

Reference: HDBP Estate Speculative Industrial Warehouse - Facility 3\_DA\_01

4 October 2016

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

**Attention: Paul Solomon**

Dear Paul,

**RE: DA Letter of Support | HDBP Estate Speculative Industrial Warehouse Facility 3**

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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 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 speculative storage warehouses (Class 7b) that will be separated into 2 tenancies. The warehouse development will be completed in two (2) stages and will be located at the Proposed Lot 3 in Lot 5 - DP1212087, Burilda Close, Wetherill Park. Although the warehouse is currently speculative it is noted that the one of the tenancies are proposed to house tyre storage. 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.

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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:

- ▶ The fire brigade vehicular access around the building is to be rationalised such that in parts is greater than 18m from the building to the South and west sides.
- ▶ Due to the size of the development, travel distances to reach the closest exit from the central portions of the building (either tenancy) are deemed to exceed the maximum allowable distance of 40m (approximately 70m) 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 90m) 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 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  
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