

Reference: HDBP Estate Speculative Industrial Warehouse - Facility 3\_S96\_02.2

19 April 2017

Frasers Property  
Level 3, 1C Homebush Bay Drive  
Rhodes NSW 2138

**Attention: Paul Solomon**

Dear Paul,

**RE: S96 Letter of Support | HDBP Estate Speculative Industrial Warehouse Facility 3 – Vivin Imports**

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of Section 96 DA modification consent that the proposed development of the two large isolated warehouse facilities will be formally assessed by an Accredited Fire Safety Engineer and shall fully comply with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed works will include the construction of a single large isolated furniture storage and distribution warehouse with an attached showroom and office for Vivin Imports Pty Ltd. The development will be located at the Proposed Lot 3 in Lot 5 - DP1212087, Burilda Close, Wetherill Park. The works incorporate design features that have been deemed to not fully meet the prescriptive Deemed-to-Satisfy (DtS) provisions of the BCA as advised by Principle Certifying Authority for the project – McKenzie Group Consulting. 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. AFFINITY Fire Engineering has reviewed the design in conjunction with advice from McKenzie Group Consulting and have been engaged to develop a fire safety engineering strategy and associated report(s) in order to satisfy the Performance Requirements of the BCA.

In particular, the fire safety strategy and fire engineering design shall focus on the following site critical design issues in order to confirm compliance with the performance provisions of the BCA:-

- ▶ Occupant egress in the event of a fire emergency and the maintenance of tenable conditions for occupant evacuation and fire brigade intervention;
- ▶ Fire and smoke spread throughout the building and its impact on occupant egress;
- ▶ Site access and fire services design to facilitate fire brigade intervention.

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 following non-conformances with the DtS provisions of the BCA:

**MELBOURNE**

Suite 123, 757 Bourke Street  
Docklands VIC 3008  
Phone | +61 3 8616 0686  
E-mail | [enquiries@affinity-eng.com](mailto:enquiries@affinity-eng.com)

**SYDNEY**

Suite 6.06, 6A Glen Street  
Milsons Point NSW 2061  
Phone | +61 2 9194 0590  
E-mail | [enquiries@affinity-eng.com](mailto:enquiries@affinity-eng.com)

**LONDON**

Suite 105, 40 Bowling Green Lane  
Clerkenwell London EC1R 0NE  
Phone | +44(0) 203 384 0051  
E-mail | [enquiries@affinity-eng.com](mailto:enquiries@affinity-eng.com)

**AFFINITY FIRE ENGINEERING**

[www.affinity-eng.com](http://www.affinity-eng.com)



- ▶ The fire brigade vehicular access around the building is to be rationalised such that in parts it is greater than 18m from the building and incorporates gates.
- ▶ Due to the size of the development, travel distances to reach the closest exit from the central portions of the warehouse are deemed to exceed the maximum allowable distance of 40m (approximately 75m) as defined in Clause D1.4 of the BCA. In the same way, the travel distances between exits when travelling back through the point of choice have been identified to exceed the maximum allowable distance of 60m (approximately 140m) as specified in Clause D1.5 of the BCA.
- ▶ The distances of travel to reach the closest exit from the central portions of the showroom are deemed to exceed the maximum allowable distance of 40m (approximately 55m) as defined in Clause D1.4 of the BCA. Similarly, the travel distances between exits when travelling back through the point of choice have been identified to exceed the maximum allowable distance of 60m (approximately 100m) as specified in Clause D1.5 of the BCA.
- ▶ The smoke hazard management system required under Clause E2.2 of the BCA is proposed to be rationalised to suit the design of the large isolated building.
- ▶ The location of exit signage is proposed to be raised and located above the maximum mounting height of 2.7m as specified in Clause E4.8 of the BCA and AS2293.1, such that use of fork lifts are not impeded by the exit signs.
- ▶ Due to the large size of the open floor plate hose reel coverage is provided to the building by fire hose reels with a length of 50m in lieu of 36m.
- ▶ The provision to allow external hydrants under the awnings is to be reviewed to ensure the proposed locations do not impact on fire fighter activities. This will require direct consultation with the Fire & Rescue NSW and is deemed to be a deviation for the prescriptive provision set out in Clause E1.3 of the BCA and AS2419.
- ▶ The building design incorporates hydrants at the external wall located within close proximity of access doors having an FRL of -/90/30 in lieu of the DtS prescribed -/90/90 FRL. These hydrants will be provided within the coverage of at least one other external hydrant for contingency.

The subject Vivin Imports warehouse design for the Proposed Lot 3 in Lot 5 - DP1212087, Burilda Close, Wetherill Park development which forms the development application for consent being requested is considered by AFFINITY Fire Engineering to not compromise the proposed 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 for the site will achieve compliance with the Performance Requirements of the BCA.

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**

Director, Affinity Fire Engineering  
Fire Safety Engineer BPB 0776  
M: 049 997 7202