

# FIRE SAFETY STRATEGY

Multi-Storey Warehouse & Distribution Centre

49-61 Stephen Rd, Banksmeadow NSW

**Report Number:**

232064\_FSS\_04

**Date:**

31/03/2026

**ESR Australia & New Zealand**



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# REPORT DETAIL

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**Address:** 49-61 Stephen Rd, Banksmeadow NSW  
**Document:** Final Issue - Fire Safety Strategy  
**Report No. & Ref.:** 232064\_FSS\_04

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|-----|------------|-------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01  | 18/10/2024 | Preliminary Issue | <b>Norman Boustany</b><br><i>BEng (Civil) (Hons)</i><br><i>GradCert (Fire Safety)</i>    | <b>Thomas Newton</b><br><i>MEng Fire Safety</i><br><i>Certifier Fire Safety (BDC 3149)</i>                                                                             |
| 02  | 04/11/2024 | Final Issue       | <b>Khaleda Akter</b><br><i>BEng (Electrical) (Hons)</i>                                  | <b>Thomas Newton</b><br><i>MEng Fire Safety</i><br><i>Certifier Fire Safety (BDC 3149)</i>                                                                             |
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# EXECUTIVE SUMMARY

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This Fire Safety Strategy has been prepared by Affinity Fire Engineering Pt Ltd (AFFINITY) on behalf of ESR Australia & New Zealand (the Applicant) to accompany a detailed State Significant Development Application (SSDA) for a two-storey warehouse and distribution centre development proposal at 49-61 Stephen Road, Banksmeadow. The site is legally described as Lot A in Deposited Plan 190526, Lot 1 Deposited Plan 1095110, and Lot 1 Deposited Plan 311767.

This report concludes that the proposed two-storey warehouse and distribution centre is suitable and warrants approval subject to the implementation of the mitigation measures detailed herein.

## **Building Code of Australia Compliance**

This Fire Safety Strategy (FSS) outlines the fire engineering principles that will be utilised in ensuring that the prescriptive non-compliances with the Deemed-to-Satisfy (DtS) provisions of the Building Code of Australia 2022 (BCA) [1], as noted herein, are resolved through a fire engineered Performance Solution to conform to the building regulations.

The complete fire-engineered analysis will be completed within the Fire Engineering Report and form part of the development Construction Certificate submission, and as such detailed engineering analysis is not documented herein. This Fire Safety Strategy does however outline the construction and management requirements considered necessary to achieve an acceptable level of life safety within the building and satisfy the Performance Requirements of the BCA.

## **Fire & Rescue NSW Compliance**

A specific review has been conducted relative to the emergency vehicular access roads around the site in relation to the Building Code of Australia and also Fire + Rescue NSW Guidelines and requirements. Based on our review in Section 2.4.2 of this report, and recent experience on similar projects, Affinity Fire Engineering confirms that the design is in compliance with the FRNSW Fire Safety Guideline "Access for fire brigade vehicles and firefighters" [6].

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# 1 INTRODUCTION & SCOPE

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## 1.1 Overview

This Fire Safety Strategy has been undertaken and nominates 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.

## 1.2 Fire Safety Objectives

The objective of the Fire Engineering Assessment is to develop a Fire Safety System, which satisfied the Performance Requirements of the NCC 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 NCC, *"Compliance with the NCC is achieved by satisfying the Performance Requirements"*. In addition to this, certain non-regulatory objectives exist as detailed below.

### 1.2.1 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) [15] as per the Fire Services State and Territory Acts and Regulations.

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

### 1.2.2 Building Regulatory Objectives

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

- ▶ **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.

### 1.2.3 Non-Prescribed Objectives

Fire Engineering has an overarching benefit to many facets of the built environment where non-prescribed objectives can influence the Fire Safety Strategy adopted. The client and stakeholders for the design have not requested any additional nonprescribed objectives required to be met through the preparation of the FER.

## 1.3 Regulatory Framework of the Fire Engineering Assessment

### 1.3.1 National Construction Code Series - Building Code of Australia

One of the goals of the BCA [1] 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 for the public interest and is considered to be cost-effective and not needlessly onerous in its application.

Section A2G1 of the BCA [1] outlines how compliance with the Performance Requirements can be satisfied. These are as follows:

1. Performance Solution; or
2. Deemed-to-Satisfy Solution; or
3. Combination of (1) and (2).

Section A2G2 of the BCA provides several different methods for determining that a Performance Solution complies with the Performance Requirements. These methods are summarised as follows:

- 1) A Performance Solution is achieved by demonstrating-
  - (a) Compliance with all relevant Performance Requirements; or
  - (b) The solution is at least equivalent to the Deemed-to-Satisfy Provisions.
- 2) A Performance Solution must be shown to comply with the relevant Performance Requirements through one or a combination of the following Assessment Methods:
  - (a) Evidence of suitability in accordance with Part A5 that shows the use of a material, product, plumbing and drainage product, form of construction or design meets the relevant Performance Requirements.
  - (b) Verification Methods including the following:
    - (i) The Verifications Methods in the NCC
    - (ii) Other Verification Methods accepted by the appropriate authority that show compliance with the relevant Performance Requirements.
  - (c) Expert Judgment.

- (d) Comparison with the Deemed-to-Satisfy Provisions.
- 3) Where a Performance Requirement is satisfied entirely by a Performance Solution, in order to comply with (1) the following method must be used to determine the Performance Requirement or Performance Requirements relevant to the Performance Solution:
  - (a) Identify the relevant Performance Requirements from the Section or Part to which the Performance Solution applies.
  - (b) Identify Performance Requirements from the other Section or Parts that are relevant to any aspects of the Performance Solution proposed or that are affected by the application of the Performance Solution.
- 4) Where a Performance Requirement is proposed to be satisfied with a Performance Solution, the following steps must be undertaken:
  - (a) Prepare a performance-based design brief in consultation with relevant stakeholders.
  - (b) Carry out analysis, using one or more of the Assessment Methods listed in (2), as proposed by the performance-based design brief.
  - (c) Evaluate results from (b) against the acceptance criteria in the performance-based design brief.
  - (d) Prepare the final report that includes-
    - (i) All Performance Requirements and/or Deemed-to-Satisfy Provisions identified through A2G2(3) or A2G4(3) as applicable; and
    - (ii) Identification of all Assessment Methods used; and
    - (iii) Details of steps (a) and (c); and
    - (iv) Confirmation that the Performance Requirement is met; and
    - (v) Details of conditions or limitations, if any exist, regarding the Performance Solution.

Section A2G3 of the BCA states that a solution that complies with the Deemed-to-Satisfy Provisions is deemed to have met the Performance Requirements. A Deemed-to-Satisfy Provision can be shown compliance with the Deemed-to-Satisfy Provisions through one or more of the following Assessment Methods:

- (a) Evidence of suitability in accordance with Part A5 that shows the use of a material, product, plumbing and drainage product, form of construction or design meets the relevant Performance Requirements.
- (b) Expert Judgement.

As described in Section A2G4 a combination of Performance Solutions and Deemed-to-Satisfy Solutions may be used to satisfy the Performance Requirements. When using a combination of solutions, compliance can be shown through the following, as appropriate:

- (a) Section A2G2 for assessment against the relevant Performance Requirements.
- (b) Section A2G3 for assessment against the relevant Deemed-to-Satisfy Provisions.

Where a Performance Requirement is satisfied by a Performance Solution in combination with a Deemed-to-Satisfy Solution, in order to comply with (1), the following method must be used to determine the Performance Requirement or Performance Requirements relevant to the Performance Solution:

- (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 Sections or Parts that are relevant to the identified Deemed-to-Satisfy Provisions.
- (c) Identify Performance Requirements from other Sections or 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 subject to the Performance Solution.

### **1.3.2 Australian Fire Engineering Guidelines (AFEG)**

The AFEG [4] document has been developed for use in fire safety design and assessment of buildings and reflects Australia's best practices. 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 AFEG has been generally adopted in this Fire Engineering Report (FER) for the assessment of each individual deviation from the prescriptive provisions as identified by the Principal Certifier. The design of each deviation was developed with a holistic understanding of the impact of the requirements and deviations assessed on the overall risk of fire spread, and occupant and fire fighter life safety.

There are professionals employed in the building process that determine the level of compliance with the building code Deemed-to-Satisfy (DtS) provisions. Conformation of compliance with the applicable BCA DtS provisions is the role of the BCA consultant / Principal Certifier and not the project fire safety engineer. Where not commented on within this report it is the expectation that the design complies with the BCA.

### **1.3.3 Stakeholders**

The Performance Solution has been developed collaboratively with the relevant stakeholders as identified in Table 1-1.

Table 1-1: Relevant Stakeholders

| Role                   | Organisation                 | Name                                             |
|------------------------|------------------------------|--------------------------------------------------|
| Developer              | ESR Australia & New Zealand  | Grace Macdonald<br>Brendan Lucas<br>Louis Towing |
| Architecture           | SBA                          | Greg Baird<br>Gonzalo Ventura                    |
| Planning               | Urbis                        | Zara Bennett<br>Jacqueline Parker                |
| Civil Engineer         | Costin Roe                   | Mark Wilson                                      |
| Traffic Engineer       | Traffix                      | Stephan Hoang<br>Thomas Yang                     |
| BCA Consultant         | Blackett Maguire + Goldsmith | Dean Goldsmith                                   |
| Fire Safety Consultant | Affinity Fire Engineering    | Thomas O'Dwyer<br>Lazar Youkhanna                |

*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 the 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.*

## 1.4 Sources of Information

The following sources of information have been relied upon in the preparation of this document:

- ▶ BCA Compliance Report prepared by Blackett Maguire + Goldsmith (ref: 230396-rev 07, dated 25/03/2026).
- ▶ Architectural Plans prepared by SBA Architects as listed below:
  - DA000 COVER SHEET
  - DA001 SITE PLAN & SUMMARY
  - DA002 3D PERSPECTIVE
  - DA004 3D SECTION
  - DA005 3D RENDERS
  - DA010 DEMOLITION PLAN
  - DA100 GROUND FLOOR PLAN
  - DA101 GROUND FLOOR MEZZANINE PLAN
  - DA102 LEVEL 1 FLOOR PLAN
  - DA103 LEVEL 1 MEZZANINE FLOOR PLAN

- DA104 LEVEL 2 FLOOR PLAN
- DA105 LEVEL 2 MEZZANINE FLOOR PLAN
- DA106 ROOF PLAN
- DA110 WAREHOUSE SECTIONS
- DA111 WAREHOUSE ELEVATIONS
- DA112 BREEZEWAY ELEVATIONS
- DA113 OFFICE SECTIONS
- DA200 GROUND LEVEL AMENITIES
- DA201 LEVEL 1 AMMENITIES AND OFFICE
- DA202 LEVEL 1 OFFICE MEZZ A
- DA203 LEVEL 1 OFFICE MEZZ B
- DA204 LEVEL 2 AMENITIES AND OFFICE MEZZ
- DA500 SHADOW DIAGRAMS
- DA600 GFA CALCULATION

## 1.5 Limitations and assumptions

In this instance, this Fire Safety Strategy has been developed based on applicable limitations and assumptions for the development which are listed as follows:

- ▶ This report is specifically limited to the project described in Section 2.
- ▶ This report is based on the information provided by the team as listed in Section 1.4.
- ▶ Building and occupant characteristics are as per Sections 2 and 3 of this document. Variations to these assumptions may affect the Fire Engineering Strategy and therefore they should be reviewed by Affinity Fire Engineering 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 Section 5. The report does not provide guidance in respect of areas, which are used for Dangerous Good storage, processing of flammable liquids, explosive materials, multiple fire ignitions or sabotage of fire safety systems.
- ▶ The development complies with the DtS provisions of the NCC [1] with all aspects relating to fire and life safety unless otherwise specifically stated in this report. Where not specifically mentioned, the design is expected to meet the NCC 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 NCC 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 NCC. 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 fire will not occur.
- ▶ This Fire Safety Strategy (FSS) 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 1.3.3 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.

## 2 BUILDING CHARACTERISTICS

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### 2.1 Overview

Building characteristics are assessed as part of the Fire Safety Strategy 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 the ability to resist a developing fire and support conditions 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, classification and height will dictate passive and active fire safety systems.

### 2.2 Summary of Proposed Works

This report has been prepared to accompany an SSDA seeking consent for the construction and operation of a two-storey warehouse and distribution centre development at 49-61 Stephen Road, Banksmeadow.

- ▶ Specifically, the project comprises:
  - ▶ Demolition of all existing built form.
  - ▶ Site preparation works, bulk earthworks and infrastructure/service provisions and/or augmentation.
  - ▶ Removal of 90 trees on site.
  - ▶ Extensive remediation of the site.
  - ▶ Construction and operation of two (2) two-storey warehouse and distribution centre buildings including the following key components:
    - Approximately 57,034m<sup>2</sup> of total GFA comprising:
      - 51,195m<sup>2</sup> of warehouse area.
      - 4,775m<sup>2</sup> of office area.
      - 964m<sup>2</sup> of lobby space.
    - The combined two storey warehouse building accommodates:
      - six (6) units within Western portion.
      - four (4) units within Eastern portion.
- ▶ 243 car spaces provided on the ground floor mezzanine carparking area.
- ▶ 50 ground floor carpark spaces off Coal Pier Road.
- ▶ 20 motorbike parking spaces.
- ▶ End of trip facilities.
- ▶ Site landscaping works totalling 5,327m<sup>2</sup> (11.06% of the site), and
- ▶ Provision of building/business identification signage.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 30 January 2023 and issued for the SSDA (SSD-65924461).

## **2.3 Site Description**

The subject site is located at 49-61 Stephen Road, Banksmeadow, within the Bayside local government area (LGA). The site is legally described as Lot A in Deposited Plan 190526, Lot 1 Deposited Plan 1095110, and Lot 1 Deposited Plan 311767.

The site is located in the Banksmeadow Industrial Precinct, approximately 10km from Sydney CBD, 1.5 kilometres from Port Botany and 3km from Sydney Airport. The site is surrounded predominantly by a mix of industrial and warehouse and distribution uses to the north, east and south, and residential land uses to the west. The site is located in close proximity to existing employment and industrial areas including the Botany Port and Sydney Domestic and International Airports.

The existing site has been developed and currently accommodates the Allnex Resins manufacturing site. The site presents a two-storey office building towards the Stephen Road frontage, with 20 warehouse and ancillary use buildings as well as numerous chemical storage tanks.

Due to the existing and current use of the site and the handling and manufacturing of chemical products, the site is considered contaminated and is subject to Environmental Protection Agency (EPA) notification. As part of site contamination management, a stormwater retention/remediation treatment pond is located along the Coal Pier Road frontage along the eastern boundary.

Existing planted vegetation is located along the site's boundaries predominately along the western and northern setback areas assisting in screening the development from Stephen Road and the Southgate Industrial Estate development to the north. A cleared grassed area is located to the rear of the site beside a stormwater retention and treatment pond.

A location plan including the site's existing developments is provided in Figure 2-1 where an aerial image outlines the site's allotment boundaries.

In regard to Fire and Rescue operations, the 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.



Figure 2-1: Allotment Location within the Local Settings

## 2.4 Building Description

The development entails the construction of a storage and dispatch facility comprising of two (2) levels of warehousing that are divided into multiple tenancies. Each tenancy has access to a dedicated office space, shared dispatch hardstand that runs centrally through the building, and on-site carparking area.

From a BCA compliance perspective, the building is deemed to have a Rise-in-Storeys of five (5) on account of the multi-storey offices and mezzanines and also the carparking on the eastern side of the building. The building has an effective height of approx. 15.9m.

### Office Areas

Each warehouse tenancy has access to a dedicated office space. The offices are located on the eastern and western sides of the building and in addition each tenancy will have a minor dock office and associated amenities. .

