

17 March 2015

FDC construction and fitout  
22-24 Junction Street,  
**Forest Lodge NSW 2037**

**Attention: Sam Taouk**

Dear Sam,

**3 Murray Rose Ave, Sydney Olympic Park**  
**Conversion of lower ground floor (part) into a service centre.**  
**Building Code of Australia Assessment/Statement**

As instructed, this office has undertaken an assessment of the architectural plans of the subject premises for the purpose of ascertaining compliance of the proposed use of part of the lower ground floor as a Service Centre against the relevant provisions of the Building Code of Australia (BCA).

The proposed use will resolve in the change of use from a Class 7a (carpark) to a Class 6 (service centre)

**Fire Resistance (BCA Section C)**

Item	Comment
Fire Resistance	<p>The new structural walls and columns must achieve a fire resistance level to comply with the requirements of Clause C1.1 and Specification C1.1, for a Type A building.</p> <p>It is noted that the fire rating of elements in general can be achieved through DTS compliance and also where assessed under a performance based assessment involving fire safety engineering principals</p>
Compartmentation and Separation	<p>The service centre area is to be separated into fire compartments of less than 5,000m<sup>2</sup> by walls having an FRL not less than 180/180/180.</p> <p>All fire walls are to be constructed to the requirements of BCA Clause C2.7.</p>
Vertical separation of window openings	<p>No vertical separation of window openings required.</p>
Protection of openings	<p>No protection of window/external openings is required</p>
Separation of equipment	<p>Any EDB located in a path of travel will be required to be located within smoke sealed spaces and non-combustible construction.</p> <p>Ductwork penetrations through this fire resistant separation must be treated to the requirements of AS/NZS 1668.1-1998.</p> <p>The main switchboard that sustains power to emergency equipment must be protected by 120/120/120 construction.</p>

**BCA      FIRE      LEGAL**

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Fire hazard properties	The fire hazard properties of wall and floor linings will comply with Specification C1.10.
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### Access & Egress (BCA Section D)

Item	Comment
Number of exits required.	The proposed development demonstrates compliance with the provision contained within Clause D1.2 with regards to total number of required exits provided.
Exit travel distance and distance between alternative exits	<p>The proposed egress from the service centre appears to be compliant in accordance with AS D1.4 of the BCA.</p> <p>Distance between exits appears to be compliant in accordance with D1.5 of the BCA.</p>
Dimensions of exits	The proposed service centre can achieve complying dimensions of the exits to comply with the requirements of BCA Clause D1.6.
Discharge of exits	In accordance with Clause D1.10 of the BCA, exiting occupants must be provided an unobstructed 1m path to road or open space. It appears that compliance will be achieved.
Egress Doors	<p>All exit doorways and doorways in the path of travel to an exit are swinging doors as specified by BCA Clause NSW D2.19.</p> <p>Smoke doors located in smoke separating construction are to swing in the direction of egress or where egress is required in both directions through the smoke wall then the doors are to be dual swing</p>
Latches	<p>Latches to exit doors and doors in the path of travel to an exit are to be operable without a key with a single handed downward or pushing action on a single device in accordance with BCA Clause D2.21.</p> <p>Where special arrangements are made for security within the building the doors may be unlocked by the operation of a fail-safe control switch, not within a protective enclosure or by hand by a person specifically nominated for the task.</p>
Access for people with disabilities	<p>Access must be provided for people with disabilities throughout the building in accordance with AS1428.1-2009 except to plant rooms and areas such cleaner's rooms and the like where the concessions provided under BCA Clause D3.4 may be applied.</p> <p>Access appears to be provided to and within all areas normally used by all occupants.</p> <p>Accessible carparking is provided adjacent to the service centre</p>

## Services and Equipment (BCA Section E)

Item	Comment
Hydrant system	<p>BCA 2013 Clause C2.12, E1.3, AS 2419.1-2005, Fire safety engineering report prepared by Fire Engineering Professionals Pty Ltd Report No. 2012/776 FER - R5.0 dated 22 October 2014 identifying additional internal hydrants in car parking levels not within 4m of exits and intermediate hydrants to upper floors and include block diagrams to fire stairs adjacent internal hydrant landing valves identifying the location of intermediate hydrant locations</p> <p>The design of the service centre will be subject to review by a hydraulic consultant.</p>
Fire hose reels	<p>Fire hose reels must be provided throughout the building to the requirements of BCA Clause E1.4 &amp; AS 2441-2005.</p> <p>The design of the service centre will be subject to review by a hydraulic consultant.</p>
Emergency Lighting	Emergency lighting must be provided to all areas in accordance with BCA Clause E4.4 and AS2293.1-2005.
Exit Signs	Exit signs must be provided within the tenancy to suit the proposed layout in accordance with BCA Clause NSW E4.6 and AS 2293.1-2005.
Smoke separation of rising and descending flights	Fire safety engineering report prepared by Fire Engineering Professionals Pty Ltd Report No. 2012/776 FER - R5.0 dated 22 October 2014 addressing stairs converging at the lower ground level with a single smoke door being 35mm thick solid core to the rising flight. The door is to be provided with medium temperature smoke seals to all sides tested to comply with AS 1530.7
Warning and operational signs	BCA 2013 Clause C3.6, D2.23, D3.6, E3.3, Spec E1.8, Clause 183 of the Environmental Planning and Assessment Regulation 2000
Automatic fire suppression system	BCA 2013 Clause E1.5, Spec. E1.5, AS 2118.1-1999, Fire safety engineering report prepared by Fire Engineering Professionals Pty Ltd Report No. 2012/776 FER - R5.0 dated 22 October 2014 requires sprinklers to the basement and lower ground to have fast response heads with a maximum RTI of $50\text{ms}^{-1/2}$

Based on our assessment it is confirmed that the proposed use of part of the lower ground floor as a service centre will achieve compliance with the provisions of the Building Code of Australia.

Should you wish to discuss this matter further please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized 'N' followed by a long, sweeping horizontal line that tapers off to the right.

Neil Truong  
**Vic Lilli & Partners**