

12 December 2011

REFERRAL RESPONSE – FIRE SAFETY

FILE NO: DA 531/2011/1

ADDRESS: 1 Kiaora Road DOUBLE BAY 2028

PROPOSAL: Kiaora Lands Redevelopment comprising demolition of existing buildings and structures, a new 4 storey commercial/retail building fronting New South Head Road and including a new public library, a new 3 level commercial/retail building fronting Kiaora Lane, including a supermarket and public parking (465 spaces) and public domain improvements.

FROM: Richard Smith - Fire Safety Officer

TO: Mr P Kauter

Application documents

The following documentation provided by the applicant has been examined for this referral response:

Drawing set by nettletontribe pty ltd, numbered , dated

Statement of Environmental Effects by tpg town planning and urban design, dated November 2011

Fire Safety Report by BCA Logic, dated 13 October 2011

BCA Classification

6 = Retail

9b= Library

7a= Carpark

Rise in storeys

Four (4) Storeys – New South Head Road Building (library, retail & commercial)

Three (3) Storeys – Kiaora Lane Frontage (retail & carpark)

Effective height

Both buildings < 25 metres

New South Head Road Building >12 metres

Type of construction required

A

Recommendation

Due to the proposed development containing two new buildings the application of Clause 93 or 94 of the Environmental Planning & Assessment Regulation 2000 is not applicable.

The fire safety report in the Pre DA assessment gives an overview of the size of the building, rise in storeys and what will generally be required within the buildings in relation to fire measures.

The BCA Logic report in the Development Application lists non compliances with the deemed-to-satisfy provisions of the BCA. It proposes that an alternative solution will have to be commissioned. The fire engineered alternative solution must comply with the relevant performance requirements of the BCA. The A1 accredited principle certifier appointed for the job will have to review and determine if the alternative solution complies prior the issuance of a Construction Certificate.

Richard Smith
Fire Safety Officer