department of Planning, Housing and Infrastructure (DPHI) in the determination of the SSDA submission.

This report should be read in conjunction with the Rezoning Request and Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Plans prepared by PBD Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

DESCRIPTION OF DEVELOPMENT

The site is located at 300 Burns Bay Road, Lane Cove NSW 2066 and is legally described as Lot 15 DP1230609.

Situated within the Lane Cove Council (LCC) Local Government Area (LGA), the site is zoned R4 High Density Residential within the Lane Cove Local Environmental Plan 2009 (LCLEP). It has an area of 7,595 m² and comprises an existing office building and warehouse extension on the eastern portion of the site. A single storey structure providing car parking occupies the western part of the site. Car parking is also provided at grade along the southern site boundary and a tennis court is located on the western part of the site.

The site has a sloping topography, with a high point at 22.15m (AHD) along the boundary with the properties to the north, sloping south to a low point of 18.83m (AHD) along the southern boundary, representing an approx. 3.5m level change across the site from north to south.

Vehicle and pedestrian access to the site is via Burns Bay Road. A right of carriageway extends along the western site boundary for driveway access to the neighbouring buildings at 292-298 Burns Bay Road.

An aerial photo of the site is shown at Figure 1 below.



Figure 1: Site aerial

Source: Nearmap, edits by Colliers Urban Planning

NCC ASSESSMENT DATA

With reference to the BCA Assessment Report prepared by Nest Consulting Group (Ref: 25099.3-BCA, dated 12 December 2025), the relevant NCC Assessment Data for the subject development is summarised in Table 1.

Table 1: Relevant NCC Assessment Data

NCC Reference	NCC Assessment
Classification	Class 2 (residential units) Class 7a (car parking) Class 7b (storage)
Rise in Storeys	18
No. of Levels Contained	19
Minimum Type of Construction Required	Type A
Effective Height	Greater than 25 m (~55.1 m)
Maximum Fire Compartment Size	As applicable for Type A construction

REFERENCED DRAWINGS

Table 2: List of Referenced Architectural Drawings

Drawing No.	Issue	Title	Received Date
DA100	P3	Basement 2 Plan	21-11-2025
DA101	P3	Basement 1 Plan	21-11-2025
DA102	P3	Lower Ground Floor Plan	21-11-2025
DA103	P3	Ground Floor Plan	21-11-2025
DA104	P3	Level 1 Plan	21-11-2025
DA105	P3	Level 2-6 Plan	21-11-2025
DA106	P3	Level 7 Plan	21-11-2025
DA107	P3	Level 8 Plan	21-11-2025
DA108	P3	Level 9 Plan	21-11-2025
DA109	P3	Level 10 Plan	21-11-2025
DA110	P3	Level 11 Plan	21-11-2025
DA111	P3	Level 12 Plan	21-11-2025
DA112	P3	Level 13 Plan	21-11-2025
DA113	P3	Level 14 Plan	21-11-2025
DA114	P3	Level 15 Plan	21-11-2025
DA115	P3	Roof Plan	21-11-2025
DA300	P3	Section Sheet 1	21-11-2025
DA301	P2	Section Sheet 2	21-11-2025
DA302	P2	Section Sheet 3	21-11-2025

ACHIEVING COMPLIANCE WITH THE NCC

Compliance with the NCC is achieved by satisfying the Performance Requirements. Clause A2G1(2) of the NCC states that the Performance Requirements can be satisfied by one of the following:

- (a) Performance Solution.*
- (b) Deemed-to-Satisfy Solution.*
- (c) A combination of (a) and (b).*

Clause A2G2(1) of the NCC states that a Performance Solution is achieved by demonstrating:

- (a) compliance with all relevant Performance Requirements; or*
- (b) the solution is at least equivalent to the Deemed-to-Satisfy Provisions.*

Clause A2G2(2) of the NCC states that a Performance Solution must be shown to comply with the relevant Performance Requirements through one or a combination of the following Assessment Methods:

- (a) Evidence of suitability in accordance with Part A5 that shows the use of a material, product, plumbing and drainage product, form of construction or design meets the relevant Performance Requirements.*
- (b) A Verification Method including the following -*
 - (i) the Verification Methods in the NCC.*
 - (ii) Other Verification Methods, accepted by the appropriate authority that show compliance with the relevant Performance Requirements.*
- (c) Expert judgment.*
- (d) Comparison with the Deemed-to-Satisfy Provisions.*

Clause A2G2(3) of the NCC states Where a Performance Requirement is satisfied entirely by a Performance Solution, in order to comply with (1) the following method must be used to determine the Performance Requirement or Performance Requirements:

