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Westfield Warringah – Stage 2 – Redevelopment

BCA Assessment Report to accompany DA Submission



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Report Revision History

SWP Quality System

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Retail

Revision History

Rev No	Date	Revision Details	Author	Verifier
1.0	01.12.2016	Initial Report for DA submission	Luke Denny	Luke Denny
1.1	20.12.2017	Update for new retail scheme	Luke Denny	Luke Denny
2.0	27.06.2018	Update for new retail scheme	Luke Denny	Luke Denny
2.1	12.07.2018	Minor update	Luke Denny	Luke Denny

This report has been prepared on behalf of Scentre Group in support of the proposal for the retail expansion for Stage 2 of the Westfield Warringah Shopping Centre.

DEVELOPMENT PROPOSAL

The Stage 2 development consists of:

- (a) 9,845m² additional GLA
- (b) Additional car spaces at a ratio of 4.1 cars /100sqm
- (d) Rebuilt Cinema complex
- (e) Modification to existing:
 - (f) Major tenant
 - (g) Mini-Major and Specialty retail tenants
 - (h) Fresh Food Market
 - (i) Casual Dining
 - (j) Hospitality, Lifestyle and Entertainment
- (k) Modification of existing grade and multi-deck car parking and associated access roads
- (l) Associated public malls and amenities

This includes the following;

- 10 Mini Major Stores
- Approximately 15 Specialty retail stores
- Entertainment and Leisure precinct
- Civic and infrastructure works associated with the extension of the town centre

ASSESSMENT

A preliminary review of the proposed design that will form part of the Development Application to Northern Beaches Council has been undertaken. We confirm the design as shown on the drawings referenced in Appendix A is capable of achieving compliance with the BCA subject to further detail at the design development stage. Some aspects of the design are proposed to be addressed by way of a fire engineered Alternative Solution to meet the relevant Performance Requirements of the BCA. These aspects include but are not limited to the items specified in Table 1. These items will need to be addressed by an Accredited C10 Fire Engineer and verified by the PCA prior to the issue of a Construction Certificate.

BUILDING CHARACTERISTICS

The following assessment data has been drawn from the provisions of the BCA.

Summary of construction determination

The type of construction required for the proposed design is summarised in the table below.

Classification	Class 6, 7a and 9b
Number of storeys contained	8
Rise in storeys	8
Type of construction required	Type A
Climate Zone	5
Main Building Entry	TBA

ASSUMPTIONS

Assumptions made in the preparation of this report are listed below:

1. Staff numbers for the speciality retail and mini majors have been calculated at 10% of the patron numbers.
2. Staff numbers for the majors have been calculated at 5% of the patron numbers.
3. The extension must not impinge on the operation of the existing centre's smoke exhaust system. The operation of the system will be assessed as part of the performance based smoke management system for the new works.

INTERPRETATIONS

A number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered, interpretations are made that are consistent with Standard Industry Practise and/or Steve Watson & Partners policy formulated in regard of each issue.

1. Loading docks have been classified Class 6 as they are less than 10% of the floor area.
2. Population numbers have been determined based on statistical data provided by Scentre Group.
3. Population numbers and egress width for the carpark and loading dock portions of the buildings have been calculated based upon table D1.13 of the BCA.

SUMMARY OF ITEMS WHICH REQUIRE ALTERNATIVE SOLUTIONS

- Fire Resistance levels
- Large isolated building requirements for open spaces and vehicular access
- Exit travel distances
- Travel via fire-isolated exits
- Horizontal exits
- Roof as open space
- Performance based open space
- Sprinklers
- Operations of latch
- Smoke hazard management
- Exit signs

ESSENTIAL SERVICES THAT REQUIRE CONSIDERATION

- Sprinkler water supply – Grade 1
- Hydrant – On site storage
- Hydrant – Pumpset configuration
- Hydrant – Ring main upgrade

CONCLUSION

This statement has been provided to accompany the Development Application submission following a preliminary assessment of the proposed design. The preliminary assessment undertaken has identified a number of provisions which are proposed to be addressed by a Fire Engineered Alternative Solution.

Notwithstanding, the development adequately satisfies the intent of being able to comply with the requirements of the BCA for the purpose of DA submission, and the above mentioned non-compliances are unlikely to require substantial or notable changes to the DA plans.

Appendix A – Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Version
01.5201	PROPOSED GROUND LEVEL	0
01.5203	PROPOSED LEVEL 1	0
01.5204	PROPOSED LEVEL 1MEZZANINE	0
01.5205	PROPOSED LEVEL 2	0
01.5207	PROPOSED LEVEL 3	0