



Core Engineering Group • Fire • Risk • Emergency Management

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Fire Safety Strategy

Lots 2A, 2C and 2D

Oakdale West Industrial Estate, Kemps Creek, NSW
2178


Report Details

Project: Lots 2A, 2C and 2D
Oakdale West Industrial Estate, Kemps Creek, NSW 2178

Document: Fire Safety Strategy

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01	11/10/20	Draft Issue for comment	Julian Rajkumar <i>BEng (Mechanical)</i>	Dean Watt <i>BEng (Chemical Engineering)</i>	Graham Morris <i>MEng (Structural and Fire Safety Engineering)</i> <i>MIEAust, CPEng, NER (Fire Safety)</i>
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04	18/10/21	Updated Final Issue (design team comments)			

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EXECUTIVE SUMMARY

CORE Engineering Group have been engaged by Goodman Property Services (Aust) Pty Ltd to develop a Fire Safety Strategy (FSS) for the proposed warehouse tenancies of Lots 2A, 2C and 2D within the Oakdale West Industrial Estate in Horsley Park. This FSS provides an overview of the construction and management requirements considered necessary to achieve an acceptable level of life safety within the building.

Due to the complexity of the building design, a fully prescriptive approach of complying with the Building Code of Australia 2019 Amendment 1 (BCA) [1] Deemed-to-Satisfy (DtS) provisions for occupant egress, fire resisting construction, fire services, and fire brigade intervention is unlikely to satisfy the desired architectural and client aspirations. As such, Performance Solutions to satisfy the Performance Requirements of the BCA have been proposed to account for the following issues which have been identified in the BCA Compliance Report not to comply with the DtS Provisions:

- C1.1 – Omission of FRLs to loadbearing columns supporting the conveyor mezzanine in Warehouse 2A.
- C1.1 – Rationalised FRLs to loadbearing columns within the office serving Warehouse 2A.
- C2.4 – Perimeter vehicular access with minor non-conformances.
- D1.4 – Extended travel distances to the nearest exit within the warehouses.
- D1.5 – Extended travel distances between alternative exits within the warehouses.
- D1.9 – Extended travel distances to a final exit via a non-fire-isolated stair within Warehouse 2A.
- E1.3 – External hydrants positioned beneath awnings.
- E1.3 – Omission of radiant heat shields to external hydrants.
- E1.5 – Sprinkler booster location.
- E2.2 – Manual smoke clearance system installed in lieu of an automatic smoke exhaust system.

This FSS provides a holistic summary of the fire and life safety measures anticipated to be necessary in developing the above listed Performance Solutions. These measures include passive and active fire protection systems, egress provisions, occupant first aid firefighting, fire brigade intervention, and future building management provisions.

The complete fire engineering analysis will be included within the Fire Engineering Report (FER), undertaken in accordance with the International Fire Engineering Guidelines (IFEG), and as such is not documented herein.

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1 INTRODUCTION

1.1 OVERVIEW

This Fire Engineering Report has been undertaken to nominate proposed Performance Solutions for assessing compliance with the nominated Performance Requirements of the BCA [1] in accordance with the methodologies defined in the IFEG [3] and provide a workable and safe Fire Safety Strategy through a trial design. In order to develop and assess the nominated non-compliances the following flowchart process is to be adopted.

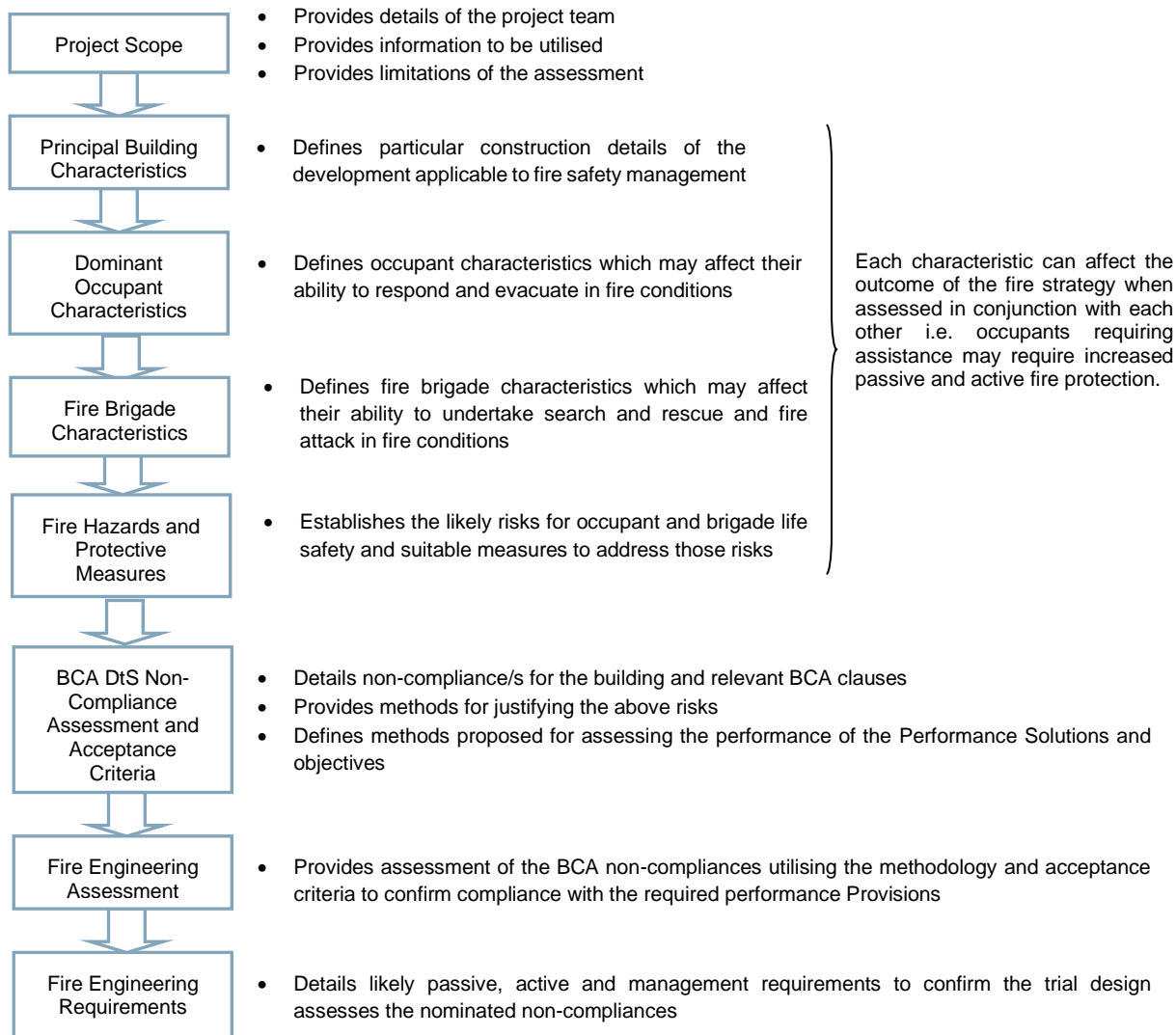


Figure 1-1: Fire Engineering Report Process

1.2 FIRE SAFETY OBJECTIVES

The objective of this Fire Engineering Assessment is to develop a Fire Safety System, which satisfies the performance requirements of the BCA whilst maintaining an acceptable level of life safety, protection of adjacent property and adequate provisions for Fire Brigade intervention. At a community level, fire safety objectives are met if the relevant legislation and regulations are complied with. As stated in the BCA, “A Building Solution will comply with the BCA if it satisfies the Performance Requirements”. In addition to this, certain non-regulatory objectives exist as detailed below.

1.2.1 Building regulatory objectives

The following items are a summary of the fire and life safety objectives of the BCA:

- **Life safety of occupants** - the occupants must be able to leave the building (or remain in a safe refuge) without being subject to hazardous or untenable conditions. The objective of the Fire Engineering Assessment is to demonstrate that the proposed building design and fire safety systems would minimise the risk of exposing building occupants to hazardous or untenable conditions in an event of a fire.
- **Life safety of fire fighters** - fire fighters must be given a reasonable time to rescue any remaining occupants before hazardous conditions or building collapse occurs. The objective of the Fire Engineering Assessment is to demonstrate that the proposed building design and fire safety systems would facilitate fire brigade intervention and minimise the risk of exposing fire fighters to hazardous or untenable conditions in an event of a fire.
- **Protection of adjoining buildings** - structures must not collapse onto adjacent property and fire spread by radiation should not occur. The objective of the Fire Engineering Assessment is to demonstrate that the proposed building design and fire safety systems would minimise the risk of fire spreading from one building to another.

1.2.2 Fire Brigade objectives

The overall philosophical Fire Brigade objectives throughout Australia are to protect life, property and the environment from fire according to the Fire Brigade Intervention Model (FBIM) [5] as per the Fire Services State and Territory Acts and Regulations.

Over and above the requirements of the BCA, the Fire Brigade has functions with regard to property and environmental protection and considerations regarding occupational health and safety for its employees.

1.2.3 Non-prescribed objectives

Fire Engineering has an overarching benefit to many facets of the built environment where non-prescribed objectives can have an influence on the Fire Safety Strategy adopted. Although not assessed within, the following can be considered if requested.

- **Business continuity** - will the loss of a particular facility due to fire / smoke damage result in excessive financial impact on the client? For example, is the facility critical to business continuity?
- **Public perception** - should a fire occur within the facility is there likely to be questionable public perception about the safety and operation of the facility?
- **Environmental protection** - fires of excessive sizes can have significant effects on the environment which may require a detailed risk assessment to minimise such outcomes.
- **Heritage salvation** - buildings can have a heritage value for both cultural and educational purposes which can be destroyed by insufficient fire protection.
- **Risk mitigation / insurance limitations** - are there specific limitations on insurance with respect to risk mitigation and fire safety design? i.e. Does the relevant insurer have concerns with respect to open voids through the building?
- **Future proofing (isolation of systems)** - what flexibility is required in the overall design to allow for future development or changes in building layout?
- **Occupational Health and Safety (OHS) requirements** - buildings may have specific fire safety requirements pertaining to OHS requirements.

1.3 REGULATORY FRAMEWORK OF THE FIRE ENGINEERING ASSESSMENT

1.3.1 Building Code of Australia

One of the goals of the BCA is the achievement and maintenance of acceptable standards of safety from fire for the benefit of the community. This goal extends no further than is necessary in the public interest and is considered to be cost effective and not needlessly onerous in its application.

Section A2.1 of the BCA [1] outlines how compliance with the Performance Requirements can be achieved, being satisfied by one of the following:

- (a) A Performance Solution which demonstrates—
 - (i) Compliance with all relevant Performance Requirements; or
 - (ii) The solution is at least equivalent to the Deemed-to-Satisfy Provisions; or
- (b) A Deemed-to-Satisfy Solution; or

- (c) a combination of (1) and (2).

Section A2.2 of the BCA provides several different methods for assessing that a Performance Solution complies with the Performance Requirements, through one or a combination of the following Assessment Methods:

- (a) Evidence of suitability that shows the use of a material, product, form of construction or design meets the relevant Performance Requirements.
- (b) A Verification Method including the following:
 - (i) the Verifications Methods in the NCC; or
 - (ii) other Verification Methods, accepted by the appropriate authority that show compliance with the relevant Performance Requirements.
- (c) Expert Judgement.
- (d) Comparison with the Deemed-to-Satisfy Provisions.

Where a Performance Requirement is satisfied entirely by a Performance Solution, the following method must be used to determine the Performance Requirements relevant to the Performance Solution:

- (a) Identify the relevant Performance Requirement from the Sections or Part to which the Performance Solution applies.
- (b) Identify Performance Requirements from other Sections of Parts that are relevant to any aspects of the Performance Solution proposed or that are affected by the application of the Performance Solution.

Under Section A2.4, the following method must be used to determine the relevant Performance Requirements when using a Performance Solution in combination with a Deemed-to-Satisfy Solution: These methods are summarised as follows:

- (a) Identify the relevant Deemed-to-Satisfy Provisions of each Section or Part that are to be the subject of the Performance Solution.
- (b) Identify the Performance Requirements from the same Section or Part that are relevant to the identified Deemed-to-Satisfy Provisions.
 - (i) Identify Performance Requirements from the other Sections and Parts that are relevant to any aspects of the Performance Solution proposed or that are affected by the application of the Deemed-to-Satisfy Provisions that are the subject of the Performance Solution.

1.3.2 International Fire Engineering Guidelines

The IFEG [3] document has been developed for use in fire safety design and assessment of buildings and reflects world's best practice. The document is intended to provide guidance for fire engineers as they work to develop and assess strategies that provide acceptable levels of safety.

The document is particularly useful in providing guidance in the design and assessment of Performance Solutions against the Performance Requirements of the BCA. The prescribed methodology set out in the IFEG has been generally adopted in the Fire Engineering Report.

2 PROJECT SCOPE

2.1 OVERVIEW



CORE Engineering Group has been engaged to develop a FSS for the construction of Lots 2A, 2C and 2D at Oakdale West Industrial Estate, Kemps Creek, NSW 2178. The purpose of this FSS is to outline the fire engineering principles that will be utilised in ensuring that the prescriptive DtS non-compliances identified in the BCA report are resolved in order to conform to the building regulations and permit development approval.

The complete fire engineering analysis will be included within the FER, and as such is not documented herein. This document does however outline the construction and management requirements considered necessary to achieve an acceptable level of life safety within the building as a result of the Performance Solution and to satisfy the Performance Requirements of the BCA.

