

23 November 2018

Bunnings Group Limited  
Locked Bag 30  
Granville NSW 2142  
Australia

**Attention: Philip Drew**

## **Bunnings Warehouse, Pymble – Letter of Support for Development Application**

The purpose of this letter is to confirm that Norman Disney & Young (NDY) have undertaken a preliminary review of the following drawings provided by Smith & Tzannes Architects, with respect to compliance with Parts C, D (excluding D3) and E of the Building Code of Australia 2016 Amendment 1(2018) (BCA) generally, to support the Development Application:

### **Architectural Drawings**

Drawing No	Description	Revision	Date
DA-A-010	Site Plan	AE	10/4/2018
DA-A-100	Carpark Level 2	AE	17/5/2018
DA-A-101	Carpark Level 1	AI	17/5/2018
DA-A-102	Warehouse Level 0 Plan	AF	17/5/2018
DA-A-103	Warehouse Level 1 Plan	AK	17/5/2018
DA-A-104	Roof Plan	AE	16/5/2018
DA-A-200	Ryde Rd and Bridge St Elevations	R	17/5/2018
DA-A-201	Pacific Hwy and Southwest Elevations	Q	17/5/2018

SYDNEY  
MELBOURNE  
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PERTH  
CANBERRA  
ADELAIDE  
DARWIN  
GOLD COAST

AUCKLAND  
CHRISTCHURCH  
WELLINGTON

LONDON

DUBAI

KUALA LUMPUR  
(Licensee)



NDY are of the opinion that the following items can be addressed under a Performance Solution for the proposed design in order to demonstrate compliance with the BCA:

- Perimeter vehicle access for large isolated buildings
  - This is a common performance solution within Bunnings, examples are as follows:
    - Bunnings Kembla Grange
    - Bunnings Tempe
    - Bunnings Gladesville
  - The solution will address the location of exits situated around the building to ensure that FRNSW can safely fight a fire located anywhere within the building.
  - Additionally, the provision of internal hydrants will allow FRNSW to undertake attack on the fire without the requirement of perimeter access.
  - The building is provided with sprinkler protection which is expected to extinguish or control the fire and allow the brigade to undertake an attack on the fire in a safer environment.
- Separation between warehouse and carpark levels
- Connection of four levels via the entry foyer escalator space
- Travel distances within warehouse, office and carpark levels
- Main entry roller shutter and door hardware
- Provision of a performance-based, rationalised smoke exhaust system to the warehouse

The following table details the extent of the proposed Performance Solution and the method of achieving compliance for each item.

No.	DtS Clause	Details of Non-Compliance	Assessment Method
1.	C2.3 & C2.4 Requirements for large isolated buildings and vehicular access.	<p>Fire &amp; Rescue NSW (FRNSW) will not be provided with perimeter vehicle access complying with the DtS provisions of the BCA. Access is further than 18m in parts of the south, east and north elevations and, due to the nature of the site, only pedestrian access is available to the west elevation.</p> <p>Access is provided on the public road to the south and east, and via the access road to the north, which is built upon by security gates. The upper warehouse level also extends over part of the vehicle access to the north of the building.</p> <p>Note: Final approval will be reliant upon acceptance by Fire &amp; Rescue NSW. FRNSW will not consult on performance-based solutions until after development consent is granted. This deviation is addressed regularly and has been recently submitted to FRNSW for Bunnings Kembla Grange.</p>	A0.5(b)(ii)



No.	DtS Clause	Details of Non-Compliance	Assessment Method
2.	C2.9 Separation of classifications in different storeys & D1.12 Non-required stairways, ramps or escalators	The main entry access stairs, escalators and lifts from both carpark levels and connecting four stories shall be separated from the carpark areas by bounding construction of a 120-minute fire wall or sprinkler protected glazing to openings.  Where sprinkler-protected toughened glazing is used, the wall-wetting sprinklers shall be provided on the fire load side only (i.e. the carpark side).	A0.5(b)(ii)
3.	D1.4 Distance of travel to an exit	Travel distances throughout the building will exceed the recommended limits in the DtS provisions of the BCA. Distances to the nearest exit are up to 50m in carparking levels and up to 65m in both warehouse levels, in lieu of 40m.  The distance to a point of choice from within the office area is up to 26m in lieu of 20m.  Detail analysis will be undertaken based on evacuation modelling and fire modelling.	A0.5(b)(ii) A0.5(d)
4.	D1.5 Distance between alternative exits	The distance between alternative exits will exceed the recommended limits in the DtS provisions of the BCA. Distances between alternative exits are up to 90m in carparking levels and 120m in warehouse levels, in lieu of 60m.  Detail analysis will be undertaken based on evacuation modelling and fire modelling.	A0.5(b)(ii)
5.	D2.19 Doorways and doors & D2.21 Operation of latch.	A roller shutter will be provided between the main entry foyer and the warehouse.  The door hardware and operation of the latch to the roller shutter (between the main entry foyer and the warehouse) will not comply with the recommendations of the BCA.  Doorway arrangements will be analysed and addressed in the Performance Solution.	A0.5(b)(ii)
6.	E2.2 Smoke Hazard Management	A performance-based rationalised smoke exhaust system will be provided in the warehouse that meets the Performance Requirements of the BCA.  Detail analysis will be undertaken based on evacuation modelling and fire modelling.	A0.5(b)(ii)



## NORMAN DISNEY & YOUNG

A handwritten signature in black ink, appearing to read 'Garth Thomas'.

Garth Thomas  
Section Manager – Fire Engineering  
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A handwritten signature in blue ink, appearing to read 'Maisam'.

Maisam Mirbagheri  
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BPB 3160 (C10)