- (a) Identify the relevant Performance Requirements from the Section or Part to which the Performance Solution applies.*
- (b) Identify Performance Requirements from other Sections or Parts that are relevant to any aspects of the Performance Solution proposed or that are affected by the application of the Performance Solution.*

Clause A2G2(4) of the NCC states Where a Performance Solution is proposed to be satisfied by a Performance Solution, the following steps must be undertaken:

- (a) Prepare a performance-based design brief in consultation with relevant stakeholders.*
- (b) Carry out analysis, using one or more of the Assessment Methods listed in (2), as proposed by the performance-based design brief.*
- (c) Evaluate results from (b) against the acceptance criteria in the performance-based design brief.*
- (d) Prepare a final report that includes-*
 - (i) All Performance Requirements and/or Deemed-to-Satisfy Provisions identified through A2G2(3) or A2.4(3) as applicable; and*
 - (ii) Identification of all Assessment Methods used; and*
 - (iii) Details of step (a) to (c); and*
 - (iv) Confirmation that the Performance Requirement has been met; and*
 - (v) Details of conditions or limitations, if any exist regarding the Performance Solution.*

IDENTIFIED DEPARTURES TO DTS PROVISIONS OF NCC

With reference to the BCA Assessment Report prepared by Nest Consulting Group (Ref: 25099.3-BCA, dated 12 December 2025), it is noted that Performance Solutions are proposed to be developed to address departures to the following DTS provisions of the NCC:

1. *Fire-resisting construction (reduced FRL to Class 7b storage areas) – NCC Specification 5*
2. *Enclosure of shafts (no fire rating to base of garbage chute shafts) – NCC Specification 5 (S5C8)*
3. *Exit travel distances – NCC Clause D2D5*
4. *Distance between alternative exits – NCC Clause D2D6*
5. *Height of exits, paths of travel to exits and doorways – NCC Clause D2D7*
6. *Travel via fire-isolated exits – NCC Clause D2D12*
7. *Discharge from exits – NCC Clause D2D15*
8. *Fire control room – NCC Specification 19*

Note: At this stage of the design, the identified departures to the DTS provisions of the NCC are not exhaustive, and additional departures resulting in the development of additional Performance Solutions may arise throughout the detailed design process leading up to when a Construction Certificate is issued. This is routine practice for development of this scale and nature, and the level of detail that this statement has been prepared to are appropriate to this stage of the project lifecycle.

REQUIRED FIRE SAFETY SYSTEMS

The following fire safety systems will be required to be installed throughout the subject development:

- Fire hydrants – NCC Clause E1D2, AS 2419.1-2021
- Fire hose reels – NCC Clause E1D3, AS 2441-2005
- Fire sprinklers – NCC Specification 17, AS 2118.1-2017, AS 2118.6-2012
- Portable fire extinguishers – NCC Clause E1D14, AS 2444-2001
- Automatic smoke detection and alarm system – NCC Specification 20, AS 1670.1-2018
- Stair pressurization systems – NCC Clause E2D4, AS 1668.1-2015
- Emergency lighting and exit signs – NCC Clauses E4D2, E4D4, E4D5 & E4D8, AS/NZS 2293.1-2018
- Emergency lifts – NCC Clause E3D5
- Emergency warning and intercom systems – NCC Clause E4D9, AS 1670.1-2018

Note: The above list may change or vary during the detailed design process and / or as a result of the future Fire Engineering Assessment and liaison with Fire & Rescue NSW (FRNSW). FRNSW is welcome to provide input during the Public Exhibition of this SSDA. Any feedback Agency stakeholders will be addressed as part of the Response to Submissions package for this project.

CONCLUSION

Innova Services Australia Pty Ltd has reviewed the proposed design and the identified departures to the DTS provisions of the NCC and advise that Performance Solutions can be developed that will be capable of demonstrating compliance with the relevant Performance Requirements of the NCC. The appropriate stage for this to occur would be post-approval design development before a Construction Certificate is issued.

The Fire Engineering process will require liaison with relevant stakeholders during the detailed design process, including Fire & Rescue NSW (FRNSW). This process may result in changes to the design to ensure an acceptable outcome for all relevant stakeholders. FRNSW is requested to consider this statement with appropriate regard for matters that can be readily resolved before a Construction Certificate is issued rather than before this SSDA is determined. This will ensure adequate design coordination without prejudicing assessment timeframes for this project.

Should you require any additional information with regards to the above please do not hesitate to contact the undersigned.

Yours Faithfully

Innova Services Australia Pty Ltd



Jason Powell

Director

Certifier – Fire Safety (BDC0801)
MIEAust, CPEng, NER