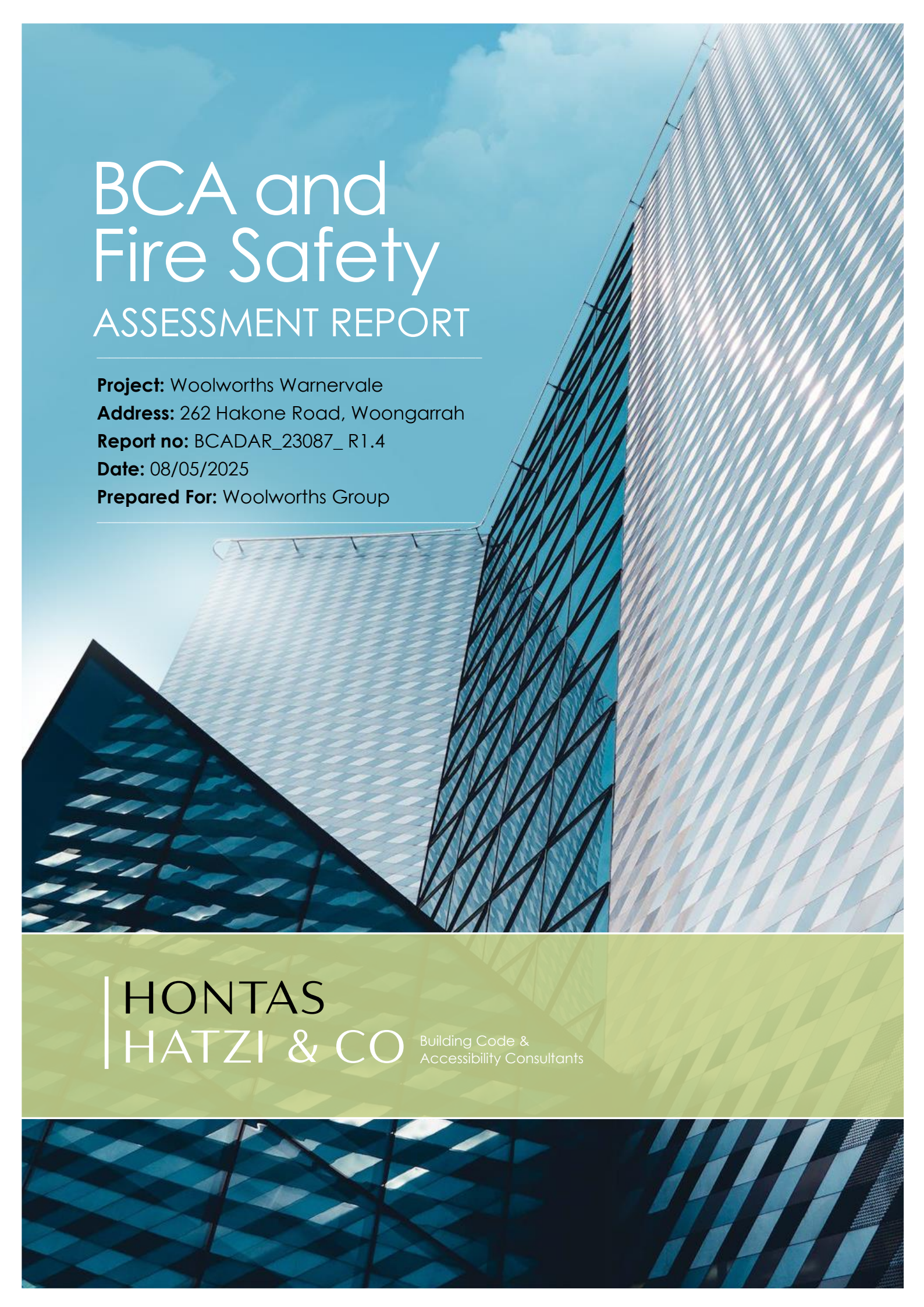




BCA and Fire Safety ASSESSMENT REPORT

Project: Woolworths Warnervale

Address: 262 Hakone Road, Woongarra

Report no: BCADAR_23087_ R1.4

Date: 08/05/2025

Prepared For: Woolworths Group

**HONTAS
HATZI & CO** Building Code &
Accessibility Consultants



Document Control & Status

Report & Revision No.	Date	Status	Authorisation	
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Disclaimer

This report is based on a desktop assessment of the design documentation listed in Section 4. It identifies the status of compliance at this point and will need to be amended as the design develops.