2.2 RELEVANT STAKEHOLDERS

This Performance Solution has been developed collaboratively with the relevant stakeholders as identified below:

Table 2-1: Relevant Stakeholders

ROLE	NAME	ORGANISATION
Development / Planning Manager	Stephanie Partridge Guy Smith	Goodman
Construction Manager	Mark Kerridge Claude Concha	Richard Crookes Construction
BCA Consultant	Dean Goldsmith	Blackett Maguire + Goldsmith
Architect	Greg Baird William Ly	SBA Architects
Fire Engineer	Dean Watt	Core Engineering
Accredited Practitioner – Fire Safety	Sandro Razzi	

It should be noted that at times some parties may have a vested interest in the outcome of the Fire Engineering assessment. Such parties can include local fire brigades, insurers, Environmental Protection Authority (EPA), project control groups, end users and community representatives. Although not always a legislative requirement, the design team should give due consideration to their inclusion in the Fire Engineering process. Where not required by legislation it is the client's decision to involve such parties, especially local fire brigade, to ensure a transparent and adequate fire safety solution for all. Where we are not notified of the inclusion of such parties it is assumed the client / representative has given due consideration to the above.

2.3 SOURCES OF INFORMATION

The following sources of information have been provided by the design team:

- BCA Compliance reports prepared by Blackett Maguire + Goldsmith:
 - Warehouse 2A: Report # 200421, Revision 1 and dated 8 September 2021.
 - Warehouses 2C&2D: Report # 200422, Revision 1, dated 8 October 2021
- Architectural plans provided by SBA Architects, as indicated in Table 2-2.

Table 2-2: Drawings

DRAWING NO.	DESCRIPTION	ISSUE	DATE
OAK MP 02	Estate Masterplan	P5	03/09/2020
OAK 2A DA10	Proposed Building 2A – Site Plan	J	13/10/2021
OAK 2A DA202	Proposed Building 2A – Mezzanine	C	06/10/2021
OAK 2A DA400	Proposed Building 2A – Aerial Equipment	C	05/10/2021
OAK 2A DA210	Proposed Building 2A – Warehouse Elevations and Section	G	06/10/2021
OAK 2A DA210	Proposed Building 2A – Sections	B	06/10/2021
OAK 2A DA201	Proposed Building 2A – Main Office Plans	A	06/10/2021
OAK 2C & 2D DA20	Proposed Building 2C & 2D – Site Plan and Warehouse Plan	J	12/10/2021

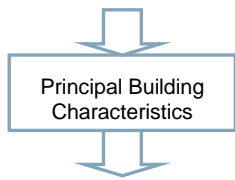
2.4 LIMITATIONS AND ASSUMPTIONS

In this instance the FSS is developed based on applicable limitations and assumptions for the development which are listed as follows:

- The report is specifically limited to the project described in Section 3.
- The report is based on the information provided by the team as listed above in Section 2.3.
- Building and occupant characteristics are as per Section 3 and 4 respectively of this report. Variations to these assumptions may affect the FSS and FER, and therefore should be reviewed by a suitably qualified Fire Engineer should they differ.
- As per any building design, DtS or otherwise, the report is limited to the fire hazards and fuel loads as prescribed in the IFEG [3]. The report does not provide guidance in respect to areas which are used for Dangerous Goods (DG) storage, processing of flammable liquids, explosive materials, multiple fire ignitions, or sabotage of fire safety systems.
- The development complies with the fire safety DtS provisions of the BCA [10] with all aspects in regards to fire and life safety unless otherwise stated in this report. Where not specifically mentioned, the design is expected to meet the BCA DtS requirements of all relevant codes and legislation at the time of construction and/or at the time of issue of this report.
- The assessment is limited to the objectives of the BCA and does not consider property damage such as building and contents damage caused by fire, potential increased insurance liability, and loss of business continuity.
- Malicious acts or arson with respect to fire ignition and safety systems are limited in nature and are outside the objectives of the BCA. Such acts can potentially overwhelm fire safety systems and therefore further strategies such as security, housekeeping, and management procedures may better mitigate such risks.
- This report is prepared in good faith and with due care for information purposes only, and should not be relied upon as providing any warranty or guarantee that ignition or a fire will not occur.
- The FSS and FER is only applicable to the completed building. This report is not suitable, unless approved otherwise, to the building in a staged handover.
- Where parties nominated in Section 2.2 have not been consulted or legislatively are not required to be, this report does not take into account, nor warrant, that fire safety requirements specific to their needs have been complied with.

3 PRINCIPAL BUILDING CHARACTERISTICS

3.1 OVERVIEW



Building characteristics are assessed as part of the fire engineering assessment due to the following:

1. The location can affect the time for fire brigade intervention and potential external fire exposure issues.
2. The structure will impact on the ability to resist a developing fire and support condition to allow occupants to escape the building and the fire brigade to undertake firefighting to the degree necessary.
3. The floor area determines the potential fire size and area required to be evacuated in the event of a fire.
4. BCA details such as Type of Construction, Class and Height will dictate passive and active fire safety systems.

3.2 SITE LOCATION

The development site is located in Kemps Creel, approximately 36 km north-west of Sydney's central business district. The Oakdale West Industrial Estate consists of 5 precincts which each contain several warehouse buildings. The scope of this report includes warehouse Lots 2A, 2C and 2D within Precinct 2 as highlighted in Figure 3-1 below.

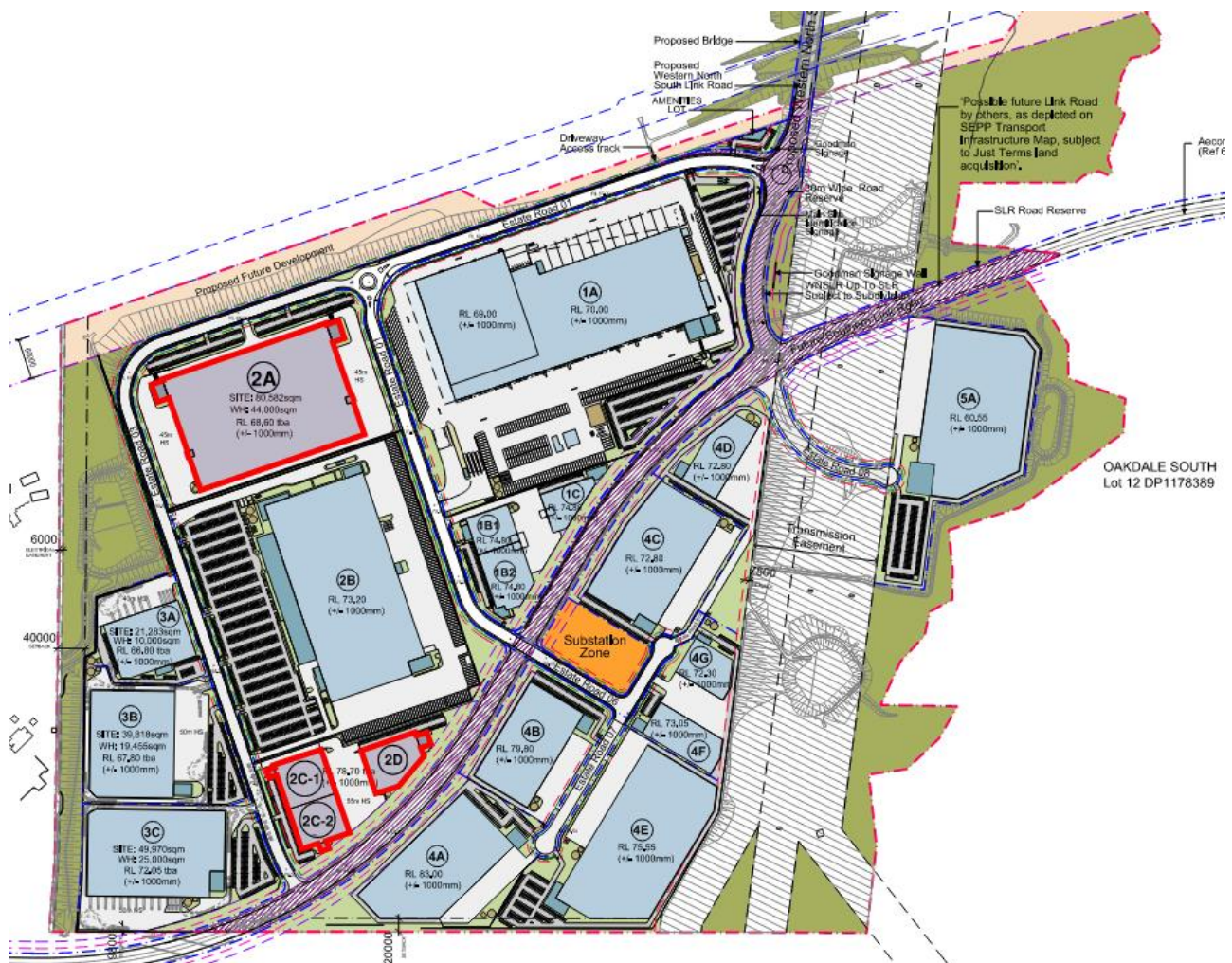


Figure 3-1: Oakdale West – Estate Plan

The building site influences the likely fire brigade intervention times, and given the close proximity to the nearest fire station is expected to facilitate a relatively convenient and expedient fire brigade response. Furthermore, being located in an outer suburb of a major city, the development is provided with the services and facilities expected in an urban setting. The two nearest fire brigade stations provided with permanent staff are Huntingwood and Mount Druitt which are approximately 10.7 km and 10.9 km from the site, respectively, when considering actual driving directions.

3.3 SITE LAYOUT

A summary of the site layout of each respective tenancy within the scope of this report is presented below:

Lot 2A

The total area of the Lot 2A development site is approximately 80,500 m². The warehouse has a floor area of 34,262 m² and a ridge height of 13.7 m. The facility shall accommodate sortation equipment to the southern half of the warehouse, and van loading bays to the northern half of the warehouse. The development also contains:

- Two main mezzanine platforms (at an AFFL of 4.65 m) in the south-western and south-eastern corners of the warehouse, connected by a platform at 3.8 m AFFL and also served by an elevated walkway at 7.3 m AFFL. These amount to a total floor area of approximately 8,403 m².
- A 2-storey main office to the east of the building, with a floor area of approximately 1,050 m².
- A 2-storey dock office to the north of the building, with a floor area of approximately 82 m² connected to the eastern and western sides of the warehouse building, as depicted in Figure 3-2.
- An amenities block to the south of the warehouse with a floor area of approximately 105 m².

Onsite external carparking is available to the east of the warehouse building. Loading docks and the associated hardstands for the warehouse are located on the northern and southern sides of the building, under awnings.

- The northern awning is proposed to be 30 m wide, whilst the southern awning is proposed to be 6 m wide.

