

3 March 2020

NBRS Architecture
Level 3, 4 Glen Street
MILSONS POINT NSW 2061

Attention: Barry Flack
Email: Barry.Flack@nbrsarchitecture.com

Dear Barry,

**RE: SUTHERLAND ENTERTAINMENT CENTRE REDEVELOPMENT
BCA & DDA COMPLIANCE STATEMENT FOR DA SUBMISSION**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a high level review of the architectural documentation that will accompany the Development Application to Sutherland Shire Council for the proposed redevelopment of the Sutherland Entertainment Centre against the Building Code of Australia 2019 (BCA).



PROPOSED DEVELOPMENT

The proposed development comprises refurbishment works, upgrades and extensions to the existing Entertainment Centre. The project also includes demolition of the existing internal fixtures and fittings and fitout of the shell space with modern facilities.

The proposed building layout will generally be as below:-

Basement	Ancillary & storage rooms (e.g. switch room, plant, garbage, hydraulic pump room), technical supervisor office, musician warm up room, stage door, reception area. Egress provided directly to Merton Street via stair 06, stair 07 & perimeter exit doors. Single flight rising stairs provide access into the ground level forestage & stage areas.
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Ground Level	<p>Entrance & public domain consisting of:</p> <ul style="list-style-type: none">• Foyer/meeting room;• Foyer, box office, front-of-house (FOH) office;• Public amenities; <p>Stage & performance sections containing:</p> <ul style="list-style-type: none">• Tiered seating consisting of lower portion (279 seats) and upper portion (167 seats);• Forestage & stage areas;• Backstage rooms/enclosures including dress rooms, amenities, manager office, sound lock, kitchen, storage, loading dock & scenery assembly).
Level 1	<ul style="list-style-type: none">• Tiered seating consisting of dress circle portion (239 seats);• Control, sound mixing & parents/cry rooms situated behind dress circle seating;• Foyer corridor, external function terrace & associated amenities;• Backstage rooms/enclosures including dress rooms, amenities, ensuite, green room, meeting, office, central store/rack;• Egress from public portions served by stair 01, 02 & 03;• Egress from backstage portions served by stair 06 & 07.
Level 2	<ul style="list-style-type: none">• Continued tiered seating (dress circle portion, 239 seats);• Backstage rooms/enclosures including dress rooms, wardrobe & plant;• Foyer corridor & portable bar;• Egress from public portions served by stair 03;• Egress from backstage portions served by stair 06 & 07.
Level 3	<ul style="list-style-type: none">• Continued tiered seating (dress circle portion, 239 seats);• Cooling tower, plant rooms, external open plant;• Egress from public portions served by stair 03;• Egress from backstage portions served by stair 06 & 07.
Fly Tower	<p>Void space extending approximately 21.9m above the stage and containing loading gallery, cross walkway, catwalk, grid floor and counterweights. Access/egress shall be provided by steel grate stairway & AS1657 access ladder connecting BOH L3 to the grid floor situated at the top of the fly tower.</p>

COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- a) confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- b) confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- c) accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development.

The development will be subject further assessment following receipt of more detailed documentation at Construction Certificate stage.