### Warehouse Areas

The Class 7b warehouse spaces are located on Ground Floor and Level 1. The warehouse is accessed via the dispatch vehicle entry driveway off Coal Pier Road where a central shared hardstand allows trucks to access the warehouse tenancies on each level.

Each tenancy has dispatch roller doors opening onto the central hardstand.

## Carparking

There are two separate carp parks both being multi storey. The multi-storey carpark on the eastern side is accessed via a dedicated cars entry off Coal Pier Road, While the Western car park is accessed via a dedicated cars entry off Stephens Road which is also used for the brigade access road..

## Building Floor Plans

The floor plans of the building's various levels are provided in the following figures.

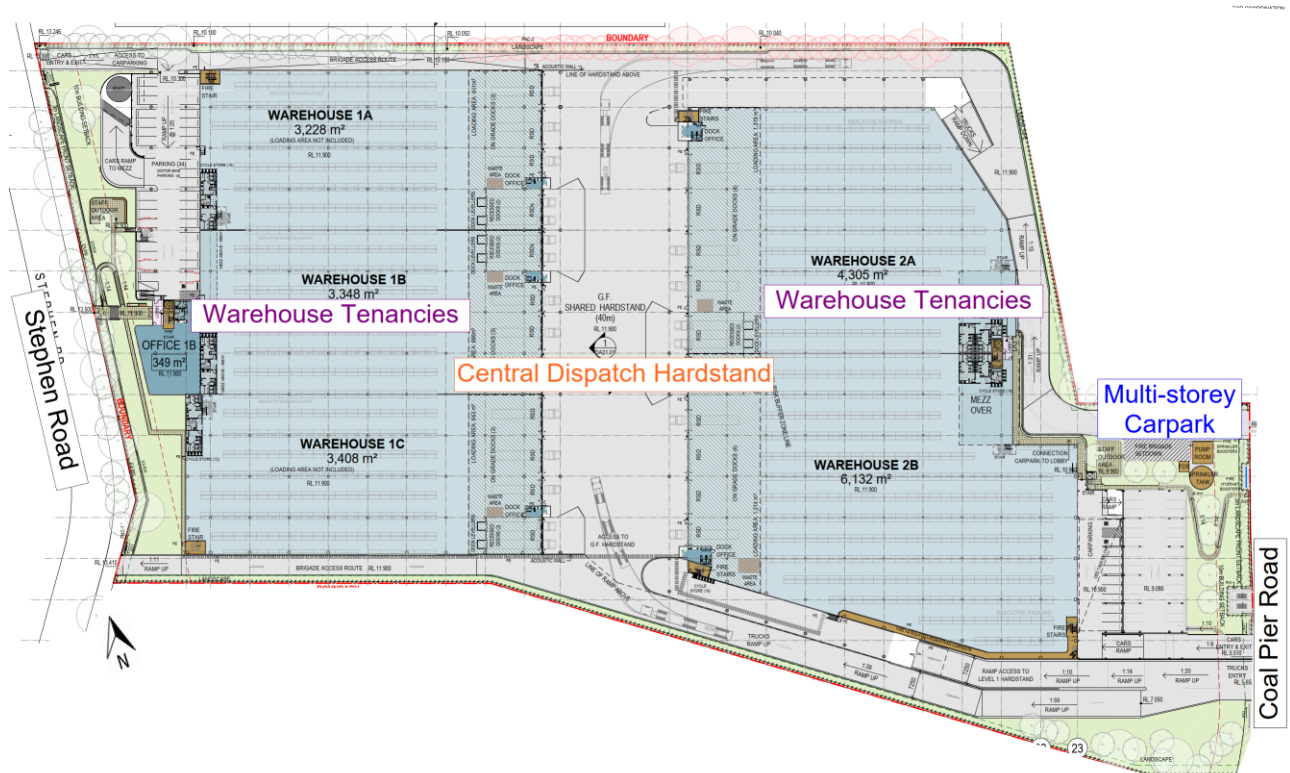


Figure 2-2: Ground Floor Plan

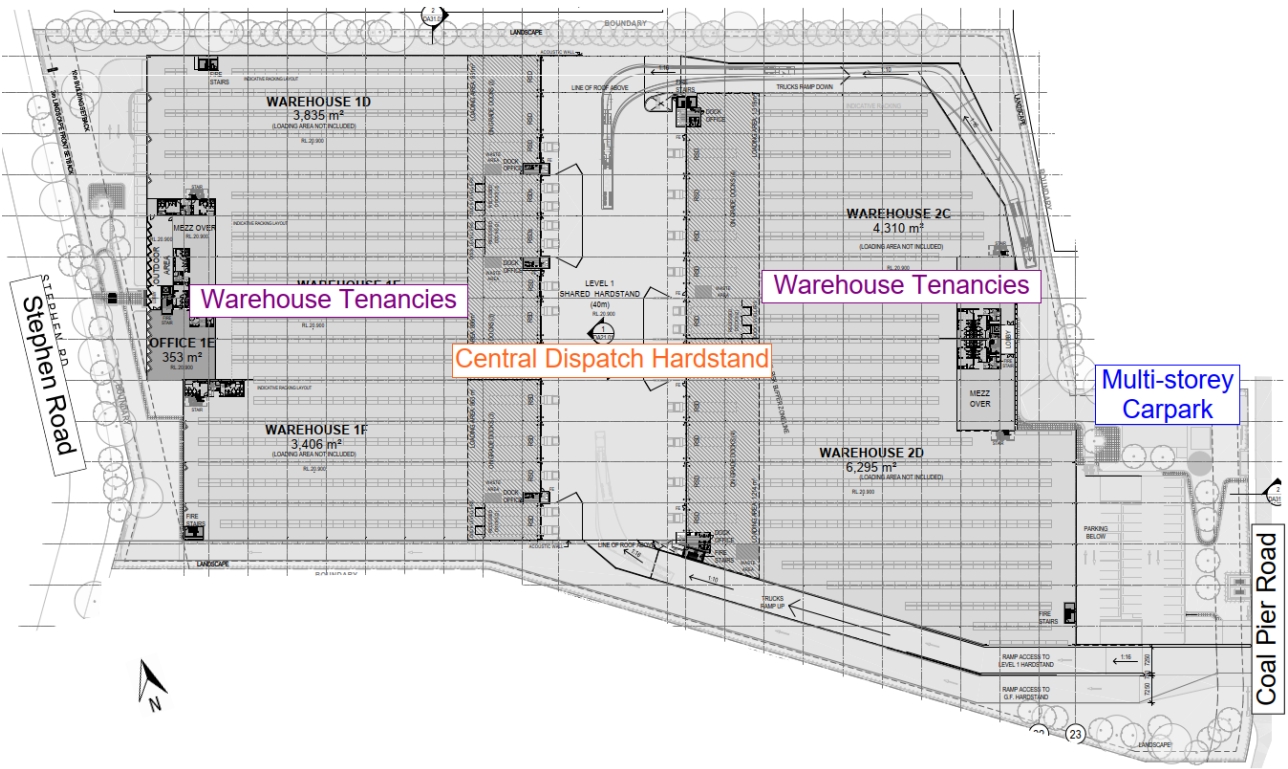


Figure 2-3: Level 1 Floor Plan

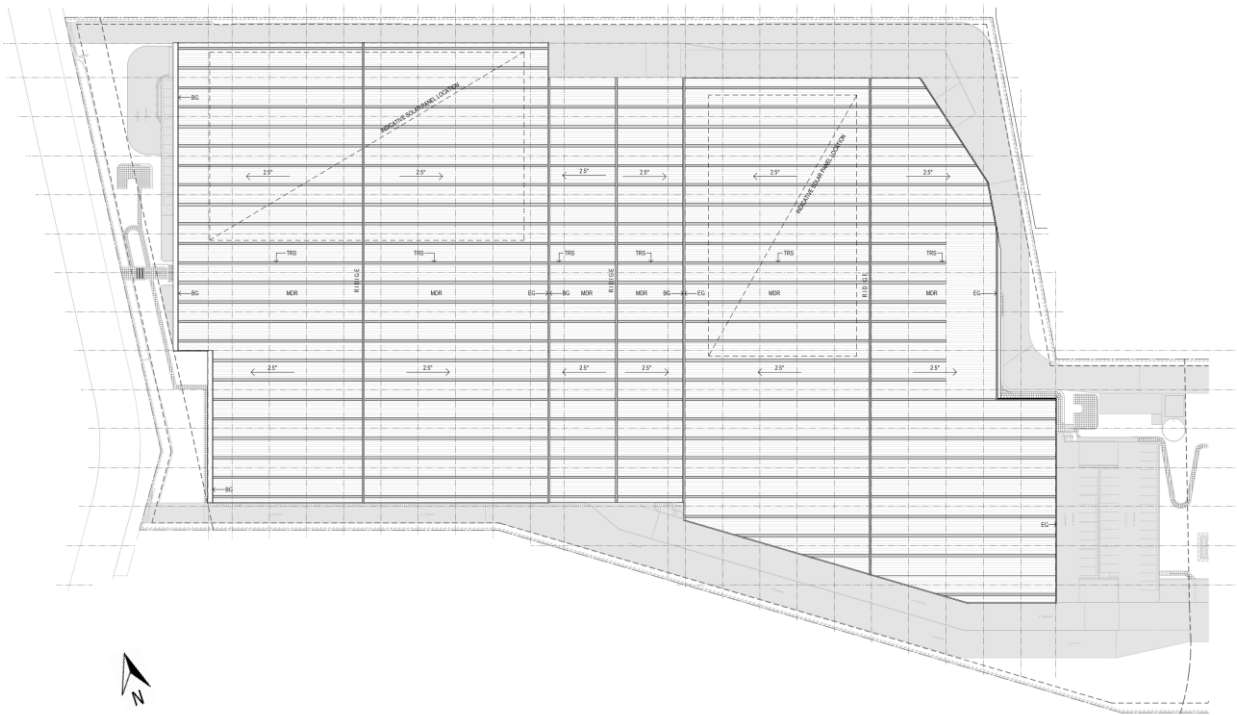


Figure 2-4: Roof Plan

## 2.4.2 Compliance with the FRNSW Guidelines for Vehicular Perimeter Access

The vehicular perimeter access for emergency services is illustrated in Figure 2-5, and as detailed herein, there are sections of this roadway that are not conformant with the prescriptive Deemed-to-Satisfy (DtS) provisions of the BCA. In this instance a fire engineered Performance Solution will be developed ahead of the relevant construction certificate and subject to FRNSW approval through the Fire Authority referral pathway detailed within the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. The Performance Solution will specifically address variations from the prescriptive DtS provisions of the BCA; noting that a performance Solution is permitted within Section 10.2.6 of the FRNSW Fire Safety Guideline "Access for fire brigade vehicles and firefighters [6].

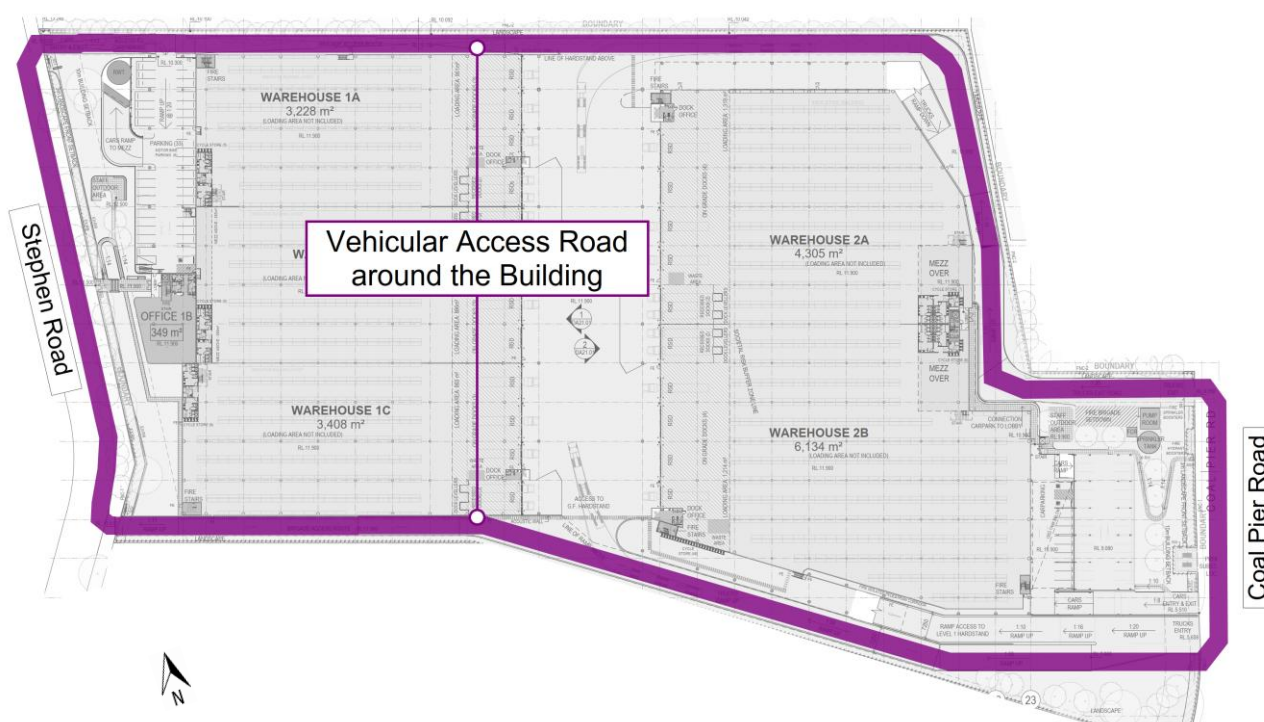


Figure 2-5: Perimeter Vehicular Access Provided Around the Development for Emergency Services

The emergency vehicle perimeter access provisions rely upon the public road on two (2) sides, with the remaining sides of the vehicular access road utilising internal roads within the allotment. This design principle is in accordance with the provisions of the Building Code of Australia (BCA) and FRNSW Fire Safety Guideline [6].

Furthermore, utilising these roads results in the vehicular access road exceeding the BCA limitation of 18m from the building in various locations. The design with this set-back still, however, facilitates fire-fighter operations and enables fire-fighting water to be applied to the structure. Direct building access is afforded through provision of pedestrian pathways linking the roadway to the building main entry points along the western façade where external hydrants would also be located.

Based on these specific design features Affinity Fire Engineering subsequently confirm that the design meets the Fire + Rescue NSW requirements and is capable of compliance with the Performance Requirements of the BCA.

**2.5 Building Structure**

Generally, materials used in construction will conform with the testing methodology outlined in the DTS provisions so as to avoid the spread of smoke and fire and minimise the risk to occupants and fire fighters. The main building structure will consist of concrete and steel construction with large degrees of fire rating to meet the BCA required Fire Resistance Levels.

From a BCA compliance perspective, the building is deemed to have a Rise-in-Storeys of five (5) and an effective height of 15.9m. This therefore requires Type A Construction measures, and further to this the building exceeds the compartment limitations under BCA Clause C3D3 and is therefore classified as a Large Isolated Building.

**2.6 Building Characteristic Assessment**

The following table summarises the characteristics of the subject building, relevant to fire and life safety.

Table 2-1: Building Characteristics Assessment for BCA Compliance

| CHARACTERISTIC       |                                                              | SITE 1 |
|----------------------|--------------------------------------------------------------|--------|
| NCC Classification   | Class 5 – Office<br>Class 7a - Carpark<br>Class 7b – Storage |        |
| Rise in Storeys      | Five (5)                                                     |        |
| Effective Height     | Less than 25m (Approx 15.9)                                  |        |
| Type of Construction | Type A (Large Isolated Building)                             |        |

## 3 OCCUPANT CHARACTERISTICS

### 3.1 Overview

The occupant characteristics are assessed as part of the Fire Engineering Review 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 affects 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.

