STEVE WATSON
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FP3 – 250 Victoria Road, Wetherill Park

BCA Assessment Report

Report 2020/1249 R1.1

Prepared for Fabcot Pty Ltd

14th July 2021

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SWP Quality System

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Revision History

Rev No	Date	Revision Details	Author	Verifier
R1.0	13.05.20	Preliminary Certification Audit	Nick Hontas	Steve Watson
R1.1	14.07.21	Preliminary Certification Audit – Revised Design	Steven Vukman	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 250 Victoria Road, Wetherill Park 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 A (large-isolated)
Rise in Storeys:	5
Effective Height:	Approx. 21.64m

Description of Proposal

The proposal comprises the construction of a multi storey warehouse development with 2 storeys of storage, basement truck and car parking, associated entry/exit driveways, landscaping, hardstand, external signage, and ancillary use offices for Woolworths staff.

Assessment

Steve Watson and Partners have undertaken a review of the proposed design that will form part of the Development Application. 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
- Protection of openings in external walls
- Extended travel distances and travel via non-fire isolated stairways
- Accessibility throughout the warehouse and mezzanine areas
- Fire hydrant and sprinkler systems (incl. pump room locations, associated infrastructure, booster locations, 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. Exit signs located above 2700mm

Referenced Drawings

The following documentation issued by Watson Young was used in the preparation of this report:

SSDA SHEET LIST

DA0000	COVER SHEET
DA0001	VISUALISATIONS
DA1000	SITE LOCALITY
DA1001	MASTER SITE PLAN
DA1100	EXISTING CONDITIONS
DA1200	SITE SHADOW DIAGRAMS - WINTER SOLSTICE
DA1201	SITE SHADOW DIAGRAMS - EQUINOX
DA1202	SITE SHADOW DIAGRAMS - SUMMER SOLSTICE
DA2000	OVERALL BASEMENT PLAN
DA2100	OVERALL CARPARK DECK PLAN
DA2200	OVERALL GROUND FLOOR PLAN FRESH
DA2300	OVERALL FIRST FLOOR PLAN CHILLED
DA3000	OVERALL ROOF PLAN
DA5000	SITE CONTEXT ELEVATIONS
DA5001	MASTER ELEVATIONS
DA5002	SOUTH ELEVATION
DA5003	NORTH ELEVATION
DA5004	WEST ELEVATION
DA5005	EAST ELEVATION
DA5100	SOUTH AND NORTH ELEVATION - OFFICE
DA5101	WEST ELEVATION - OFFICE
DA5102	EAST ELEVATION - OFFICE
DA6000	MASTER SECTIONS
DA6001	OVERALL SECTIONS
DA6002	OVERALL SECTIONS
DA6003	OVERALL SECTIONS
DA7000	MAIN OFFICE PLANS
DA7001	MAIN OFFICE PLANS
DA7002	MAIN OFFICE PLANS
DA7003	MAIN OFFICE PLANS

Fire Rating Requirements – Type A Construction

Type A 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 within it) 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	90/60/60	120/ 90/ 90	180/180/120	240/240/180
3 or more	90/60/30	120/ 60/ 30	180/120/90	240/180/ 90
For non-loadbearing parts-				
less than 1.5 m	-/90/90	- /120/120	- /180/180	- /240/240
1.5 to less than 3 m	-/60/60	- / 90/ 90	- /180/120	- /240/180
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
EXTERNAL COLUMN not incorporated in an external wall-				
For loadbearing columns	90/ - / -	120/ - / -	180/ - / -	240/ - / -
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	90/90/90	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
Between or bounding sole-occupancy units-				
Loadbearing	90/90/90	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of Combustion-				
Loadbearing	90/90/90	120/ 90/ 90	180/120/120	240/120/120
Non-loadbearing	- /90/90	- / 90/ 90	- /120/120	- /120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS	90/ - / -	120/ - / -	180/ - / -	240/ - / -
FLOORS	90/90/90	120/120/120	180/180/180	240/240/240
ROOFS	90/60/30	120/ 60/ 30	180/60/30	240/ 90/ 60

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 <u>may</u> need to be amended subject to the inclusion of a fire engineered performance solution.

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BUILDING CODE CONSULTANTS
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