



13 December 2018

Matthew Hill

Our ref: 2127927

Blue Sky Private Real Estate
Level 34, 120 Collins Street
Melbourne VIC 3000

Dear Matthew,

4-18 Doncaster Avenue, Kensington, NSW
Fire Engineering Capability Statement for DA Submission

The purpose of this statement is to provide confidence to the Consent Authority that the documentation submitted for issuance of the planning permit is capable of achieving compliance with the Building code of Australia (BCA).

Description of Works

This Project involves the demolition of existing dwellings at numbers 4-8, 14 and 16 Doncaster Avenue and construction of new three storey residential flat building comprising of 48 dwellings, retention and refurbishment of existing terraces at numbers 10 and 12 Doncaster Avenue and basement parking for 71 vehicles.

Statutory Requirements

A number of departures from the BCA DtS provisions have been identified by Accredited Certifier, Mckenzie Group and are detailed in the BCA report dated 12 December 2018. These departures are shown in the following table:

Table 1 Identified Performance solutions

No.	BCA Clause	Description	Performance Requirements
1.	Spec C1.1	To review the fire shutter utilised in separating the basement level into numerous compartments to vary from the required FRL of 120 minutes. Note: It anticipated that drencher heads to either side of the fire shutter will be required.	CP1, CP2
2.	Spec C1.1	To review the rationalisation of Fire Resistance Level (FRL) to building elements of the heritage building.	CP1, CP2



No.	BCA Clause	Description	Performance Requirements
3.	Spec C1.1	To review the rationalisation of Fire Resistance Level (FRL) of the following Fire isolated stairs located on the ground floor to the following egress stairs: - Northern egress stair - Western egress stair	CP1, CP2
4.	C2.6	To review spandrel separation to the building.	CP2
5.	C2.14	To review public corridors on residential levels that are not smoke separated to exceed 40 m.	CP2, DP4, EP2.2
6.	C3.2, C3.4	To review alternative protection of openings in external walls that are less than 6 m from the side or rear allotment boundaries.	CP2
7.	C3.11	To review the bounding construction to rooms that are not SOU's adjacent to the public corridor within the residential portions of the development.	CP1, CP2
8.	D1.4	To review the extended travel distances in the following areas: Basement: - A point of choice greater than 20 from the bin room. Note: This is limited to 30 m with no sprinkler protection. Residential: - Up to 15 m to a point of choice in lieu of 6 m from SOU clusters. - Up to 22 m to a point of choice in lieu of 6 m from common area of clusters. Note: A distance of up to 22 m can only be supported if it's a common area within a cluster and not a sleeping area.	DP4, EP2.2
9.	D1.5	To review the extended distance between alternative exits from Ground to Level 2 in the following areas: Basement: - To be greater than 60 m. Note: This is limited to 90 m with no sprinkler protection. Residential: - To be greater than 60 m.	DP4, EP2.2
10.	D1.7	To review internal discharge of fire isolated stairways into ground floor, instead of direct to road or open space and	DP5, EP2.2



No.	BCA Clause	Description	Performance Requirements
		past multiple openings on the ground floor and within 6 m from the external wall of the building.	
11.	E1.3	To review the location of the fire hydrant booster assembly located within 10 m to the external wall of the building.	EP1.3
12.	E1.3	To review access to the fire hydrant pump room via a non-fire isolated stairway due to glazed elements on the ground floor.	EP1.3

GHD confirm that an assessment can be undertaken by a C10 Accredited Fire Engineer in consultation with project stakeholders, to demonstrate that the building will comply with the Performance Requirements of the BCA. 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 (absolute assessment).

It is considered that the preparation of the Performance Solution and corresponding fire safety measures that are likely to be documented therein will not result in any material changes to the building design presented in the architectural drawings reviewed for the planning permit.

Should you require any additional information relating to the above please contact the under signed on 0498 989 858 or via email at mark.cooney@ghd.com.

Yours sincerely,

GHD Pty Ltd

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