

Job No. 2020/3309.01

Tuesday 8<sup>th</sup> March 2022

Scentre Group Design  
85 Castlereagh Street  
Sydney NSW 2000

Email: DEguiguren@Scentregroup.com

Attention: Diego Eguiguren

**RE: Westfield Warringah David Jones downsizing  
Preliminary BCA Assessment R2.2  
Stage 2**

**Stage 1 scope of work (CDC) Not part of this assessment**

- Install hoardings for stage 2 works
- Ground level shopfront demolition and infill (Egress door required)
- Level 1 Escalator removal and pit infill
- Level 2 Full tenancy demolition and void infill
- Minor Fitout works and make good, floor and ceiling finishes, new balustrades, doors & fire rated cupboards and the like
- Services alterations / replacement
- Loading dock alterations, new truck bay and dock leveller (no impact to floor barriers)
- New 2 x Goods lift from Loading Dock to Level 2

**Stage 2 scope of work (DA)**

- 1x new mini major tenancy (Gym)
- 1 x new mini major co-working space
- New Level 2 mall and landscaping, ceiling and floor finishes
- New façade to Level 2 and retail mall including external façade upgrade
- New bridge connection to adjacent carpark
- New services to suit adjusted mall and new tenancies to level 2
- Level 2 existing roof replacement and new skylight
- New retail stair and lift
- Review BOH and fire stairs (Egress)

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

## LIMITATIONS

The scope of this BCA assessment is limited to the Stage 2 scope of work.

## BCA CLASSIFICATION (Assessment is limited to affected part only)

Level	Existing	Proposed
Ground	Class 6 - David Jones	Class 6 – David Jones (No change in use)
Level 1	Class 6 - David Jones	Class 6 – David Jones (No change in use)
Level 2	Class 6 - David Jones	Stage 1 – No change
		<b>Stage 2 – Class 5 and 9 Co working and Gym (change of use)</b>

## CHANGE OF BUILDING USE - FIRE PROTECTION AND STRUCTURAL ADEQUACY

Because a change in use is involved under the application, Clause 143 (1) of the EPAR requires that the fire protection, structural capacity and Category 1 Fire Safety provisions must be applicable to the new use of the building.

Perf. Req.	Service	Upgrade Requirement	Deliverable	Status
B1.1, B1.2 and B1.4	Resistance to actions, determination of individual actions and determination of structural resistance of materials and forms of construction	The structural adequacy of the building must be appropriate to the new use.	A statement must be provided by a practising structural engineer as to the structural adequacy of the existing building.  <i>Note: This does not mean upgrade to current structural code. Rather the new office and gym loads can be accommodated within the existing structure assessed against the original standard of performance.</i>	Outstanding
E1.3	Fire Hydrants	The hydrant system is required to achieve the requirements of BCA 2016 and AS 2419-2005.	Existing infrastructure serving the proposed development must be capable of complying with the 2005 requirements. An audit of the existing system will be required noting shortfalls against current code requirement. Upgrade may involve a combination of prescriptive and performance based compliance.	Outstanding
E1.4	Sprinklers	The sprinkler system is required to achieve the requirements of BCA 2016 and AS2118.1 – 1999	An audit of the existing system will be required noting shortfalls against current code requirements. Upgrade may involve a combination of prescriptive and performance based compliance.	Outstanding
E2.2	Smoke Exhaust	The building has been previously assessed a large isolated building. As such all areas are required to be provided with an	Compliance is proposed to be achieved via a performance solution	

Perf. Req.	Service	Upgrade Requirement	Deliverable	Status
		automatic smoke exhaust system.		

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

- Fire hose reels and hydrant locations to be shown on plans.
- All existing fire stairs serving affected areas must facilitate safe egress. In some instances, this may involve upgrade and/or make good to existing compliance issues such as:
  - Unauthorised services in fire stairs.
  - Non complying door hardware.
  - Lack of contrasting nosing.
  - Discharge of exits.
  - Fire doors that have fallen into disrepair including self-closing device.
  - Provision of handrails.

### COMPLIANCE ISSUES PROPOSED TO BE ADDRESSED BY THE FIRE SAFETY ENGINEER

Item	Non-Compliance	DTS Clause	Description	Performance Requirement	Comments
1.	Exit Travel Distance	D1.4	Level 2 – New mall, Travel to a point of choice exceeds 20m (Measures 25m)	DP4 & EP2.2	Refer to Appendix A for travel distance mark up and exit locations
2.			Level 2 – New Gym and co working Travel distance Travel distances to an exit exceeds 40m Measures approx. 55m	DP4 & EP2.2	Refer to Appendix A for travel distance mark up and exit locations
3.	Distance between alternative exits	D1.5	Level 2 New mall Travel distance Travel distance between alternative exits exceeds the permissible 60m.  Measures approx. 71mm	DP4 & EP2.2	Refer to Appendix A for travel distance mark up and exit locations
4.			Level 2 – New Gym and co working Travel distance between alternative exits exceeds the permissible 60m.  Measures approx. 90m		
5.	Travel via fire-isolated exits	D1.7	Tenancies opening directly into fire-isolated stairways or passageways. The subject spaces and do not occupy the entire storey.	DP5 & EP2.2	