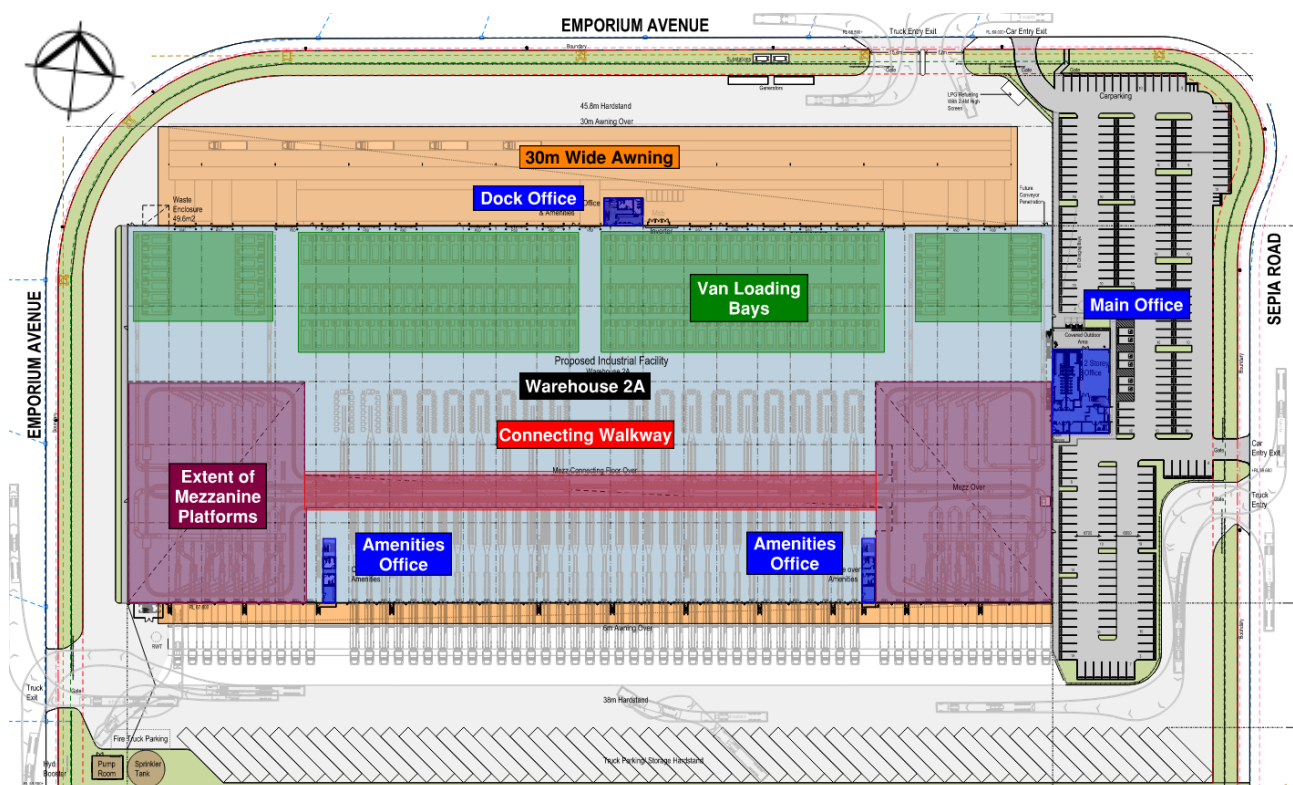


Figure 3-2: Warehouse 2A Site Plan

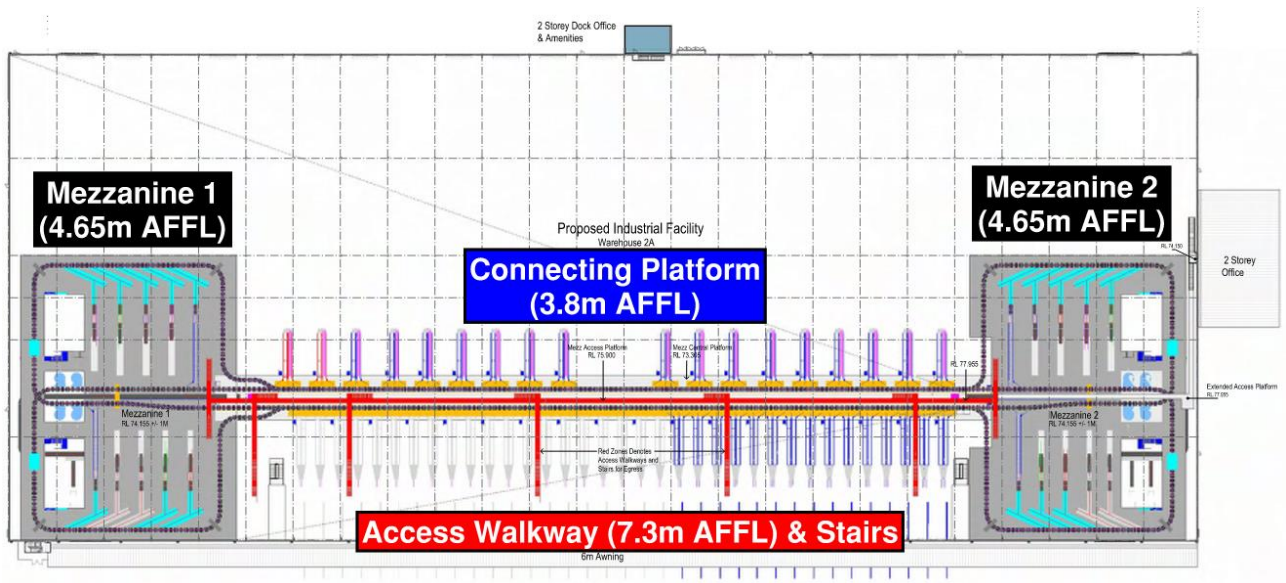


Figure 3-3: Warehouse 2A Mezzanine

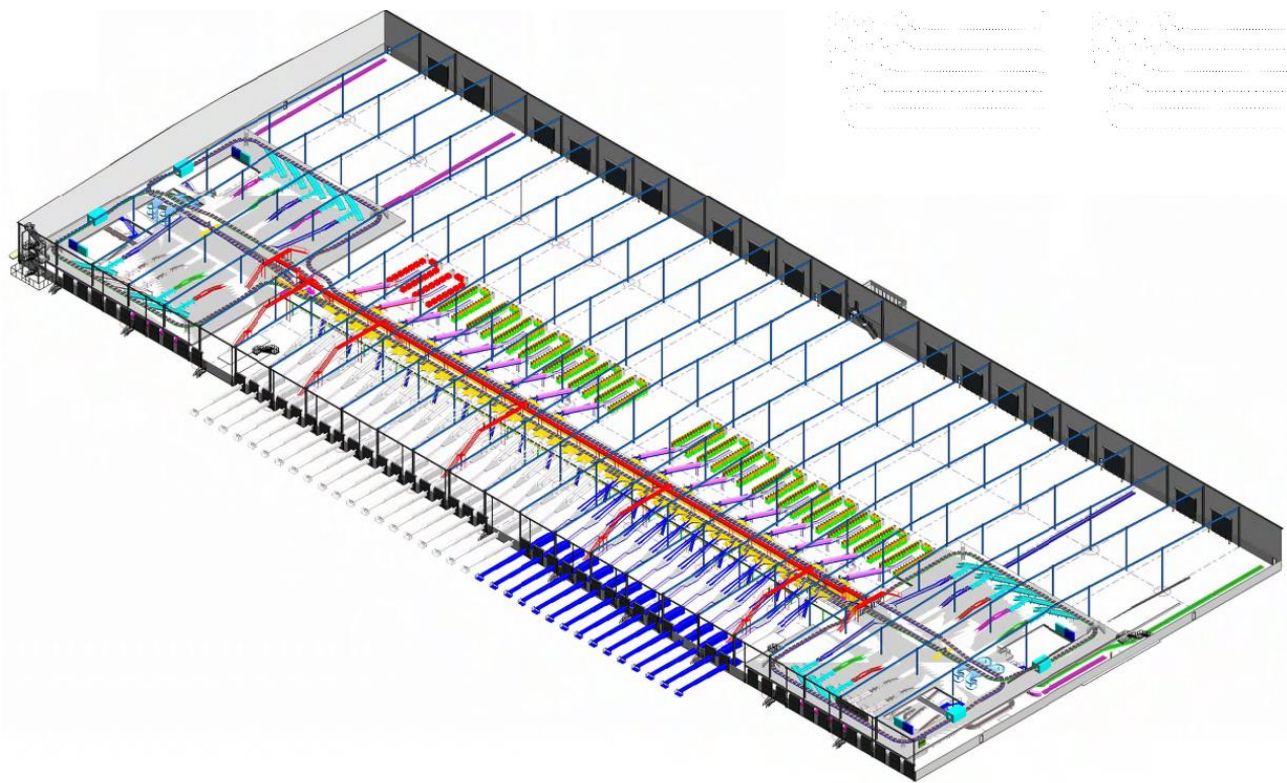


Figure 3-4: Warehouse 2A 3D-View of Mezzanine Structure (South-Eastern Perspective)

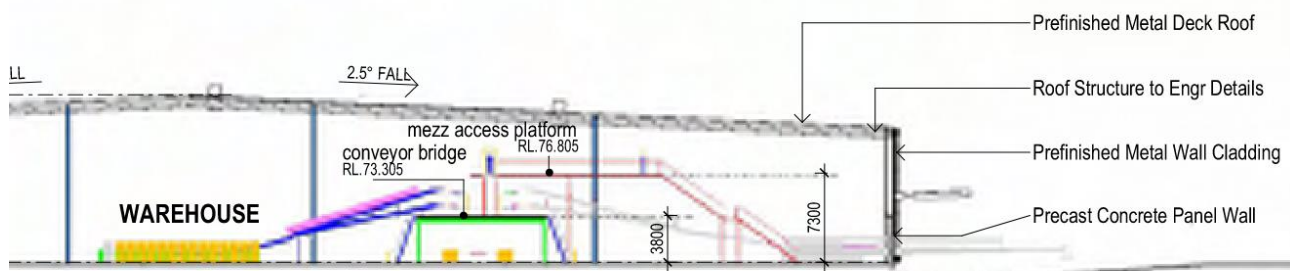


Figure 3-5: Warehouse 2A Section View Through Mezzanine

Lot 2C and Lot 2D

The Lot 2C warehouse building has a total floor area of 10,585 m² and is divided into two separate tenancies; Warehouse 2C-1 containing a 5,150 m² warehouse area with an adjoining 350 m² 2-storey office, and Warehouse 2C-2 which contains a 4,735 m² warehouse area with a 350 m² 2-storey office.

The Lot 2D warehouse building has a total floor area of 6,235 m², containing a 5,860 m² warehouse area and a 375 m² single storey warehouse. Both warehouses 2C and 2D are proposed to have a ridge height of 13.7 m.

Onsite external carpark is provided to the south-east and south-west of Lot 2C and the north-east of Lot 2D. Loading docks and the associated hardstands for the tenancies are provided in between the Lot 2C and Lot 2D buildings (refer to Figure 3-6.)

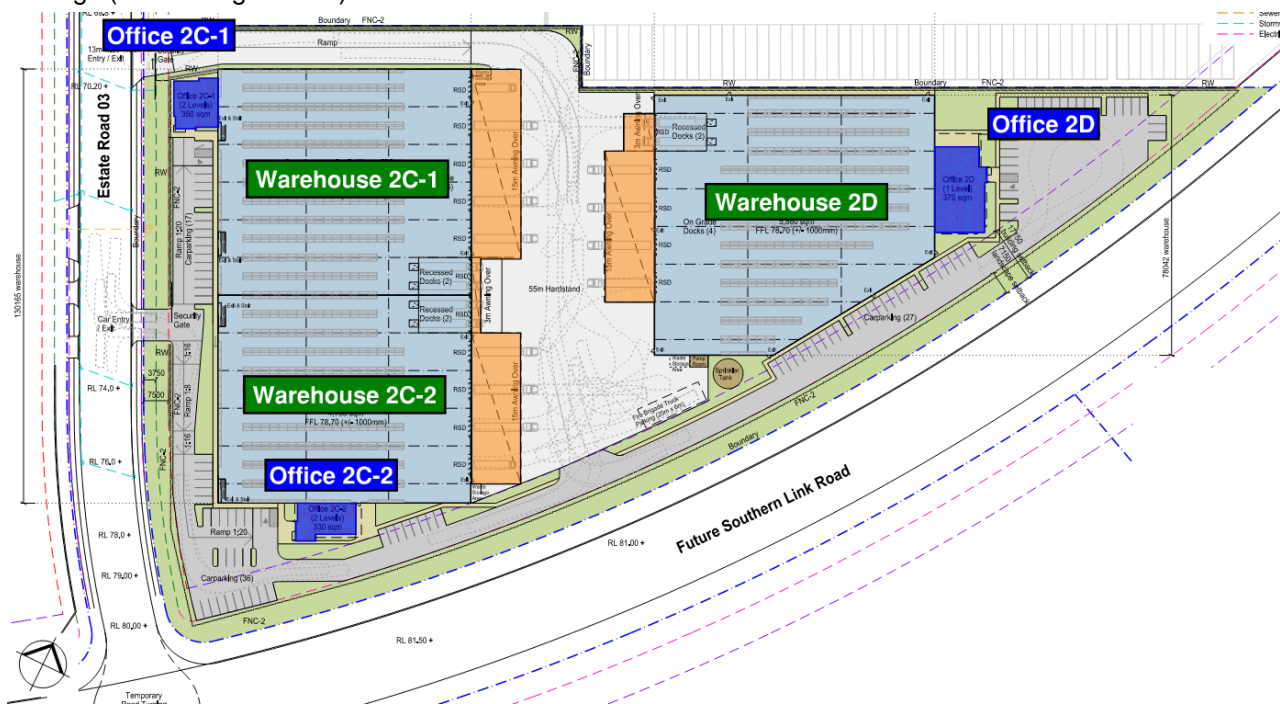


Figure 3-6: Warehouse 2C and 2D Site Plan

3.4 BUILDING STRUCTURE

The warehouses shall be constructed as a steel portal frame structure with dado panel walls and a metal sheet roof with internal steel columns. The concrete dado panels shall extend up to 2.4 m above ground level, with exception of the dado panels equipped to northern external wall of warehouse 2D which shall extend to full height.

All materials and elements should achieve the requisite Fire Resistance Levels (FRL) and fire hazard properties associated with Type B construction for Warehouse 2A, and Type C construction for Warehouses 2C & 2D.

3.5 BCA ASSESSMENT SUMMARY

Table 3-1: BCA Building Characteristics – Warehouse 2A

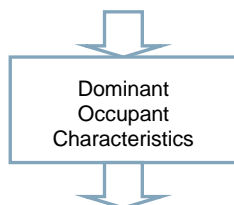
CHARACTERISTIC	DESCRIPTION
Classification	Class 7b (Warehouse); Class 5 (Office)
Construction Type	Type B Construction (Large-isolated building)
Rise in Storeys	Three (3) <i>(based on relative height of mezzanine platforms)</i>
Effective Height	Less than 12 m
Floor Area	<u>Lot 2A:</u> <ul style="list-style-type: none"> Warehouse: 34,262 m² Mezzanine Platforms: 8,403 m² Main Office: 1,050 m² Dock Office: 82 m² Amenities: 105 m² TOTAL: 43,902 m²

Table 3-2: BCA Building Characteristics – Warehouses 2C & 2D

CHARACTERISTIC	DESCRIPTION
Classification	Class 7b (Warehouse); Class 5 (Office)
Construction Type	Type C Construction (Large-isolated building)
Rise in Storeys	Two (2) for Lot 2C One (1) for Lot 2D
Effective Height	Less than 12 m for each building
Floor Area	<p>The total floor area of each building is detailed below:</p> <u>Lot 2C:</u> <ul style="list-style-type: none"> Warehouse 2C-1: 5,150 m² Office 2C-1: 350 m² Warehouse 2C-2: 4,735 m² Office 2C-2: 350 m² TOTAL: 10,585 m² <u>Lot 2D:</u> <ul style="list-style-type: none"> Warehouse 2D: 5,860 m² Office 375 m² TOTAL: 6,235 m²

4 DOMINANT OCCUPANT CHARACTERISTICS

4.1 OVERVIEW



The occupant characteristics are assessed within the Fire Safety Strategy due to the following:

1. Population numbers can dictate the time required to evacuate the building and the required life safety systems to be provided due to evacuation times.
2. Physical and mental attributes affect the occupants' capacity to respond to various fire cues and react accordingly.
3. Familiarity of occupants can affect the time taken to evacuate the building and subsequent active / passive requirements.

