

Assessment of the proposed works at 4 Figtree Drive Homebush

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for Fujitsu Australia

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Introduction

This report has been prepared by Monitor Fire having regard to the proposed works at the existing premises at 4 Figtree Drive Homebush. It is to be lodged with the consent authority in support of a Development Application.

The existing building consists of three levels. The basement level, which is at grade for the majority of its external perimeter, contains various rooms which have plant and equipment supporting the heavily serviced data storage facilities at ground and first floor level. The first floor level has previously been used as an office area – most recently a call centre. Works are underway to convert this space to a data centre with support offices and amenities.

Proposed works

External areas

- Provision of new fencing and security gates, including access gates
- New electrical sub-station – in an enclosed building (detached from the existing building)
- Reduction in car parking – 8 spaces removed

Basement level

- Modification of openings on East Elevation

Ground floor level

- No works

First floor level

- Conversion of existing plant area to office – including new roof and modification of wall treatment to East Elevation

Reference is made to Greenbox Architecture drawings ref SP01 Rev B, SP02 Rev A, SP03 Rev A, SP04 Rev A, SP05 Rev A, SP06 Rev A, SP07 Rev B, SP08 Rev B and SP09 Rev A.

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Building Characteristics

- BCA classification Class 5 : Office
- Rise in storeys Three(3)
- Type of Construction Type B construction
- Effective height 7.9metres
- Floor area Basement 1337sqm
 Ground floor 1998sqm
 First floor 1950sqm
 Total 5285sqm

The area of the first floor is increased by 108sqm by the proposed works

Reference is made to the BCA Audit Report prepared by Dix Gardner dated 30 June 2008 and the following comments are made with regard to the proposed works:-

BCA Compliance issues

Section C Fire Resistance

The proposed electricity sub-station is to be enclosed in a separating construction which will exceed the FRL required under Clause C2.13. This new enclosure is detached from the existing building.

The modifications to the existing openings at ground floor level is limited to infilling an area previously occupied by a louvre with blockwork to match existing and a new pair of doors. All elements are non-loadbearing and are not required to have an FRL as they are more than 3 metres from a *fire-source-feature* (see Table 4 of Spec C1.1).

The conversion of the plant room to office space at first floor level involves provision of a new enclosing roof – this is not required to have an FRL (see Table 4 of Spec C1.1). The existing louvres are to be removed and part glazed/ part clad walls are to replace these. These are non-loadbearing and are not required to have an FRL as they are more than 3 metres from a *fire-source-feature* (see Table 4 of Spec C1.1).



Section D Access and Egress

The existing egress paths to the building are unaffected by the works. The new security fences incorporate gates which facilitate egress from the enclosed car park areas – latches will comply with Clause D2.21 of the BCA (single handed downward action)

The new office area at first floor level has been checked for travel distance (Clause D1.4) and there are alternative exit routes available which are demonstrated to achieve compliance with Clause D1.5.

Section E Services and Equipment

The new office area at first floor level has been checked for Fire Hydrant and Fire Hose Reel coverage. Existing provision provides for complying coverage.

The existing Sprinkler System is to be extended to provide coverage to the new office area at first floor level. Emergency lighting and Exit Signs will also be provided.

A Fire Safety Schedule is attached to this report showing current and proposed essential fire safety measures

Section F Health and Amenity

The conversion of the existing office space to data centre has drastically reduced the occupancy and while the conversion of the former plant room at first floor level has shown an increase in floor area the existing amenities are unaffected. The provision is well in excess of that required for the number of people using the building.

The new office space at first floor level will have a ceiling height of 2.7m – this ensures compliance with Part F3 of the BCA.

The new office space at first floor level will be provided with artificial light and mechanical ventilation to ensure compliance with Part F4 of the BCA.

Section J Energy Efficiency

All works will be carried out to ensure compliance with Part J of the BCA. A Design Statement is provided to cover the Electrical and Mechanical services.

Conclusion

All works can provide Deemed To Satisfy compliance with the provisions of the Building Code of Australia

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