Item	Non-Compliance	DTS Clause	Description	Performance Requirement	Comments
6.	Travel by non fire isolated stairs	D1.5	The South east fire stair is proposed to be converted to a non fire isolated stair. Travel distance via the stair to open space measures 120m in lieu of 80m	DP5	
7.	General requirements	E2.2	Reassessment of Automatic Smoke Exhaust.	EP2.2	

## PROPOSED FIRE SAFETY SCHEDULE AND IMPOSITION OF CLAUSE 164B

### Level 2 only

The proposed works constitute a change of BCA classification. As such there is a statutory obligation to upgrade hydrants, sprinklers and smoke exhaust to the current requirements of BCA 2019 and referenced Australian Standard.

We note that work to essential services can generally be divided into two categories:

1. An extension or modification to a branch of an existing system. (*Typical work. A new sprinkler layout to suit new wall locations*). This type of work will be identified as “modified” (M) in the status column of the fire safety certificate.  
OR
2. A new stand alone item. (*Typical work. Installation of new exit sign*). This type of work will be identified as “new” (N) in the status column of the fire safety certificate.

**Modified (M) No statutory upgrade** –Existing infrastructure and system back bone to remain as per the existing standard of performance. New work and modifications to be carried out under existing standard of performance under a Clause 164b exemption. (**Note upgrade may be required pursuant to a Fire Engineers performance solution**).

**New (N)** – Stand alone item to be installed to current code.

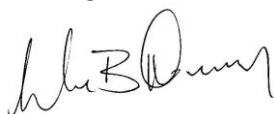
Retail			
Fire Safety Measure	Status		Minimum Standard of Performance (Note existing standard of performance has been obtained from the building annual fire safety statement prepared by TESG)
AIR CONDITIONING & MECHANICAL VENTILATION SYSTEMS	E		BCA CLAUSE E2.2, AS 1668.1-1998*, AS 1668.2 - 1991, BCA PERFORMANCE REQUIREMENT EP2.2, AS DETAILED IN THE FIRE SAFETY ENGINEERING SOLUTION BY SCIENTIFIC SERVICES LABORATORY (SSL) TO PERMIT REDUCED SMOKE EXHAUST RATES IN THE MAJOR TENANCIES & EXHAUST RATES SPECIFIED IN PROTOCOLS DOCUMENT**
AUTOMATIC FAIL-SAFE DEVICES	E		BCA D2.19 & D2.21, AS 4085 - 1992
<b>AUTOMATIC FIRE SUPPRESSION SYSTEM (SPRINKLERS)</b>	<b>N</b>		<b>BCA 2019 Amendment 1 Specification E1.5 and AS 2118.1 – 2017</b>
<b>EMERGENCY LIGHTING</b>	<b>N</b>		<b>BCA 2019 Amendment 1 Clause E4.2, E4.4 and AS/NZS</b>

			<b>2293.1 – 2018</b>
EMERGENCY VEHICULAR PERIMETER ACCESS	E		BCA C2.4, BCA PERFORMANCE REQUIREMENT CP9, AS DETAILED IN THE FIRE SAFETY ENGINEERING SOLUTION BY SSL*, AS SPECIFIED IN THE PROTOCOLS DOCUMENT**
<b>EMERGENCY WARNING AND INTERCOMMUNICATION SYSTEM</b>	<b>M</b>		<b>AS 2220.1 - 1989*, AS 2220.2-1989*, BCA PERFORMANCE REQUIREMENT EP4.3, AS DETAILED IN THE FIRE SAFETY ENGINEERING SOLUTION BY SSL*, AS SPECIFIED IN THE PROTOCOLS DOCUMENT** &amp; AE&amp;D ALTERNATIVE SOLUTION REPORT NO. 1386 REV00, DATED 10/8/2010 FOR DELETION OF BGA'S FROM ANCHOR CARPARK</b>
ESSENTIAL SERVICES SUPPLY	E		AS SPECIFIED IN PROTOCOLS DOCUMENT**
EVACUATION MANAGEMENT PLAN	E		AS 3745 - 2002, AS SPECIFIED IN PROTOCOLS DOCUMENT**
EXIT DOORS & PATHS OF TRAVEL TO THE EXITS	E		BCA SECTION D, PART 9, DIVISION 7, EP& A REGULATION 2000
<b>EXIT SIGNS</b>	<b>N</b>		<b>BCA 2019 Amendment 1 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2018</b>
FAIL SAFE DEVICES	E		BCA CLAUSE D2.19 AND D2.21
FIRE BLANKETS	E		AS 2444-1995, AS 2444-2001
FIRE CONTROL CENTRE	E		BCA SPEC E1.8, AS SPECIFIED IN THE PROTOCOLS DOCUMENT**
FIRE CONTROL PANELS & BRIGADE CONNECTIONS	E		BCA E2.2*, AS 1670.1-1995*, AS 4428.6- 1997 (FIRE ALARM LINK)*
<b>FIRE DAMPERS</b>	<b>N</b>		<b>BCA 2019 Amendment 1 Clause C3.15 and AS 1668.1 – 2015 (AS 1682.1 – 2015 and AS 1682.2 – 2015)</b>
FIRE DETECTORS AND ALARM	M		BCA E2.2*, AS 1670.1-1995*, AS 1668.1-1998*
FIRE EXTINGUISHERS (PORTABLE)	E		BCA E1.6, AS 2444-1995, AS 2444-2001
<b>FIRE HOSE REELS</b>	<b>N</b>		<b>BCA 2019 Amendment 1 Clause E1.4 and AS 2441 – 2005</b>
<b>FIRE HYDRANTS &amp; MAINS</b>	<b>M</b>		<b>BCA 2019 Amendment 1 Clause E1.3 and AS 2419.1 – 2005</b>
FIRE INDICES FOR MATERIALS	E		BCA C1.10, AS 1530
FIRE-RATED OR SMOKE-RATED DOORS, PANELS OR WINDOWS	N		BCA 2019 Amendment 1 Clause C3.15 and AS 1668.1 – 2015 (AS 1682.1 – 2015 and AS 1682.2 – 2015)
FIRE RESISTING STRUCTURES & EXITS	E		BCA SECTIONS C & D*
FIRE SHUTTERS	E		AS 1905.1-1990, AS 1530.4-1999
<b>FIRE SEALS</b>	<b>N</b>		<b>BCA 2019 Amendment 1 Clause C3.15, Specification C3.15, AS 1530.4 – 2014, AS 4072.1 – 2005 and installed in accordance with the tested prototype.</b>
LEGEND	E		MEANS THE STANDARD OF PERFORMANCE AS MODIFIED BY THE ALTERNATIVE SOLUTION DEVELOPED BY SSL AND AS DETAILED IN THE PROTOCOLS DOCUMENT DATED 31 AUGUST 2007 ** MEANS THAT STANDARD PROTOCOLS DOCUMENT