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1. Introduction

Hontas Hatzi & Co. (HHC) have been engaged by Woolworths Group to conduct a preliminary assessment of the proposed architectural design documentation against the relevant Deemed to Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022.

2. Purpose

The purpose of this report is to assess the referenced design documentation against the relevant Deemed to Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022 and identify those areas (if any) where:

Compliance is not achieved; or

Design amendments are required to achieve compliance; or

Compliance is proposed to be achieved by way of a Performance Solution.

The report is proposed to form part of the documentation supporting the Development Application to the relevant Consent Authority.

3. Report Limitations

This report is limited to a preliminary assessment of the Deemed to Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022, relevant regulatory framework and referenced architectural design documentation in **Sections 4 and 5** of this report.

The design documentation has been assessed to the extent necessary to support the Development Application. This means the design has been assessed as capable of complying with the BCA without necessarily having all the detailed design completed at this stage.

The content of this report is restricted for the exclusive use of the Client. Whilst all care has been taken in the preparation of this report, HHC accepts no responsibility or liability with respect to reliance upon this report by any third party. The recommendations relating to compliance throughout this report reflect the professional opinion and interpretation of HHC.

The report does not include or imply any detailed assessment or compliance with:

- Provisions of the BCA not directly referenced.
- Detailed requirements of Australian Standards which are not directly referenced.
- Structural adequacy and/or design of the building.

- Design and/or operating capabilities of any electrical, fire protection, hydraulic or mechanical services.
- The National Construction Code – Plumbing Code of Australia (Volume 3).
- Any Performance Solution(s) unless specifically referenced.
- The Disability Discrimination Act 1992.
- Any other Acts, Regulations, Planning Instruments and Guidelines unless specifically referenced.
- Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like.
- Work Health and Safety Act.
- Construction Safety Act.
- Review or testing of any materials or products (unless referenced in this report).
- This document does not, in any way, constitute or form part of a 'Design Declaration' under the Design and Building Practitioners Act 2020 or the Design and Building Practitioners Regulation 2021. This document must not be referenced or referred to in any declarations made under that legislation.

4. Project Information

The following project and building characteristics are noted as part of this assessment:

Project and Building Characteristics	
Description of proposed works	Construction of a new retail development including Woolworths Supermarket, specialty retail, E-Com and DTB facility, commercial office, gym and associated carparking
Building Classification and Use	• Class 5 (Commercial) • Class 6 (Retail) • Class 7b (warehouse) • Class 9b (gym)
Rise in Storeys	2
Type of Construction	Type B
Effective Height	<12m
Climate Zone	5
Maximum Floor Area and Volume Limitations / Fire Compartments	Not applicable – Large isolated building
Location of Exits and aggregate egress width	Refer to Appendix C, D and E

4.1. Referenced Architectural Documentation

Assessment is based on the following design documentation prepared by **Clarke Hopkins**

Clarke:

Drawing No.	Title	Revision	Date
DA2.2	Site Plan	E	06.05.25
DA2.3	Ground Floor	D	06.05.25

DA2.4	Level 1	D	06.05.25
DA2.5	Roof Plan	D	06.05.25
DA4.1	Elevations	D	06.05.25
DA4.2	Elevations	D	06.05.25
DA4.5	Sections	C	06.05.25

4.2. Assumptions and Interpretations

Assumptions and interpretations forming part of the assessment and preparation of this report are identified below. These are typically in line with standard industry practice and/or Hontas Hatzi & Co policies relating to specific compliance issue(s) and should be confirmed at Construction Certificate stage:

- The ground floor Woolworths supermarket, BWS, Ecom, DTB, 2 x large format retail, medical and Level 1 commercial and gym tenancies will be provided with their own dedicated sanitary facilities for staff (and patrons for gym) members in accordance with Part F4 of the BCA as part of their future fitout.
- For the purposes of calculating sanitary facilities required in accordance with Clause F4D4 of the BCA for Woolworths, BWS, E-Com and DTB, the client has confirmed a maximum of 114 staff members will be located within the areas at any given time.
- A common unisex accessible facility may be counted once for the male and female members in accordance with Clause F4D3(3) of the BCA.
- Staff and patrons are permitted to share the same common mall facilities in accordance with Clause F4D5(5).
- At least one ambulant sanitary compartment must be provided within each the male and female facilities complying with Section 16 of AS1428.1 – 2009.
- For the purposes of calculating population and minimum sanitary facilities under Clauses D2D18 and F4D4 of the BCA:
 - Specialty Retail



- Twenty percent (20%) of the total retail floor area is considered to be BOH and the remaining eighty percent (80%) will be FOH.
 - An additional thirty percent (30%) will be subtracted from the FOH and BOH areas for permanent fixtures, fixed shelving, racking and the like to determine the net area.
 - Population density is 3m² (ground) and 5m² (level 1) per person in accordance with Table D2D18.
- F & B Tenancies
 - Thirty percent (30%) of the total floor area is considered to be BOH and remaining 70% will be FOH.
 - An additional 30% will be subtracted from the FOH and BOH areas for permanent fixtures, fixed shelving, racking and the like to determine the net area.
 - Population density is 1m² per person in accordance with Table D2D183.
 - The outdoor dining seating is assessed to contain 140 seats.
 - Staff
 - Assumed to be ten percent (10%) of the net BOH areas for specialty retail and F&B.

5. Regulatory Framework

This section of the report summarises the key regulatory issues that apply to fire safety.

5.1. New Building Work

Pursuant to Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, all new building work must comply with the relevant requirements of the BCA as in force on the relevant date. Notwithstanding, existing features of an existing building need not comply with the BCA unless an upgrade is required by other clauses of legislation.

5.2. Referral to Fire and Rescue NSW

Sections 26 to 29 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 outline the requirements when a building owner and Certifier must submit a Performance-Based Design Brief, relevant plans, specifications and Performance Solution Reports to the Fire Commissioner for review and comment.

6. BCA Assessment

A preliminary assessment of the proposed architectural design documentation has been undertaken for the purposes of, and to the extent necessary, to accompany the Development Application to the relevant Consent Authority.

It is acknowledged the design does not contain all the details necessary for a Construction Certificate, however it is developed to a standard that is considered suitable to accompany the Development Application.

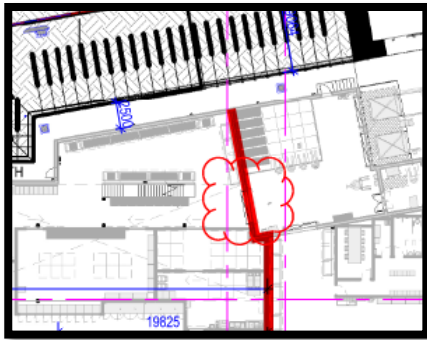
The assessment has revealed the proposed design is capable of achieving compliance with the relevant provisions of the BCA 2022. Compliance is proposed to be achieved by a combination of satisfying the relevant DfS provisions of the BCA and/or where necessary, by way of a Performance Solution.

Further regulatory assessments will need to be progressively undertaken during the subsequent design development phase and prior to the issue of the Construction Certificate (CC) to ensure compliance is achieved.

7. Items Requiring Performance Solutions

The following summary outlines the BCA DtS non-compliances associated with the new works that require further investigation at the design development stage and the possible issue of a Performance Solution.

The feasibility and any additional requirements that will apply as a result of the performance solution will need to be confirmed by the professional preparing the performance solution.

Item No.	Non-Compliance	DTS Clause	Description	Performance Requirement
1.	Ancillary elements – signage	C2D14	Combustible signage is proposed to be attached to the external façade and/or external face of an external wall.	C1P2 and C1P4
2.	Perimeter vehicular access	C3D5	Perimeter vehicular access is only provided on 3 x sides of the building. No access is provided along the northern boundary.	C1P9
3.	Doorways in fire walls	C4D6	The roller shutter located within the BOH loading dock of Woolworths is not proposed to achieve an insulating rating of at least 30 minutes. 	C1P2
4.	Exit travel distances	D2D5 D2D6	Exit travel distances exceed the maximum limitations of 20m to a point of choice, 40m to the first exit and 60m between alternative exits as follows:	D1P4 and E2P2



