

## DHL Supply Chain

Rhodes Corporate Park  
Level 4, Building C, 1 Homebush Bay Drive  
Rhodes NSW Australia 2138

**Attention: Lloyd Henderson,**

## **RE: DA Support | DHL Stage 2 (Warehouse 1 & 2) - Elizabeth Drive, Badgerys Creek.**

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The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of State Significant Development Application (SSDA) (SSD-70817958) Consent, that the proposed development located at known as DHL Stage 2, Warehouse 1 & 2 on Elizabeth Drive, Badgerys Creek (North) will be formally assessed by an Accredited C10 Fire Safety Engineer and demonstrated to comply with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed development is located within part of Lot 1 in DP1306448, at 1953-2109 Elizabeth Drive, Badgerys Creek (North) and is to be broken into two (2) stages, with this advice being relative to Stage 2 (North). Stage 2 is proposed to accommodate two (2) warehouse tenancies on the same allotment connected via a central super awning. Each warehouse tenancy shall incorporate a two-level office and car park along with associated awnings. The fire services will be combined across the entire site and fire services infrastructure.

The building considered as a single large isolated building (due to the connection of the two warehouse tenancies via the super awning) and having a Rise in Storeys of two (2) and effective height as per the requirements defined in the BCA of 3.6m (office upper floor level). The development will therefore be built to comply with Type C construction provisions and afforded with the full suite of fire safety provisions for a building of this size and nature.

The building design incorporates design features that do not fully meet the prescriptive Deemed-to-Satisfy (DtS) provisions of the BCA. As a result of the design not conforming to the DtS provisions of the BCA, the building solution applied shall be performance based rather than wholly prescriptively based.

In undertaking this review Affinity Fire Engineering has reviewed the Development Application submission architectural drawings prepared by SBA Architects Pty Ltd (Project: 21254, Reason: Issue for SSDA Submission, dated: 23/08/2024) and the BCA compliance advice provided by Certatude Pty Ltd (Report Ref: 220045-05BCAR, Revision: 2.3, Dated: 19/09/2024) and have provided fire safety engineering advice through emails, meetings, mark ups and workshops with recommended design changes to be incorporated in order to achieve a level of safety that enables the design to meet the performance provisions of the BCA.



Based on these documents, Affinity Fire Engineering's review and advice confirms that the proposed design incorporates features that have been identified to not meet the prescriptive Deemed-to-Satisfy (DtS) provisions of the BCA. As a result of the design not conforming to the DtS provisions of the BCA, the building solution applied shall be performance based rather than wholly compliant with the BCA.

Amongst other matters which may be established through the full design development stages, the fire safety strategy and associated reports shall incorporate assessment of the non-conformances with the DtS provisions of the BCA as defined in the BCA Report prepared by Certatude Pty Ltd (Report Ref: 220045-05BCAR, Revision: 2.3, Dated: 19/09/2024):

- ▶ Item 2 – Extended travel distances to the nearest exit must not exceed 100m (Inclusive of any gantry, walkway or otherwise); and travel between alternative exits must not exceed 200m.
- ▶ Item 5 – Assessment to be expanded to allow fire hydrant coverage to the warehouses to be achieved via additional internal hydrants that are not located within 4m of the exit.
- ▶ Item 6 – Fire Hose Reels are to be relocated to be within 4m of an exit.

Unless identified within the BCA Report as noted above, all other matters are expected to achieve compliance with the BCA. Design change may be required to achieve this.

The identified list of deviations from the prescriptive BCA provisions is a non-exhaustive list as result of the limited services design input at this concept design phase, which may be increased once full services design input is received.

The subject warehouse development known as DHL Stage 2 (Warehouse 1 & 2) - Elizabeth Drive, Badgerys Creek (North) is considered by Affinity Fire Engineering to not compromise the expected fire safety strategy, fire brigade intervention or conformance with the building regulations. Hence, Affinity Fire Engineering anticipate that the fire safety engineering assessment to be conducted as part of the Construction Certificate stage will achieve compliance with the Performance Requirements of the BCA.

It is noted that this document should not be used for Construction Documentation as the formal fire engineering process and assessment is required to be completed prior.

We trust that the above information is sufficient for Consent Authority's needs with respect to fire safety design and compliance with the relevant building regulations in this regard. Should any further information be required for a determination to be made please contact the undersigned on 02 9194 0590.

Yours faithfully

**Thomas O'Dwyer**

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Affinity Fire Engineering  
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