4.2 OCCUPANT NUMBERS AND DISTRIBUTION

Warehouse 2A:

Regarding Warehouse 2A, the following indicative population numbers have been provided by the tenant, totalling 480 occupants across a shift change.

- Warehouse:
 - 150 occupants per shift
 - 2 shifts (2 pm to 10 pm and 10:30 pm to 6:30 am)
 - 6 of these occupants are expected to be located upon the two mezzanines (2 occupants each) and associated connecting platforms (2 occupants).
- Office:
 - 15 occupants per shift
 - 2 shifts (as above)
- Drivers:
 - Warehouse accommodates vans that arrive and depart in waves such that the worst case expected is 150 vans. Some of these occupants are external contractors who are not necessarily familiar with the facility.

Warehouses 2C & 2D:

The BCA assumes the following occupant densities per an area's function and use according to Table D1.13 [10]:

- Warehouse: 30 m² per person
- Office: 10 m² per person

These values result in the following estimated populations shown in Table 4-1 based on the floor areas provided in Section 3.5.

Table 4-1: Estimated Building Population (DtS Table D1.13)

LOT NO	BUILDING PART	FLOOR AREA	OCCUPANT NUMBER
2C	Warehouse 1	5,150 m ²	172
	Office 1	350 m ²	35
	Warehouse 2	4,735 m	158
	Office 2	350 m ²	35
2D	Warehouse	5,860 m ²	195
	Office	375 m ²	37

In the absence of specific occupant numbers provided by the tenant, the population estimated from Table D1.13 of the BCA DtS Provisions will be utilised in the analysis. Whilst being highly unlikely for a facility of this nature, this therefore provides a conservative population in the warehouse parts.

It is noted that these numbers are only listed at this stage to provide conservative inputs to the fire engineering analysis and do not form the requirements for amenities and the like.

4.3 OCCUPANT ATTRIBUTES

Occupants in the building may be of mixed age, although the elderly and children are generally not expected to be present. The population is therefore expected to be that of the general working public and be adults between the ages of 16 to 70. Due to the expected nature of the work conducted the majority of occupants are assumed to be able bodied people with a small number of less mobile occupants requiring assistance during an evacuation.

All occupants are expected to be awake and alert adults or in the direct company of an adult, capable of entering the leaving the building under their own volition. Occupants in all of these areas are not expected to be adversely impaired by drugs, alcohol, fatigue or other adverse conditions to degrees greater than in other warehouse and office buildings.

- **Staff and Security** are expected to be mobile with normal hearing and visual abilities, and occupants in this group are considered to take and implement decisions independently, and require minimal assistance during evacuation in a fire emergency. This occupant group is expected to be awake and fully conscious at all times when inside the building; and
- **Clients / Visitors** are expected to be mobile with normal hearing and visual abilities, this occupant group are expected to be capable of making and implementing decisions independently however may require assistance in locating the nearest and safest egress path in an emergency; and
- **External Maintenance Contractors** are expected to be mobile with normal hearing and visual abilities and occupants in this group are considered to take and implement decisions independently and require minimal assistance during evacuation in a fire emergency. The contractors are expected to be awake and aware of their surroundings at all times when inside the building; and
- **FRNSW** are expected to be equipped with safety equipment and will be educated in firefighting activities and the dangers associated with fire incidents. This occupant group would be expected to be in a position to assist other occupants requiring assistance to evacuate. It is not expected that this occupant group would be present in the building at the time of fire ignition; however, they are expected to enter the building at a later stage to assist with the evacuation of occupants, if required, and to undertake fire suppression activities.

4.4 OCCUPANT FAMILIARITY

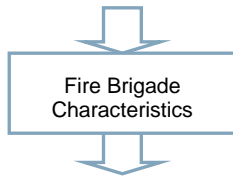
The majority of occupants within the building are expected to be staff and therefore the population in general are likely to react favourably in an emergency situation.

- **Staff, Maintenance and Security** can be expected to have a good familiarity with the building and the fire safety systems provided and may be trained in emergency procedures; and
- **Clients and /or Visitors** may or may not be familiar with the layout of the building and may require assistance in locating the exits; and
- **External Maintenance Contractors** this occupant group is expected to have a reasonable familiarity with the building as they would have to undergo site specific induction prior to commencement of work on site; and
- **FRNSW** are not expected to have any familiarity of the building layout, however are assumed to obtain the required information from the site block plans and tactical fire plans available prior to entering the building. Notwithstanding this they will be equipped with breathing apparatus and specialist equipment to prevent them from being adversely affected by fire hazards.

4.5 EMERGENCY TRAINING

Occupants should be familiar with escape procedures through fire drills and designated fire wardens being appointed to mitigate risks under Workplace Health and Safety legislation (AS 3745:2010). Clear escape routes should be maintained with doors unlocked, and no obstructions or rubbish to hinder evacuation.

5.1 OVERVIEW



Fire brigade characteristics are assessed within the FSS as brigade characteristics can dictate the time required for fire brigade intervention including search and rescue, and fire attack.

The following figures illustrate the site plan with respect to the fire services provided on the site within Lots 2A, 2C and 2D. These include the main fire indicator panel (FIP), fire control centre for Warehouse 2A, fire hydrant booster, sprinkler booster, sprinkler tank, pump room, and perimeter vehicular access path. Warehouse 2A is proposed to be served by dedicated sprinkler and hydrant system, while the infrastructure for the sprinkler and hydrants systems serving Warehouses 2C & 2D and shall be shared between these tenancies.

It is noted that some of these locations are yet to be shown on the architectural drawings and therefore are to be confirmed.

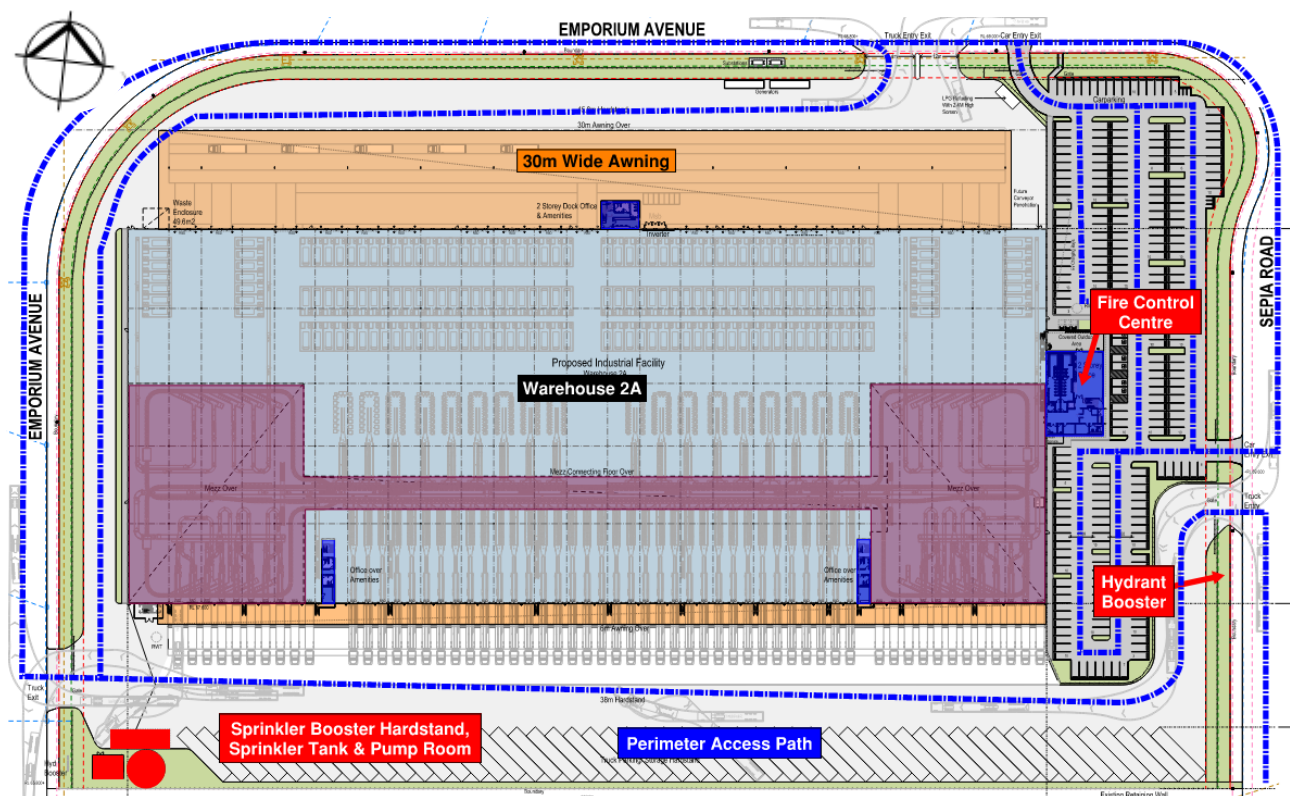


Figure 5-1: Fire Brigade Access and Site Facilities – Lot 2A

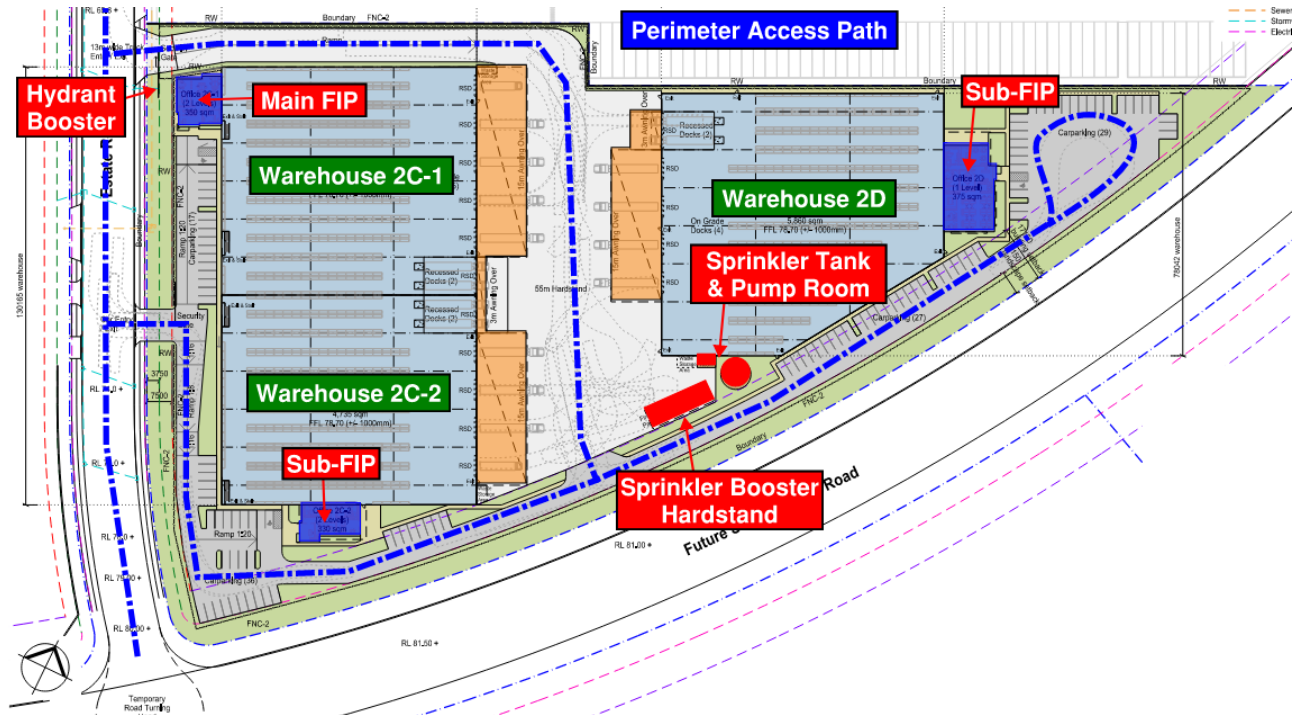


Figure 5-2: Fire Brigade Access and Site Facilities – Lot 2C and Lot 2D

The building is located within the Fire and Rescue New South Wales (FRNSW) jurisdictional turnout area. The closest two fire stations to the site that are provided with permanent staff are located in Huntingwood and Mount Druitt which are approximately 10.7 km and 10.9 km from the site, respectively, when considering actual driving directions.

6 FIRE HAZARDS AND PROTECTIVE MEASURES

6.1 OVERVIEW



The fire hazard analysis forms the basis for the review of non-compliances within the building. In assessing expected and statistically validated hazards, preventative and protective measures are developed commensurate with those expected risks. The following section reviews applicable hazards and recommends possible measures to address those risks. Furthermore, the hazards identified can form a justified basis for selected scenarios.

6.2 FIRE HAZARDS

Subsequent to a review of the relevant documentation, the identified fire hazards of this site are summarised below.