Item No.	Non-Compliance	DTS Clause	Description	Performance Requirement
			Ground Floor – Mall (incl. amenities) and Woolworths (incl. E-Com) - Up to 30m to a point choice in lieu of 20m. - Up to 60m to an exit in lieu of 40m. - Up to 75m to an exit in lieu of 40m from the E-Com area. - Up to 95m between alternative exits in lieu of 60m. - Up to 103m between alternative exits in lieu of 60m from the pharmacy and egress corridor along the western side of E-Com (measured to the outer edge of the awnings as opposed to the discharging doors). Ground Floor – BOH storage and Plant / Services (behind LFR / F&B & Amenities) - Up to 50m to an exit in lieu of 40m. - Up to 90m between alternative exits in lieu of 60m. First Floor - Up to 30m to a point choice in lieu of 20m. - Up to 45m to an exit in lieu of 40m. - Up to 65m between alternative exits in lieu of 60m. Woolworths Plantroom	



Item No.	Non-Compliance	DTS Clause	Description	Performance Requirement
			Up to 25m to a single exit without a point choice. NOTE: Travel distances referenced above relating to the E-Com area need to be verified. Additional detail is required including but not limited to confirming areas that are accessible, restricted, maintenance only, height of conveyors, location of walls, access into the high bay racking area etc.	
5.	Operation of latch to doorways and doors	D3D24 D3D26	The following locations propose sliding doors and/or roller shutters which will not open automatically upon failure or activation of fire/smoke alarm afterhours: - Direct To Boot - Mall main entry / exit - Retail tenancies greater than 200m² - Roller shutters to Woolworths shopfront	D1P2
6.	Fire booster Assembly	E1D2 & AS2419.1 – 2021 E1D4 and AS2118.1 – 2017	The booster assembly is not affixed to the facade of the building containing the principal pedestrian entrance and is greater than 20m from the principal pedestrian entrance. The sprinkler booster is not within site of the principal pedestrian entrance.	C1P9, E1P3 and E1P4
7.	Smoke hazard management	E2D3 E2D15	A performance-based smoke hazard management system is proposed to include (but not limited to) rationalising the	E2P2



Item No.	Non-Compliance	DTS Clause	Description	Performance Requirement
			extent and location of smoke exhaust system throughout the building (incl. Level 1 retail), exhaust inlet location and quantities, exhaust flow rates, make-up air provisions, smoke reservoir size etc.	
8.		NSW E2D19	An automatic smoke exhaust system complying with this clause and Specification 21 is not proposed to be provided to the Level 1 gym.	E2P2
9.	Exit signs	E4D5	Exit signs within the common mall and supermarket are proposed to be located at a height greater than 2.7m.	E4P2

8. Conclusion

This report documents a preliminary assessment of the proposed architectural design documentation against the relevant Deemed to Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022 for the purpose of supporting the Development Application to the relevant Consent Authority.

The assessment has revealed the referenced architectural design documentation can readily achieve compliance with the relevant provisions of the BCA, subject to compliance with the recommendations and notes in this report.

Further detailed reviews will need to be undertaken as the design develops to ensure it is capable of being approved under a Construction Certificate and contains all relevant details regarding performance-based solutions or other documentation necessary to satisfy the relevant legislative requirements.

9. Appendix A – Statutory Fire Safety Measures

The following draft fire safety measures are required for the new building works.

The fire safety measures may need to be revised at Construction Certificate stage to include reference to any relevant fire safety Performance Solution(s).

