

Job no SY190094

18/03/2021

Emily Campbell (Lynch)
Mostyn Copper
Suite 2 Level 8 60 Pitt Street
Sydney NSW 2000

Dear Emily,

Winx Stand – Section 4.55 modification application

This letter supports a modification to State Significant Development (SSD) Development Application (DA) 10285 and is to be submitted to the Randwick City Council pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

It is understood that the key changes are:

- Level 1 Terrace Bar
- Loading Dock Design Change
- Materiality change to the Southern Wall
- Wayfinding
- Goods Lift Overrun
- Cover to the QEII loading dock.

Warringtonfire has reviewed and assessed the Winx Signage & Wayfinding design development package dated January 2021 and the architectural package dated 1 March 2021 provided by Mostyn Copper on 4 March 2021. The information reviewed has been referenced in Appendix A.

The intent of the review was to determine whether we believe the design impacts on the current fire safety strategy documented in the performance solution report and can be demonstrated to achieve compliance with the performance requirements of the NCC.

The performance solutions identified to date are listed in Table 1.

Table 1 List of performance solutions

No	Description of performance solutions	DTS provision	Performance requirements
1.	The bridge link connecting the Winx Stand with the QEII grandstand will not be fire-separated from either building.	Clause C2.7	CP2
2.	Travel distances exceed 20m to a single exit or point of choice from the following areas: <ul style="list-style-type: none"> • 23m to a single exit from the external plant area. • 26m to a point of choice from the mezzanine plant area. • 40m to a point of choice from the QEII end of the bridge link. 	Clause D1.4	DP4
3.	The maximum travel distance to an exit from the external terrace on the southern side of level 1 is increased to 50m instead of 40m.	Clause D1.4 and D1.5	DP4 and EP2.2
	The maximum travel distance between alternative exits on level 1 is increased to 90m instead of 60m.		
	The aggregate exit width of level 1 is 20m which is less than the 23.5m required for the maximum population of 2750 occupants.	Clause D1.6	
	The ground floor hall smoke reservoir is 2272m ² instead of 2000m ² . The smoke exhaust capacity is designed on a performance basis.	Specification E2.2b	

No	Description of performance solutions	DTS provision	Performance requirements
4.	The external steel columns on level 1 and around the outdoor plant area supporting the roof structure are not fire rated in accordance with specification C1.1 of the NCC.	Clause C1.1 and Specification C1.1	CP1 and CP2
5.	The location of the fire hydrant booster assembly is not within sight of the main building entry.	Clause E1.3	EP1.3
6.	The link bridge connecting level 1 of the Winx Stand to the drum of the QEII grandstand is proposed to be fire rated from the underside of the steel frame structure only by fire rated plasterboard construction. The floor system is not consistent with a tested prototype.	Clause C1.1 and specification C1.1	CP1, CP2, DP4
7.	The Winx roof sign includes acrylic plastic materials which will not achieve a group number of 1 or 2.	Clause C1.14 (h)(i)	CP2 and CP4
8.	Stair 6 is not provided with fire hose reel or sprinkler coverage.	Clauses E1.4 and E1.5, AS 2441 and AS 2118.1	EP1.1 and EP1.4
9.	The external fire hydrant located adjacent to stair 2 is less than 10 m from the building and is not provided with fire rated protection.	Clauses E1.3 and AS 2419.1	EP1.3
10.	Fire hose reel coverage will be omitted from the following rooms: <ul style="list-style-type: none"> Cleaners (1.25) Store room (3.16 and 3.30) AHU Plant room (3.40) 	Clause E1.4 and AS 2441	EP1.3

Warringtonfire previously prepared a concept fire safety strategy (CFSS1.1) dated 8 April 2020 which was used to support the original development application.

An FEB questionnaire was documented and progressively updated to incorporate design changes and address comments from the stakeholders. The most recent comments provided by Fire and Rescue NSW on 17 August 2020, and Warringtonfire's responses will be addressed in the performance solution report.

Warringtonfire has prepared a performance solution report for the building – SY190094 R1.1 dated 21 December 2020. The performance solution report is currently being updated to address all issues identified in Table 1. It is noted that additional performance solutions may be identified during the ongoing design development process in consultation with the design team.

The key changes identified in the section 4.55 modification application are not considered to impact on the existing fire safety strategy or outcomes of the performance solution report.

Please contact me on 02 9211 4333 if you have any questions.

Yours sincerely



Chris Jamieson
Accredited fire safety engineer
Warringtonfire

Appendix A Drawings and information reviewed

Drawing title	Dwg no	Date	Drawn
Cover page	SSDA-001 Rev F	01/03/2021	COX Architecture
Location plan	SSDA-100 Rev A	31/10/2019	
Boundaries & scope of works	SSDA-101 Rev A	31/10/2019	
Site plan	SSDA-102 Rev E	01/03/2021	
Site analysis	SSDA-103 Rev A	31/10/2019	
Demolition plan	SSDA-140 Rev A	31/10/2019	
Ground floor plan	SSDA-201 Rev G	01/03/2021	
Mezzanine floor plan	SSDA-202 Rev F	01/03/2021	
Level 1 floor plan	SSDA-203 Rev E	01/03/2021	
Plant level floor plan	SSDA-204 Rev E	01/03/2021	
Roof plan	SSDA-205 Rev F	01/03/2021	
Elevations	SSDA-301 Rev F	01/03/2021	
Elevations	SSDA-302 Rev F	01/03/2021	
Sections	SSDA-401 Rev E	01/03/2021	
Schedule of finishes	SSDA-801 Rev E	01/03/2021	
GFA	SSDA-801 Rev F	01/03/2021	

Other information	Ref no	Date	Prepared by
Winx Signage & Wayfinding design development	218204.00	18/01/2021	COX Architecture