### 3.2 Dominant Occupant Characteristics Assessment

| Characteristic                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Population numbers             | <p>Generally, the occupant numbers in the building is expected to equivalent to the occupant densities (m<sup>2</sup>/person) listed in the NCC Table D2D218 for the various areas and the building layout which are listed as follows:</p> <ul style="list-style-type: none"><li>▶ 1 person per 30m<sup>2</sup> in the warehouse storage, plant and carpark areas</li><li>▶ 1 person per 10m<sup>2</sup> in the office areas.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Physical and mental attributes | <p><b>Staff and Security</b></p> <p>Staff in the building are expected to be awake and alert at all times. Staff are expected to have a level of understanding where they can recognise an emergency situation and have the ability to take and implement decisions independently. In addition, staff are expected to respond at all times, and to be unaffected by physical or sensory disabilities. Staff are not expected to be mentally impaired by drugs, alcohol, fatigue or other adverse conditions to degrees greater than in other business places.</p> <p><b>Clients and Visitors</b></p> <p>This occupant group is expected to be awake and alert. This group may also exhibit physical and mental disabilities to the degree and frequency of the general public. While this occupant group are expected to be capable of making and implementing decisions independently, they may require assistance in locating or accessing the nearest and safest egress path in an</p> |

| Characteristic                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | <p>emergency. The occupant group are expected to be accompanied by a staff member who will be capable of assisting visitors in determining the appropriate response to fire alarm signals and direct them to the most suitable exit in an emergency.</p> <p><b>Fire and Rescue NSW</b></p> <p>Are expected to be equipped with safety equipment and will be educated in fire-fighting activities and the dangers associated with fire incidents. It is not expected that this occupant group would be present in the building at the time of fire ignition, they are however expected to enter the building at a later stage to undertake fire suppression activities.</p> <p><b>Maintenance Personnel</b></p> <p>Are expected to be mobile with normal hearing and visual abilities where occupants in this group are considered to take and implement decisions independently and require minimal assistance during evacuation in a fire emergency. This group expected to be fully awake and aware of their surroundings at all times when inside the building.</p> |
| Familiarity with the building | <p><b>Staff and Security</b></p> <p>Staff are expected to have a complete knowledge of the building layout and be able to coordinate evacuation of other occupant groups in an emergency.</p> <p><b>Clients and Visitors</b></p> <p>May or may not be familiar with the layout of the building and may require assistance in locating the exits. While these occupants may not have a good familiarity of the egress paths, they will be accompanied by a staff member who will direct them to the most suitable exit in an emergency.</p> <p><b>Fire and Rescue NSW</b></p> <p>Are not expected to have any familiarity of the building layout, however, are assumed to obtain the required site-specific information from fire service block plans available prior to entering the building.</p> <p><b>Maintenance personnel</b></p> <p>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.</p>                                          |

| Characteristic    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pre-movement time | <p>Pre-movement times can vary and is highly dependent on a combination of a variety of factors [4] such as:</p> <ul style="list-style-type: none"> <li>▶ Familiarity with building</li> <li>▶ Commitment to activity being undertaken at the time of fire ignition</li> <li>▶ Mental capabilities (ability to assess risks and make appropriate decisions, alertness)</li> <li>▶ Physical capabilities</li> <li>▶ Group dynamics</li> <li>▶ Occupant relationships / social affiliations</li> <li>▶ Frequency of false alarms</li> </ul> <p>Documents such as PD7974-6:2004 [10] and CIBSE Guide E [13] provide guidance on estimating pre-movement times for various occupancies.</p>                                                                                                                                                                                                                                                                                                                                                                 |
| Travel speed      | <p>Travel speeds for individuals can vary depending on factors such as:</p> <ul style="list-style-type: none"> <li>▶ Age and sex,</li> <li>▶ Physical capabilities (ambulant, semi-ambulant, bed-ridden)</li> <li>▶ Occupant density / crowding</li> <li>▶ Perceived danger</li> </ul> <p>Based on a literature review of work carried out by Boyce et al. [16], Nelson and Mowrer [17], Pauls [15], Milinskii, Pelecheno [16], Pretechskii [17] and Shi et al. [18], the following travel speeds are adopted for an average horizontal travel speed:</p> <ul style="list-style-type: none"> <li>▶ 1.2m/s is assumed for an able-bodied adult where congestion is unlikely [13] such as in the breezeway and carpark areas; and</li> <li>▶ 1.0m/s is assumed for an able-bodied adult where congestion is likely [13] such as in the warehouse and gymnasium areas; and</li> <li>▶ 0.8m/s for semi-ambulant occupants requiring assistance to evacuate, walking aid or wheelchair users [17] such as in the administration and office areas.</li> </ul> |

## 4 HAZARDS AND PROTECTIVE MEASURES

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### 4.1 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, hazards identified can form a justified basis for selected scenarios in fire engineering assessments.

### 4.2 Fire hazards

#### 4.2.1 Building layout and egress

Occupants are afforded exits around the perimeter of the building at Ground Floor Level, and multiple fire-isolated exits on the upper levels. The numerous egress points allow for multiple alternative opportunities in an emergency. Due to the open nature of the warehouses, there are limited dead end travel routes to exits.

#### 4.2.2 General activities

The building will be used for general goods storage and distribution and thus it is not expected that regular hot work processes, use of highly flammable materials, manufacturing processes or operation of high friction or high-temperature machinery will be performed within the building.

The offices will all contain general office activities with a variety of dedicated office suites, open work areas and meeting rooms.

### 4.3 Fuel Loads

#### Quantity of Materials

Due to the nature of the facility, the fire loads within the warehouse will change over time as the tenant changes or the business structure of the same tenant evolves. As such, it is not suitable to provide specific fire load densities for the product and materials being stored within the facility.

The fire load densities with the office areas should however remain consistent and as such the following fire load densities in those parts shall be utilised in the fire engineering analysis where suitable.

The office areas may exhibit mean fire load densities of approximately 800MJ/m<sup>2</sup> with isolated peak values reaching up to 1600MJ/m<sup>2</sup>.

## 4.4 Dangerous Goods

Dangerous goods are not expected to be stored on the site in significant quantities. It is however noted that all commercial buildings will contain a degree of flammable materials for maintenance purposes (i.e. paints, oil, aerosols etc.) and where DGs are stored, they shall be stored in accordance with the Regulatory requirements.

This Fire Safety Strategy has been developed based on there being limited Dangerous Goods stored on site additional to those required for daily maintenance purposes. Any storage of Dangerous Goods will require review and assessment by a suitably qualified Risk Consultant to determine the associated hazards and required preventive measures to meet BCA Clause E1D17 and E2D21.

## 4.5 Rooftop Solar Panels

Solar photovoltaic systems contribute to an increased probability of a fire event, primarily due to electrical risks [9]. Additionally, should the solar panels be subjected to a fire event, the attending fire brigade can be exposed to hazardous toxins from the combustion of the panel materials.

Where the design incorporates provisions for rooftop solar panels to offset the building's energy requirements, the following design measures shall be included to mitigate the risk to the attending fire fighters in the event of a fire as per FRNSW requirements:

- ▶ An A4 notice on fade resistant material must be displayed at the main FDCIE notifying attending fire fighters as to the existence of the Photovoltaic Solar Panel Array on the roof of the building. The notice must include:
  - A figure detailing the location of the panels.
  - A floor plan detailing the location of all associated isolation switches and AC and DC isolators for the shut-off of generated electricity.
  - Notification that the PV do not automatically isolate on fire trip.
  - A statement in 25mm font stating (or similar wording):

“Photovoltaic (PV) Panels Present — PV panels are mechanically fixed to the roof as shown below”

## 4.6 Electric Vehicles and Associated Charging Bays

Electric vehicles are becoming increasingly popular however compared to conventionally Internal Combustion Engine (ICE) vehicles, Electric Vehicles (EV) raise doubts regarding fire safety due to the Lithium-Ion batteries which are contained within the EVs to power them. Research [5] has found that many electric vehicle fires are a result of the battery with particular consistency relative to battery abuse, damage due to weather exposure and collisions respectively and in recorded occasions, during charging.

Following thermal runaway, the lithium-ion batteries are known for containing their heat and also continuing heat generations such that reignition is a credible risk to fire fighters. As such a fire hydrant system that is accessible during a fire, and also provides an ongoing supply of water is critical to containing a lithium-ion battery fire.

To assist in mitigating the risks associated with electric vehicles, reference is made to the AFAC Guideline [34] and ABCB Advisory Notice to Electrical Vehicles in Buildings [35], with the following safety measures incorporated into this building design and maintenance based on the risk profile and location of the charging bays.

### Power Isolation

- ▶ All electric vehicle charging equipment must automatically shut down and be isolated from the mains power on general fire alarm anywhere within the building.
- ▶ Signage must be displayed at the main FDCIE to indicate the properties of the electric car charging bays to include:
  - The location of the charging bays.
  - The location of manual isolation switches/boards with way finding from the FDCIE and operating instructions.
  - The power rating (kW capacity) of the chargers.
  - Notification that the electric car charging systems automatically ceases operation and are isolated from power supply on general fire alarm.

### Fire Hydrant Design

- ▶ To enable attending fire fighters to attach to a hydrant and apply water suppression to the potential fire source;
  - Internal fire hydrants are to be positioned within all fire-isolated stair serving a car parking level; and
  - External hydrants are to be located around the building perimeter to provide coverage to all external carparking spaces, inclusive of those beneath the dispatch vehicle ramp. Note that external hydrants must not be located within 10m of an electric vehicle charging bay.
- ▶ The hydrant system is to be connected to a pressurised town mains water supply to ensure a continuous water supply for firefighting. Noting that the system is required to have a dual water supply given the building is over 25m effective height; thus providing an additional level of redundancy in the design.

### Fire Sprinkler Design

- ▶ The carparking areas are fully protected by an automatic fire sprinkler system designed to AS2118.1:2017.
- ▶ Noting that the system is required to have a dual water supply given the building is over 25m effective height; thus providing an additional level of redundancy in the design to ensure water supply is maintained during a fire.

### Smoke Separation and Extraction

Ventilation of the car parking is a critical measure in any carpark scenario given the type and quantity of combustion products being released from a vehicle fire; this is only enhanced where the fire originates from a lithium-ion battery failure.

Typically for an enclosed carpark, there is risk of smoke venting up through the connecting lift and stair shafts into the levels above. To mitigate this risk a degree of smoke separation is incorporated to prevent the upper level of the building becoming smoke logged from a carpark mezzanine level fire.

### Smoke Separation

- ▶ Each stair and lift lobby opening into the carpark level shall have smoke proof construction provided to separate the lobby/stair from the carpark area.

### Carpark Mechanical Ventilation

- ▶ The carpark mechanical ventilation system provided to the building must be designed to comply with Clause 5.5 of AS1668.1:2015;
  - The exhaust fans shall be compliant with Clause 4.8.1 of AS1668.1:2015 and have fans, complete with all associated componentry, constructed and installed so that it is capable of continuous operation and status indication at their rated capacity as follows:
    - In a building or part of a building protected by a sprinkler system, the fan serving the protected parts of the building shall operate for a period of not less than 2 hours with a smoke exhaust air temperature of 200°C; and
    - The electrical power and control cabling must be fire rated per a smoke exhaust system designed per AS1668.1:2015.
  - The system must be fed from an essential power supply (electrical Safety Service).
- ▶ The above requirement disregards any permitted concession within the BCA to omit the fire rating requirements of components.
- ▶ The FDCIE shall also be provided with control functions for the mechanical ventilation system.

### Automatic Smoke Detection

- ▶ To enable early detection, an automatic smoke detection system is to be installed throughout the carpark in accordance with Section 5 of AS1670.1:2018, with the requirements of this report taking precedence.

## **4.7 Review of relevant fire statistics**

The following discussion is based on the fire statistics attached in APPENDIX A.

### **4.7.1 Warehouse**

From the National Fire Protection Association (NFPA) report on 'Structure Fires in U.S. Warehouses' [32], statistics specific to warehouses can be analysed.

A total of 1,270 structure fires were reported in warehouses between 2007 and 2011. The fires recorded resulted in 4 occupant fatalities, 23 occupant injuries and \$188 million in direct property damage per year. Overall, 19% of fires were intentionally set. However, no civilian injuries were reported from these fires. Shop tools and industrial equipment caused 8% of fires; however, these fires resulted in 27% of the civilian injuries recorded annually. The leading area of fire origin in warehouses comes from unclassified storage areas, resulting in 13% of fires and 18% of civilian injuries.

Figure 4-1 illustrates the leading cause of structure fires in warehouses, while Figure 4-2 indicates the leading areas of origin.

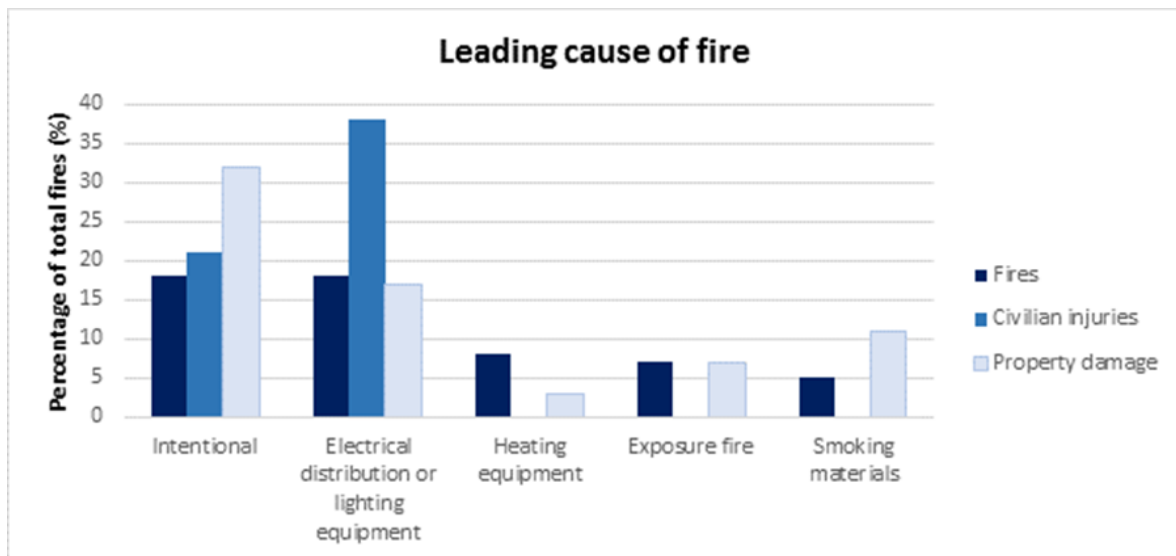


Figure 4-1: Leading Causes of Structure Fires in Warehouses

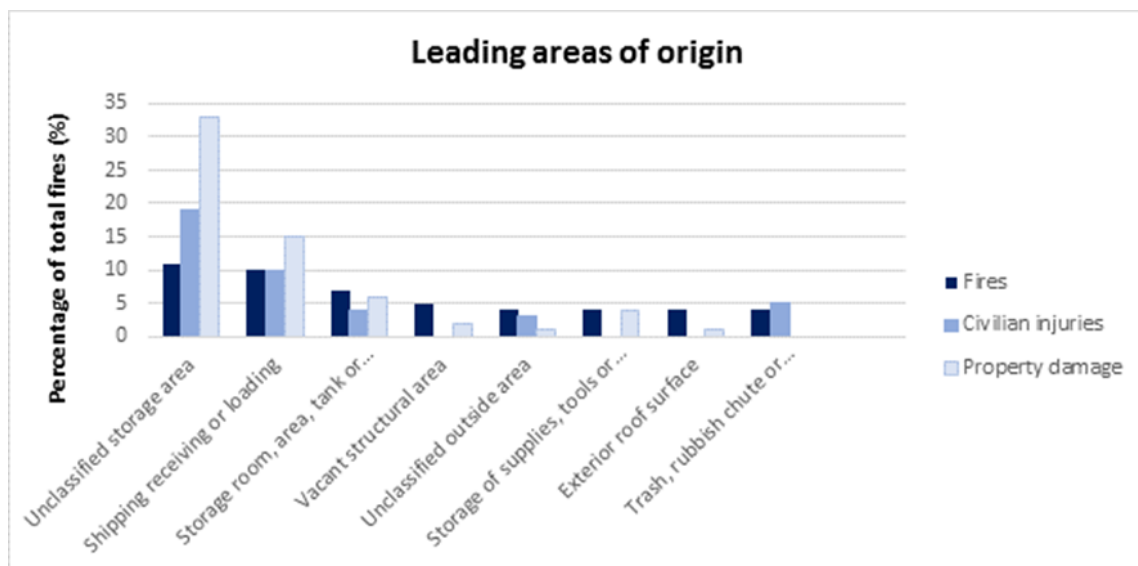


Figure 4-2: Structure fires in warehouses by area of origin

The most common ignition sources in order of likelihood in warehouse structure fires are:

- ▶ Intentional (18%)
- ▶ Electrical distribution or lighting equipment (18%)
- ▶ Heating equipment (8%)
- ▶ Exposure fire (7%)
- ▶ Smoking materials (5%)

The most common fire origins in order of likelihood in warehouse structure fires are:

- ▶ Unclassified storage area (11%)
- ▶ Shipping receiving or loading (10%)
- ▶ Storage room, area, tank or bin (7%)

- ▶ Vacant structural area (5%)
- ▶ Unclassified outside area (4%)
- ▶ Storage of supplies, tools or dead storage (4%)
- ▶ Exterior roof surface (4%)
- ▶ Trash, rubbish chute or container (4%)

#### 4.7.2 Office

NFPA statistics published for the years 2007-2011 estimates an average of 3,340 structure fires in office properties per year. Fires in office properties accounted for less than one in every 100 (0.7%) reported structure fires from 2007-2011. These fires caused annual averages of 4 civilian deaths and 44 civilian injuries. One in every four fires was caused by cooking. Electrical distribution and lighting equipment was the second leading major cause. The percentage of fires, civilian injuries and deaths that occurred in 2007-2011 at different times of the day are presented in the figure below.

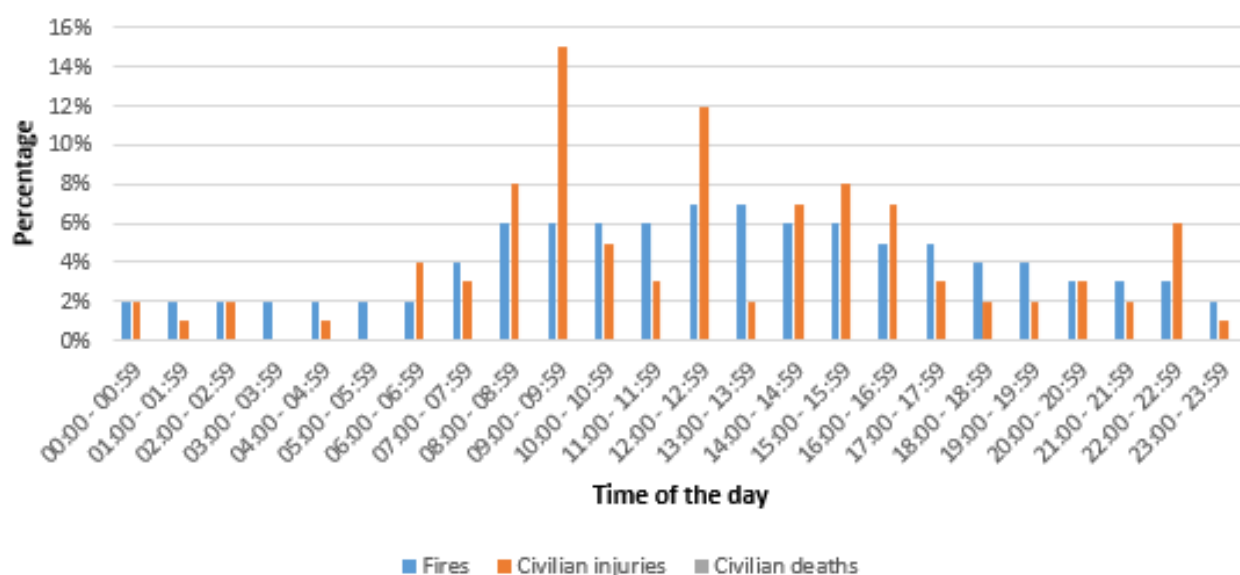


Figure 4-3: Percentage of fires, civilian injuries and deaths at different times of the day (offices)

The following graph that shows the ratio of injuries and deaths to total number of fires has been developed from the data presented in the previous figure. It can be noted that the number of fires during the day is almost four times as many as those during the night. The number of fires peak at midday and are the lowest in the night. This is likely due to the fact that office tenancies are generally unoccupied during the night.

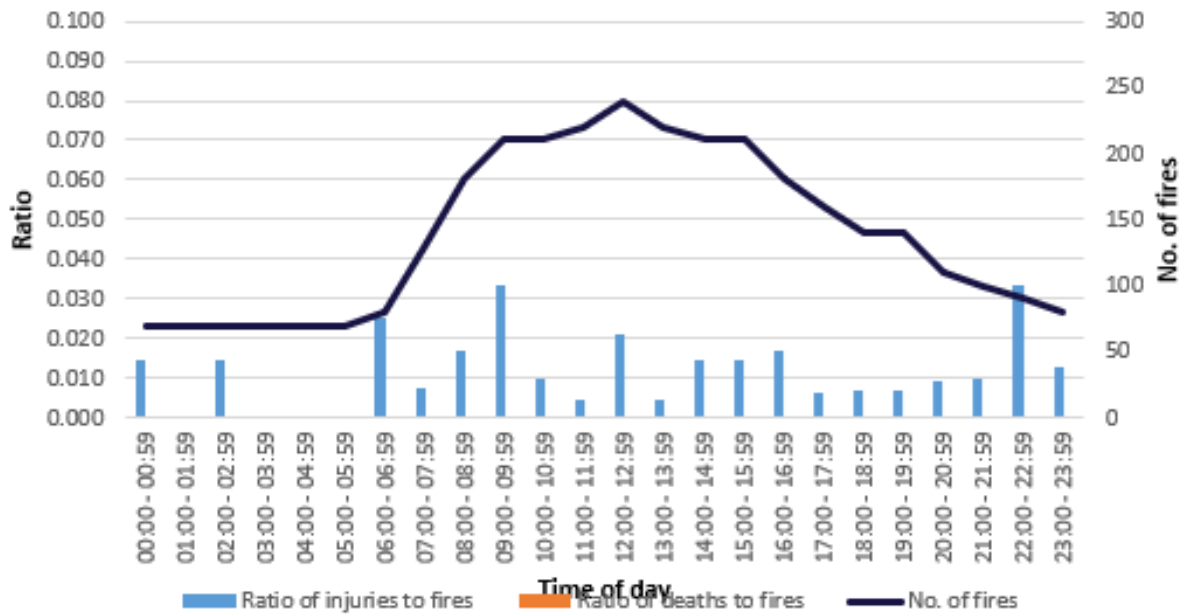


Figure 4-4: Number of fires, ratio of injuries/fires and deaths/fires for different times of the day (offices)

The most common ignition sources in order of likelihood in office structure fires are:

- ▶ Cooking equipment (29%)
- ▶ Electrical distribution and lighting equipment (12%)
- ▶ Heating equipment (11%)
- ▶ Intentional (10%)
- ▶ Smoking materials (9%)

The most common fire origins in order of likelihood in office structure fires are:

- ▶ Kitchen or cooking area (22%)
- ▶ Unclassified outside area (4%)
- ▶ Lavatory, bathroom, locker room (4%)
- ▶ Lobby or entrance way (3%)
- ▶ Attic or ceiling/roof assembly or concealed space (2%)
- ▶ Duct for HVCA, cable, exhaust, heating or AC (2%)
- ▶ Machinery room or elevator machinery (2%)
- ▶ Unclassified storage area (2%)

### 4.7.3 Car Parks

Based on data supplied by the Melbourne Fire and Emergency Services Board (MFESB) and data on the number of car parks in Melbourne [24], the rate of fire starts in Melbourne CBD car parks is estimated to be 0.00007 fires reported to the fire brigade per car space per year.

When considering this against the average of 1.61 civilian deaths per 1000 fires in parking buildings (0.00161 deaths per fire), the data can be combined, resulting in an estimation of 1 death every 91000

years in the car parking areas of this building. It can be discerned from this that the car parking areas have a low risk level.

The most common cause of fire in car parks in New Zealand is highlighted to be arson followed by electrical faults [26]. This is assumed to be representative of car parks in Australia. As this building contains car parking areas that are for residential use as well as public use, it is expected that the chances of arson are significantly reduced.

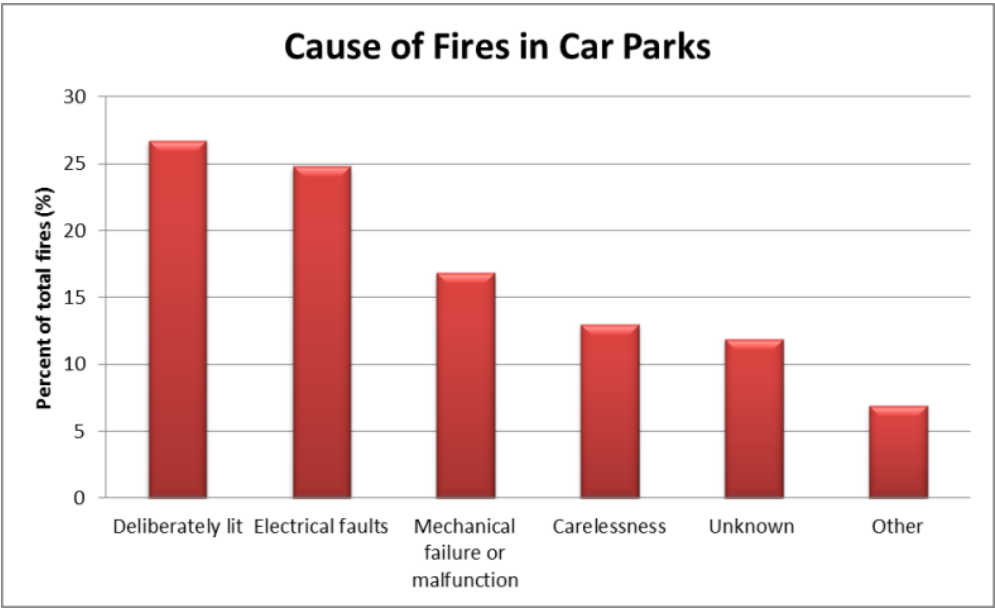


Figure 4-5: Cause of Car Park Fires

## 5 BCA DTS NON-COMPLIANCE REVIEW

### 5.1 Overview

In this instance, the BCA DTS non-compliances have been formulated based on a regulatory review undertaken by the project building surveyor and/or design team and through Affinity Fire Engineering's experience of similar buildings of the size and nature of the subject development. Where not listed herein the building is required to achieve compliance with relevant DTS provisions and relevant codes, reports and Standards.

The following table lists the proposed departures from the DTS provisions of the BCA for the development and the relevant Performance Requirements.

### 5.2 BCA DTS Non-Compliance Assessment and Acceptance Criteria

Table 5-1: Summary of Performance Solutions

| VARIATIONS, ASSOCIATED METHODOLOGY AND ACCEPTANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fire Rating to Floors, Columns and their Structural Supports</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Relevant Regulatory Requirement:</b><br><br>BCA Clause C2D2 requires the building be constructed in accordance with the requirements of Type A Construction as outlined in Specification 5. Specifically: <ul style="list-style-type: none"><li>▶ Floors are required to achieve a 240/240/240 FRL.</li><li>▶ External or Internal columns not directly below the roof are required to achieve a 240/--/-- FRL.</li><li>▶ Internal columns directly below the roof are required to achieve a 60/--/-- FRL.</li></ul>                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Performance Requirement:</b><br><br>The relevant Performance Requirements are C1P1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Non-compliance with DTS provisions:</b><br><br>It is proposed to reduce the FRL of the following elements: <ul style="list-style-type: none"><li>▶ The floors will achieve a DtS compliant 240/240/240 FRL, however the structure supporting each floor slab shall have;<ul style="list-style-type: none"><li>○ Primary beams achieving a DtS compliant 240/--/-- FRL, and secondary beams to have fire rating omitted.</li><li>○ Columns shall achieve a DtS compliant 240/--/-- FRL.</li></ul></li><li>▶ All internal columns supporting a roof structure of the warehouse portions are proposed to achieve a --/--/-- FRL in lieu of the DtS required 60/--/-- FRL.</li><li>▶ All external steel columns on Level 1 of the warehouse portions are proposed to achieve a --/--/-- FRL in lieu of the DtS required 240/180/90 FRL. The FRL of the internal mezzanine office</li></ul> |

## VARIATIONS, ASSOCIATED METHODOLOGY AND ACCEPTANCE CRITERIA

structures within each warehouse are proposed to achieve 60/60/60 FRL in lieu of the DtS required 240/240/240 FRL.

### Combustible Attachments to the External Walls

#### Relevant Regulatory Requirement:

BCA Clause C2D14 requires attachments to an external wall to be non-combustible or have a permitted concession under this BCA Clause.

#### Performance Requirement

The relevant Performance Requirements are C1P2

#### Non-compliance with DTS provisions:

There will be illuminated tenant and wayfinding signage fitted to the external walls of the building that contain combustible elements.

### Fire Rating to Service Penetrations

#### Relevant Regulatory Requirement:

BCA Clause C4D15 requires service penetrations to be sealed to ensure that the fire and smoke resisting performance of the wall through which it passes is maintained. The fire sealing is required to be in accordance with the tested prototype for that service and specific wall makeup or alternatively compliant with BCA Specification 13.

#### Performance Requirement

The relevant Performance Requirements are C1P2 & C1P8

#### Non-compliance with DTS provisions:

There are a number of structural members in the building that are required to achieve a 240/240/240 FRL, however due to the limited availability of tested fire collars and sealing available on the market many service penetrations will only achieve a --/120/120 FRL.

### Perimeter Vehicular Access

#### Relevant Regulatory Requirement:

BCA Clause C3D5 requires vehicular access as a continuous means of passage for emergency vehicles in a forward direction around the entire building. Further to this, the roadway is required to have a width of no less than 6m, be located within 18m of the building and have nothing constructed on the pathway that obstructs passage.

## VARIATIONS, ASSOCIATED METHODOLOGY AND ACCEPTANCE CRITERIA

### Performance Requirement

The relevant Performance Requirement is C1P9

#### Non-compliance with DTS provisions:

The following portions of the vehicular access road deviate from the prescriptive DtS provisions:

- ▶ The roadway's furthest edge is greater than 18m from the building where travel is along Stephen Road (up to 20m).
- ▶ The roadway is reduced to less than 6m clear width along the northern side of the building (approx. 4.9m), and along the south-western side (Approx. 5.0m).
- ▶ The roadway requires vehicles to travel through vehicle security gates at the property boundaries.

### Egress Provisions

#### Relevant Regulatory Requirement:

BCA Clause D2D5 states that in a Class 5 to 7 building the travel distance to the point of choice must not exceed 20m and to the nearest exit must not exceed 40m where more than one exit is available.

BCA Clause D2D6 states that the travel distance between alternative exits must not exceed 60m.