Measure	Standard of Performance
Automatic Fail Safe Devices	Scheduled devices release upon trip of smoke detection, fire detection and sprinkler activation in accordance with BCA 2022 Clause D3D26.
Automatic Fire Detection and Alarm System (Smoke Detection System)	BCA 2022 S20C4 and AS 1670.1 - 2018
Automatic Fire Detection And Alarm System (Smoke Detection System To Automatically Shutdown Air-Handling System)	BCA 2022 S20C6 and AS 1670.1 - 2018
Automatic Fire Detection And Alarm System (Smoke Detection System To Activate Smoke Exhaust System)	BCA 2022 S20C6 and AS 1670.1 - 2018
Automatic Fire Suppression Systems (Sprinklers)	BCA 2022 Specification 17 and AS 2118.1 - 2017
Building Occupant Warning System	BCA 2022 S20C7 and AS 1670.1 - 2018
Emergency Lighting	BCA 2022 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018
Exit Signs	BCA 2022 Clause E4D5, NSW E4D6, E4D8 and AS/NZS 2293.1 - 2018
Fire Alarm Monitoring System	BCA 2022 S20C8 and AS 1670.3 - 2018
Fire Dampers	BCA 2022 Clause C4D15 and AS 1668.1 - 2015 (AS 1682.1 - 2015 and AS 1682.2 - 2015)
Fire Doors	BCA 2022 Specification 12 and AS/NZS 1905.1 - 2015
Fire Hydrants Systems	BCA 2022 Clause E1D2 and AS 2419.1 - 2021
Fire Seals Protecting Opening In Fire Resisting Components Of The Building	BCA 2022 Clause C4D15, Specification 13, AS 1530.4 - 2014, AS 4072.1 - 2005 and installed in accordance with the tested prototype.
Hose Reel System	BCA 2022 Clause E1D3 and AS 2441 - 2005
Mechanical Air Handling System (Automatic Shut Down Of Air-Handling System)	BCA 2022 Clause E2D3 and AS 1668.1 - 2015
Mechanical Air Handling System (Automatic Smoke Exhaust System)	BCA 2022 Specification 21



Measure	Standard of Performance
Perimeter Vehicle Access For Emergency Vehicles	BCA 2022 Clause C3D5
Portable Fire Extinguishers	BCA 2022 Clause E1D14 and AS 2444 - 2001
Warning And Operational Signs	BCA 2022 Clauses D4D7 and E3D4

10. Appendix B – Fire Resisting Levels

Type B Construction: FRL of Building Elements

Building element Class of building - FRL: (in minutes) *Structural adequacy/Integrity/Insulation*

	2, 3 or 4 part	5, 9 or 7a	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is-				
For loadbearing parts-				
less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/30	120/ 90/60	180/120/90	240/180/120
3 to less than 9 m	90/30/30	120/ 30/30	180/90/60	240/90/60
9 to less than 18 m	90/30/-	120/30/-	180/60/-	240/60/-
18 m or more	- / - / -	- / - / -	- / - / -	- / - / -
For non-loadbearing parts-				
less than 1.5 m	-/90/90	- /120/120	- /180/180	- /240/240
1.5 to less than 3 m	-/60/30	- / 90/60	- /120/90	- /180/120
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is-				
Less than 18m	90/ - / -	120/ - / -	180/ - / -	240/ - / -
18 m or more	- / - / -	- / - / -	- / - / -	- / - / -
For non-loadbearing columns	- / - / -	- / - / -	- / - / -	- / - / -
COMMON WALLS and FIRE WALLS				
	90/90/90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS-				
Fire-resisting lift and stair shafts-				
Loadbearing	90/90/90	120/120/120	180/120/120	240/120/120
Non-loadbearing	- /90/90	- /120/120	- /120/120	- /120/120
Bounding public corridors, public lobbies and the like-				
Loadbearing	60/60/60	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
Between or bounding sole-occupancy units-				
Loadbearing	60/60/60	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS				
	60/ - / -	120/ - / -	180/ - / -	240/ - / -
ROOFS	- / - / -	- / - / -	- / - / -	- / - / -

