

Job No. 2023/1054

Thursday 25th May 2023

Scentre Group Design
85 Castlereagh Street
Sydney NSW 2000

Email: LClark@Scentregroup.com

Attention: Liz Clark

**RE: Westfield Warringah – New amenities
Preliminary BCA Assessment R1.0**

We have carried out a preliminary assessment of the proposed amenities. The key findings are listed below:

BCA CLASSIFICATION (Assessment is limited to affected part only)

Level	Existing	Proposed	Status
Ground	Class 7a (Carpark)	Class 6 (Retail)	

EGRESS

Travels distances and exits appear capable of complying.

FIRE COMPARTMENTATION

The proposed amenities block will form part of the retail fire compartment.

ISSUES REQUIRING FURTHER DETAIL AND/OR UPGRADE AS A RESULT OF THE PROPOSED WORKS

- The base building FER has a performance solution to rationalize FRLs from 180/180/180 to 120/120/120. New structure and converted carpark structure must be capable of achieving a 120/120/120 FRL.
- The building envelope of the proposed amenities extension must be upgraded to comply with the requirements of Section J.

COMPLIANCE ISSUES PROPOSED TO BE ADDRESSED BY THE FIRE SAFETY ENGINEER

Item	Non-Compliance	DTS Clause	Description	Performance Requirement	Comments
1.	Type of Construction required	C2D2	The structure of the proposed amenities will have a 120min FRL in lieu of 180 min	C1P1 & C1P2	
2.	Separation of external walls and associated openings in different fire compartments	C4D4	Fire separation between the level 2 car park elevation and the Level 1 amenities roof. The adjacent unprotected opening are less than 6m apart.	C1P2	
3.	Smoke hazard management	E2D15	Fire Engineering umbrella document to be updated to incorporate amenities.	E2P2	

If you have any queries please do not hesitate to contact me on (02) 9283 6555.

Kind regards,



Luke Denny
Senior Associate
Steve Watson & Partners Pty Ltd