BCA Clause D2D14 states:

- ▶ The total travel distance to reach a final exit via a non-fire-isolated stair to be no greater than 80m total distance.
- ▶ A required non-fire-isolated stair must discharge to ground floor in a location that is no greater than 20m from a final exit, or no more than 40m from the nearest alternative exit where two or more exits direct to outside are available; and
- ▶ The flights and landings of a non-fire-isolated stair must be continuous to the point where it discharges to the level of egress to a road or open space

#### Performance Requirement:

The relevant Performance Requirements are D1P4 and E2P2

#### Non-compliance with DTS provisions:

Travel distances exceed the DtS limitations throughout various areas of the building, with the following maximum distances to be rationalised through fire engineering:

#### Warehouse & Dispatch Areas:

- ▶ Up to 100m to an exit, and 200m between alternative exits from the Warehouse Tenancies.
- ▶ Up to 100m to an exit, and 200 between alternative exits from the shared dispatch.

#### Multi-storey Carpark:

- ▶ Up to 50m to an exit, and 80m between alternative exits.

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### Office Areas:

- ▶ Up to 25m to a point of choice
- ▶ Up to 45m to an exit
- ▶ The internal office mezzanines adopt a required non fire isolated stair which discharge on to the warehouse floor on the level below in lieu of the ground floor and require the following worst case travel distances
- ▶ Approx 130m to reach the alternative fire isolated stair.
- ▶ Overall distance to a road or open space of approx. 200m the Level 4 Mezzanine office level (note this is avoiding the nearest alternative exit that is fire isolated).

### Airlocks to Fire-Isolated Stairs

#### Relevant Regulatory Requirement:

BCA Clause D2D12 states that a doorway must not open directly into a fire-isolated stair unless it is from:

- ▶ A public corridor, public lobby or the like; or
- ▶ A sole-occupancy unit that occupies the whole of a storey; or
- ▶ A sanitary compartment or the like.

#### Performance Requirement:

The relevant Performance Requirement is D1P5 & E2P2.

#### Non-compliance with DTS provisions:

Various fire-isolated stairs open directly into a warehouse tenancy or office tenancy that does not occupy the whole of the storey; and airlock shall not be provided.

### Discharge of Fire Isolated Stairs

#### Relevant Regulatory Requirement:

BCA Clause D2D12 requires that all fire-isolated stairs discharge directly to –

- ▶ A road or open space; or
- ▶ A point in a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter; and

Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6m of any part of the external wall of the same building, that part must have –

- ▶ An FRL of not less than 60/60/60 extending no less than 3m measured from the path FFL; and
- ▶ Any opening protected internally in accordance with BCA C4D5.

#### Performance Requirement

## VARIATIONS, ASSOCIATED METHODOLOGY AND ACCEPTANCE CRITERIA

The relevant Performance Requirements are D1P4, D1P5 and E2P2.

### Non-compliance with BCA DtS provisions:

- ▶ A number of the fire-isolated stairs discharge to an open pathway, however, necessitates travelling back under the driveway prior to reaching open space; and
- ▶ The discharge path from the fire isolated stairs require occupants to traverse within 6m of unprotected openings in the external wall of the same building in order to reach a public road.
- ▶ The eastern and Western (Office) Fire isolated stairs discharge into a small lift lobby at the Ground Floor prior to exiting to open space and hence do not discharge directly to open space.

### Required Non-Fire-Isolated Stairs Connecting More Than 3 Levels

#### Relevant Regulatory Requirement:

BCA Clause D2D4 requires a stair in a Class 7a building to be fire-isolated if the stair connects, passes through, or passes by not more than 2 consecutive storeys, or if the has a sprinkler system installed throughout complying with Specification 17 an additional storey may be included to allow up to three (3) storeys connected.

#### Performance Requirement:

The relevant Performance Requirement is D1P4 & E2P2.

### Non-compliance with DTS provisions:

The required non-fire-isolated stairs serving the multi-storey carpark connect 4 storeys in lieu of the DtS permitted 3 storeys.

### Fire Hydrant System Design

#### Relevant Regulatory Requirement:

BCA Clause E1D2 requires that the fire hydrant system must be installed in accordance with AS2419.1 given that Schedule 4 of the BCA lists AS2419.1:2021 as the required document to meet BCA DtS provisions.

Within AS2419.1:2021, the following specific clauses are relative to this design:

- ▶ AS2419.1:2021 clause 7.3.1 requires a fire booster assembly located remote of the building to be within sight of the principal pedestrian entrance and:
  - Adjacent to the site boundary and the principal vehicular access for the fire brigade pumping appliances to the building or site; or
  - Not more than 20m from the façade of the building containing the principal pedestrian entrance and not more than 20m from the main pedestrian entrance.
- ▶ AS2419.1:2021 Clause 3.6.2 (b) states that where required non-fire-isolated exits are provided, internal fire hydrants shall be located not more than 4m from a required exit, except that internal

## VARIATIONS, ASSOCIATED METHODOLOGY AND ACCEPTANCE CRITERIA

fire hydrants need not be located adjacent to each required non-fire-isolated exit, provided fire hydrant coverage to all parts of the floor is achieved.

- ▶ AS2419.1:2021 Clause 11.5 (e) requires that where a booster assembly is installed, hydrant block plans shall be sized not less than A3 and have a maximum scale of 1 to 250.
- ▶ Consideration of Appendix C of the AS2419.1-2021 is required where the building exceed 108,000m<sup>3</sup> as this building does.

### Performance Requirement:

The relevant Performance Requirement is E1P3.

### Non-compliance with DTS provisions:

The fire hydrant system shall be compliant with AS2419.1:2021 with the following exceptions permitted through the Performance Solution:

- ▶ Internal Hydrants: Internal hydrants are adopted within the building for the purposes of system coverage whereby the internal hydrants are not located within 4m of the exits.
- ▶ Fire Hydrant Booster Assembly: The fire hydrant booster location is on the eastern side of the site, this is however non-compliant with Clause 7.3.1(c)(i) due to it being not within sight of the principal pedestrian entrance to the building.
- ▶ Hydrant Block Plan: Hydrant block plan at the booster assembly to be a maximum A1 sized, in lieu of the maximum scale of 1:250. All other blockplans across the site are to be A3.
- ▶ Consideration will be given to Appendix C of AS2419.1-2021

## Fire Hose Reel Design

### Relevant Regulatory Requirement:

BCA Clause E1D3 requires that fire hose reels are installed in accordance with AS2441 within a building having a fire compartment greater than 500m<sup>2</sup>. This requires that all points on the floor are to be within reach of a 4m hose stream issuing from a nozzle at the end of the hose, with the hose length not exceeding 36m.

### Performance Requirement:

The relevant Performance Requirement is E1P1.

### Non-compliance with DTS provisions:

Due to the expansive footprint of the building, fire hose reels with a hose length of 50m in lieu of 36m are proposed to be used to achieve coverage within the warehouse tenancies and dispatch areas.

## VARIATIONS, ASSOCIATED METHODOLOGY AND ACCEPTANCE CRITERIA

### Fire Sprinkler System Design

#### Relevant Regulatory Requirement:

BCA Clause E1D4 requires that the fire sprinkler system is to be installed in accordance with AS2118.1:2017 of which under Clause 4.14.1 and 4.14.2, the fire sprinkler booster assembly and suction connection respectively must be in accordance with the requirements of the fire hydrant standard AS2419.1:2021.

AS2419.1:2021 clause 7.3.1 requires a fire booster assembly located remote of the building to be within sight of the principal pedestrian entrance and:

- ▶ Adjacent to the site boundary and the principal vehicular access for the fire brigade pumping appliances to the building or site; or
- ▶ Not more than 20m from the façade of the building containing the principal pedestrian entrance and not more than 20m from the main pedestrian entrance.

#### Performance Requirement

The relevant Performance Requirement is E1P4

#### Non-compliance with DTS provisions:

Fire Sprinkler Booster Assembly: The booster location is on the eastern side of the site, however non-compliant with Clause 7.3.1(c)(i) due to it being not within sight of the principal pedestrian entrance to the building.

### Omission of Sprinklers from Main Switchboard Room

#### Relevant Regulatory Requirement:

BCA Clause E1D4 requires the subject building to be protected throughout by a fire sprinkler system compliant with BCA Specification 17, to which requires compliance in accordance with AS2118.1:2017.

#### Performance Requirement

The relevant Performance Requirement is E1P4.

#### Non-compliance with BCA DtS provisions:

Omission of the automatic fire sprinkler protection shall be permitted within the fire separated main (electrical) switch room.

## VARIATIONS, ASSOCIATED METHODOLOGY AND ACCEPTANCE CRITERIA

### Automatic Smoke Exhaust System

#### Relevant Regulatory Requirement:

BCA Clause E2D10 requires in a Class 5, 6, 7, 8 or 9 building, which exceeds 18,000m<sup>2</sup> in floor area or 108,000m<sup>3</sup> in volume, with a ceiling height more than 12m, to be provided with an automatic smoke exhaust system in accordance with Specification 21 throughout.

#### Performance Requirement:

The relevant Performance Requirement is E2P2

#### Non-compliance with DTS provisions:

The fire engineering strategy for the smoke hazard management systems within the building is based on the following design principles:

#### Offices, End-of-Trip, Plant Rooms and other Ancillary Areas

- ▶ Automatic smoke exhaust is to be omitted from the offices, dispatch hardstand, end-of-trip, amenities, carpark and other ancillary areas.

#### Dispatch Hardstands, Carpark

An automatic smoke exhaust system shall be provided to each dispatch hardstand and the mezzanine carpark in accordance with the DTS provisions and AS1668.1:2015 with the following exceptions:

- ▶ The extraction rates shall be reduced from the requirements defined in BCA Specification 21. The final extraction rates will be defined through detailed design phase following complete analysis of occupant evacuation and fire fighter intervention.
- ▶ Each dispatch hardstand and carpark area shall form a single smoke reservoir resulting in zones that exceed 2,000m<sup>2</sup>.
- ▶ The required Car park Truck Movement Exhaust as required by AS1668.1 must be provided to the central truck hardstand and each carpark.

#### Warehouse Tenancies

An automatic smoke exhaust system shall be provided to the warehouse tenancies in accordance with the DTS provisions and AS1668.1:2015 with the following exceptions:

- ▶ An extraction rate of the higher of 10,000L/s or 1 air change shall be achieved from each tenancy in lieu of extraction rates defined in BCA Specification 21.
- ▶ The warehouse tenancy shall form a single smoke reservoir resulting in zones that exceed 2,000m<sup>2</sup>.

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## VARIATIONS, ASSOCIATED METHODOLOGY AND ACCEPTANCE CRITERIA

### Exit and Emergency Lighting

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#### **Relevant Regulatory Requirement:**

BCA Clause E4D2, E4D4, E4D5, E4D6 and E4D8 specifies that exit and emergency lighting is to be installed to specific design parameters and in accordance with AS2293.1:2018.

#### **Performance Requirement:**

The relevant Performance Requirement is E2P2

#### **Non-compliance with DTS provisions:**

Pending modelling outcomes the directional exit signs may be able to be installed up to 4.0m above the finished floor level within forklift travel zones of the warehouse tenancies (in lieu of the AS2293.1:2018 limitation of 2.7m).

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## 6 PROPOSED FIRE SAFETY STRATEGY

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The fire safety strategy outlined below has been proposed to satisfy the fire and life safety objectives specified for this project by the relevant stakeholders. In addition, the fire safety strategy 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.

The specified fire safety strategy will undergo analysis as part of a Fire Engineering Report to ascertain whether the relevant Performance Requirements of the BCA are satisfied. The information herein is therefore pending completion of the fire engineering analysis and as such, it is possible to change and or make modifications through the detailed design phase of the project.

### 6.1 Passive Fire Construction

#### 6.1.1 Fire Compartmentation

The building shall be designed as a single fire compartment compliant with the BCA requirements for large-isolated building.

This provision does not allow for the fire rating requirements of the structure and floors to be omitted.

- ▶ All floors throughout the building are to achieve a 240/240/240 FRL (see also Section 6.1.1).
- ▶ The perimeter slab-edge of each storey is to achieve a smoke seal only. The junction where the floor meets the external façade is not required to be fitted with fire rated sealant provided the linear gap does not exceed a 200mm width.
  - Where smoke sealing is afforded, it must ensure it resists smoke spread when exposed to a temperature of 200°C for a 1hr duration.
  - Any gaps larger than 200mm must be reduced with by a fire rated element achieving a --/240/240 FRL.

#### 6.1.2 Fire Resisting Construction

The building structure including floors, walls, columns and shafts shall be constructed in accordance with the requirements of Specification 5 for Type A Construction throughout with the following exceptions:

##### Floor Structure

- ▶ The floors will achieve a DtS compliant 240/240/240 FRL, however the structure supporting each floor slab shall have;
  - Primary beams achieving a DtS compliant 240/--/-- FRL, and secondary beams to have fire rating omitted.
  - Columns shall achieve a DtS compliant 240/--/-- FRL.

- ▶ All internal columns supporting a roof structure of the warehouse portions are proposed to achieve a --/--/-- FRL in lieu of the DtS required 60/--/-- FRL.
- ▶ All external steel columns on Level 1 of the warehouse portions are proposed to achieve a --/--/-- FRL in lieu of the DtS required 240/180/90 FRL.
- ▶ the FRL of the internal mezzanine office structures within each warehouse are proposed to achieve 60/60/60 FRL in lieu of the DtS required 240/240/240 FRL.

### 6.1.3 Fire Rating of Service Penetrations

All service penetrations are to be sealed in accordance with BCA Clause C3D15 and Specification 13 to ensure that the fire resisting performance of the floor through which it passes is maintained with the following exceptions:

- ▶ Due to the limited availability of tested fire collars and sealing available on the market, several service penetrations will only achieve a --/120/120 FRL.
- ▶ The exact location and specifics of these penetrations shall be determined through the detailed design phase of the project. The intent is to provide compliant fire sealing to the penetrations wherever practicable, and thus this Performance Solution allowing a reduced to --/120/120 FRL is only incorporated where there are no available systems on the market.

As part of the above Performance Solution, the following fire safety measures shall be incorporated into the building design;

- ▶ A full penetration register is to be prepared for the development in accordance with the Schedule in Appendix B of AS4072.1:2005.

### 6.1.4 Separation of Equipment

Rooms containing equipment listed below must be fire separated from the remainder of the building by construction in accordance with Specification 5 or 120/120/120 FRL construction, whichever is greater, with any door opening into that room consisting of a --/120/30 FRL self-closing fire door.

- ▶ Lift motors and lift control panels (unless the lift installation does not have a machine-room); or
- ▶ Emergency generators used to sustain emergency equipment operating in emergency mode; or
- ▶ Central smoke control plant (other than smoke exhaust systems designed for high temperature operation); or
- ▶ Boilers; or
- ▶ A battery system installed in the building that have a total voltage of 12 volts or more and a storage capacity of 200kWh or more.

Electricity supply systems inclusive of electricity substations located within a building and main switchboard located within the building which sustains emergency equipment operating in the emergency mode (i.e. the smoke exhaust mechanical board and all switchboards feeding that) must meet the requirements of BCA Clause C3D14. This includes the requirements of being separated from any other part of the building by construction having:

- ▶ An FRL of not less than 120/120/120; and

- ▶ Any doorway in that construction protected with a self-closing fire door having an FRL of not less than --/120/30.

## 6.1.5 Construction of Exits

### Fire Rated Construction of Fire-Isolated Stairs

All fire-isolated exits, as defined below, are to be constructed in accordance with BCA Clause D2D4, D3D12 and Specification 5.

- ▶ The required non-fire-isolated stairs serving the multi-storey carpark connect 4 storeys in lieu of the DtS permitted 3 storeys.

