STEVE WATSON
& PARTNERS

CFC – 13 Percy Street, Auburn

BCA Assessment Report

Report 2020/1889 R1.0

Prepared for Fabcot Pty Ltd
22nd September 2020

Steve Watson and Partners Pty Ltd

SYDNEY	Level 17, 456 Kent Street, Sydney NSW 2000 | Phone +61 2 9283 6555 | Fax +61 2 9283 8500
MELBOURNE	Level 8, 350 Queen Street MELBOURNE, Victoria 3000 | Phone: +61 3 9380 5552 | Fax: +61 3 9380 5558
BRISBANE	Level 4, 276 Edward Street BRISBANE, QLD 4000 | +61 7 3088 2333 | Fax: +61 7 3088 2444
CANBERRA	Suite 8, 14 Lonsdale Street, Braddon ACT 2612 | +61 2 6100 6606 | Fax: +61 2 6100 6609

info@swpartners.com.au www.swpartners.com.au
ABN 33 600 478 402
Principal Certifying Authority - Steve Watson & Partners

Project Contacts

Client:	Fabcot Pty Ltd
Architect:	Nettleton Tribe

SWP Quality System

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Revision History

Rev No	Date	Revision Details	Author	Verifier
R1.0	22.09.20	Preliminary Certification Audit	Joshua Hawke	Nick Hontas

Disclaimer:
This report is based on a desktop audit of preliminary DA documentation only.
Details contained in the report address issues of significance to broad BCA compliance relevant to this stage of design resolution.
This report is based on a review of the DA design documentation only. It represents a compliance report for "documentation to this point in time" and will be subject to amendment and further detailed assessment at the Construction Certificate stage.

Introduction

An assessment of the proposed design of the 13 Percy Street, Auburn has been undertaken against the Deemed-to-Satisfy (DtS) provisions of the relevant sections of the Building Code of Australia 2019 (Amendment 1) and the applicable Building Regulations.

Summary of BCA Parameters

Building Use:	Industrial (Office, Carpark and Warehouse)
Class of Occupancy:	Class 5, 7a and 7b
Type of Construction required:	Type B (large-isolated)
Rise in Storeys:	3
Effective Height:	Approx. 6m

Description of Proposal

The proposal comprises the construction and use of a circa 20,000m^2 3 storey industrial warehouse development including entry/exit driveways, landscaping, parking spaces for 259 vehicles, external signage and ancillary use offices for Woolworths staff. Vehicular access will be provided from Percy Street which is located at the northern end of the property.

Assessment

Steve Watson and Partners have undertaken a review of the proposed design that will form part of the application to Cumberland City Council. We confirm the design as shown on the drawings referenced below are capable of achieving compliance with the BCA and the Disability (Access to Premises – Buildings) Standards 2010.

Further detailed regulatory reviews will need to be progressively undertaken as the design develops to ensure compliance is achieved, in particular Section J and Access. Compliance is proposed to be achieved by satisfying the relevant DtS provisions and/or JV3 Assessment undertaken by qualified consultant(s).

Other aspects of the design are proposed to be addressed by way of Performance Solutions to meet the relevant Performance Requirements of the BCA. A detailed review at Construction Certificate stage will need to be undertaken to confirm however, it is anticipated the following compliances issues will need to be addressed via a Performance Solution through the projects fire engineer include:

- Fire rating of building elements (incl. combustibility of external signage and external walls)
- Perimeter vehicular access
- Extended travel distances
- Aggregate egress width
- Accessibility throughout the warehouse and mezzanine areas
- Fire hydrant and sprinkler systems (incl. pump room locations, associated infrastructure and type of system having regard to nature of the foods stored and temperatures expected within facility)
- Length of fire hose reels
- Smoke hazard management
- Design and operation of exit signs

