

23 March 2022

Woolworths Group
1 Woolworths Way
Bella Vista NSW 2153
Attention: Andrew Hollander
Email: ahollander@woolworths.com.au

Dear Andrew,

**RE: WOOLWORTHS WYONG EXPANSION – 11 WARREN ROAD, WARNERVALE
BCA COMPLIANCE STATEMENT FOR DA SUBMISSION**

This report has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application submission to Central Coast Council for the proposed development against the Building Code of Australia 2019 Amendment 1 (BCA 2019).

1.0 PROPOSED DEVELOPMENT

The proposed development comprises alterations and additions to the existing warehouse or distribution centre building including:

- + Approx. 7,038m² extension of the existing temperature-controlled warehouse
- + Approx. 14,190m² extension of the ambient warehouse including B-double drive-through
- + Approx. 4,215m² extension of the Return Transfer Facility warehouse including B-double drive-through
- + Expansion of the confectionary storage floorspace
- + 13 new banana ripening rooms
- + Refurbishment of the existing canteen, locker rooms and amenities
- + Expansion of the existing hardstand areas to accommodate a truck wash and maintenance facility and refuel station, with new weigh bridges
- + Expansion of pan-tech parking spaces and truck parking spaces
- + Relocation of existing fire tank and pumphouse.

2.0 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- a) Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- b) Confirm that the proposed new building works can readily achieve compliance with BCA 2019 Amendment 1 pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
- c) Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at Construction Certificate stage.



3.0 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the following documents:

- + DA architectural plans prepared by Watson Young, Rev. A issued on 22 March 2022.
- + Fire Engineering Report Prepared by Arup, Revision 2 dated 16 June 2004
- + Annual Fire Safety Statement for the Woolworths Distribution Centre (Ambient Warehouse/ Office & Amenities) dated 17 December 2020
- + Annual Fire Safety Statement for the Transport Office and Gate House dated 17 December 2020

4.0 RELEVANT VERSION OF THE NCC BUILDING CODE OF AUSTRALIA

Pursuant to section 19 of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021, the proposed new building works are subject to compliance with the relevant requirements of the BCA as in force at the time the application for the Construction Certificate was made. The current version of the BCA is the BCA 2019 (Amendment 1), with the next version of the BCA (BCA 2022) scheduled for adoption in September 2022.

For the purpose of this report, we have undertaken an assessment of the referenced documentation against the current version of the BCA (being BCA 2019 (Amendment 1)). However, BCA 2022 will apply if the Construction Certificate is lodged after 1 September 2022, in which case, re-assessment against the BCA 2022 provisions will be required.

5.0 BUILDING CLASSIFICATION

The development is classified as follows:

	EXISTING	PROPOSED
BCA CLASSIFICATION:	Class 5 (Office/Administration) Class 7b (Warehouse & Distribution) Class 10a (Outbuildings)	Class 5 (Office/Administration) Class 7b (Warehouse & Distribution) Class 10a (Outbuildings)
RISE IN STOREYS:	2	2
STOREYS CONTAINED:	2	2
TYPE OF CONSTRUCTION:	Type C Construction - Large Isolated Building	Type C Construction – Large Isolated Building
IMPORTANCE LEVEL:	3 – <i>Structural engineer to confirm.</i>	3 – <i>Structural engineer to confirm.</i>
SPRINKLER PROTECTED:	Yes	Yes
EFFECTIVE HEIGHT:	Less than 12m	Less than 12m
FLOOR AREA*:	51,972m ²	78,858m ²
CLIMATE ZONE:	Zone 5	Zone 5

* Main DC building

6.0 BCA COMPLIANCE OVERVIEW

The following comprises a summary of the key compliance issues that apply to the development:

6.1 SECTION B – STRUCTURAL PROVISIONS

Part B1	<p>New building works are to comply with the structural provisions of the BCA 2019 and referenced standards including AS 1170.</p> <p>The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.</p> <p>As the works relate to alterations to an existing building, the Structural Engineer is to certify that the structural capacity of the existing building will not be reduced by the new works pursuant to Section 14 of the EP&A (Development Certification and Fire Safety) Regulation 2021.</p>
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6.2 SECTION C – FIRE RESISTANCE