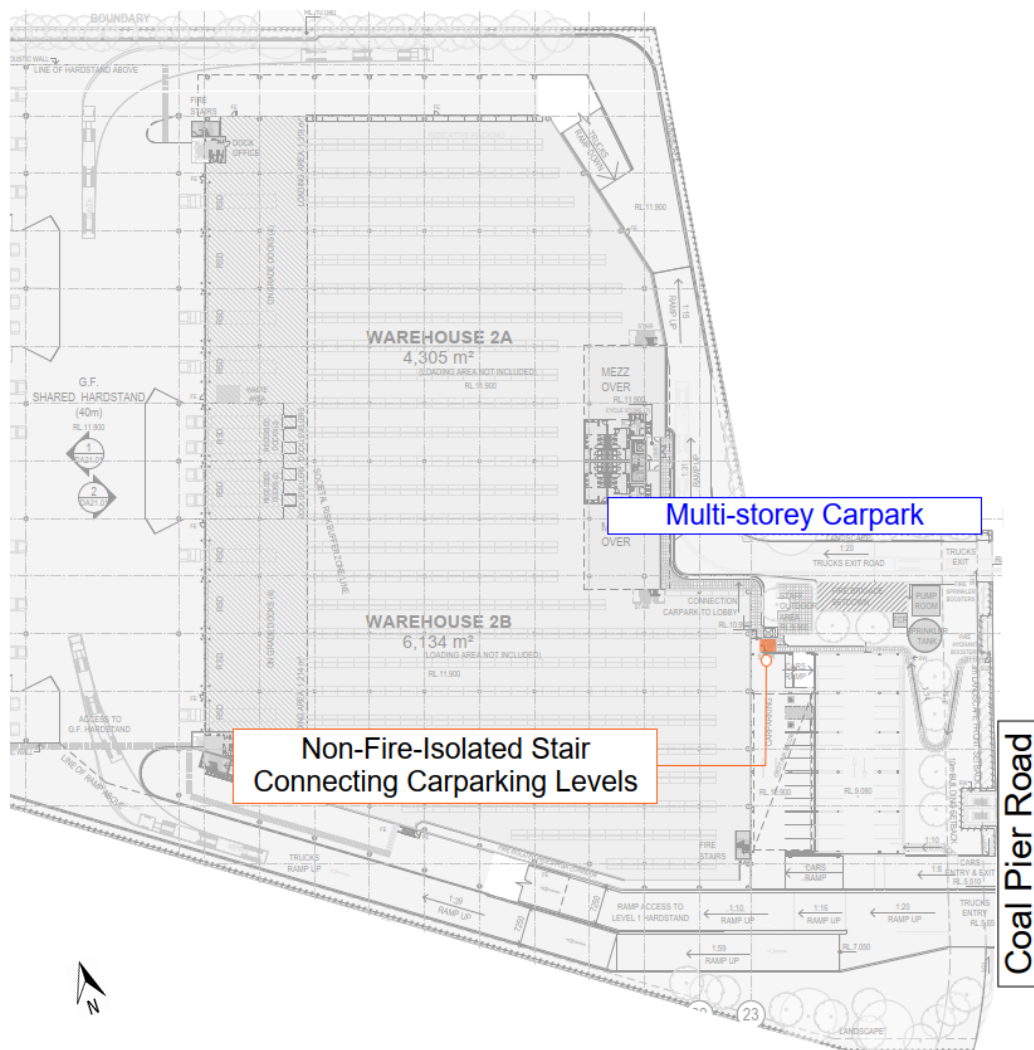


Figure 6-1: Required Non-Fire-Isolated Stairs serving the Multi-storey Carpark

### 6.1.6 Non-Combustible Materials

Where non-combustible materials and their supporting members are required by the BCA, these must be fully DtS compliant.

As part of the requirements for Type A Construction, external walls including their components and any attachments, both internal and external, are to be non-combustible and/or compliant with BCA Clause C2D10 and C2D14 with the following exceptions:

- ▶ There will be illuminated tenant and wayfinding signage fitted to the external walls of the building that contain combustible elements.
  - These signs shall be constructed of a polycarbonate material that has not been tested to achieve a Group 1 or 2 rating under AS5637.1:2015.

As part of the above Performance Solution, the following fire safety measures shall be incorporated into the building design:

- ▶ Any combustible signage greater than 2m<sup>2</sup> in area must be positioned such that they are not directly above an exit door or external fire hydrant.

### 6.1.7 Finishes and Linings

Where practicable, internal finishes, internal linings and internal materials used throughout the building should be non-combustible to reduce the spread of fire and the generation of toxic smoke products.

All wall, floor and ceiling, and roof and ceiling assemblies must be tested and rated for their fire hazard properties in accordance with the prescriptive requirements of BCA Clause C2D11 and Specification 7.

## 6.2 Egress Provisions

### 6.2.1 Evacuation Strategy

Activation of any sprinkler head or manual call point shall initiate the building alarm tones throughout the building.

Dedicated fire wardens shall ensure that all clients, visitors, maintenance contractors and staff are promptly evacuated if a fire is identified anywhere in the building (see Section 6.3.3).

### 6.2.2 Egress Provisions

With exception of the following items being addressed through a fire-engineered Performance Solution, travel distances to a point of choice or single exit are to be not more than 20m and the distance to the nearest of two or more alternative exits must not exceed 40m and the distance between alternative exits must be no closer than 9m and no further apart than 60m.

The fire engineering assessment shall address travel distances that have been identified as being non-compliant in the following locations:

#### **Warehouse & Dispatch Areas:**

- ▶ Up to 100m to an exit, and 200m between alternative exits from the Warehouse Tenancies.
- ▶ Up to 100m to an exit, and 200 between alternative exits from the shared dispatch.

#### **Multi-storey Carpark:**

- ▶ Up to 50m to an exit, and 80m between alternative exits.

#### **Office Areas:**

- ▶ Up to 25m to a point of choice
- ▶ Up to 45m to an exit
- ▶ The internal office mezzanines adopt a required non fire isolated stair which discharge on to the warehouse floor on the level below in lieu of the ground floor and require the following worst case travel distances
- ▶ Approx 130m to reach the alternative fire isolated stair.
- ▶ Overall distance to a road or open space of approx. 200m the Level 4 Mezzanine office level (note this is avoiding the nearest alternative exit that is fire isolated).

### **6.2.3 Door Hardware, Operation and Mechanisms**

All doors serving as required exits shall have the hardware, door swings, latch operations and signage in accordance with the prescriptive requirements of BCA Clauses D3D24, D3D25, D3D26 and D3D28.

### **6.2.4 Signage and Lighting**

Exit and emergency lighting are to be provided throughout building in accordance with the prescriptive DtS provisions of BCA Clause E4D2, E4D4, E4D5, E4D6, E4D8 and AS2293.1:2018 with the following exceptions:

- ▶ Directional exit signs shall be installed up to 4.0m above the finished floor level within forklift travel zones of the warehouse tenancies (in lieu of the AS2293.1:2018 limitation of 2.7m).

As part of the exit and emergency lighting design, the following measures must be incorporated:

- ▶ Exit signs are to be pictograph 'running man' signs as per the prescriptive requirements of AS2293.1:2018.
- ▶ All exit and directional exit signs are to be power-operated illuminated signs.
- ▶ Any directional exit signs located above 2.7m are to be 'Jumbo' sized signs.

## 6.3 Active Fire Protection Systems

The following figure provides an overview of the fire infrastructure on the project to support the design specification for those systems in the subsequent sections.

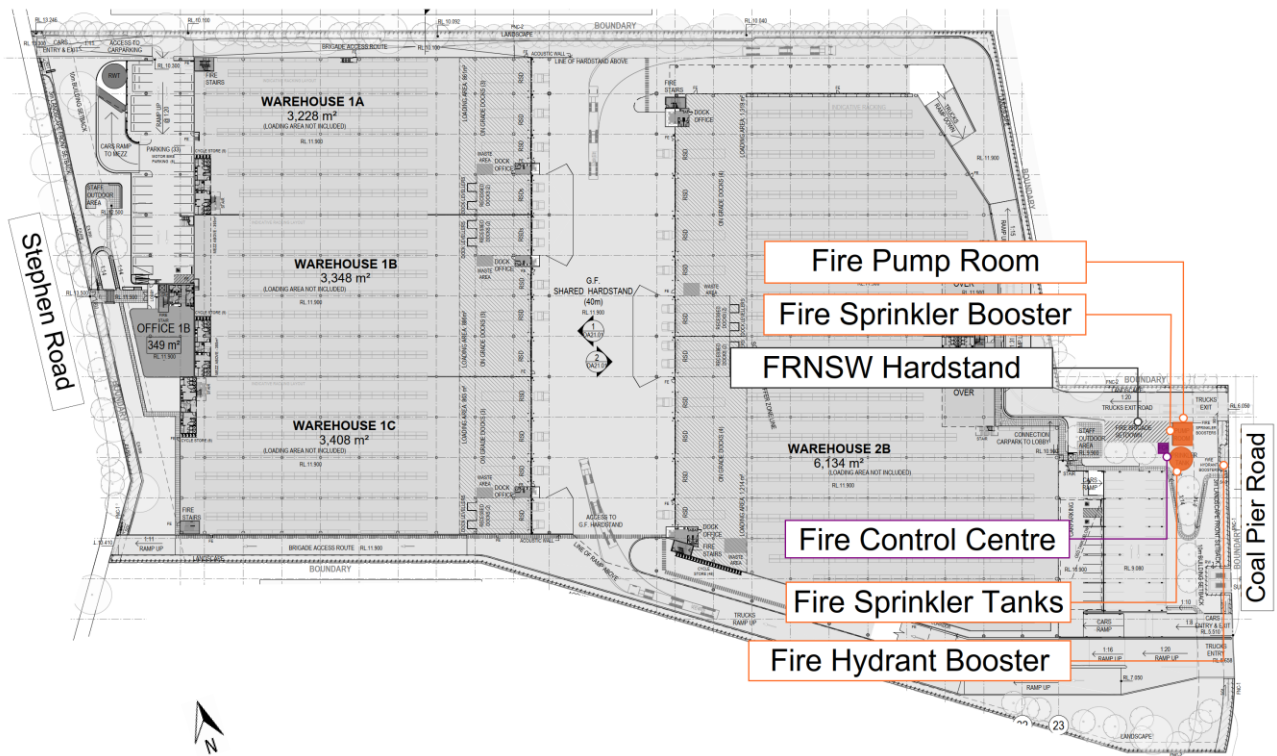


Figure 6-2: Site Fire Services Overview

### 6.3.1 Fire Control & Indicating Equipment

The building fire safety systems shall be connected to the Main Fire Control & Indicating Equipment (FDCIE) located within the dedicated room located adjacent to the Sprinkler pump room off coal Peir Road. In addition, a Sub FIP shall be included in the main Ground Floor entrance lobbies at for both the Eastern and Western tenancies.

The dedicated Room Adjacent to the sprinkler Pump Room shall form the Fire Control Centre for the Building and in additional to the Main FDCIE, the Fire Control Centre shall also contain the EWIS panel and Fan Control Panel.

- ▶ The FDCIE must incorporate;
  - The ability to enable, disable & reset ALL zones/alarms across the network/precinct.
  - Contain the site ASE and brigade monitoring system.
  - Contain controls for the automatic smoke exhaust system.

### 6.3.2 Fire Brigade Alarm Signalling Equipment

An automatic link shall be provided directly to an approved monitoring centre on activation of the fire sprinkler system, smoke detection or manual call points installed in the building in compliance with DtS Provisions and AS1670.3:2018.

- ▶ The fire brigade callout address shall be to the Fire Control Centre accessed via Coal Pier Road.

### 6.3.3 Building Occupant Warning and EWIS Systems

A building occupant warning system and EWIS system shall be provided throughout the building.

These systems shall be in accordance with the prescriptive requirements of BCA Clause E4D9, Specification 17, Specification 20, AS1670.1:2018 and AS1670.4:2018.

- ▶ Activation of any fire sprinkler head, smoke detector or manual call point shall initiate the building alarm tones throughout the building.
  - The evacuation tones must initiate through all levels and areas of the building. No cascading of the alarm tones shall be incorporated.
- ▶ The EWIS panel shall be located within the Fire Control Centre.

### 6.3.4 Automatic Smoke Detection System

An automatic smoke detection system be installed to the below listed areas as per the nominated design standard.

#### Offices, and Common Lobbies Etc

- ▶ An automatic smoke detection system shall be installed to occupied areas of the Offices, Common Lobbies, Plant Rooms, End of Trip Areas and the like. These locations shall have detector spacing compliant with AS1670.1:2018 Section 5 on a reduced Grid spacing of not more than 10m (final spacing to be determined through detailed modelling) except that:
  - No smoke detection required to the concealed ceiling spaces.
  - No smoke detection required to the amenities.
  - No smoke detection is required to cupboard with a volume less than 3m<sup>3</sup>.
  - Thermal detectors may be incorporated in areas of spurious alarm risk (e.g. above a kitchenette or break out area).

#### Warehouse Tenancies

- ▶ An automatic smoke detection system shall be installed to the ceiling/roof of each warehouse tenancy with detector spacing compliant with AS1670.1:2018 Section 7 except that:
  - The smoke detector unit (or sampling point if an ASD system is installed) may be located at the underside of the secondary beam structure in lieu of being within 300mm of the ceiling.
    - Any primary beams shall be treated as obstructions per the requirements of AS1670.1:2018.

### Dispatch Hardstands

- ▶ No smoke detection is required to be installed to the dispatch hardstands and their associated driveways and access ramps.

### Carparking Area

- ▶ An automatic smoke detection system shall be installed throughout the carpark and its associated driveways and access ramps. These locations shall have detector spacing compliant with AS1670.1:2018 Section 5 on a reduced Grid of not less than 10m (final spacing to be determined through detailed modelling) except that:

### 6.3.5 Automatic Fire Sprinkler System

A fire sprinkler system shall be provided throughout the building in accordance with the prescriptive requirements of BCA Specification 17 and AS2118.1:2017 with the following exceptions:

- ▶ The fire sprinkler booster location is on the eastern side of the site, this is however non-compliant with Clause 7.3.1(c)(i) due to it being not within sight of the principal pedestrian entrance to the building.

### 6.3.6 Automatic Smoke Exhaust System

The fire engineering strategy for the smoke hazard management systems within the building is based on the following design principles:

#### Offices, End-of-Trip, Plant Rooms and other Ancillary Areas

- ▶ Automatic smoke exhaust is to be omitted from the offices, dispatch hardstand, end-of-trip, amenities, carpark and other ancillary areas.

#### Dispatch Hardstands, Carpark

An automatic smoke exhaust system shall be provided to each dispatch hardstand and the mezzanine carpark in accordance with the DTS provisions and AS1668.1:2015 with the following exceptions:

- ▶ The extraction rates shall be reduced from the requirements defined in BCA Specification 21. The final extraction rates will be defined through detailed design phase following complete analysis of occupant evacuation and fire fighter intervention.
- ▶ Each dispatch hardstand and carpark area shall form a single smoke reservoir resulting in zones that exceed 2,000m<sup>2</sup>.

#### Warehouse Tenancies

An automatic smoke exhaust system shall be provided to the warehouse tenancies in accordance with the DTS provisions and AS1668.1:2015 with the following exceptions:

- ▶ An extraction rate of the greater of either 10,000L/s or 1 air change shall be achieved from each tenancy in lieu of extraction rates defined in BCA Specification 21.
- ▶ The warehouse tenancy shall form a single smoke reservoir resulting in zones that exceed 2,000m<sup>2</sup>.

