



Our Ref: s121091\_DA\_MOD3

16 February 2015

Crone Partners  
Level 2, 364 Kent Street  
Sydney NSW 2000

**Attention: Vanessa Dudman**

Dear Vanessa Dudman

**RE: FIRE ENGINEERING STATEMENT | MODIFICATION OF APPLICATION | 23-41 LINDFIELD AVENUE and 7,11 HAVILAH LANE, LINDFIELD NSW**

This Fire Engineering Statement has been prepared to accompany an application to modify the Minister for Planning & Infrastructure's approval of Project Application MP 08\_0244 for the mixed use development at 23-41 Lindfield Avenue and 7, 11 Havilah Lane, Lindfield.

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of any modified development consent for the proposed works at 23-41 Lindfield Avenue and 7, 11 Havilah Lane, Lindfield that the building design shall fully comply with the performance requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed modifications to the development comprise the integration of Lot D in DP 347906 and Lot 4 in DP 713505 (39 and 41 Lindfield Avenue) into the development site and resulting amendments to the design of the mixed use development. Accordingly the modified description of development is summarised as follows:

- demolition of existing structures on the site;
- excavation of the site;
- construction of a mixed use development with a maximum gross floor area (GFA) of 15,540m<sup>2</sup>, comprising:
  - 2,720m<sup>2</sup> GFA retail floorspace at ground floor within a single storey retail podium;
  - 141 residential apartments in two (2) towers above the retail podium;
  - Four (4) levels of parking for 255 vehicles;
  - 898m<sup>2</sup> of communal open space at podium level between the two towers;
  - associated landscaping, servicing and infrastructure; and
  - fit-out and use of the proposed major retail tenancy as a supermarket.
- FSR at 3.91:1 (0.68:1 retail and 3.23:1 residential).

As a result of the design not conforming to the Deemed-to-Satisfy (DtS) provisions of the BCA the building solution applied shall be performance rather than wholly prescriptively based. RAWFiRE Safety Engineering has been engaged to develop a fire strategy that will satisfy the fire safety Performance Requirements as identified through the Building Code of Australia assessment prepared by BCA Logic.

The modifications to the design which have been proposed in the development application are not considered to compromise the proposed fire safety strategy, nor compromise conformance with the building regulations.

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 on 02 9299 6605.

Yours faithfully



Graham Morris  
**Fire & Life Safety Consultant**