C1.1 & Spec C1.1	Fire-Resisting Construction: The building is required to comply with Table 3 as relevant to FRLs required for buildings of Type C Construction. In this regard, arising from the Type of Construction and distance to Fire Source Features, fire ratings under Spec. C1.1 are not required.
C2.2	General Floor Area and Volume Limitations: The development has been classified a Large Isolated Building and as such the fire compartment limitations under C2.2 do not apply.
C2.3, C2.4 & E2.2	Large Isolated Building: As the building has been classified as a Large Isolated Building, it must be protected with a sprinkler system (throughout) and provided with a perimeter vehicle access. As the building exceeds 18,000m ² in floor area and 108,00m ³ in volume, smoke exhaust system is also required to serve the building in accordance with E2.2. It is understood that a fire engineered Performance Solution will be proposed to rationalise the smoke exhaust system. There is currently a Performance Solution in place for the noncompliance of the vehicle access being greater than 18m from the building, however the proposed extension will bring the building to within 18m of the vehicular access.
C2.12	Separation of equipment: This provision outlines the type of equipment that needs to be separated via fire rated construction. Further details are required as to whether any of the following equipment is proposed: <ul style="list-style-type: none">(i) lift motors and lift control panels; or(ii) emergency generators used to sustain emergency equipment operating in emergency mode; or(iii) central smoke control plant; or(iv) boilers; or(v) a battery or batteries installed in the building that have a voltage exceeding 12 volts and a storage capacity exceeding 200kWh.
C3.2	Protection of Openings in External Walls: Openings that are less than 3m from the allotment boundary or 6m from another building on the allotment are required to be protected in accordance with BCA Clause C3.4. It is noted that there are no openings within 3m from the allotment boundary or 6m from an otherwise considered fire source feature. As such, protection is not required.

6.3 SECTION D1 & D2 – PROVISION FOR ESCAPE AND CONSTRUCTION OF EXITS

D1.2	Number of Exits Required: The building will be served by the minimum number of exits required under the BCA DtS provisions.
D1.4	Exit Travel Distances: Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from Class 5 and 7b areas under the DtS provisions. While the existing and proposed distance to a point of choice comply with the BCA DtS provisions, the existing FER allows for up to 90m to the nearest exit. Arising from the proposed extensions, the maximum distance will increase to 100m. This will require a new Performance Solution.
D1.5	Distance Between Alternative Exits: Distances between alternative exits must be not greater than 60m in Class 5 and 7b parts under the DtS provisions. The existing FER allows for up to 145m between alternative exits. Arising from the proposed extensions, the maximum distance will increase to 200m. This will require a new Performance Solution.
D1.6	Dimensions of Paths of Travel to an Exit: The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery). In a required exit or path of travel to an exit there is concession for the unobstructed width of a doorway to be reduced to 850mm min in lieu of 1m, and the unobstructed height for an exit doorway can be reduced to 1,980mm min. The minimum width of paths of travel must be not less than 1m wide generally (this width dimension is measured clear of any obstructions such as handrails and joinery), The referenced plans show compliance with this clause as there is an adequate amount of aggregate egress proposed to suffice for the maximum number of occupants the building can accommodate.
D1.13	Number of persons accommodated: It is noted that the total number of staff to be accommodated following completion of the extensions is 584 people. This will occur at when morning and afternoon shifts overlap as advised by the client.



D2.13 / D2.14 / D2.16 / D2.17	<p><u>Stairways, Balustrades, and Handrails:</u> Stairways, balustrades and handrails to achieve the minimum requirements of the BCA.</p> <p>Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586-2013, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements.</p> <p>Details are to be provided prior to Construction Certificate stage.</p>
D2.19 / D2.20 / D2.21	<p><u>Doors and Latching:</u> All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.</p> <p>Details are to be provided prior to Construction Certificate stage.</p>