11. Appendix C – Anticipated Total Population

Population Assessment							
Area	Use	Total area (m ²)	FOH/BOH Split Retail (80/20%) F & B (70/30%)	Fixtures and fittings 30% deduction Net Area (m ²)	DtS density / Staff %	Total Population	
Ground							
Woolworths	Class 6	3803m ²	1700m ² net area based on floor plan			3m ²	566
			Staff population including BWS, E-Com and DTB				114
BWS	Class 6	155m ²	FOH – 124m ²	87m ²	3m ²	29	
Mall (incl. 2 x kiosks)	Class 6	595m ²	-			3m ²	198
Specialty Retail (incl. pharmacy and 2 x small commercial)	Class 6	1713m ²	FOH – 1370m ²	959m ²	3m ²	320	
			BOH – 343m ²	240m ²	10%	24	
Specialty Retail with internal staff amenities (2 x large format retail x 1 medical)	Class 6	1633m ²	FOH – 1306m ²	915m ²	3m ²	305	
			BOH – 327m ²	229m ²	10%	23	
F & B	Class 6	873m ²	FOH – 611m ²	427m ²	1m ²	427	
			BOH – 262m ²	183m ²	10%	18	
			Outdoor dining 140m ² at 1m ² / per person				140
Level 1							
Commercial	Class 5	668m ²	-			10m ²	67
Gym	Class 9b	791m ²	Assumed population (staff and patrons)				100
Population Summary			Total Retail Patrons Population				1418
			Total Retail Staff Population				161
			Total F & B Patrons Population				567
			Total F & B Staff Population				18

	Total Commercial Staff	67
	Total Gym Population	100
	Total Population	2331



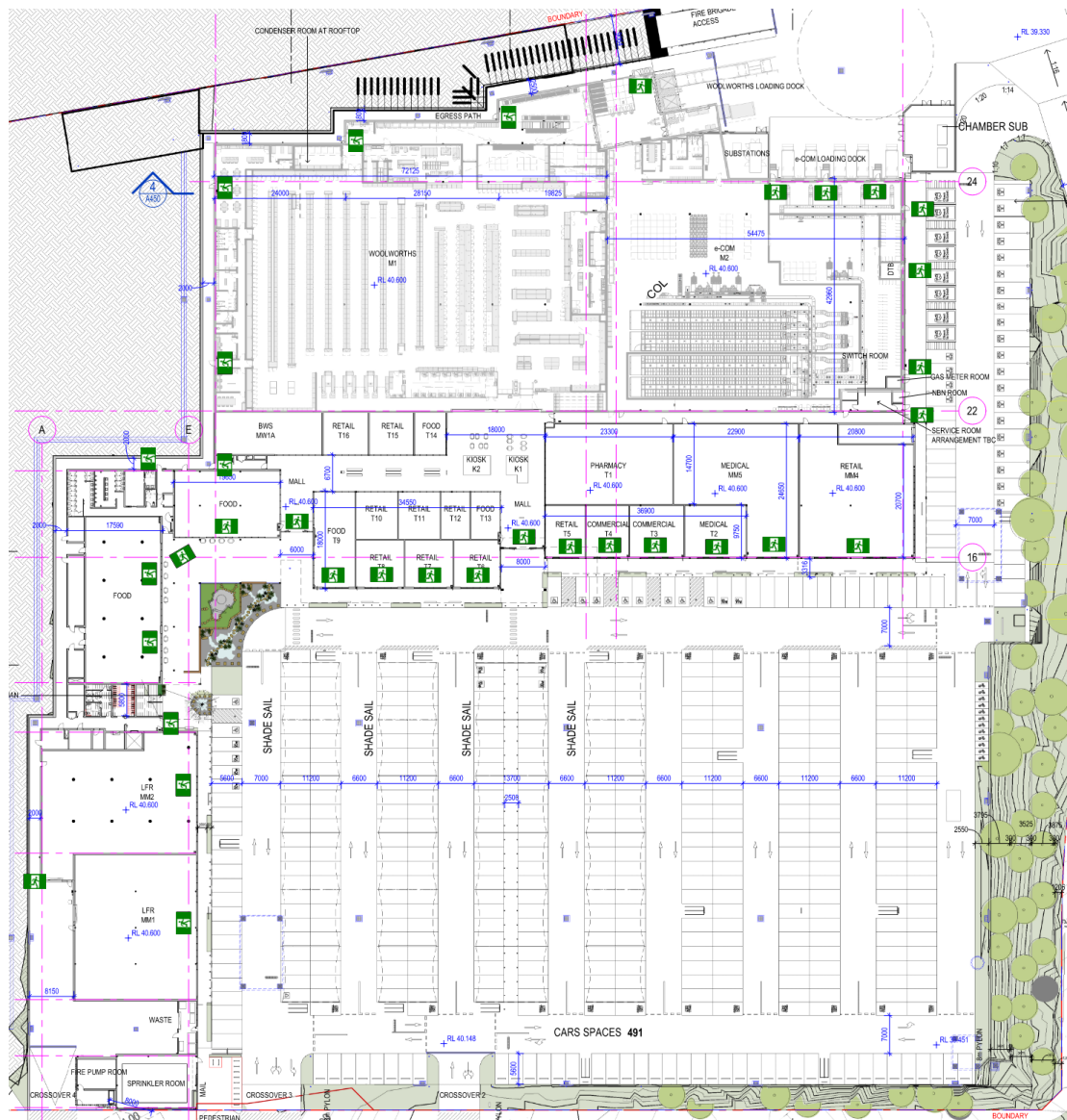
12. Appendix D – Exit Locations and Widths