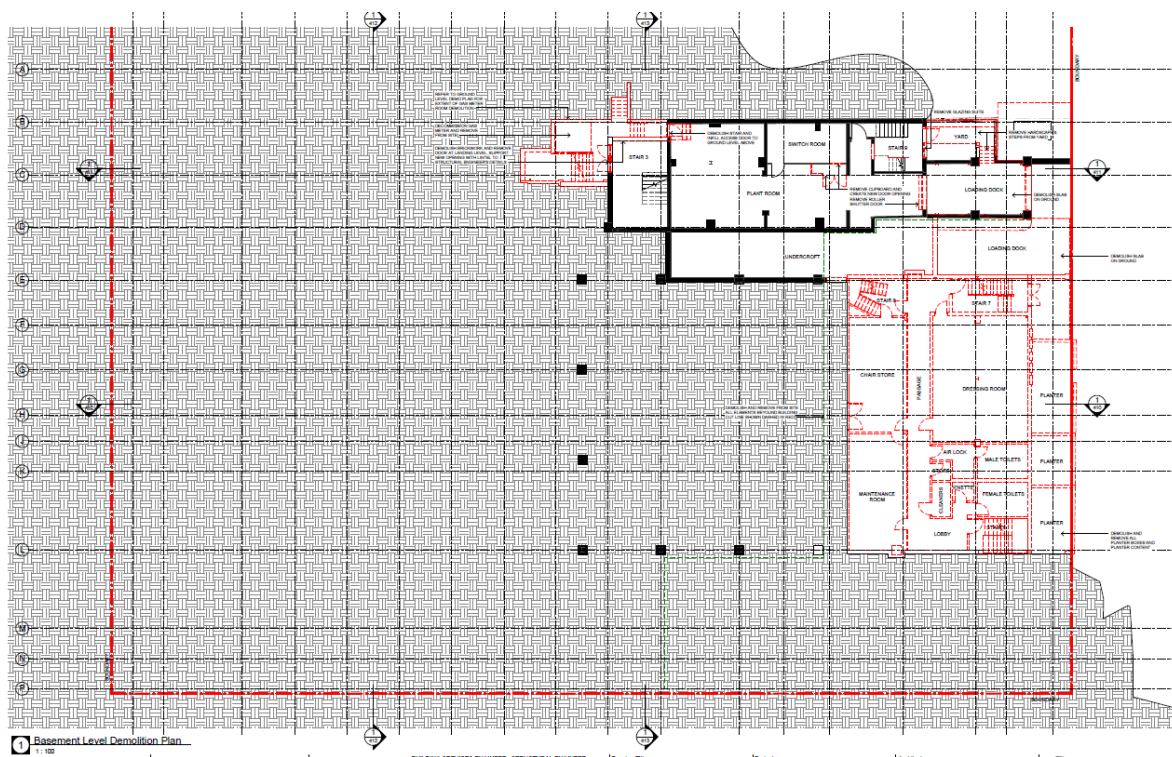


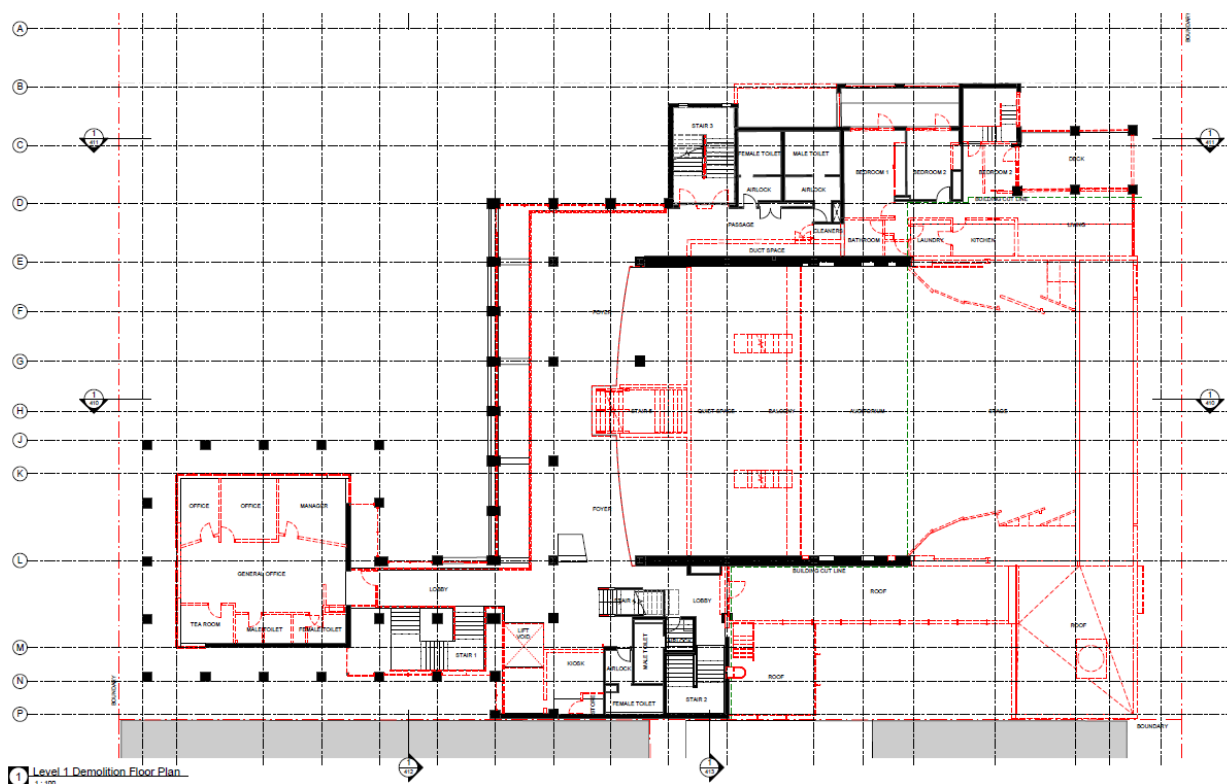
RELEVANT VERSION OF THE BCA

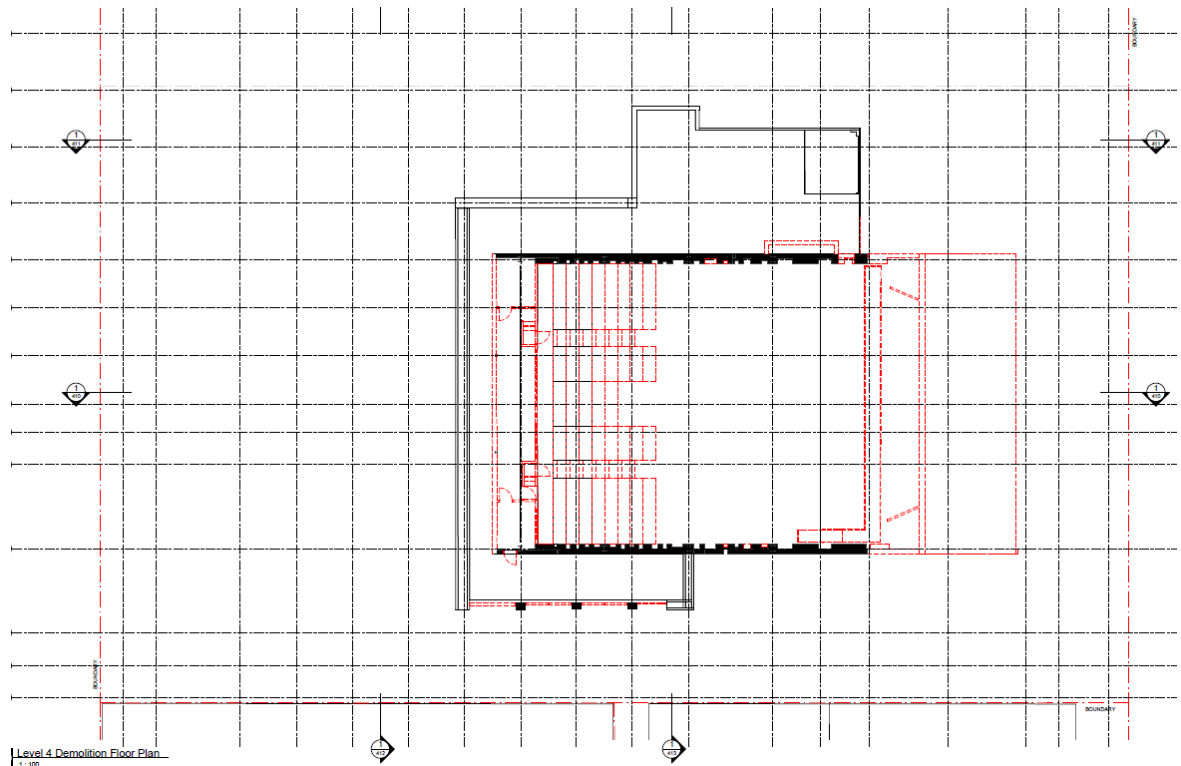
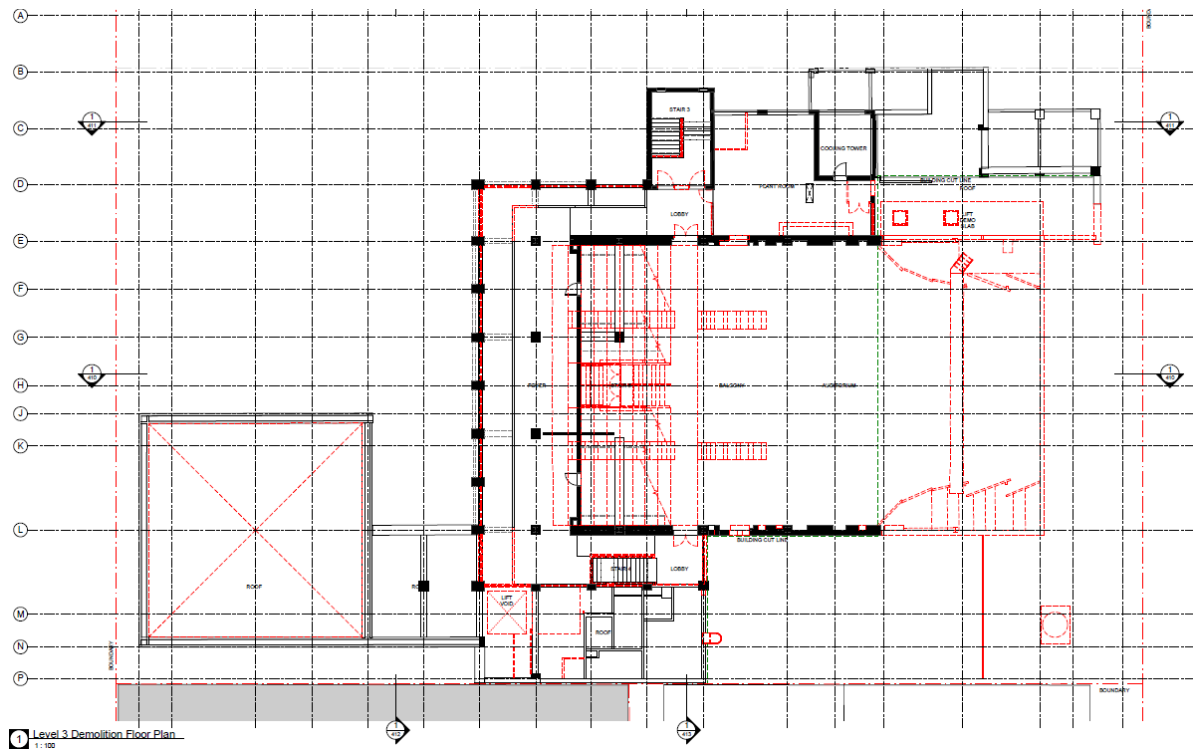
Pursuant to clause 145(1)(b) the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the time the application for the Construction Certificate was made. The current version of the BCA is the BCA 2019 with the next version of the BCA (BCA 2019 Amendment 1) coming into effect on the 1 May 2020. For the purpose of this compliance statement, it is assumed that the Construction Certificate Application will be lodged after 1 May 2020, and as such the proposed development will be subject to compliance with the **BCA 2019 (Amendment 1)**.

