



RAWFiRE Ref: 20167_Horsley Drive Business Park Warehouse 5_DA Letter_01

Monday, 29 June 2014

Australand Holdings Limited
Level 3, 1C Homebush Bay Drive
Rhodes NSW 2138

Attention: Paul Solomon

Dear Paul,

RE: 20167_Horsley Drive Business Park - Warehouse 5 | Letter of Support - DA APPLICATION

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of Development Application (DA) consent that the proposed development of the large isolated warehouse facility will be formally assessed by an Accredited C10 Fire Safety Engineer. The development site is identified within the proposed Horsley Drive Business Park which is located at the corner of Horsley Drive & Cowpasture Road in Horsley Park, Wetherill Park.

The subject site is known as Warehouse 5 and has street frontages to Horsley Drive, Cowpasture Road and the proposed internal Access Road. The proposed building on the site is deemed to be a large isolated building (having a total building area of approximately 18,559m²) which will be split into two (2) separate speculative Warehouse tenancies.

As a result of the design not conforming to the Deemed-to-Satisfy (DtS) provisions of the BCA the building solution applied shall be performance rather than wholly prescriptively based. RAWFiRE has been engaged to develop the initial concept design through a fire safety strategy and provide preliminary advice in order to ensure that the design will satisfy the fire safety Performance Requirements of the BCA. The proposed design has undergone rigorous review in terms of the BCA. Specifically amongst other matters which may be established in the design development phase the fire strategy will formally address the following items:

- < The fire brigade vehicular access around the building is to be rationalised such that is allowable to be greater than 18m from the building to the north and less than 6m in width to the northwest and northeast portions of the site.
- < Due to the size of the development, travel distances to reach the closest exit from the central portions of the building are deemed to exceed the maximum allowable distance of 40m 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 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.

- < The location of the fire hydrants that serve the building (external hydrants under the awnings and external hydrants not being provided with the full fire rated protection) do not comply with the requirements of E1.3 of the BCA. 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 detailed fire engineering assessment to be conducted will be holistic in terms of occupant and fire fighter life safety and will focus on the following key objectives:

- < Occupant egress in the event of a fire emergency and the maintenance of tenable conditions for that period;
- < Fire and smoke spread throughout the building and its impact on occupant egress as mentioned above; and
- < Fire brigade intervention.

The proposed design developed for Warehouse 5 within the Horsley Drive Business Park which forms the development application for consent being requested is considered by RAWFiRE to not compromise the proposed fire safety strategy, fire brigade intervention or conformance with the building regulations. Hence, RAWFiRE 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 9299 6605.

Yours faithfully,

RAWFiRE Safety Engineering



Thomas O'Dwyer
Associate Director