The exits from the building are set out below:

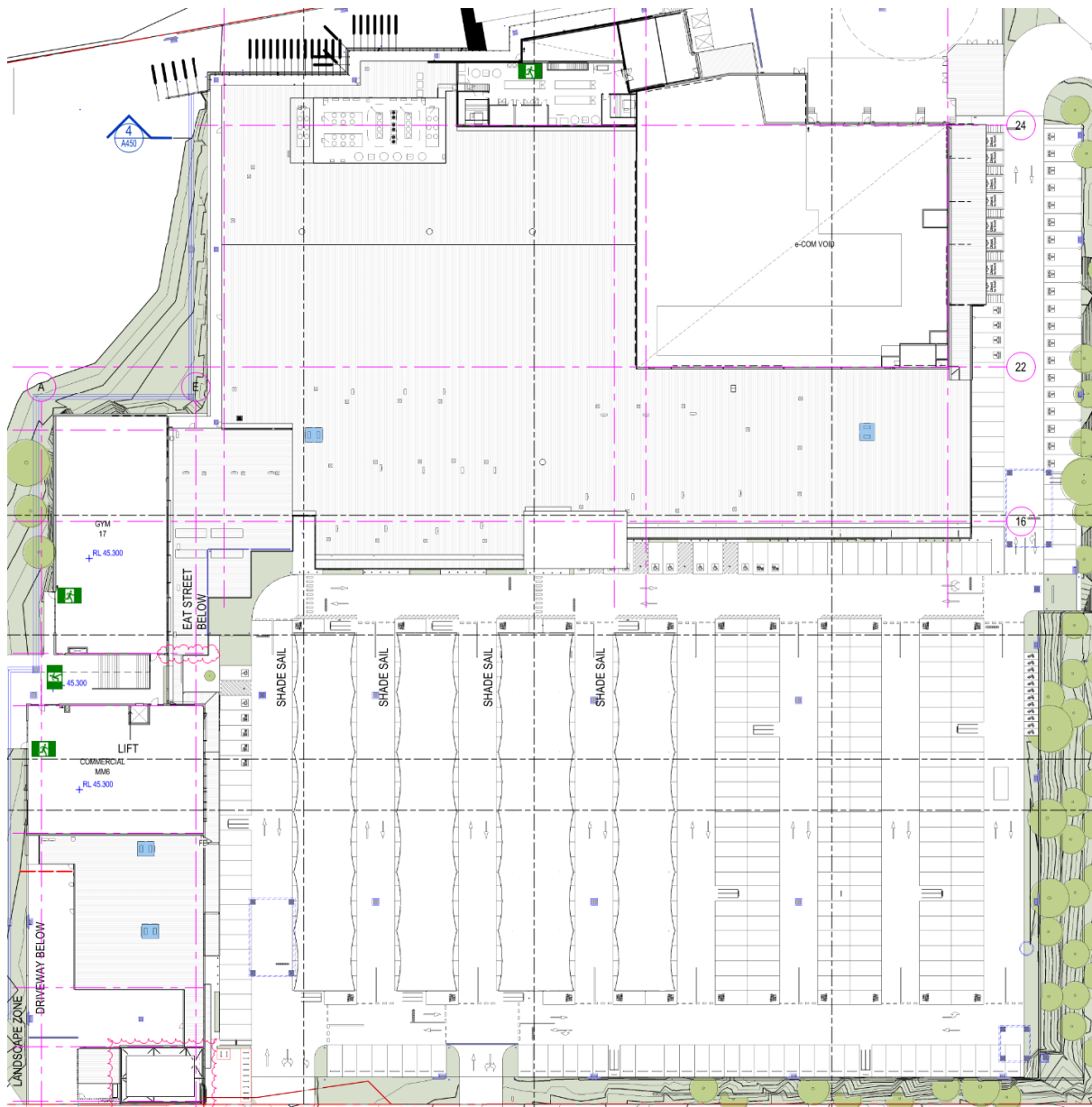
Exit No.	Location	Type	Required Width (m)	No of storeys connected / passed by
1.	Ground floor	Mall entry / exit	2.5m	1
2.		Mall entry / exit	2.5m	1
3.		Covered external walkway along northern boundary behind the large format retail tenancies	1m	1
4.		Mall corridor adjacent to BWS tenancy	1m	1
5.		Single swing door at north-eastern corner of supermarket	1m	1
6.		Single swing door at north-western corner of supermarket	1m	1
7.		Single swing door along eastern elevation of supermarket	1m	1
8.		Single swing door along eastern elevation of supermarket	1m	1
9.		Single swing door from supermarket loading area along eastern elevation	1m	1
10.		Single swing door from E-Com loading dock area along southern eastern elevation	1m	1
11.		Single swing door from E-Com loading dock area along southern eastern elevation	1m	1
12.		Single swing door from E-Com loading dock area along southern eastern elevation	1m	1
13.		Automatic sliding door from DTB area along southern elevation	1m	1
14.		Single swing door from E-Com area adjacent to gas meter room	1m	1
15.		Single swing door from DTB / E-Com area along southern elevation	1m	1
16.		Common mall egress corridor along western side of E-Com area	1m	1