6.2.1 Combustible External Cladding

The buildings included within this report prescriptively require a mix of Type C construction where there is no restriction on combustible materials within the external walls of the buildings, and Type B construction where such materials are not permissible. No combustible materials should be used in the external wall of the Type B building, and should the design of the Type C buildings propose any combustible elements, a detailed review and risk assessment is recommended.

6.2.2 Insulated Sandwich Panels

Should insulated sandwich panels be proposed within the subject facilities (typically temperature-controlled areas or clean rooms), these shall be installed in accordance with the Code of Practice, IPCA Ltd Code of Practice (CoP) Version 4.3 dated 2017.

- ISPs must have a Group 1 Certificate when tested to AS ISO 9705 2003, or Class 1 to FM 4881 and their fire performance is to be in accordance with the CoP.
- Certification should be provided from the accredited installer (e.g. a Code Compliant Company with the Code of Practice) that the panels (All EPS must meet AS 1366.3 1992, use only 100% FR bead) and the installation complies with the requirements of the CoP.
- The use of ISP's should be identified in accordance with the requirements of the CoP e.g. labels (see Annexure B of CoP for examples) being placed on all doors leading into the rooms that have utilised ISP systems;
- The key diagram required by the CoP is to be located at the respective fire indicator panel. The key diagrams shall indicate the locations and specification of all ISPs in the building and can assist firefighters when making operational decisions.

6.2.3 Dangerous Goods

At this stage of the project, no Dangerous Goods storage requirements have been acknowledged.

Should the storage of Dangerous Goods be proposed, this must be in accordance with the relevant workplace health and safety regulations which will apply governing storage allowances (quantity) and requirements. The presence of DGs can also impact on the fire safety strategy and therefore must be reviewed in the context of fire spread, occupant evacuation and fire brigade intervention.

6.2.4 Automatic Storage and Retrieval Systems

There are various automated racking systems in the market for storage facilities as a general trend towards efficiency in distribution facilities. With the efficiency comes additional fire hazards to be considered. While automated racking systems have not been proposed in this facility at this stage, the following potential hazards will need further consideration if such a system is proposed:

- The dense storage arrangement restricts access to maintenance personnel only, with subsequent egress being typically complex in nature.
- The restricted access limits the ability for firefighters by conventional means to access the racking arrangement to suppress a fire and/or confirm a fire is extinguished.

- The live electrical system can create additional hazards for attending firefighters.
- The automated nature (moving parts) can contribute to fire spread and result in multiple sprinkler heads operating.

Should an automated system be proposed, this is likely to alter the fire safety strategy and so detailed consideration of the inherent risks to fire spread, occupant evacuation and fire brigade intervention is required.

- Specific to Warehouse 2A, the egress strategy shall be developed to consider the configuration of the proposed mezzanine and associated sortation equipment as well as the available egress pathways down to ground and thereafter to exit the building.

6.3 PREVENTATIVE AND PROTECTIVE MEASURES

6.3.1 Fire Initiation and Development and Control (Sub-System A)

To minimise the risk of fires initiating and growing to a size which may impact on the building occupants, fire safety systems are to be utilised within each building as listed in the following sections.

6.3.2 Smoke Development and Spread and Control (Sub-System B)

It is recognised that smoke is one of the most serious threats to life safety in the event of a fire. Whilst the subject warehouses will not be fitted with an automatic smoke exhaust system:

- The volume of each building will act as a large smoke reservoir to increase the available evacuation time for occupants within.
- Automatic smoke exhaust system within Warehouse 2A.
- Manual smoke clearance systems are to be provided in Warehouses 2C & 2D for post incident brigade operations.

6.3.3 Fire Spread and Impact and Control (Sub-System C)

To limit the extent and impact of fire spread through the buildings, the following are to be implemented in the building.

- Type C construction.
- Sprinkler systems documented in Sub System D.
- The distances from the nearest fire source feature (site boundary) are greater than 3 m on all sides.

6.3.4 Fire Detection, Warning and Suppression (Sub-System D)

The following active systems are to be used within the buildings to facilitate occupant warning and suppress a potential fire.

- Occupant warning system.
- Storage mode sprinkler system within the warehouses at roof level, and beneath the mezzanine platforms of Warehouse 2A.
- Sprinkler system to offices, car parks, and beneath awnings.
- Smoke detection system within Warehouse 2A.
- Fire hose reels.
- Fire extinguishers.

6.3.5 Occupant Evacuation and Control (Sub-System E)

Each building is to be provided with the following systems to assist in the evacuation of occupants:

- Emergency lighting.
- Exit signage.
- Multiple exits located around the perimeter of each building.

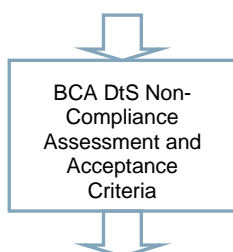
6.3.6 Fire Services Intervention (Sub-System F)

Each building is to be provided with the following systems to assist in fire brigade intervention:

- Dedicated fire hydrant systems for each site, with a hydrant booster valve.
- Fire hydrant coverage solely via external hydrants for Lots 2C and 2D, with both external and internal hydrants required to serve Warehouse Lot 2A.
- Automatic link to fire brigade.
- Control and indicating equipment (FIP). Warehouse 2A shall also be provided with a Fire Control Centre.
- Vehicular perimeter access with minor non-conformances.
- Sprinkler booster valve.

7 BCA DTS NON-COMPLIANCE ASSESSMENT

7.1 OVERVIEW



In this instance the BCA DtS non-compliances have been formulated based on the regulatory review as provided by the principal certifying authority. Where not listed herein the building is required to achieve compliance with relevant DtS provisions or if existing, comply with relevant codes, reports and / or Standards approved at the time of consideration.

The following table lists the departures from the DtS provisions of the BCA for the proposed building and the analysis methodology proposed for the Fire Engineering assessment, which is to be generally in accordance with the IFEG [3].

7.2 BCA DTS NON-COMPLIANCE ASSESSMENT

Table 7-1: Summary of Performance Solutions

BCA DTS PROVISIONS	DETAILS OF PERFORMANCE BASED SOLUTION
Perimeter Vehicular Access BCA DtS Provisions Provision C2.4: Requirements for open spaces and vehicular access Performance Requirements CP9	Relevant BCA DtS Provisions <u>Provision C2.4:</u> Each building must be provided with continuous perimeter vehicular access with no part of the roadway less than 6 m in width and no more than 18 m from the building. The pathway must also permit the passage and operations of fire brigade appliances. DtS Variation The following non-conformances are present regarding the perimeter access pathways serving the subject buildings: <ul style="list-style-type: none"> • The vehicular access path serving Lot 2A is seen to be up 40 m away from the external wall of the building along the northern side where the 30 m-wide awning is present. • The vehicular access path serving Lot 2A requires travel back onto the main road, and requires travel briefly under the awning in the north-western corner. • The vehicular access path serving Lot 2C is seen to be up to 34 m away from the external wall of the building along the north-western perimeter where the carpark is present. • The vehicular access path serving Lot 2C and Lot 2D is not continuous and does not provide access to the northern perimeter of Warehouse 2D. Performance Solution The Performance Solution relies upon the fact that staging for brigade appliances is available at all points along the provided vehicular access paths, and upon the central hardstand serving both Warehouse Lots 2C and 2D. The western carpark of Lot 2C can also be utilised for vehicular access. Furthermore, brigade personnel are able to approach the building on foot in areas where the path exceeds 18 m from the building served, or where the path is discontinuous. Finally, the northern wall of Lot 2D is of pre-cast concrete construction to full height, which may be used to assist fire brigade personnel in fire-fighting operations.
Reduction in Fire Resistance Levels – Lot 2A Mezzanine Columns	Relevant BCA DtS Provisions <u>Provision C1.1:</u> A building must be provided with fire-resisting construction as per that specified within Specification C1.1. <u>Specification C1.1:</u> A Class 7b building of Type B construction must be provided with loadbearing internal columns that achieve an FRL of 240/--/--. DtS Variation It is proposed for the loadbearing columns supporting the conveyor mezzanine structure in Warehouse 2A to not achieve an FRL.

BCA DTS PROVISIONS	DETAILS OF PERFORMANCE BASED SOLUTION
<p>BCA DtS Provisions</p> <p>Specification C1.1: Fire-resisting construction</p> <p>Performance Requirements</p> <p>CP1</p>	<p>Performance Solution</p> <p>The Performance Solution shall rely upon the minimal populations and nature of trained staff present upon the mezzanines. In addition, a comparison shall be drawn to the concessions for Type C construction, based on the intended use of the platform to accommodate sortation equipment rather than high-bay racking. The mezzanine structure is also independent of the main warehouse structure.</p>
<p>Reduction in Fire Resistance Levels – Lot 2A Office Columns</p> <p>BCA DtS Provisions</p> <p>Specification C1.1: Fire-resisting construction</p> <p>Performance Requirements</p> <p>CP1</p>	<p>Relevant BCA DtS Provisions</p> <p><u>Provision C1.1</u>: A building must be provided with fire-resisting construction as per that specified within Specification C1.1.</p> <p><u>Specification C1.1</u>: A Class 7b building of Type B construction must be provided with loadbearing internal columns that achieve an FRL of 240/--/--.</p> <p>DtS Variation</p> <p>There are no fire walls separating classifications as per Provision C2.8, however it is proposed for the loadbearing columns within the Warehouse 2A offices to achieve an FRL of 120/--/-- in lieu of 240/--/--.</p> <p>Performance Solution</p> <p>The Performance Solution shall rely upon the fact that the FRLs proposed are appropriate to the Class 5 space that they are located within, permitting occupant egress prior to column failure.</p>
<p>Warehouse 2A – Extended Travel Distances & Smoke Hazard Management</p> <p>BCA DtS Provisions</p> <p>Provision D1.4: Exit travel distances</p> <p>Provision D1.5: Distance between alternative exits</p> <p>Provision D1.9: Travel via non-fire-isolated stairways or ramps</p> <p>Provision E2.2: Smoke hazard management – General requirements</p> <p>Performance Requirements</p> <p>DP4 & EP2.2</p>	<p>Relevant BCA DtS Provisions</p> <p><u>Provision D1.4</u>: travel distances to the nearest exit must not exceed 40 metres.</p> <p><u>Provision D1.5</u>: travel distances between alternative exits must not exceed 60 metres.</p> <p><u>Provision D1.9</u>: the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway must not exceed 80 m. Additionally, a required non-fire-isolated stairway must discharge at a point not more than 40 m from one of 2 such doorways if travel to each of them from the non-fire-isolated stairways is in approximately opposite directions.</p> <p><u>Provision E2.2 (Table E2.2a)</u>: requires a large-isolated building be provided with an automatic smoke exhaust system with extraction rates as detailed in BCA Specification E2.2b and smoke zones no greater than 2,000 m².</p> <p>DtS Variation</p> <p>The following non-compliances exist within Warehouse 2A:</p> <ul style="list-style-type: none"> • Travel distances on the ground floor extend up to 95 m to the nearest exit and 195 m between alternative exits. • Travel distances off the mezzanine platforms extend up to 70 m to the nearest exit and 135 m between alternative exits. • Total travel distances off the mezzanine platforms to a final exit via non-fire-isolated stairs is up to 95 m. • A rationalised smoke exhaust system is to be provided. <p>Performance Solution</p> <p>The Performance Solution relies upon the sprinkler protection, smoke detection system, smoke extraction fans, and the volume of the warehouse enclosure to provide a large smoke reservoir, and hence a longer time is available to permit occupant egress prior to the onset of untenable conditions. The provision of an ESFR system to the northern awning shall enable this area to be considered a place of safety for the purposes of evacuation.</p>