6.4 PART D3 – ACCESS FOR PEOPLE WITH A DISABILITY

Part D3	<p><u>Access for People with a Disability:</u> The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Table D3.1 unless exempted by Clause D3.4. The building is required to comply with BCA Part D3 and AS1428.1-2009.</p> <p>We note that an Access Consultant has been engaged to confirm compliance in this regard. Refer to separate Access Compliance Report.</p>
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6.5 PART E – SERVICES AND EQUIPMENT

E1.3	<p><u>Fire Hydrants:</u> Fire hydrant coverage is currently provided to the building in accordance with AS2419.1-1994 and the Performance Solution documented under the existing Fire Engineering Report. The new extension will need to be served by a fire hydrant system complying with AS 2419.1-2005. It is noted that fire hydrant system infrastructure upgrades will be undertaken as part of the new works to facilitate compliance with the current BCA and Australian Standard.</p> <p>While there are currently no internal hydrants installed, it is likely that internal hydrants may be required as part of the proposed extension in order to achieve compliant coverage and to meet FRNSW operational requirements. Further review will be required by the Fire Services Design Consultant in this regard.</p> <p>Performance Solution will be required to allow for omission of fire rated walls where external fire hydrants are located within 10m of the proposed external walls of the extension.</p> <p>Performance Solution will also be required for the proposed new fire hydrant and sprinkler booster assembly that will not be located at the boundary or in site of the principal entrance.</p> <p>Coverage plans will also need to be provided to show coverage to the existing and proposed areas will be required at Construction Certificate stage.</p>
E1.4	<p><u>Fire Hose Reels:</u> Fire hose reel coverage is required to be provided to Class 7 parts in accordance with AS2441-2005.</p> <p>We understand a fire engineered performance solution has been proposed to justify the omission of fire hose reels in the cold storage areas.</p>
E1.5	<p><u>Sprinklers:</u> Due to the building comprising a Large Isolated Building it is required to be provided with a sprinkler system throughout the building.</p> <p>The standard of performance for the existing sprinkler system is nominated on the AFSS as AS 2118.1-1999, whereas the sprinkler installation to the new extensions and modified areas are required to comply with AS 2118.1-2017. In this regard, a gap analysis is required to determine whether any infrastructure upgrades are required to the existing system in order to certify the new installation as compliant with AS 2118.1-2017.</p>
E1.6	<p><u>Fire Extinguishers:</u> To be provided in accordance with AS 2444-2001.</p>
E1.8 & Spec E1.8	<p><u>Fire Control Centre:</u> A Fire Control Centre is required as the building exceeds 18,000m² in floor area. The site is currently served by a Fire Control Centre that is located adjacent to the gatehouse.</p>



E2.2a	<p><u>Smoke Hazard Management:</u> The new building areas are required to be provided with the following smoke hazard management systems as required by E2.2:</p> <ul style="list-style-type: none">+ An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and Spec E2.2a. Connection to the existing system must comply with cl.1.7.3 of AS 1670.1-2018. It is noted that the Fire Indicator Panel currently installed within the Fire Control Centre will need to be upgraded in order to accommodate the new smoke detection installation to the new extension and modified areas.+ A Smoke Exhaust System complying with AS 1668.1 – 2015, Spec E2.2b and Fire Engineered Performance Solution.
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Part E3 Lifts: There are no new passenger lifts proposed as part of the new works.

E4.2-E4.8	<p><u>Emergency Lighting and Exits Signs:</u> Emergency lighting and exit signage to the new areas to be in accordance with E4.2-E4.5 complying with AS 2293.1 - 2018.</p> <p>It is noted that the current exit signage will need to be adjusted where appropriate to reflect new egress paths through the extension. In this regard, any new or adjusted exit signs must incorporate the running man pictogram.</p> <p>A Fire Safety Engineered Performance Solution will be required to allow for jumbo exit signs to be located at a height greater than 2.7m from the FFL.</p>
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6.6 PART F – HEALTH AND AMENITY

