

9<sup>th</sup> December 2016

Mr Patrick Leong  
Home Consortium  
Suite 2, Level 2, 24 Bay Street  
DOUBLE BAY NSW 2028

**Re: Masters Store Re-Use Project – St Marys, NSW  
Preliminary Feasibility Fire Engineering Review**

Dear Patrick,

Please issue this correspondence to the Penrith City Council in support of the review application at the aforementioned premises.

**1. Appointment**

We confirm that Omnii Pty Ltd [Omnii] have been appointed as Fire Engineers for this project and that Peter Glodic, Managing Director of Omnii is an Accredited Certifier in Fire Safety Engineering under the Engineers Australia Scheme, EP+A Act, NSW.

**2. NCC BCA Performance Provisions**

We understand that the following items of non-compliance will be addressed under the performance provisions of the National Construction Code (NCC) Building Code of Australia (BCA) 2016. McKenzie Group Consulting Pty Ltd have been appointed as Consultant Building Certifiers and in conjunction with them, we have agreed to review the existing parameters to which the previous Masters stores have been approved and assess these against the proposed change to the building.

Alternate Solution	Omnii Method to Address and Likely Solution
a. Exit travel distances may exceed NCC DTS provisions	Quantitative Assessment. Complex computer analysis of the re-use of the building proposed to support and meet relevant performance provisions. This includes evacuation analysis, where required.
b. Distance between exits may exceed NCC DTS provisions	Quantitative Assessment. Complex computer analysis of the re-use of the building proposed to support and meet relevant performance provisions. This includes evacuation analysis, where required.
c. Aggregate width of exits may exceed NCC DTS provisions	Quantitative and Qualitative Assessment. Use of fire sprinklers and smoke detection seals where appropriate. Complex computer analysis of the re-use of the building proposed to support and meet relevant performance provisions. This includes evacuation analysis, where required.
d. Smoke Hazard Management – New and existing areas	Quantitative and Qualitative Assessment. Use of fire sprinklers and smoke detection. Complex computer analysis of the re-use of the building proposed to support and meet relevant performance provisions, where required.

Alternate Solution	Omnii Method to Address and Likely Solution
e. Perimeter Vehicular Access	Qualitative Assessment. To allow perimeter vehicular access to be less than 6m in local areas, as required.

We understand that our client will be seeking to comply with the NCC DTS (Deemed to Satisfy) where practicable. Regardless, compliance with the NCC BCA will be achieved. We understand that any DDA or disability NCC DTS non-conformances will be addressed by an expert in this field.

### 3. Fire Engineering Report (FER) Issuance

We confirm that to the best of our knowledge, Omnii will be providing their Fire Engineering Report (FER) prior to issuance of the Building Certifier's Construction Certificate.

### 4. General Methodology

For the items listed in Item 2 above, Omnii will produce a FER and strategy, including building fire engineering concept solutions and recommendations. This document is to be issued to all relevant parties for acceptance and sign off. Computer modelling and provision of concept Fire Engineering documentation to achieve the items identified as variations to the Deemed to Satisfy Building Code of Australia will be completed at this stage, as required.

### 5. General

We trust the aforementioned brings clarity to the issues that Omnii understands will be required to be addressed as Alternate Solutions. We confirm that we are of the opinion that the items identified herein can be addressed, with conformance to the performance provisions of the BCA expected to be achieved.

Yours sincerely



**Peter Glodic**

Managing Director

FIEAust, CPEng, NER, RPEQ, RBP, AC-NSW, ABP-Tas/NT, MAICD, MCEOI