BCA DTS PROVISIONS	DETAILS OF PERFORMANCE BASED SOLUTION
<p><i>Warehouses 2C & 2D – Extended Travel Distances & Smoke Hazard Management</i></p> <p>BCA DTS Provisions</p> <p>Provision D1.4: Exit travel distances</p> <p>Provision D1.5: Distance between alternative exits</p> <p>Provision E2.2: Smoke hazard management – General requirements</p> <p>Performance Requirements</p> <p>DP4 & EP2.2</p>	<p>Relevant BCA DTS Provisions</p> <p><u>Provision D1.4</u>: travel distances to the nearest exit must not exceed 40 metres.</p> <p><u>Provision D1.5</u>: travel distances between alternative exits must not exceed 60 metres.</p> <p><u>Provision E2.2 (Table E2.2a)</u>: requires a large-isolated building be provided with an automatic smoke exhaust system with extraction rates as detailed in BCA Specification E2.2b and smoke zones no greater than 2,000 m².</p> <p>DtS Variation</p> <p>The following non-compliances exist within the subject buildings:</p> <ul style="list-style-type: none"> • Travel distances extend up to 60 m to the nearest exit and 120 m between alternative exits within warehouse 2C-1. • Travel distances extend up to 65 m to the nearest exit and 130 m between alternative exits within warehouse 2C-2. • Travel distances extend up to 60 m to the nearest exit and 120 m between alternative exits between warehouse 2D. • A manual smoke clearance system is to be provided in lieu of an automatic smoke exhaust system in each warehouse tenancy. <p>Performance Solution</p> <p>The Performance Solution relies upon the large volume of each warehouse enclosure to provide a large smoke reservoir, and hence a longer time is available to permit occupant egress before the smoke descends.</p>
<p><i>Hydrants Under Awnings & Radiant Heat Shield Protection</i></p> <p>BCA DTS Provisions</p> <p>Provision E1.3: Fire hydrants</p> <p>Performance Requirements</p> <p>EP1.3</p>	<p>Relevant BCA DTS Provisions</p> <p><u>Provision E1.3</u>: requires that a fire hydrant system is provided and installed in accordance with AS2419.1, which in turn requires internal hydrant to achieve coverage from a single hose length.</p> <p>Furthermore, AS2419.1 requires that external hydrants located within 10 m of a building served must be provided with a 90/90/90 FRL radiant heat shield 3 m above and 2 m either side of hydrant connection points.</p> <p>DtS Variation</p> <p>Hydrants located beneath warehouse awnings shall be treated as external hydrants, thereby allowing two hose lengths for coverage.</p> <p>External hydrants shall not be provided with radiant heat shielding.</p> <p>Performance Solution</p> <p>The hydrants located beneath the awnings are to have all the requirements of an external hydrant per AS2419.1:2005, except that they are located under the building footprint and are not provided with 90/90/90 FRL heat shields on the basis that the buildings, including the awnings, are fully sprinkler protected.</p> <p>Fall-back hydrants are to be provided on the hardstand to provide coverage under the awnings.</p>
<p><i>Sprinkler Booster Location</i></p> <p>BCA DTS Provisions</p> <p>Provision E1.5: Sprinklers</p>	<p>Relevant BCA DTS Provisions</p> <p><u>Provision E1.5</u>: A sprinkler system must comply with Specification E1.5 and hence AS2118.1:2017.</p> <p>DtS Variation</p> <p>The proposed location of the sprinkler booster assembly equipped to Lot 2A and Lot 2D presents a technical non-compliance with AS2118.1:2017 under Clause 4.14 entitled “fire brigade booster assembly”.</p> <p>Performance Solution</p> <p>The sprinkler system is to meet all the requirements of AS2118.1:2017, except that the location of the sprinkler booster shall not conform explicitly with the requirements</p>

BCA DTS PROVISIONS	DETAILS OF PERFORMANCE BASED SOLUTION
Performance Requirements EP1.4	of Clause 4.14.1. Fire brigade access to the sprinkler booster shall not hindered as dedicated hardstands are provided, commensurate with FRNSW requirements.

8 PROPOSED FIRE SAFETY STRATEGY

8.1 OVERVIEW



The FSS outlined below has been proposed to satisfy the fire and life safety objectives specified for this project by the relevant stakeholders. In addition, the FSS is required to adequately address the specific fire and life safety hazards identified for the proposed development, and as such have been generally derived from the preventative and protective measures outlined within the BCA, and fire engineering literature and research. Where items of non-compliance have not been identified by the design team in the concept design phase, it is expected that those items will be DtS solutions.

This section provides guidance for the design and application of fire safety measures. It highlights specific design considerations for a range of fire safety measures that will undergo analysis as part of the FER to ascertain whether the relevant Performance Requirements of the BCA are satisfied. Design guidance (general informative details and specific requirements) for a range of specific fire safety measures is provided. This list is not exhaustive and the use of other fire safety measures including new technologies will require additional review.

8.2 PASSIVE FIRE PROTECTION

8.2.1 Type of Construction Required

Warehouse 2A:

Due to the presence of a mezzanine platform with an AFFL that is greater than 6 m from the roof of the building, Warehouse 2A is prescriptively required to be built in accordance with the BCA DtS Provisions for Type B construction, with the following exceptions:

- A Performance Solution is proposed to permit the loadbearing columns serving the mezzanine platforms to achieve no fire-resistance level.
 - The mezzanine structures are to be designed with consideration of preventing disproportionate collapse in the event of the failure of a supporting element.
 - The mezzanine structures are to be structurally independent of the main warehouse structure.
- A Performance Solution is proposed to rationalise the loadbearing columns within the offices, to achieve an FRL of 120/--/-- in lieu of 240/--/--.

Warehouses 2C & 2D:

The subject buildings shall be constructed in accordance with the BCA DtS provisions for Type C fire-resisting construction, as large-isolated buildings.

The warehouses shall be constructed as a steel portal frame structure with dado panel walls and a metal sheet roof with internal steel columns. The concrete dado panels shall extend up to 2.3 m above ground level.

- This is with exception of the dado panels equipped to northern external wall of Warehouse 2D which shall extend to full height and achieve an FRL of 240/240/240 (in both directions), subject to FRNSW approval.

8.2.2 Combustibility of External Wall

Warehouses 2C & 2D require Type C construction, and as such there is no prescriptive requirement for materials in the external wall build-up to be non-combustible. However, given the global scrutiny on combustible façade materials, it is recommended to specify non-combustible cladding materials.

Warehouse 2A requires Type B construction. As such, the external walls including all components incorporated in them must be non-combustible as per the BCA.

8.3 VEHICULAR PERIMETER ACCESS

The subject warehouse buildings are considered to be large-isolated buildings. As such, a perimeter vehicular access pathway should be provided to each and shall be designed and constructed with an all-weather surface capable of supporting all FRNSW appliances in accordance with BCA Provision C2.4 and the FRNSW Fire Safety Guideline '*Access for Emergency Vehicles And Emergency Service Personnel*', available at <http://www.fire.nsw.gov.au>, with the following exceptions permitted:

- The vehicular access path serving Lot 2A is seen to be up 40 m away from the external wall of the building along the northern side where the 30 m-wide awning is present.
- The vehicular access path serving Lot 2A requires travel briefly under the awning in the north-western corner.
- The vehicular access path serving Lot 2C is seen to be up to 34 m away from the external wall of the building along the north-western perimeter where the carpark is present.
- The vehicular access path serving Lot 2C and Lot 2D is not continuous and does not provide access to the northern perimeter of Warehouse 2D.

These non-compliant locations are depicted in Figure 8-1 and Figure 8-2. To facilitate the perimeter access non-conformances, the following measures should be provided as part of the Performance Solution:

- The load-bearing capacity and vehicle swept path of the indicated vehicular access paths and carparks must be compatible with fire brigade vehicle requirements, and allow for travel in a forward motion.
- Vehicular turning circles shall be provided where the access path is discontinuous, as shown in Figure 8-2. It should be noted that the turning circle provided adjacent Lot 2D is to accommodate the movement of FRNSW aerial appliances in a forward motion.
- A full-height precast wall achieving an FRL of 240/240/240 in both directions is to be provided to Warehouse 2D along the northern wall, as depicted in Figure 8-2, in order to address the lack of perimeter access along this side. This is subject to FRNSW consultation and acceptance.
- All gates, security fencing, and boom gates should be readily openable by the fire authorities. This can be achieved through one, or a combination of, the following [9]:
 - Any vehicle access gate that is required to be locked should be secured with a non-hardened metal chain and lock.
 - All locks fitted to vehicle access gates and security devices are to be keyed alike, and a copy of the key deposited with the two nearest FRNSW fire brigade stations or kept with the site security if 24/7 security is provided for the site.
 - Any electrically operated vehicle access gate or security device should incorporate either mechanical override, fail-safe open mode, or activated by site security so that fire appliances can access the site in the event of fire.

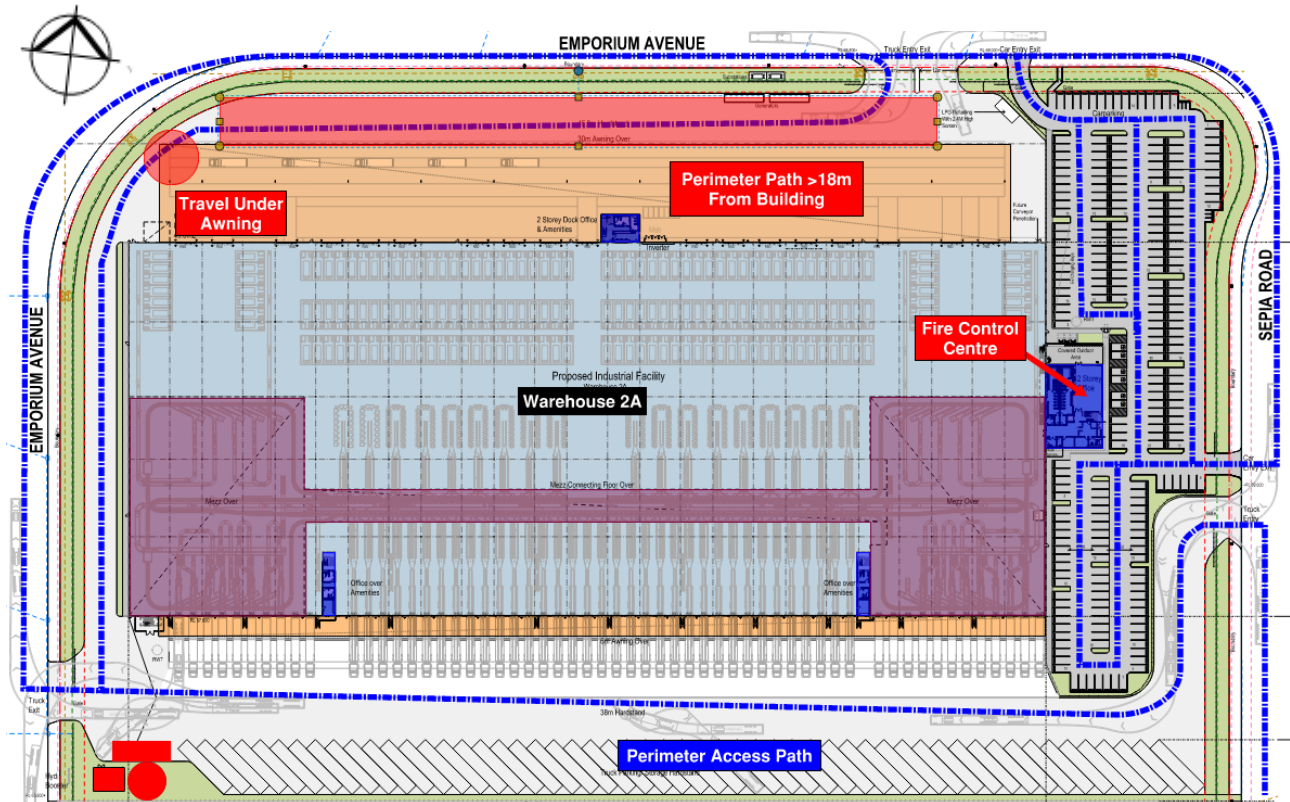


Figure 8-1 Non-Compliant Perimeter Access Path – Lot 2A

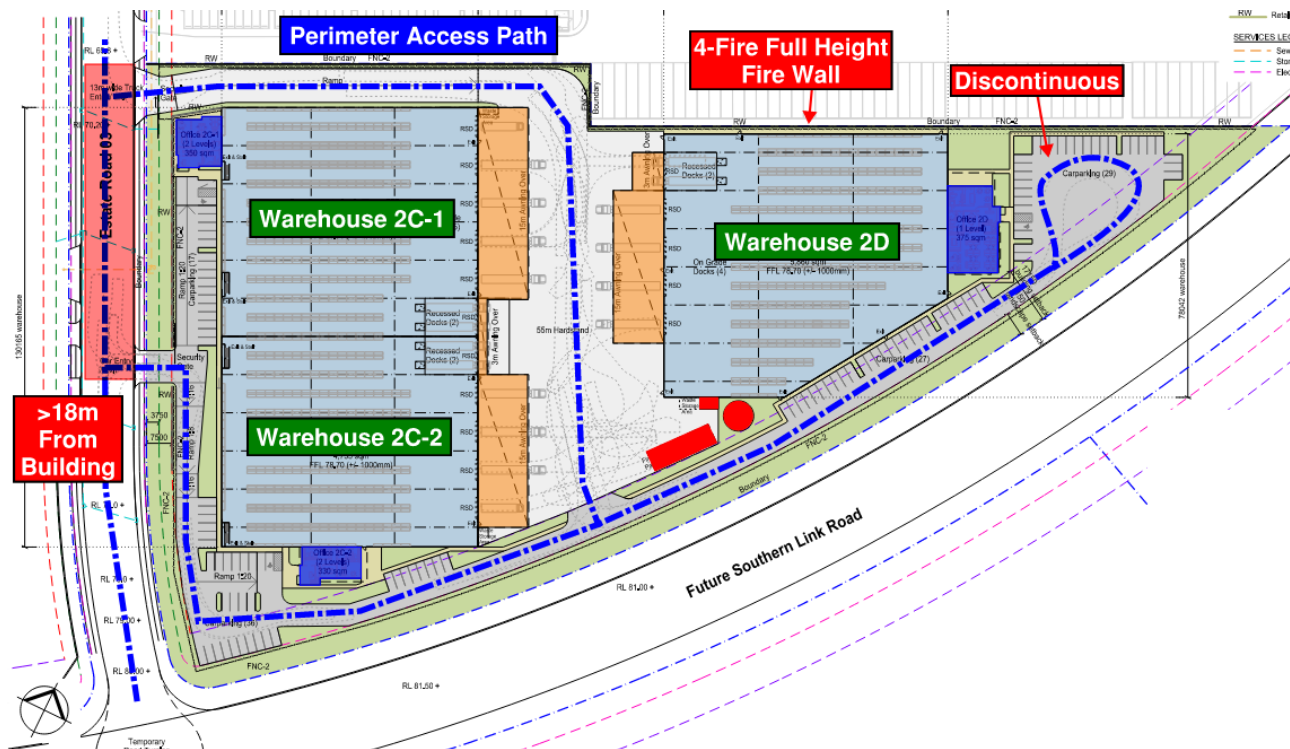


Figure 8-2 Non-Compliant Perimeter Access Path – Lot 2C and Lot 2D

8.4 EGRESS PROVISIONS

8.4.1 Evacuation Strategy

Activation of any sprinkler heads or detectors should initiate the evacuation of all areas of the respective building. Dedicated fire wardens from the warehouse and office areas of the affected building should ensure that all clients, visitors, and staff are promptly evacuated.