As part of the automatic smoke exhaust system design, the following design measures must be incorporated:

- ▶ The automatic smoke exhaust system provided to the warehouse areas must be designed in accordance with BCA Specification 21 and AS1668.1:2015 unless noted otherwise herein.
- ▶ A mechanical system blockplan shall be provided at the FDCIE in accordance with AS1668.1:2015 and also incorporate the following;
  - Signs alerting the Fire Brigade to the operation of the smoke exhaust system.
  - A schematic of the system detailing fan extraction rates, and make-up air locations and free area requirements.
  - Reference the Fire Engineering Report.
  - Notification that the system is automatically initiated by sprinkler activation.
  - Incorporate the same legend and fan numbering as those used on the FDCIE fan control switches.
- ▶ The automatic smoke exhaust system must be connected to the site's essential power (safety service).
  - The electrical board must be fire separated from the remaining building per BCA Clause C3D14 (--/120/120 FRL walls and --/120/30 FRL fire door).

### 6.3.7 Mechanical Ventilation System

A mechanical ventilation system shall be provided throughout all areas of the building where vehicles are likely to be present in accordance with the prescriptive requirements of BCA Clause E2D12, F6D7 and AS1668.2:2012.

Additional to the prescriptive BCA requirements, the following design measures must also be incorporated as part of the fire engineered solution:

- ▶ The mechanical ventilation system provided to the carpark and dispatch hardstands, inclusive of all adjoining access driveways, must be designed to comply with Clause 5.5 of AS1668.1:2015:
  - The exhaust fans shall be compliant with Clause 4.8.1 of AS1668.1:2015 and have fans, complete with all associated componentry, constructed and installed so that it is capable of continuous operation and status indication at their rated capacity as follows:
    - In a building or part of a building protected by a sprinkler system, the fan serving the protected parts of the building shall operate for a period of not less than 2 hours with a smoke exhaust air temperature of 200°C; and
    - The electrical power and control cabling must be fire rated per a smoke exhaust system designed per AS1668.1:2015.
  - The system must be fed from an essential power supply (electrical Safety Service).
- ▶ The above requirement disregards any permitted concession within the BCA to omit the fire rating requirements of components.
- ▶ The FDCIE shall also be provided with control functions for the mechanical ventilation fan units.

## 6.4 Occupant Fire Fighting Facilities

### 6.4.1 Fire Hose Reel

Fire hose reels are to be provided throughout the building in accordance with the prescriptive DTS provisions of BCA Clause E1D3 and AS2441:2005 with exception of the following;

- ▶ Due to the expansive footprint of the building, hose reels with a length of 50m in lieu of 36m are proposed to be used to achieve coverage within the warehouse tenancies and dispatch areas.

As part of the fire hose reel design, the following design measures must be incorporated:

- ▶ Where 50m long hoses are used;
  - They must be tested to meet the requirements of AS1221:1997 other than the specification of a maximum hose length of 36m.
  - Coverage to any part of the warehouse by a 50m long hose line must be achieved with no more than 2 bends.
- ▶ To ensure that the provision of 50m hose reels does not impact life safety, on-site training in the use of the hose reels must be undertaken by key staff members (Fire Wardens and Warehouse Supervisors).

The location of all fire hose reels should be readily accessible to occupants. The use of facilities should be monitored for abuse, mistreatment and servicing. The fire hose reels shall be located within 4m of an exit and provide coverage to all areas of the building based on a 50m or 36m hose length with a 4m water stream.

### 6.4.2 Portable Fire Fighting Equipment

Portable fire extinguishers are to be provided throughout the building in accordance with Table E1D14 of the BCA with the type of extinguisher selected in accordance with AS2444:2001.

|                                        |                       |        |
|----------------------------------------|-----------------------|--------|
| ▶ General office areas                 | Dry Powder (ABE type) | 2.5Kg  |
| ▶ Computer/server rooms                | CO <sub>2</sub>       | 3.5 Kg |
| ▶ Plant rooms                          | Dry Powder (ABE)      | 2.5 Kg |
| ▶ Designated exits                     | Dry Powder (ABE)      | 4.5 Kg |
| ▶ Adjacent each fire hose reel cabinet | Dry Powder (ABE)      | 4.5 Kg |

## 6.5 Fire Brigade Intervention

### 6.5.1 Fire Hydrant System

A fire hydrant system shall be provided throughout the site to serve the building in accordance with the prescriptive requirements of Clause E1D2 and AS2419.1:2021 with exception of the following:

#### Internal Hydrants:

- ▶ Internal hydrants are adopted within the building for the purposes of system coverage whereby the internal hydrants are not located within 4m of the exits.

#### Fire Hydrant Booster Assembly:

- ▶ The fire hydrant booster location is on the eastern side of the site, this is however non-compliant with Clause 7.3.1(c)(i) due to it being not within sight of the principal pedestrian entrance to the building.

#### Hydrant Block Plan:

- ▶ Hydrant block plan at the booster assembly to be a maximum A1 sized, in lieu of the maximum scale of 1:250. All other blockplans across the site are to be A3.

As part of the fire hydrant system design, the following design measures must be incorporated:

- ▶ The system shall incorporate a ring main and associated isolated valves as required for a large-isolated building that is over 25m in effective height.
  - Isolation valves shall be numbered with those corresponding numbers indicated on the hydrant block plan.
- ▶ All connection points must be fitted with Storz hose couplings which comply with FRNSW Technical Information D15/45534 for “FRNSW compatible Storz hose connections”. Further information is available from FRNSW available at [www.fire.nsw.gov.au](http://www.fire.nsw.gov.au).
- ▶ As far as possible the hydrant system should consist of external hydrant points, with internal hydrants only provided where there are shortfalls in coverage from external hydrants.
  - Where internal hydrants are required outside of the fire-isolated exits:
    - They must be designed to allow progressive movement through the building such that an internal hydrant is within 50m of an external hydrant and 25m of an internal hydrant.
    - A localised block plan must also be provided at every hydrant relied upon for progressive movement to pictorially and numerically illustrate the location of the next available additional hydrant. These localised block plans should be of a size appropriate to their notice and location and be of all-weather fade-resistant construction.
    - Internal fire hydrants are to be positioned within all fire-isolated stairs, at each landing providing access to a storey.

*Note: Hydraulic Engineer shall provide advice in relation to large-isolated building meeting the performance of AS2419.1:2021 with consideration to Appendix C.*

### 6.5.2 Vehicular Perimeter Access

A vehicular perimeter access roadways is provided to all four sides of the building. This shall be designed and constructed of an all-weather surface capable of supporting all FRNSW appliances in accordance with BCA Clause C3D5 and FRNSW Fire Safety Guideline “Access for fire brigade vehicles and firefighters” version 5.01” (available from [www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)).

The following variations from the prescriptive requirements shall be addressed through a fire engineered Performance Solution (as illustrated in the trailing figure);

- ▶ The roadway is reduced to less than 6m clear width along the northern side of the building (4.5m), and along the south-western side (5.5m).
- ▶ The roadway requires vehicles to travel through vehicle security gates at the property boundaries.

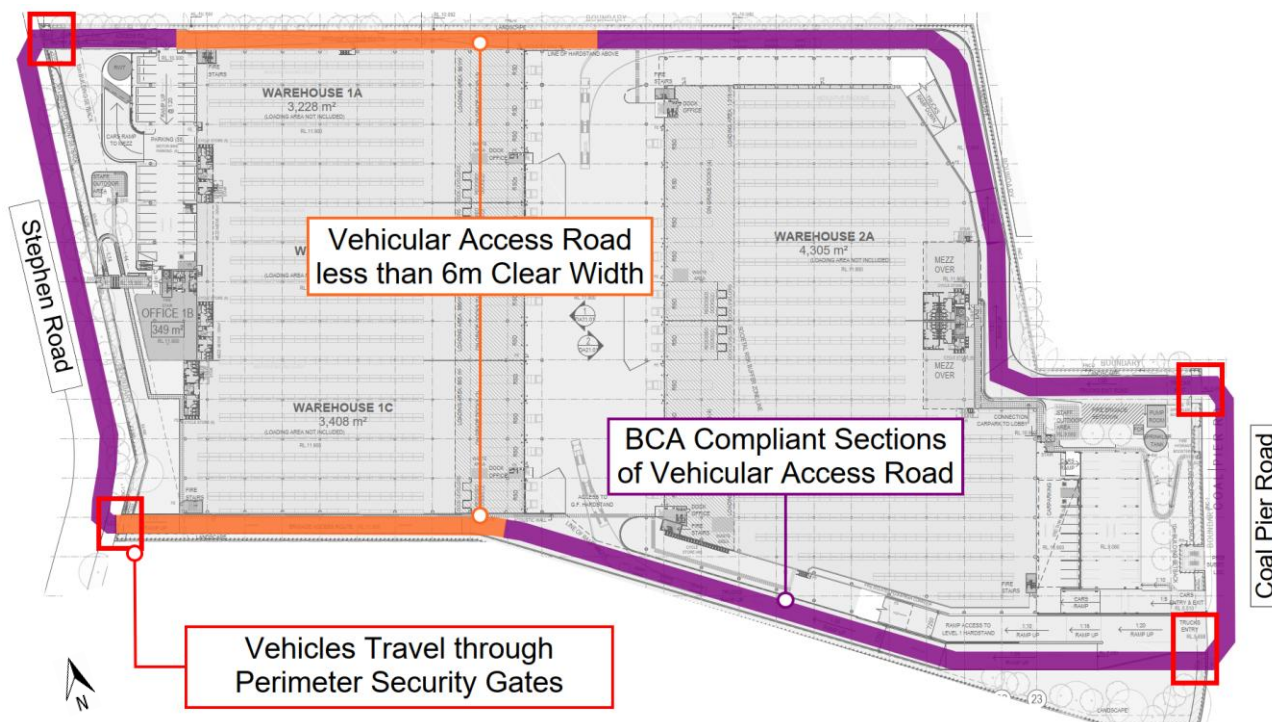


Figure 6-3: Perimeter Vehicular Access Provisions and Areas Identified as being DTS Non-Compliant

As part of the fire-engineered Performance Solution for perimeter vehicular access, the following must be incorporated into the design;

#### Perimeter Access Path Performance

- ▶ Gradients upon the access road are suitable for heavy vehicles in accordance with Australian Standards and FRNSW Fire Safety Guideline "Access for fire brigade vehicles and firefighters v5.01":
- ▶ The fire appliance access road and surface will be suitable in all weather and are capable of supporting the maximum distributed load over the entire area as per FRNSW Fire Safety Guideline "Access for fire brigade vehicles and firefighters v5.01"

#### Appliance Sweep Paths

- ▶ Fire brigade Specialist Appliances are provided with adequate room and sweep paths around the building corners to travel in forward direction.
- ▶ Provision must be maintained at the north-western and north-eastern corners of the site to allow for fire appliance staging of a 12.5m Specialist Appliance.
  - To ensure vehicles are not parked in the staging zones "No Parking" signage must be installed.

## Security Gate Requirements

- ▶ Security gates that cross the vehicular access path at the vehicular entries to the carpark and dispatch hardstand must:
  - Manually operated Gates: are to be locked with a loose chain and padlock, or fixed cylinder hardware set.
  - Mechanically driven Gates: are to have a manual overdrive provided at the gate motor to disengage the gearing and allow manual opening of the gate by FRNSW:
- ▶ Operational instructions and diagrams illustrating the gate gear override mechanism must be provided at the Main FDCIE.
- ▶ Copies of any access keys/fobs etc. are to be provided to the two (2) nearest FRNSW stations to the site, and also a copy hung at the Main FDCIE.

### 6.5.3 Fire Sprinkler and Fire Hydrant Booster Assemblies

The fire hydrant and fire sprinkler systems shall each be provided with dual water supplies as per the BCA requirements for a building over 25m effective height.

As the water supply for these systems is reliant on water from a non-pressurised source (on site water tanks) the following design measures must be incorporated into each system design:

- ▶ The fire booster assemblies must ensure an adequate staging area for pumping appliances as per FRNSW Fire Guideline requirements *“Access for fire brigade vehicles and firefighters”* available at <https://www.fire.nsw.gov.au/> and AS2118.1:2017.
- ▶ The design of any fixed suction provided for a fire brigade pumping appliance to draught from a below-ground water supply is to satisfy Clause 4.4 of Australian Standard AS2419.1:2021. The maximum length of the dry pipe between the lowest section water level and the large bore suction connection must not exceed 2.8m (due to the limitations of the primer on the fire brigade pumping appliances).
- ▶ As detailed in FRNSW Fire Guideline requirements *“Access for fire brigade vehicles and firefighters”*, any hardstand serving a suction-connection outlet is to have a working space that extends a minimum of 18m from the point of connection to allow a semi-rigid suction hose to be connected to the rear of the fire appliance. This is demonstrated in Figure 6-4.

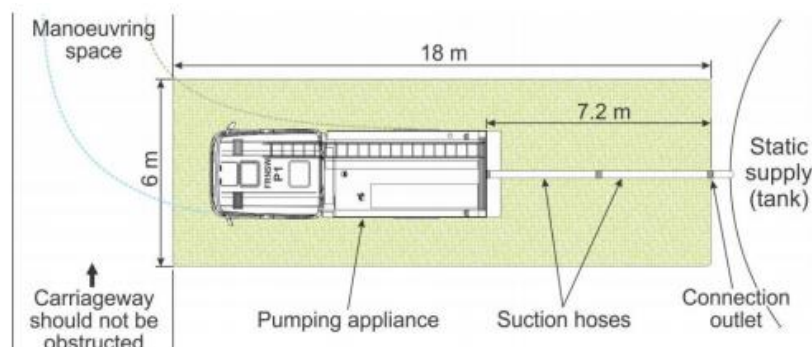


Figure 14 Hardstand area serving a suction-connection outlet

Figure 6-4: FRNSW Access For Fire Brigade Vehicles & Firefighters Excerpt (State Govt NSW 2019)

The preliminary fire engineering assumes that the fire booster suction point is located inward facing to the hardstand and hence necessitate an appliance to back up against it. The orientation of the suction point may be adjusted so long as the design reflects the FRNSW requirements as detailed in FRNSW Fire Guideline requirements *“Access for fire brigade vehicles and firefighters”*. Connection orientations are as per excerpt from the aforementioned FRNSW document per Figure 6-5.

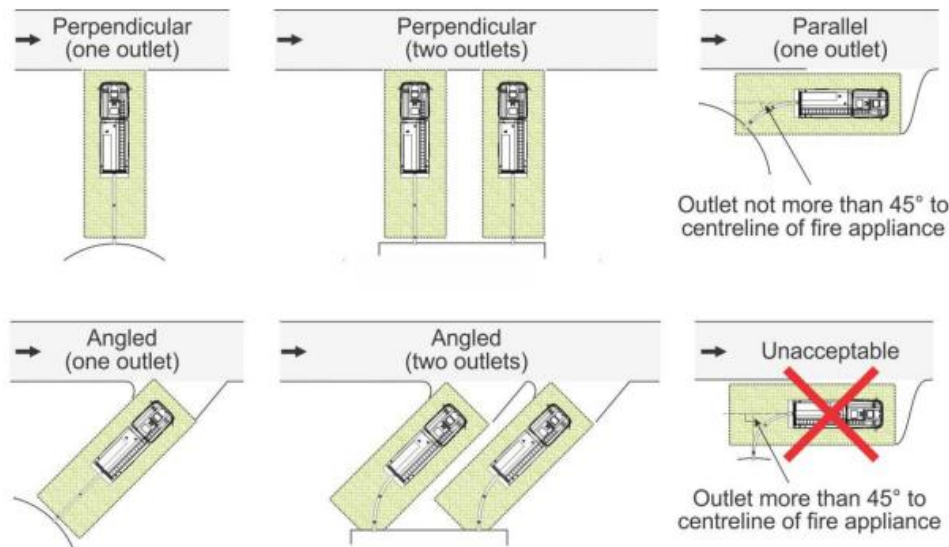


Figure 15 Example of orientation of hardstand area for suction-connection outlets

Figure 6-5: FRNSW Access For Fire Brigade Vehicles & Firefighters Excerpt (State Govt NSW 2019)

Notwithstanding, a detailed design of the fire sprinkler and hydrant suction connection points and booster assembly respectively must be undertaken by the fire consultant to meet the desired requirements. Note that a minimum 6m clear width has been maintained past the appliance staging area to meet the requirements of BCA Clause C3D5.

