

25th February 2020

Habitat Development Group
PO Box 7390, Sippy Downs
QLD 4556

Dear Mark Aldridge,

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2019/1010

Date: 17 March 2020



RE: Change to Approval for DEV2019/1010/2

Pure Building Approvals have been engaged by Habitat Development Group as the Building Certifier for the Market Lane Development situated at Lot 130 Fairway Dr, Maroochydore.

We have been requested to respond regarding the matters Economic Development Queensland (EDQ) have raised in the recent change to approval application:

Flooding:

The fire isolated passageways (tunnels), fire and waste services include with a bund around the perimeter of the building and appropriately watertight and is designed by a suitably qualified Registered Professional Engineer of Queensland (RPEQ). Therefore, it is our opinion that the building will achieve flood immunity.

The Queensland Development Code MP3.5 requires *utilities* to be located above the flood hazard level. Utilities is a defined word in the Code meaning the following:

- (a) lift motors and lift motor rooms for emergency lifts;
- (b) electrical switchboards and meters;
- (c) back-up power supplies and generators for *essential services*;
- (d) sprinkler valve rooms and any associated pumps;**
- (e) fire indicator panels;
- (f) controls for stairwell pressurisation and air-handling systems used for smoke control;
- (g) hot water systems

The fire pump room contains the sprinkler pressure reduction station, pump and a sprinkler valve. Although the room is not a sprinkler valve room, it does provide critical operational performance for the fire suppression system, therefore it would meet the definition of (d).

Considering the design being watertight and the bund around the perimeter of the building, the utilities are considered compliant with performance requirement P2 of the Queensland Development Code MP3.5.

Egress:

The EDQ approved building required modifications to the design to ensure compliance with the National Construction Code (NCC) 2019 Volume 1. One of these modifications required the installation of fire isolated passageways (tunnels) to enable occupants evacuating the building to discharge directly to open space, rather than within the confines of the building. The original design was not open for at least 2/3 of its perimeter, therefore pursuant to Section D1.7 of the NCC 2019 the fire isolated passageways are mandatory for building approval purposes.

The basement level is compliant for exit travel distances for emergency services as the distance of travel from any point on the floor to a single exit is not more than 20 m. The fire isolated passageways are suitably protected from fire and are provided with a pressurisation system to omit any likelihood of smoke to the area and is a place of refuge for evacuating occupants.

In conclusion, the design complies with the Building Assessment Provisions of the Building Act 1975.

Yours Sincerely,



Stewart Magill
Building Certifier
Pure Building Approvals