8.4.2 Travel Distances

In each of the subject buildings included within this report, the travel distances to the nearest exit and between alternative exits as specified by the relevant BCA DtS requirements (i.e. 40 m to the nearest and 60 m between alternative) are exceeded. The non-compliances are presented below and illustrated in Figure 8-3, Figure 8-4 and Figure 8-5, and shall be addressed through a Performance Solution using CFD modelling.

Warehouse 2A:

- On ground level in the warehouse, travel distances may extend up to 95 m to the nearest exit and 195 m between alternative exits.
- On mezzanine platforms, travel distances may extend up to 70 m to the nearest exit and 135 m between alternative exits.
- Total travel distances off the mezzanine platforms to a final exit via non-fire-isolated stairs is permitted up to 95 m (which is expected to be achieved by the provision of up-and-over walkways around conveyors at the most extreme corners of the two mezzanine platforms; and the ground level exit doors provided adjacent to the discharge of each of the non-fire-isolated stairs).
- *Note: FRNSW's internal policy permits a maximum of 100 m of travel within a building, noting that this stance is not subject to flexibility. FRNSW has also clarified that this restriction extends to all areas of the building which may be accessible, and therefore also includes areas which are designated as being "plant / maintenance" areas. Consultation with the design team to clarify the extent of travel distances is essential prior to consultation with FRNSW and submission of the FEBQ to minimise approval risk during this stage.*

These non-conformances shall be addressed through a Performance Solution that demonstrates that occupants have sufficient time to evacuate from the warehouse and the mezzanine platforms due to the volume of the compartment and the available smoke hazard management systems. The consideration of the northern awning as a place of safety is also relied upon in the Performance Solution.

Where instances of reduces egress width are present, the PCA is to make the determination as to whether these areas are considered to be "maintenance-only". A Performance Solution is anticipated to be possible for those instances that are considered otherwise, and would be reliant upon the regular use and familiarity by personnel.

Warehouses 2C & 2D:

- Within Lot 2C-1, travel distances may extend up to 60 m to the nearest exit and 120 m between alternative exits in the warehouse area.
- Within Lot 2C-2, travel distances may extend up to 65 m to the nearest exit and 130 m between alternative exits in the warehouse area.
- Within Lot 2D, travel distances may extend up to 60 m to the nearest exit and 120 m between alternative exits in the warehouse area.

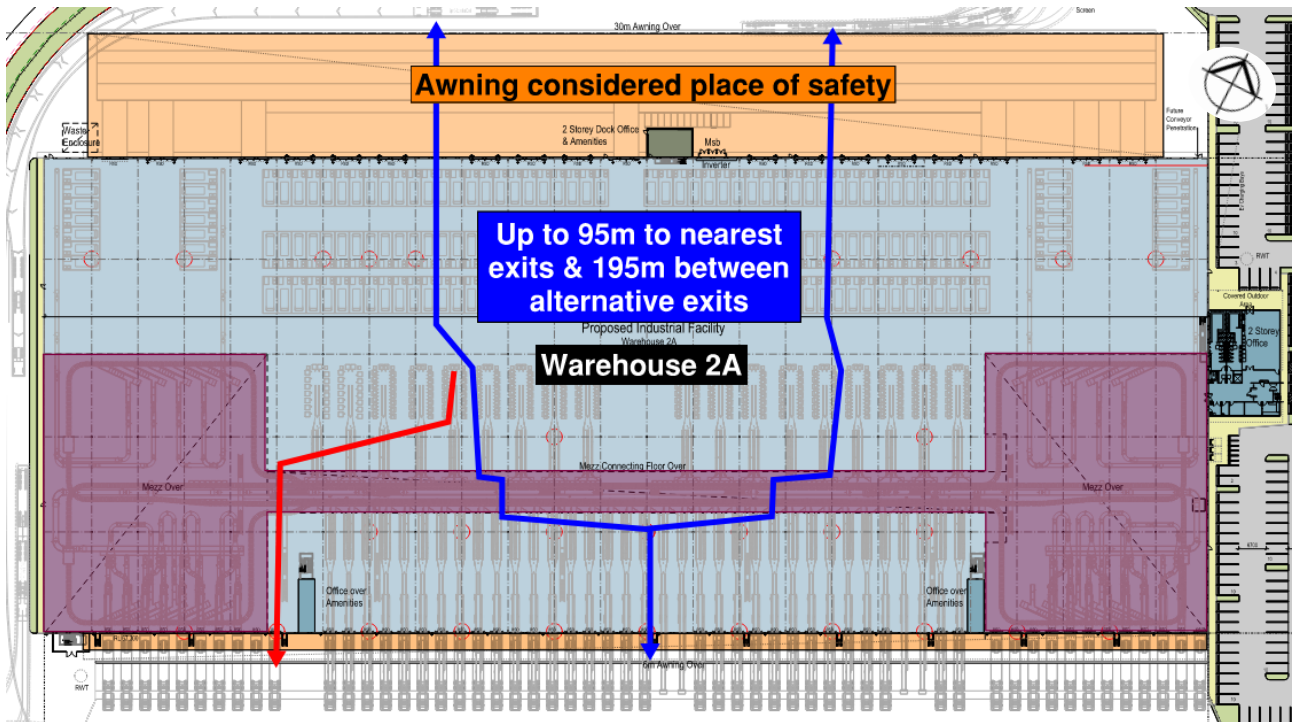


Figure 8-3: DtS Non-Compliant Travel Distances within Lot 2A – Ground Floor

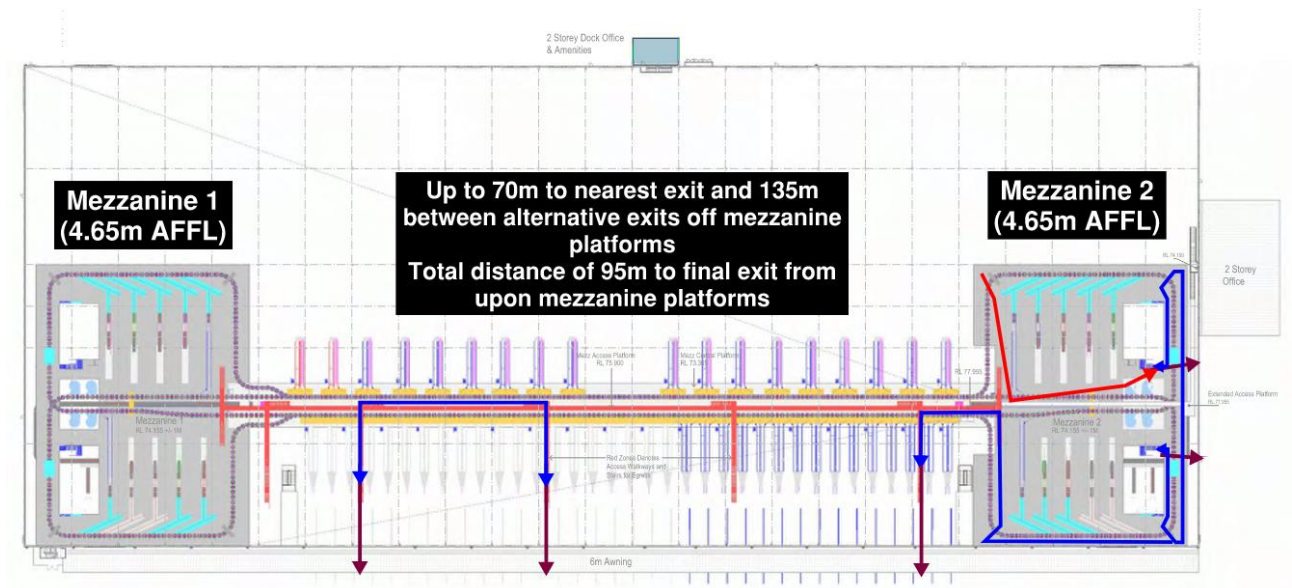


Figure 8-4: DtS Non-Compliant Travel Distances within Lot 2A – Mezzanines

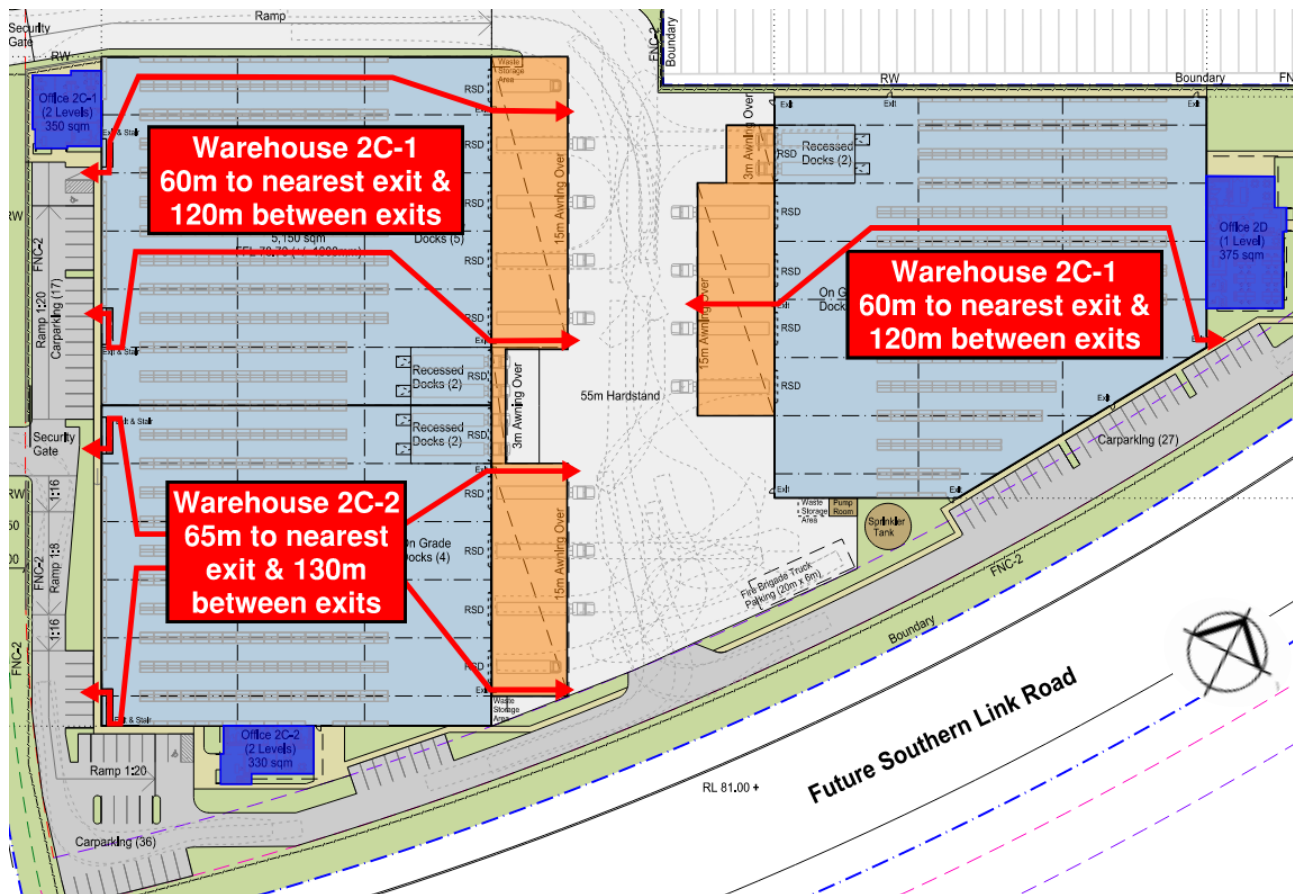


Figure 8-5: DtS Non-Compliant Travel Distances within Lot 2C and Lot 2D

8.4.3 Door Hardware, Operation and Mechanisms

All exit doors and doors in a path of travel to an exit are required to be DtS compliant throughout the building. This includes the swing of doors, the applied latching and locking mechanisms and the force required on mechanism used to open sliding doors.

8.5 FIRE FIGHTING EQUIPMENT

8.5.1 Fire Hydrants

The subject buildings are proposed to be provided with a fire hydrant system, with Lot 2A having a dedicated fire hydrant system, and coverage to Lots 2C & 2D being provided by a single fire hydrant system with shared infrastructure. These systems shall be in accordance with BCA Provision E1.3 and AS2419.1:2005, with the following specifications

- As far as possible, each hydrant system should consist of external hydrants, however internal hydrants shall be necessary to achieve coverage of Warehouse 2A.
- The internal fire hydrants fitted within Warehouse 2A shall achieve floor coverage in accordance with the requirements of AS2419.1, and therefore such hydrants should be located to allow progressive movement of firefighters towards the central parts of the building, per the request of FRNSW.
 - When working from an external hydrant, the next additional hydrant should be located into the building not more than 50 m from the external hydrant.
 - When working from an internal hydrant (either from within a fire isolated exit or passageway, within 4 m of an exit or another additional hydrant), the next additional hydrant should be located not more than 25 m from that hydrant.¹

¹ 25 m and 50 m distances have been recommended by FRNSW to make allowance for shorter-than-standard hoses (repairs etc.) and unknown variables in the building layout and fixtures etc.