17.		Doorways serving specialty retail/large format, F&B, medical and commercial tenancies opening to external on-grade carpark (location and no. TBC)	1-2m each	1
18.	Level 1	Single swing door along the northern elevation of commercial	1m	1
19.		Single swing door along the northern elevation of gym	1m	1
20.		Lift lobby	~4m	1



Ground Floor



First Floor

13. Appendix E – Aggregate Egress Width Assessment

Aggregate Egress Width					
Area	Use	Population	Required Aggregate Egress Width (m)	Provided / Proposed Aggregate Egress Width (m)	Status
Ground*	Woolworths Supermarket, BWS, Mall, F&B, E-Com, DTB, Pharmacy and Specialty Retail	~1200	10.5m	18m	Complies
First Floor	Commercial	67	1m	2m	Complies
	Gym	100	1m	2m	Complies
Plant Mezzanine	Plant	5	1m	1m	Complies

*Ground floor population does not include any specialty retail, large format retail, F&B, or medical tenancies which discharge directly to open space being the on-grade car park.



14. Appendix F – Sanitary Facilities

Minimum Required Facilities – Within Woolworths

Area	Occupant Numbers			WC Required	Urinal Required	Basin Required
	Total	Sex	50/50 Split			
Staff Woolworths, BWS and E-Com	114	Male	57	3	3	2
		Female	57	4	-	2
		Accessible	-	See below		

NOTE: Min. 1 x unisex AS1428.1 – 2009 compliant accessible WC required which may be counted once for each sex to reduce the number of WCs and Basins above.

Minimum Required Facilities – Within Common Mall

Classification / Area	Occupant Numbers			WC Required / Provided		Urinal Required / Provided		Basin Required / Provided	
	Total	Sex	50/50 Split						
Patrons Woolworths, BWS, Mall, Large Format Retail and Specialty Retail	1418	Male	709	1	1	2	3	2	2
		Female	709	3	3	-		2	2
Patrons F & B	567	Male	284	2	2	6	6	3	3*
		Female	284	7	7*	-		3	3*
Staff Specialty and F&B (excluding Woolworths supermarket, BWS, Ecom, DTB, 2 x large format and medical tenancies)	42	Male	21	2	2*	1	1	1	1
		Female	21	2	2	-		1	1
Common Facility	-	Accessible*	-	See below					
Total Male				5	5*	9	9	6	6*
Total Female				12	12*	-		6	6*

NOTE: *The unisex AS1428.1 – 2009 compliant accessible WC has been counted once for each sex.



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