Referenced Drawings

The following documentation issued by Nettleton Tribe was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
DA000	Cover page	-	-	Nettleton Tribe
DA001	Site plan	P1	18.09.20	Nettleton Tribe
DA002	Demolition plan	P1	18.09.20	Nettleton Tribe
DA011	Ground floor plan	P1	18.09.20	Nettleton Tribe
DA012	Office L1, carpark and WH mezz floor plan	P1	18.09.20	Nettleton Tribe
DA013	Roof plan	P1	18.09.20	Nettleton Tribe
DA015	Office floor plans	P1	18.09.20	Nettleton Tribe
DA021	Elevations – sheet 1	P2	18.09.20	Nettleton Tribe
DA022	Elevations – sheet 2	P1	15.09.20	Nettleton Tribe
DA025	Signage elevations	P1	18.09.20	Nettleton Tribe
DA031	Sections	P1	18.09.20	Nettleton Tribe
DA091	Perspectives	P1	18.09.20	Nettleton Tribe

Fire Rating Requirements – Type B Construction

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	- / - / -	- / - / -	- / - / -	- / - / -

Statutory Fire Safety Measures

Measure	Standard of Performance
Automatic Fail Safe Devices	Scheduled devices release upon trip of smoke detection and/or sprinkler activation in accordance with BCA 2019 Amendment 1 Clause D2.21.
Automatic Fire Detection And Alarm System *(Smoke Detection System To Activate Smoke Exhaust System)*	BCA 2019 Amendment 1 Clause 5 of Specification E2.2a and AS 1670.1 – 2018
Automatic Fire Suppression Systems *(Sprinklers)*	BCA 2019 Amendment 1 Specification E1.5 and AS 2118.1 – 2017
Building Occupant Warning System	BCA 2019 Amendment 1 Clause 7 of Specification E2.2a and AS 1670.1 – 2018
Emergency Lighting	BCA 2019 Amendment 1 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2018
Exit Signs	BCA 2019 Amendment 1 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2018
Fire Alarm Monitoring System	BCA 2019 Amendment 1 Clause 8 of Specification E2.2a and AS 1670.3 – 2018
Fire Control Centre / Room	BCA 2019 Amendment 1 Specification E1.8
Fire Dampers	BCA 2019 Amendment 1 Clause C3.15 and AS 1668.1 – 2015
Fire Doors	BCA 2019 Amendment 1 Specification C3.4 and AS/NZS 1905.1 – 2015
Fire Hydrants Systems	BCA 2019 Amendment 1 Clause E1.3 and AS 2419.1 – 2005
Fire Seals Protecting Opening In Fire Resisting Components Of The Building	BCA 2019 Amendment 1 Clause C3.15, Specification C3.15, AS 1530.4 – 2014, AS 4072.1 – 2005 and installed in accordance with the tested prototype.
Hose Reel System	BCA 2019 Amendment 1 Clause E1.4 and AS 2441 – 2005
Mechanical Air Handling System *(Automatic Shut Down Of Air-Handling System)*	BCA 2019 Amendment 1 Clause E2.2 and AS 1668.1 – 2015
Mechanical Air Handling System *(Carpark Mechanical Ventilation System)*	BCA 2019 Amendment 1 Table E2.2a, Clause 5.5 of AS/NZ 1668.1 – 2015 and fans with metal blades suitable for operation at normal temperature may be used and the electrical power and control cabling need not be fire rated
Mechanical Air Handling System *(Automatic Smoke Exhaust System)*	BCA 2019 Amendment 1 Specification E2.2b
Perimeter Vehicle Access For Emergency Vehicles	BCA 2019 Amendment 1 Clause C2.4
Portable Fire Extinguishers	BCA 2019 Amendment 1 Clause E1.6 and AS 2444 – 2001
Warning And Operational Signs	BCA 2019 Amendment 1 Clauses E3.3

NOTE: Fire safety schedule may need to be amended subject to the inclusion of a fire engineered performance solution.

STEVE WATSON
& PARTNERS

BUILDING CODE CONSULTANTS
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