- An external hydrant should be provided adjacent to or within proximity of each external entry/exit point around the building.
- All points on the floor shall be within 100 m of an external hydrant, as per FRNSW recommendation.
 - Detailed hydraulic coordination with the proposed fit-out is required to ensure FRNSW's policy is adhered to for Warehouse 2A.
 - Pending confirmation of the final fit-out within Warehouse Lots 2C and 2D, it is expected that the hydrant design is readily able to satisfy this requirement.
- A Performance Solution is proposed to omit radiant heat shield protection to external hydrants (including those under awnings), on the basis of the concession provided with AS2419.1:2017.
- Hydrants located beneath warehouse awnings can be considered external for coverage purposes, by way of a Performance Solution.
 - In this case, coverage of the area beneath the awning must be provided by compliant external hydrants i.e. additional fallback hydrants.
 - The hydrants under the awning must be designed with all requirements of external hydrants, other than that radiant heat shields are not required.
- The hydrant systems must incorporate a ring main with isolation valves that are external to the building and numbered with the corresponding numbers indicated on the block plan at the booster assembly.
- All hose connections in the system are to be fitted in accordance with FRNSW Technical information sheet – FRNSW compatible hose connections (available at firesafety.fire.nsw.gov.au). These couplings should be tested as part of the system when the commissioning tests are undertaken.
- In each instance hydrant booster assembly is proposed to be located at the entrance to the site, within sight of the main building entry.

8.5.2 Fire Hose Reels

Fire hose reels shall be provided throughout all buildings in accordance with Provision E1.4 of the BCA and AS2441:2005.

All points on the floor should be within reach of a 4 m hose stream issuing from a nozzle at the end of the hose laid on the floor with a hose length not exceeding 36 m (i.e. a maximum of 40 m from the hydrant location).

However, should it be desired, it is possible to present a Performance Solution to enable the installation of 50 m fire hose reels – generally to enable hose reels located around the perimeter of each building only, or to limit the installation of hose reels in cold stores. Additional requirements to permit the use of 50 m hose reels are as follows:

- 50 m fire hose reels must be tested and certified to AS/NZS1221.
- The pressure and flow at the nozzle of the 50 m hose reel is to achieve compliance with the pressure and flow requirements of AS2441.1-2005.
- Coverage is to be achieved with no more than two bends in the hose.
- Staff training in the use of the 50 m length fire hose reels is to occur at least every 12 months to maintain occupant familiarity with the increased weight and length of the extended hose reels.

8.5.3 Fire Sprinkler System

A dedicated sprinkler system is to be provided to serve the buildings of Lots 2A, 2C and 2D, in accordance with the relevant regulatory requirements.

- In the offices and beneath the warehouse awnings the system shall comply with BCA Specification E1.5 and AS2118.1:2017. If awning areas are proposed to be used for rack storage, the ESFR system will need to be extended to the awnings.
 - The northern awning of Warehouse 2A is proposed to accommodate the staging, loading and movement of tenant vehicles and their associated ULDs (unit load devices). As such, the ESFR system shall be extended to serve this awning.
- In the warehouses, a storage mode system shall be provided in accordance with BCA Specification E1.5 and AS2118.1:2017. Sprinkler activation temperature must be no greater than 101°C and have a Response Time Index (RTI) of less than 50 m^{1/2}s^{1/2} (i.e. fast response type).
 - Fast-response sprinkler heads shall be provided to the underside of the mezzanine platforms within Warehouse 2A, with an activation temperature no greater than 68°C and a Response Time Index (RTI) of less than 50 m^{1/2}s^{1/2} (i.e. fast response type).

Upon sprinkler activation the building occupant warning alarm shall be initiated throughout the building and the direct brigade notification activated.

A Performance Solution is proposed to assess the location of each sprinkler booster (i.e. does not conform explicitly with the requirements of Clause 4.14.1), based on previous FRNSW precedent of approval. This is on the basis of:

- The fire sprinkler boosters and the dedicated hardstands for fire brigade appliances being located as depicted within Figure 5-1 and Figure 5-2. As per FRNSW's Guideline for Emergency Vehicle Access [9], each hardstand should be designed to be 18 m long by 6 m wide, whilst allowing other fire brigade appliances to pass. The hardstand area serving a suction-connection outlet is to be positioned at an angle not greater than 45° from the outlet's longitudinal direction.
- The fixed suction criteria being met, as set out in Clause 4.4 of AS2419.1:2017.

8.5.4 Portable Fire Extinguishers

Portable fire extinguishers are to be provided throughout the building in accordance with Table E1.6 of the BCA and selected, located, and distributed in accordance with AS2444:2001.

8.5.5 Control & Indicating Facilities

The following control and indicating facilities shall be provided across the development, as highlighted within both Figure 5-1 and Figure 5-2:

- A Main FIP within the Fire Control Centre is to be provided within the main office of Warehouse 2A
- A Main FIP is to be provided in the main office of Warehouse 2C-1.
- Sub-FIP units shall be provided within the offices of Warehouses 2C-2 and 2D.

The FIP's shall be installed in accordance with BCA Specification E2.2a and AS1670.1:2018 and have the following capabilities:

- The Main FIP (or Sub-FIP as appropriate) must be capable of isolating, resetting, and determining the fire location within that respective tenancy.
- Red strobes shall be installed at the entry door to the Main FIP and Sub-FIPs to alert arriving fire brigade of the fire alarm origin and FIP location.
- Smoke clearance fan controls shall be provided at the Main FIP or Sub-FIP as appropriate, and shall include clear signalling of the operational status of the fans.

8.6 SMOKE HAZARD MANAGEMENT

8.6.1 Smoke Detection System

Warehouse 2A:

An automatic smoke detection system in accordance with AS1670.1 must be provided within Warehouse 2A to activate the automatic smoke exhaust system and occupant warning for the building. The following design requirements are expected, and should be reviewed and confirmed through detailed fire engineering analysis.

- Note: the potential for a multi-point aspirating detection system may be necessary to assist in addressing the risk of smouldering fires. Should this be deemed necessary via consultation with FRNSW, the extent of this aspirating detection system is to be confirmed pending the final mezzanine configuration.
- Detectors at roof level detectors shall be spaced in accordance with DtS Specification E2.2b Clause 8 and Specification E2.2a Clause 6.
- Detectors to the underside of mezzanine platforms shall be spaced no greater than 20 m apart.
- Detector activation within the warehouse shall also initiate the automatic smoke exhaust and the occupant warning system. An alarm verification time can be allowed for, following detailed CFD analysis.
- In the event of travel distances in excess of the DtS Provisions being present in the building offices, detection will likely be required throughout the affected office in accordance with AS1670.1:2018.

Warehouses 2C & 2D:

Due to the extended travel distances addressed within this report, smoke detection systems may need to be provided within Warehouses 2C-1, 2C-2 and 2D to offset the extended travel distances by enabling earlier occupant notification of a fire event, to be determined following detailed CFD modelling and analysis.

- Based on the current provision of exits, a smoke detection system is unlikely to be required throughout the Warehouse 2C tenancies, although confirmation is subject to CFD modelling and analysis.

- Due to the limited building footprint and enclosure volume of Warehouse 2D, and the presence of extended travel distance, it may be necessary to provide a smoke detection system to achieve safe evacuation.
- In the event of future subdivisions of the warehouse buildings into smaller tenancies, there might arise a need for smoke detection due to the reduced smoke reservoir volumes.
- In the event of travel distances in excess of the DtS Provisions being present in the building offices, detection will likely be required throughout each affected office in accordance with AS1670.1:2018.

8.6.2 Automatic Smoke Exhaust System

Warehouse 2A:

Warehouse 2A exceeds the 18,000 m² and 108,000 m³ limit and is therefore required to be provided with an automatic smoke exhaust system, designed to achieve the following minimum requirements:

- Operation of this exhaust system is to be initiated by smoke detection or sprinkler operation.
- System capacity must be capable of an exhaust rate equal to one enclosure air change per hour.
- Adequate make-up air should be provided at low level to facilitate the clearance system's designed operational capacity, whilst ensuring the inlet velocity does not exceed 2.5 m/s. The make-up air should be provided at a low level by:
 - Permanently open natural ventilation louvers; and/or
 - Perforated roller shutters; and/or
 - Mechanically operated louvers that open upon activation of the fans. All motors and cables to automatic louvers, vents or supply fans must be fire rated to operate at 200°C for a period of 60 minutes.
- On/auto/off switches shall be located at the FCC.
- The exhaust and make-up air location and operation must be indicated on a mechanical block plan provided at the relevant indicator panel.
- Fire rated fans and fire rated cabling should be designed to operate at 200°C for a period no less than 60 minutes.
- The fans shall be served by essential power.
- It is recommended that multiple fans be provided and be evenly distributed to otherwise comply with the requirements of Specification E2.2b Clause 5 of the BCA.

8.6.3 Manual Smoke Clearance System

Warehouse 2C:

Warehouses 2C exceeds the 18,000 m² and 108,000 m³ limit and the tenancies are therefore required to be provided with automatic smoke exhaust systems. However in lieu of this requirement, these tenancies shall instead be provided with a manually operated smoke clearance system which shall be designed to achieve the following minimum requirements:

- System capacity must be capable of an exhaust rate equal to one enclosure air change per hour.
- Adequate make-up air should be provided at low level to facilitate the clearance system's designed operational capacity, whilst ensuring the inlet velocity does not exceed 2.5 m/s. The make-up air should be provided at a low level by:
 - Permanently open natural ventilation louvers; and/or
 - Perforated roller shutters; and/or
 - Mechanically operated louvers that open upon activation of the fans. All motors and cables to automatic louvers, vents or supply fans must be fire rated to operate at 200°C for a period of 60 minutes.
- Control switches (on/auto/off) shall be located at the indicator panel that serves the relevant tenancy.
 - Signage adjacent the controls shall state "MANUAL SMOKE CLEARANCE FAN CONROLS".
- The exhaust and make-up air location and operation must be indicated on a mechanical block plan provided at the relevant indicator panel.
- Fire rated fans and fire rated cabling should be designed to operate at 200°C for a period no less than 60 minutes.
- The fans shall be served by essential power.
 - Should it be proposed to locate the main switchboard internally, the DtS Provisions and fire engineering assessment do not rely on the main switchboard to be fire-rated as it does not sustain emergency equipment operating in the emergency mode (for the reason that manual clearance fans are for post

incident clear-up). However, it must be noted that FRNSW are currently reviewing their recommendations in this area and therefore if the design is progressed without a fire rated enclosure, this represents an FRNSW approval risk.

- It is recommended that multiple fans be provided and be evenly distributed to otherwise comply with the requirements of Specification E2.2b Clause 5 of the BCA.

Warehouse 2D:

Warehouse 2D does not prescriptively require a smoke clearance system as it falls under the 18,000 m² and 108,000 m³ limit and is instead provided with perimeter vehicular access and a sprinkler system complying with Specification E1.5 to fulfill the smoke hazard management requirements of Table E2.2a of Provision E2.2

8.6.4 Building Occupant Warning System

A building occupant warning system should be provided throughout all parts of each building. The system should be in accordance with the prescriptive requirements of Specification E1.5 and Clause 7 of Specification E2.2a and AS1670.1:2018.

- The occupant warning alarm should be sounded throughout all areas of the affected building upon activation of the smoke detection or sprinkler systems.
- The tenant request for a 180 s delay after fire detection is noted that the tenant within Warehouse 2A

8.7 VISIBILITY IN AN EMERGENCY

Emergency lighting and exit signage is to be provided throughout the building in accordance with BCA DtS Part E4 and AS2293.1:2018.

However, it is anticipated that the directional signage at the end of the racking aisles and above block storage areas can be installed at a height greater than 2.7 m. Should a Performance Solution be desired, it shall be on the basis of the following:

- Exit signs and directional signs shall be “Jumbo size” to increase the visibility to occupants.
- The final height and location of the directional exit signs shall be determined through the fire engineering analysis, to be no greater than 4.5 m AFFL.

8.8 BUILDING MANAGEMENT PROCEDURES

The ongoing management of the building is as important in maintaining a high level of life safety as the provisions recommended during the design phase of the building.

8.8.1 Maintenance of Fire Safety Equipment

The fire safety systems should be tested and maintained in accordance with Australian Standard AS1851 or other relevant testing regulatory.

The smoke clearance system should be tested in accordance with the AS1851 requirements for an automatic smoke clearance system as applicable.

8.8.2 Evacuation Plan

An emergency management plan should be developed for the site in accordance with AS3745:2010.

9 NOMENCLATURE

ACRONYM	EXPANSION
ABCB	Australian Building Codes Board
AFSS	Annual Fire Safety Statement
BCA	Building Code of Australia
CFD	Computational Fluid Dynamics
DtS	Deemed-to-Satisfy
EPA	Environmental Protection Authority
FCC	Fire Control Centre
FEBQ	Fire Engineering Design Brief
FER	Fire Engineering Report
FIP	Fire Indicator Panel
FRL	Fire Resistance Level
FRNSW	Fire Rescue NSW
FSS	Fire Safety Strategy
IFEG	International Fire Engineering Guidelines
NCC	National Construction Code
NFPA	National Fire Protection Association
OHS	Occupational Health and Safety
RTI	Response Time Index

10 REFERENCES

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