REFERENCED DOCUMENTATION

This report has been prepared based on a review of the DA Architectural Plans prepared by NBR Architecture dated 24 February 2020. As provided below:





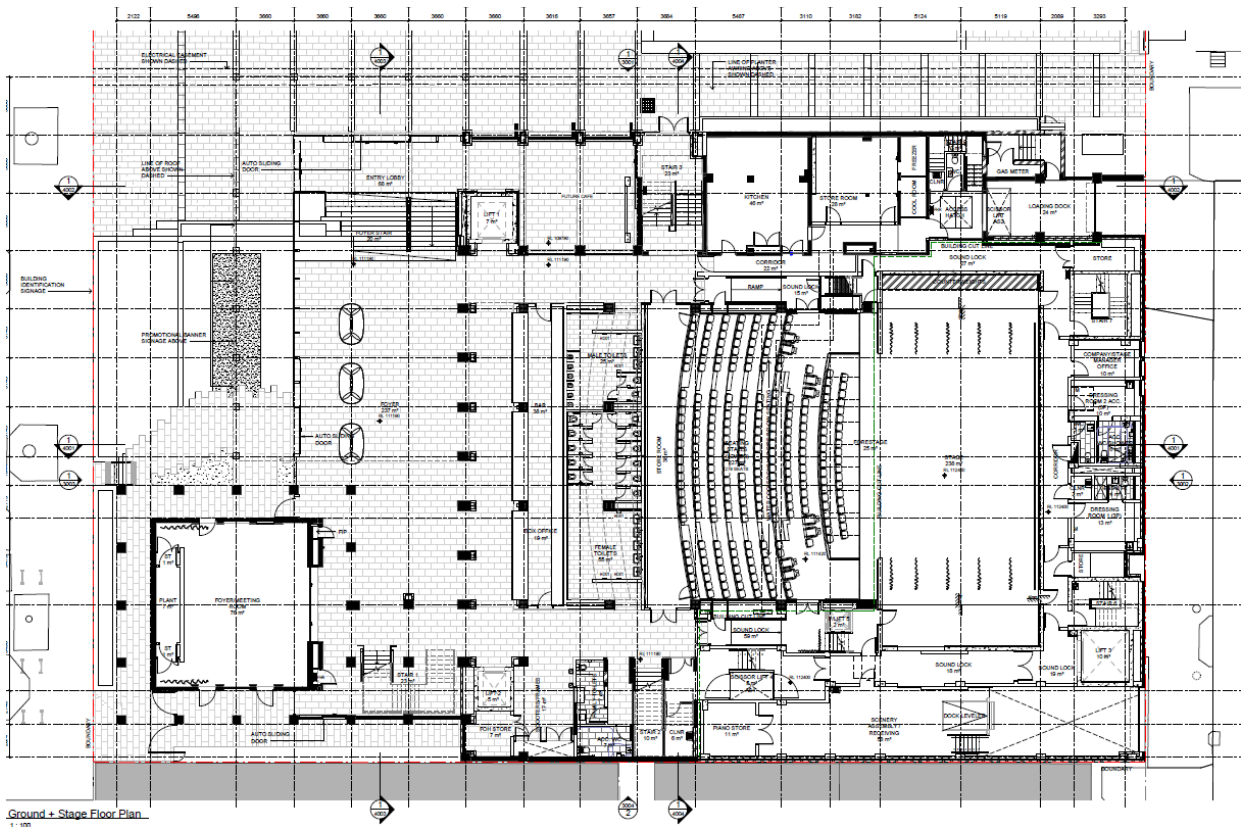


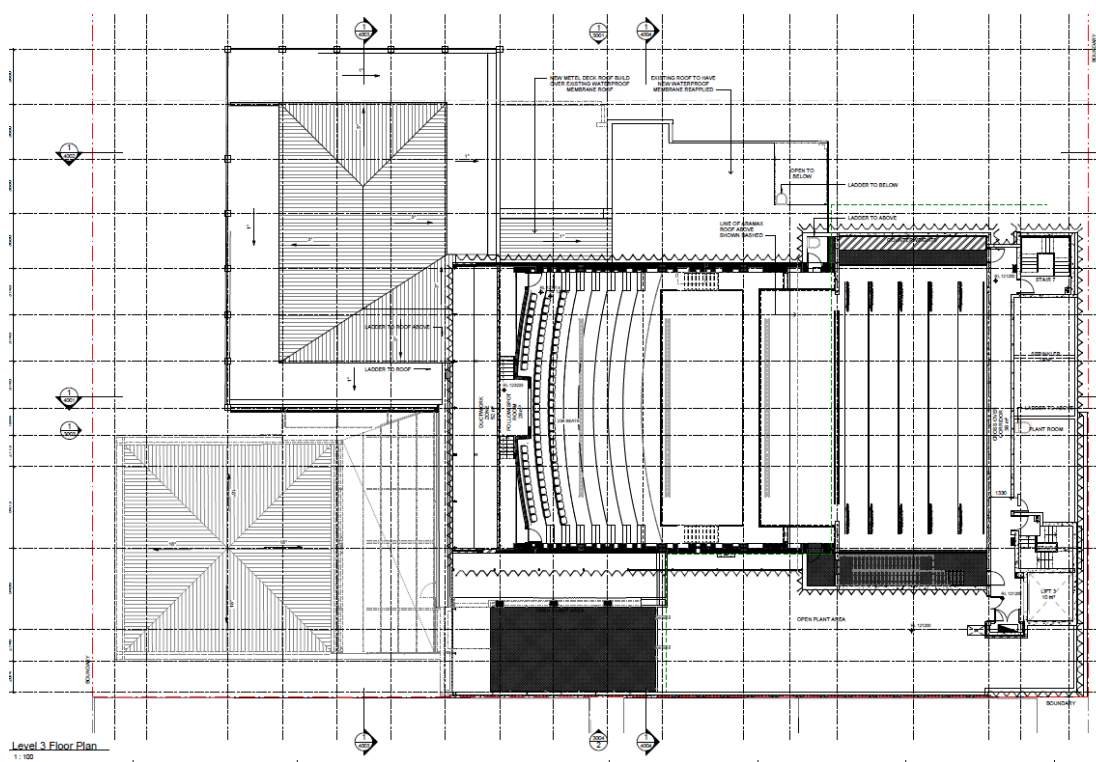
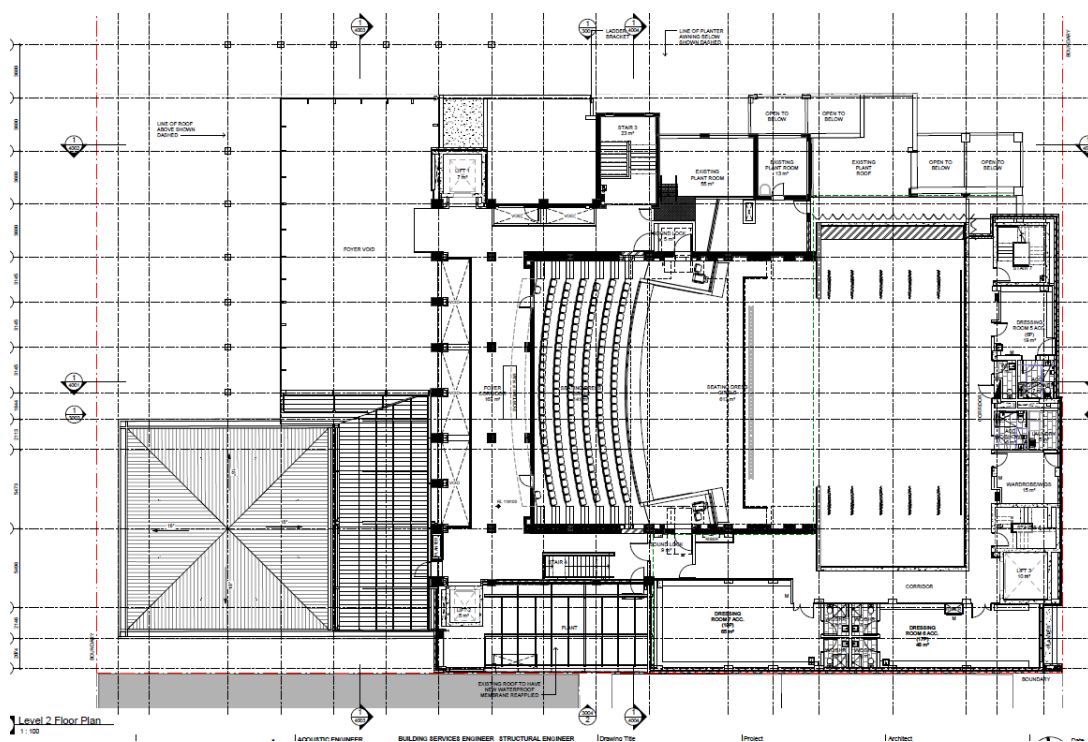