			DATES 31 AUGUST 2017
LEGEND	E		** MEANS THE STANDARD PROTOCOLS DOCUMENT DATED 31 AUGUST 2007 * MEANS THE STANDARD OF PERFORMANCE AS MODIFIED BY THE ALTERNATIVE SOLUTION DEVELOPED BY SSL AND AS DETAILED IN THE PROTOCOLS DOCUMENT DATES 31 AUGUST 2007
PATHS OF TRAVEL	E		EP&A REG 2000 CLAUSE 186
PENETRATION IN FIRE-RATED CONSTRUCTION	E		BCA PART C3*, AS 1530.4 - 1997*, AS 4072.1 - 1992*, AS SPECIFIED IN PROTOCOLS DOCUMENT**
ROADWAY ADJOINING WOOLWORTHS	E		BCA PERFORMANCE REQUIREMENT CP9, AS DETAILED IN THE FIRE SAFETY ENGINEERING SOLUTION BY SSL*, AS SPECIFIED IN THE PROTOCOLS DOCUMENT**
SMOKE EXHAUST SYSTEMS	E		AS 1668.1-1998*, BCA PERFORMANCE REQUIREMENT EP.2, AS DETAILED IN THE FIRE SAFETY ENGINEERING SOLUTION BY SCIENTIFIC SERVICES LABORATORY (SSL) TO PERMIT REDUCED SMOKE EXHAUST RATES IN THE MAJORTENANCIES*, EXHAUST RATES SPECIFIED IN THE PROTOCOLS DOCUMENT**
<b>SMOKE EXHAUST SYSTEMS</b>	<b>N</b>		<b>TBA</b>
SMOKE LOUVERS- NORTH COURT/MALL	E		BCA E2.4, AS 2665-2001 & BS 7346, PART 1 - 1990*, BCA PERFORMANCE REQUIREMENT EP.2, AS DETAILED IN THE FIRE SAFETY ENGINEERING SOLUTION BY SSL*, AS SPECIFIED IN THE PROTOCOLS DOCUMENT**
SPRINKLER SYSTEMS	E		BCA E1.5*, AS 2118.1-1999*, AS 2118.1-1982*, ORDINANCE 70, PART 27.3*
STORAGE LIMITATIONS	E		AS SPECIFIED IN PROTOCOLS DOCUMENT**
WARNING SYSTEMS ASSOCIATED WITH LIFTS (INCLUDING SIGNS)	E		BCA PART E3, CLAUSE E3.3* BCA CLAUSE D2.23* ENVIRONMENT PLANNING & ASSESSMENT REGULATION 2000, CLAUSE 183*
<b>Fire Engineered Alternative Solutions addressing: David Jones Ground and Level 1</b> <ul style="list-style-type: none"> <li>• <b>Smoke exhaust</b></li> <li>• <b>Inward opening door</b></li> <li>• <b>Tenancy's opening direct to fire isolated passageway</b></li> </ul>	<b>N</b>		<b>TBA</b>

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

**Appendix A**  
**Travel distances**