## 6.6 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.

### 6.6.1 Maintenance of Fire Safety Equipment

Any fire detection systems, fire sprinkler systems, emergency warning systems, fire hydrants, hose reels, portable fire extinguishers, emergency lighting and any other fire safety equipment shall be tested and maintained in accordance with Australian Standard AS1851 or another relevant testing regulatory.

### 6.6.2 No Smoking Policy

A no-smoking policy shall be implemented and enforced throughout all internal areas of the building.

### 6.6.3 Fire Safety Manual

A fire safety manual shall be developed for the site to provide an overview of all fire safety procedures and systems within the building. The manual should also record false alarms, and outcomes from fire drills and provide details of the ongoing maintenance and inspection procedures. The manuals should be reviewed annually, and lessons-learned exercises undertaken. Any conclusions drawn from this exercise should be implemented into the fire safety procedures.

### 6.6.4 Emergency Management Plan

An Emergency Management Plan (EMP) must be developed in accordance with AS3745:2010 Amd 2:2018. The EMP must:

- ▶ Developed by an emergency planning committee (EPC).
- ▶ Implement emergency control organisation (ECO) procedures for the building.
- ▶ Specifically address the types of emergencies that may arise from the industry and/or activities associated with the business operations.
- ▶ Ongoing training, education and execution of the emergency management procedures are to be regularly conducted with all building occupants.

An evacuation plan should be developed for the site in accordance with AS3745:2010 Amd 2:2018 and standard fire orders should be displayed throughout the building.

### 6.6.5 Electric Vehicle and Electric Forklift Charging Devices/Zones

The following measures shall be provided where the building incorporates the installation of charging devices for lithium-ion based electric vehicles and forklifts/material handling equipment:

#### Power Isolation

- ▶ All electric battery charging equipment must automatically shut down and be isolated from the mains power on general fire alarm anywhere within the building.
- ▶ Signage must be displayed at the main FDCIE to indicate the properties of the electric car charging bays to include:
  - The location of the charging bays.
  - The location of manual isolation switches/boards with way finding from the FDCIE and operating instructions.
  - The power rating (kW capacity) of the chargers.
  - Notification that the electric car charging systems automatically ceases operation and are isolated from power supply on general fire alarm.

### 6.6.6 Rooftop Solar Panels

The following measures shall be provided where the design includes the installation of solar panels to the roof of a warehouse.

- ▶ An A4 notice on fade resistant material must be displayed at the main FDCIE notifying attending fire fighters as to the existence of the Photovoltaic Solar Panel Array on the roof of the building. The notice must include:
  - A figure detailing the location of the panels.
  - A floor plan detailing the location of all associated isolation switches, AC and DC isolators for the shut-off of generated electricity.
  - Notification that the PV do not automatically isolate on fire trip.
  - A statement in 25mm font stating (or similar wording):

“Photovoltaic (PV) Panels Present — PV panels are mechanically fixed to the roof as shown below”

### 6.6.7 Dangerous Goods

Should future use of the facility incorporate the use and/or storage of dangerous goods outside the purpose of frequent maintenance purposes, the site will require review and assessment by a suitably qualified Risk Consultant to determine the associated hazards and required preventative measures to meet BCA Clause E1D17 and E2D21. The fire engineering strategy shall be required the following requirements:

- ▶ Storage of dangerous or hazardous goods on this site will require re-assessment of the fire engineering analysis by a registered Certifier- Fire Safety (formerly C10 Fire Safety Engineer).
- ▶ Where the storage quantity trigger requirements for a fire safety study, the above re-assessment of fire engineering analysis must also be submitted to Fire and Rescue NSW for the key stakeholder’s review and support.

### 6.6.8 Hot Works Policy

A hot works policy should be put in place and rigorously enforced to ensure that all hot works, including grinding and welding, are managed to avoid the accidental ignition of fires.

### 6.6.9 Fire Drills and General Fire Safety Training

All fire wardens are to be trained in first-aid firefighting and emergency response. All staff shall be inducted with a fire safety brief including the actions necessary for the activation of the building emergency warning system and the location of all emergency egress paths and fire exits. In addition, periodic fire drills should be undertaken and any lessons learned included in future fire safety procedures.

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## APPENDIX A FIRE STATISTICS

### PROBABILITY OF FIRE STARTS

The probability of a fire start in a range of building uses, based on UK data, can be established using the data presented in Table 7-1 [11]; the applicable occupancy type is highlighted.

Table 7-1: Overall probability of fire starts for various occupancies, UK data

| Occupancy                       | Probability Of Fire Starts (% Per Year) |
|---------------------------------|-----------------------------------------|
| <i>Industrial</i>               | 4.4                                     |
| <i>Storage</i>                  | 1.3                                     |
| <i>Offices</i>                  | 0.6                                     |
| <i>Assembly entertainment</i>   | 12.0                                    |
| <i>Assembly non-residential</i> | 2.0                                     |
| <i>Hospitals</i>                | 30.0                                    |
| <i>Schools</i>                  | 4.0                                     |
| <i>Dwellings</i>                | 0.3                                     |

### PROBABILITY OF CIVILIAN INJURY AND FATALITY

The probability of injuries and deaths for various occupancy types based on UK data [11] is presented in the following table.

Table 7-2: Probability of occupant injury and fatality by occupancy type, UK data averages for the years 1995 and 1997-1999

| Type Of Occupancy                    | No Of Fires | Probability Of Occupant Injury Per Fire Event (%) | Probability Of Occupant Death Per Fire Event (%) |
|--------------------------------------|-------------|---------------------------------------------------|--------------------------------------------------|
| <i>Further education</i>             | 535         | 3.18                                              | 0.00                                             |
| <i>Schools</i>                       | 1669        | 3.06                                              | 0.00                                             |
| <i>Licensed premises</i>             | 3317        | 7.90                                              | 0.08                                             |
| <i>Public recreational buildings</i> | 2581        | 1.86                                              | 0.05                                             |
| <i>Shops</i>                         | 5671        | 5.01                                              | 0.06                                             |
| <i>Hotels</i>                        | 1021        | 11.36                                             | 0.24                                             |
| <i>Hostels</i>                       | 1338        | 4.48                                              | 0.04                                             |
| <i>Hospitals</i>                     | 3063        | 3.69                                              | 0.11                                             |
| <i>Care homes</i>                    | 1616        | 8.04                                              | 0.28                                             |
| <i>Offices</i>                       | 1988        | 11.02                                             | 0.02                                             |
| <i>Factories</i>                     | 5299        | 5.40                                              | 0.08                                             |

## APPENDIX B FIRE BEHAVIOUR

### FIRE GROWTH RATE

As the fire increases in size, the rate of fire growth accelerates. The growth rate of a fire can result in various hazards for occupants due to the following:

- ▶ Protective and preventative measures may not be adequate
- ▶ Occupants may have insufficient time to evacuate
- ▶ Occupants may perceive a reduced threat from slow growing fires

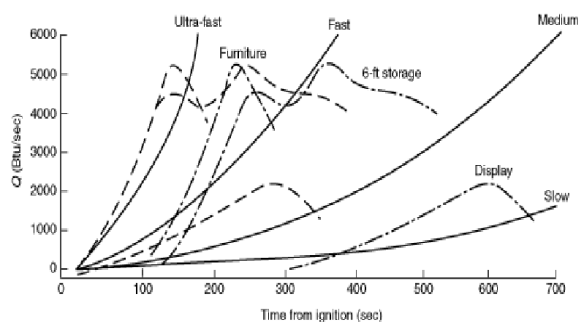
The rate of fire growth is generally expressed in terms of an energy release rate. The most commonly used relationship is what is commonly referred to as a quadratic t-squared fire. In such a fire, the rate of heat release is given by the expression:

$$Q = \left( \frac{t}{k} \right)^2$$

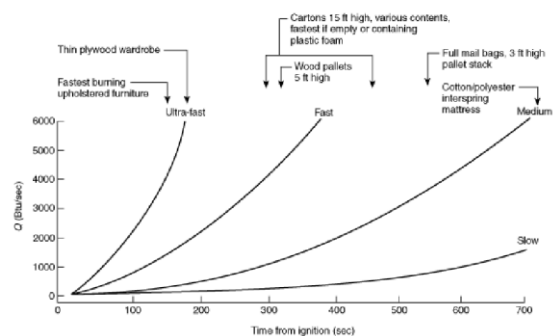
Where; t is time from ignition of the fire (seconds) and k is the growth time (seconds) for the fire to reach a heat output of 1.055 MW.

The continued growth of a fire defined by the above equation relies on both a sufficient source of fuel and air and assumes that flashover has not been reached. The rate of fire growth can be estimated from the results of a number of fire tests that have been performed on various fuel commodities.

National Fire Protection Association Standard NFPA 92B, provides information on the relevance of t-squared approximation to real fire as depicted in Figure 7-1.



(a) t-squared fire, rates of energy release



(b) Relation of t-squared fires to some fire tests

Figure 7-1: NFPA 92B design fires and heat release rates

A slow fire growth is not considered to be the most challenging in terms of fire and life safety or fire brigade intervention. The continued growth of a fire defined by the above equation relies on both a sufficient source of fuel and air and assumes that flashover has not been reached. The rate of fire growth can be estimated from data published in CIBSE Guide E [13] and BS9999:2008 are listed below:

- ▶ Assembly hall seating : Medium-Fast
- ▶ Dwelling : Medium
- ▶ Office : Medium
- ▶ Hotel bedroom : Medium
- ▶ Hotel reception : Medium
- ▶ Meeting room : Medium
- ▶ Picture Gallery : Slow
- ▶ Reception area : Slow
- ▶ Restaurant/Canteen : Medium
- ▶ Shop : Fast
- ▶ Teaching laboratories : Fast
- ▶ Warehouse : Medium/Fast/Ultra-fast
- ▶ Waiting Room : Slow

From the above list, it can be concluded that the likely fire scenarios in the building may be approximated by the standard Ultra-fast time-squared fire growth rate curve.

## APPENDIX C FIRE LOADS

The fire load within a room or compartment will influence the duration and severity of a fire and resultant hazard to occupants. The effective fire load for the building has been estimated by consideration of the typical spaces within the building.

The IFEG has published further fire load densities for broad occupancy groupings (extracted from CIB 1983) as provided in the table below. The CIB compilation emphasises that at least the 95% fractile should be selected for design purposes. The following fire loads have been extracted from the IFEG and are considered applicable to the subject building:

Table 7-3: Fuel load densities for different occupancy groups

| Occupancy                                       | Densities in mega-joules per square metre |                  |      |      |
|-------------------------------------------------|-------------------------------------------|------------------|------|------|
|                                                 | Mean<br>(MJ/m <sup>2</sup> )              | Percent fractile |      |      |
|                                                 |                                           | 80               | 90   | 95   |
| Dwelling                                        | 780                                       | 870              | 920  | 970  |
| Hospital                                        | 230                                       | 350              | 440  | 520  |
| Hospital storage                                | 2000                                      | 3000             | 3700 | 4400 |
| Hotel bedroom                                   | 310                                       | 400              | 460  | 510  |
| Offices                                         | 420                                       | 570              | 670  | 760  |
| Shops                                           | 600                                       | 900              | 1100 | 1300 |
| Manufacturing                                   | 300                                       | 470              | 590  | 720  |
| Manufacturing and storage <150kg/m <sup>2</sup> | 1180                                      | 1800             | 2240 | 2690 |
| Libraries                                       | 1500                                      | 2250             | 2550 | -    |
| Schools                                         | 285                                       | 360              | 410  | 450  |

### WAREHOUSES (U.S.A.)

The following data has been extracted from the fire statistics data published by the NFPA for the years 2009-2013. The sum of each column of data may not equal totals due to rounding errors.

Table 7-4: Leading causes of structure fires in warehouse properties (2009-2013 annual averages)

| Cause                                          | Fires     | Civilian Injuries |
|------------------------------------------------|-----------|-------------------|
| Intentional                                    | 220 (18%) | 4 (21%)           |
| Electrical distribution and lighting equipment | 220 (18%) | 8 (38%)           |
| Heating equipment                              | 90 (8%)   | 0 (0%)            |
| Exposure fire                                  | 90 (7%)   | 0 (0%)            |

| Cause             | Fires   | Civilian Injuries |
|-------------------|---------|-------------------|
| Smoking materials | 60 (5%) | 0 (0%)            |
| Cooking equipment | 50 (4%) | 0 (0%)            |
| Lightning         | 20 (2%) | 0 (0%)            |

Based on the table above, it can be noted that the leading cause is generally equipment used by the building occupants. Electrical distribution and lighting equipment is the leading cause of fires and civilian injuries, accounting for over a third of civilian injuries (38%). The following table indicates the majority of deaths and injuries occur in storage and loading bays of warehouse buildings.

Table 7-5: Structure fires in warehouse properties by area of origin (2009-2013 annual averages)

| Cause                                         | Fires     | Civilian Injuries |
|-----------------------------------------------|-----------|-------------------|
| Unclassified storage area                     | 140 (11%) | 4 (19%)           |
| Shipping receiving or loading area            | 120 (10%) | 2 (10%)           |
| Storage room, area, tank or bin               | 80 (7%)   | 1 (4%)            |
| Vacant structural area                        | 60 (5%)   | 0 (0%)            |
| Unclassified outside area                     | 50 (4%)   | 1 (3%)            |
| Storage of supplies or tools or dead storage  | 50 (4%)   | 0 (0%)            |
| Exterior roof surface                         | 50 (4%)   | 0 (0%)            |
| Trash or rubbish chute, area or container     | 40 (4%)   | 0 (0%)            |
| Unclassified equipment or service area        | 40 (4%)   | 0 (2%)            |
| Processing or manufacturing area, or workroom | 40 (3%)   | 1 (5%)            |
| Unclassified area of origin                   | 40 (3%)   | 1 (5%)            |
| Office                                        | 40 (3%)   | 1 (7%)            |
| Exterior wall surface                         | 40 (3%)   | 0 (0%)            |
| Maintenance or paint shop area                | 30 (3%)   | 1 (5%)            |

| Cause                                             | Fires     | Civilian Injuries |
|---------------------------------------------------|-----------|-------------------|
| Unclassified structural area                      | 30 (2%)   | 0 (0%)            |
| Garage or vehicle storage area                    | 30 (2%)   | 1 (6%)            |
| Kitchen or cooking area                           | 20 (2%)   | 0 (0%)            |
| Wall assembly or concealed space                  | 20 (2%)   | 0 (0%)            |
| Machinery room or area or elevator machinery room | 20 (2%)   | 0 (0%)            |
| Other known area of origin                        | 280 (23%) | 6 (27%)           |

The following table lists the extent of fire spread in warehouse properties and the corresponding number of civilian injuries.

Table 7-6: Structure fires in warehouse properties by extent of flame (2009-2013 annual averages)

| Extent Of Fire Spread                     | Fires     | Civilian Injuries |
|-------------------------------------------|-----------|-------------------|
| Confined fire identified by incident type | 280 (23%) | 0 (0%)            |
| Confined to object of origin              | 170 (14%) | 6 (32%)           |
| Confined to room of origin                | 260 (21%) | 4 (19%)           |
| Confined to floor of origin               | 70 (6%)   | 1 (6%)            |
| Confined to building of origin            | 370 (31%) | 7 (38%)           |
| Beyond building of origin                 | 60 (5%)   | 1 (5%)            |