F1	<p><u>Damp and Weatherproofing:</u> Damp and weatherproofing to comply with the prescriptive requirements of clauses F1.1-F1.13.</p>
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F2.3	<p><u>Sanitary Facilities:</u> The proposed extension will include additional sanitary facilities to accommodate the additional staff arising from the proposed extensions. It is considered that there will be sufficient toilet facilities to serve the development having regard to both existing and proposed amenities.</p>
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Part F3	<p><u>Ceiling Heights:</u> The following floor to ceiling heights are applicable to the building: The minimum ceiling heights in a Class 5 / 7 building are as follows:</p> <ul style="list-style-type: none">+ Generally - 2.4m.+ Corridor, passageways, or the like - 2.1m. <p><i>In any building:</i></p> <ul style="list-style-type: none">+ <i>Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m,</i>+ <i>A commercial kitchen – 2.4m,</i>+ <i>Above a stairway, ramp, landing or the like – 2m.</i> <p>The referenced plans show compliance in this regard.</p>
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6.7 SECTION J – ENERGY EFFICIENCY

Sect. J	<p><u>Energy Efficiency:</u> The building works are subject to compliance with the Energy Efficiency Provisions of BCA 2019 Section J relating to:</p> <ul style="list-style-type: none">+ J1: Building Fabric+ J3: Building Sealing+ J5: Air-conditioning and ventilation systems+ J6: Artificial lighting and power+ J7: Hot water supply+ J8: Access for maintenance <p>A Section J Compliance Report will be required prior to issue of the Construction Certificate.</p>
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7.0 MATTERS REQUIRING PERFORMANCE SOLUTIONS

7.1 EXISTING FIRE ENGINEERING REPORTS

The existing facility is currently subject to the following Fire Safety Engineering Report:

- + Fire Engineering Report prepared by ARUP; Revision 2 dated 16 June 2004.

The following comprises a summary of the existing fire engineered Performance Solutions documented within the above report.



BCA Clause	Description
1. D1.4 & D1.5	<u>Travel Distances</u> + Extended travel distances of up to 90m to an exit + Extended travel distances of up to 145m between alternative exits
2. C2.3	<u>Smoke Exhaust</u> Reduction/ omission of smoke exhaust
3. E1.3	<u>Fire Hydrants</u> To allow for the use of external hydrants only
4. E1.4	<u>Fire Hose Reels</u> Omission of hose reels in the temperature-controlled areas (based on the use of extinguishers)
5. C2.4	<u>Perimeter Vehicle Access</u> To allow for the perimeter vehicle access to exceed the allowable 18m in certain areas

7.2 PROPOSED FIRE ENGINEERED PERFORMANCE SOLUTIONS

The following Performance Solutions will be required as a result of the proposed new works:

BCA Clause	Description
1. D1.4 & D1.5	<u>Travel Distances</u> + Extended travel distances of up to 100m to an exit + Extended travel distances of up to 200m between alternative exits
2. E1.3	<u>Fire Hydrant System</u> To allow for the following non-compliances: + All external fire hydrants to be located within 10m of the external walls without a fire rating to the external walls having regard to sprinkler protection to the building. + To allow external fire hydrants to be located under awnings (TBC).
3. E1.3 & E1.5	<u>Fire Hydrant and Sprinkler Booster Assembly</u> To allow the fire hydrant and sprinkler booster to be located at the new fire pump house and tanks in lieu of at the site boundary/vehicular entry and principal entrance.
4. E1.4	<u>Fire Hose Reels</u> Due to the nature of the environment, omission of fire hose reels within the cold storage areas and replacement with Portable Fire Extinguishers.
5. E2.2	<u>Smoke Exhaust System</u> + Rationalisation of smoke exhaust system. + To allow for the omission of smoke exhaust to ancillary areas such as dock offices, amenities, etc.
6. E2.2	<u>Smoke detection system</u> Rationalisation of smoke detection system within the ambient areas.
7. E4.5	<u>Exit Signs</u> To allow for jumbo exit signs and for exit signage to be located greater than 2.7m from the finished floor level.

The new Performance Solutions arising as a result of the new works will need to be documented in a new Fire Safety Engineering Report.

The fire safety engineer is to review the existing Performance Solutions to determine applicability having to the new works. Any existing Performance Solutions that remain relevant (and not affected by the new works) may remain in the existing FER and referenced on the new Fire Safety Schedule. Otherwise, the Fire Safety Engineer may wish to transfer or re-document any existing Performance Solutions that remain relevant and include them in the new Fire Engineering Report. In this instance, the new report would supersede the existing FER.



