

5 May 2022

Andrew Pender
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Dear Andrew,

Re: St Aloysius College, Rozelle | 2A-2B Gordon Street

Reference is made to our engagement to undertake a review of the proposal building works against the Deemed-to-Satisfy Provisions of the Building Code of Australia 2019 (Amendment 1). As part of the proposed building works there will be a fitout undertaken within the classrooms of the subject building.

The proposal will contain the fitout of four (4) classrooms within the existing building perimeter with minimal modifications being made to the building structure, these proposed classrooms will be classified as Class 9b Building. The existing storey is provided with access to two stairways which will allow for travel distances and number of exits being maintained in accordance with BCA Part D1.

Although access to the storey is not provided with lift access it would be proposed that a level of access shall be maintained throughout the storey in accordance with the provisions of AS1429.1-2009. To achieve this, it would be required that suitable door circulation and clearance are maintained to each of the classrooms. Provisioning to achieve this would require the doorways to maintain a clear opening of 850mm and latchside clearance in accordance with AS1428.1-2009.

The population of the proposal would not be considered to increase the population loading for the school and that existing sanitary compartments and egress paths would be capable of maintaining the level of compliance in accordance with the BCA for the number of students and teachers provided.

This report has been based on the design plans as listed below:

Architectural Plans Prepared by PMDL			
Drawing Number	Issue	Date	Title
DA106	A	May 2022	2A – 2B Gordon St – L1

In addition to the requirements for new works to comply with the current provisions of BCA2019, it is necessary to review the existing building, particularly those parts which are being relied upon for the new works component and to ascertain whether any upgrading is required to satisfy Clause 93 & 94 of the Environmental Planning and Assessment Regulation 2000.

Clause 94 of the Environmental Planning and Assessment Regulation, 2000 –

This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where—

- (a) *the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or*

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(b) *the measures contained in the building are inadequate—*

- (i) *to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
- (ii) *to restrict the spread of fire from the building to other buildings nearby.*

The proposed alterations are considered to be less than 50% of the total volume of the building. This clause would only apply, should Council consider the measures contained in the building being inadequate to:-

- (i) *to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
- (ii) *to restrict the spread of fire from the building to other buildings nearby.*

When reviewing the works being carried out it is noted that they will be a minor fitout of the existing structure and would not increase the spread of fire throughout the building or to adjacent buildings. However, as part of the new works being undertaken it is proposed to upgrade the existing emergency lighting and exit signage and an upgrade of existing stair handrails/barriers throughout the egress paths for compliance with the latest revision of the BCA where required.

The existing stairways are considered to be adequate to allow for the population to egress. Each of the existing handrails are capable of being modified as part of the building works to ensure a suitable level of compliance is maintained with the BCA and where required a Performance Solution may be sought during detailed design to accommodate for any existing stairway configurations.

Based on these works being undertaken it is considered that this would facilitate egress of the occupants in the event of a fire in accordance with the requirements of Clause 94 and would be considered a reasonable upgrade based upon the physical works being provided within the building that will maintain a suitable level of fire and life safety of the occupants within the building.

The plan assessed were developed to a standard suitable for submission as a development application and do not contain all the details necessary to allow a CC to be issued. As such, this assessment was limited to the major items of the BCA with the view of identifying any items that may result in a modified development consent being required, or additional key items that need to be included in the design.

The architectural design documentation as referred to in report has been assessed against the applicable provisions of the Building Code of Australia, (BCA) and it is considered that such documentation complies or is capable of complying with that Code

If you require any further information or explanation of the above, please do not hesitate to contact the undersigned.

Yours faithfully,



Benjamin Long
Senior Building Regulations Consultant
BCA Logic Pty Ltd