The above Performance Solutions will require submission of an FEBQ to FRNSW together with referral of the FER to FRNSW.

7.3 OTHER MATTERS REQUIRING PERFORMANCE SOLUTIONS

The following comprises a summary of the BCA DtS non-compliances associated with the additional two levels that require fire engineered Performance Solutions to be documented by the appointed Fire Safety Engineer.

BCA (DtS) Clause	Description
1. FP1.4	<p>A Performance Solution is required for any new external walls to confirm the assembly prevents the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants; and undue dampness or deterioration of building elements.</p> <p>Note: Compliance with FP1.4 may be verified using BCA Verification Method FV1.</p> <p><i>Further information can be found at:</i></p> <p>https://www.abcb.gov.au/Resources/Publications/Education-Training/Weatherproofing</p>

8.0 STATUTORY UPGRADE REQUIREMENTS

The following statutory upgrade triggers apply to the subject building works:

+ **Clause 64 of the Environmental Planning and Assessment Regulation 2021**

In determining a Development Application, Clause 64 of the Environmental Planning & Assessment Regulation 2021 requires the Consent Authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia where (in the case of the subject building):

- (a) *the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls;*
or
- (b) *the measures contained in the building are inadequate:*
 - (i) *to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
 - (ii) *to restrict the spread of fire from the building to other buildings nearby.*

It is noted that the proposed works represent slightly more than 50% of the volume of the building, and as such, Council may require the existing building to be brought into total or partial conformity with the BCA.

Notwithstanding the above, it is considered that the measures contained in the existing building are commensurate with the requirements of the current BCA (albeit with original standards of performance) adequate to protect persons using the building, and to facilitate their egress from the building, in the event of fire, and to restrict the spread of fire from the building to other buildings nearby. As such, Council may not require the upgrade of the building despite the volume of the new works.

+ **Section 14 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021**

A certifier must not issue a construction certificate for alteration building work unless, on completion of the building work, the fire protection and structural capacity of the building will not be reduced.

Fire protection and structural capacity of a building means—

- (a) the structural strength and load-bearing capacity of the building, and
- (b) the measures to protect persons using the building, and to facilitate their safe egress from the building, if there is a fire, and
- (c) the measures to restrict the spread of fire from the building to other buildings nearby.

The following commentary is provided with respect to the above requirements:

- + Fire Protection: Subject to compliance with the requirements outlined within this report, we are of the opinion that the existing level of fire protection of the building will not be reduced on completion of the proposed building work.
- + A certificate is to be obtained from a Structural Engineer prior to issue of the Construction Certificate certifying that the structural capacity of the building will not be reduced as a result of the new works.



9.0 PRELIMINARY FIRE SAFETY SCHEDULE

The following table is a list of the existing and required fire safety measures within the building.

These measures may be subject to further change pending the outcomes of the FRNSW FEBQ process and preparation of the Fire Engineering Report at Construction Certificate stage.

The existing measures listed in the following schedule are based on the Annual Fire Safety Statements as referenced in Section 3.0.

STATUTORY FIRE SAFETY MEASURE	DESIGN / INSTALLATION STANDARD	EXISTING	NEW/ ALTERED
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a, AS 1670.1 – 2018 and Performance Solution		✓
	Clause E2.2 and Specification E2.2a of the BCA and complying with AS 1670.1-2004 in accordance with ARUP Fire Report numbered: 83017/092 dated June 2004	✓	
Automatic Fire Suppression Systems	BCA Spec. E1.5, AS 2118.1 – 2017 and Performance Solution		✓
	Clause E1.5 and Specification E1.5 of the BCA and AS 2118-1999 and FM Global for Temperature Control Room roof void	✓	
Emergency Lighting	BCA Clause E4.2 & E4.4, AS 2293.1 – 2018	✓	✓
Emergency Evacuation Plan	AS 3745 - 2010	✓	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018 and Performance Solution	✓	✓
Fire Control Centre	BCA Spec E1.8	✓	✓
Fire Doors	BCA Clause C2.12, C2.13, AS 1905.1 – 2015 and Manufacturer's Specification		✓
	Specification C3.4 of the BCA and AS/NZS 1905.1	✓	
Fire Hose Reels	BCA Clause E1.4, AS 2441 – 2005 and Performance Solution		✓
	Clause E1.4 of the BCA and AS2441-1998	✓	
Fire Hydrant Systems	BCA Clause E1.3, AS 2419.1 – 2005 and Performance Solution		✓
	Clause E1.3 of the BCA and AS 2419.1-1994 and FM Global for flow rates, External hydrants only in accordance with ARUP Fire Report numbered: 83017/092 dated June 2004	✓	
Mechanical Air Handling System	BCA Clause E2.2 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓	✓
Paths of Travel	EP&A Regulation Clause 186 and Performance Solution	✓	✓
Perimeter Vehicular Access	BCA Clause C2.4 and ARUP fire, fire engineering report 83017/092 Rev.1	✓	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001		✓
	Clause E1.6 of the BCA and AS 2444-2001	✓	
Smoke Hazard Management Systems + Smoke Exhaust	BCA Part E2 AS/NZS 1668.1 –2015	✓	✓
Smoke and/or Heat Detectors (auto shutdown or smoke exhaust)	Clause 6 of BCA Spec E2.2a, AS 1668.1 - 2015	✓	✓
Warning & Operational Signs	BCA Clause D2.23, D3.6, E3.3 AS 1905.1 – 2015 & Section 183 of the EP&A Regulation 2000	✓	✓



STATUTORY FIRE SAFETY MEASURE	DESIGN / INSTALLATION STANDARD	EXISTING	NEW/ ALTERED
Fire resistant materials applied to building elements	Section C of the BCA. Use of Eurobond Class 1 PIR cored insulated panels in accordance with ARUP. Fire report numbered: 83017/092 dated June 2004	✓	
Early fire hazard indices for linings and surface	Specification C1.10 of the BCA	✓	✓
Signage in the Fire Control Centre alerting Fire Brigade personnel that internal hydrants are not installed and coverage of internal areas may require 3 x 30 metre hose lengths from the external hydrants	Compliance with requirements of NSW Brigade	✓	
Signage alerting Fire Brigade personnel to the activation of the extraction fans where persons may be located in the penthouse area	Part D of the BCA	✓	
Fire Pump sets	AS 2941 for one pump and FM Global for the other pump	✓	
Fire hose reels excluding temperature control room	BCA E1.4 of the BCA and AS 2441-1988	✓	
Fire main, booster, static water supply and associated equipment	Part E1 of the BCA, AS 2118-1999 and AS 2419.1-1994	✓	
Occupant warning systems including audible alarms, recorded and visual messages	Specifications E1.5 of the BCA in accordance with ARUP fire, fire engineering report 83017/092 Rev.1	✓	
Emergency warning and intercommunication systems	AS 2220 Parts 1 and 2 in accordance with ARUP Fire, fire engineering report 83017/092 Rev.1	✓	
Confirm refrigeration system shutdown in event of fire alarm	AS 1677	✓	
Fire – Fighting services and equipment, Portable Fire Extinguishers	Clause E1.6 of the BCA and AS 2444-2001	✓	
All Fire and Safety systems	In accordance with ARUP Fire Report numbered: 83017/092 dated June 2004	✓	
Fire Engineered Performance Solutions (TBC)	BCA Performance Requirements Fire Engineering Report		✓

10.0 CONCLUSION

This report contains an assessment of the referenced DA architectural documentation for the proposed extension of the Woolworths Distribution Centre located at 11 Warren Road Warnervale against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019 Amendment 1.

Arising from our review, we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any significant modifications to the DA documentation.

If you have any questions or require further information, please do not hesitate to contact me on 02 9211 7777.

Prepared by:

Georgia Griffin
Assistant Building Surveyor
Blackett Maguire + Goldsmith

Reviewed by:

Tony Heaslip
Director
Blackett Maguire + Goldsmith

Building Surveyor (Unrestricted) (NSW) – BDC No. 0178
MAIBS, AIBS National Accreditation