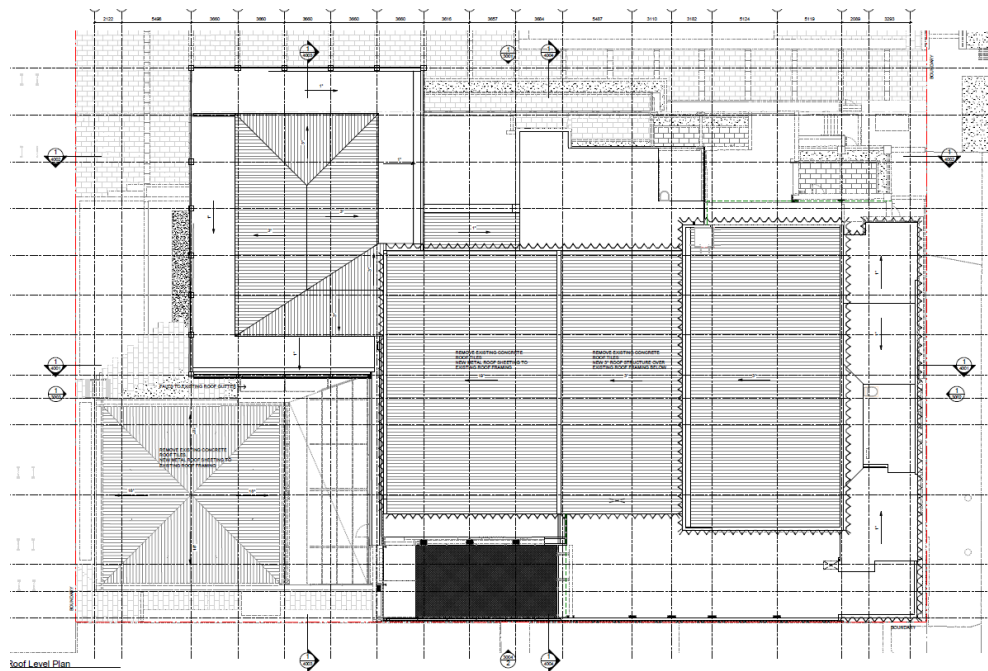
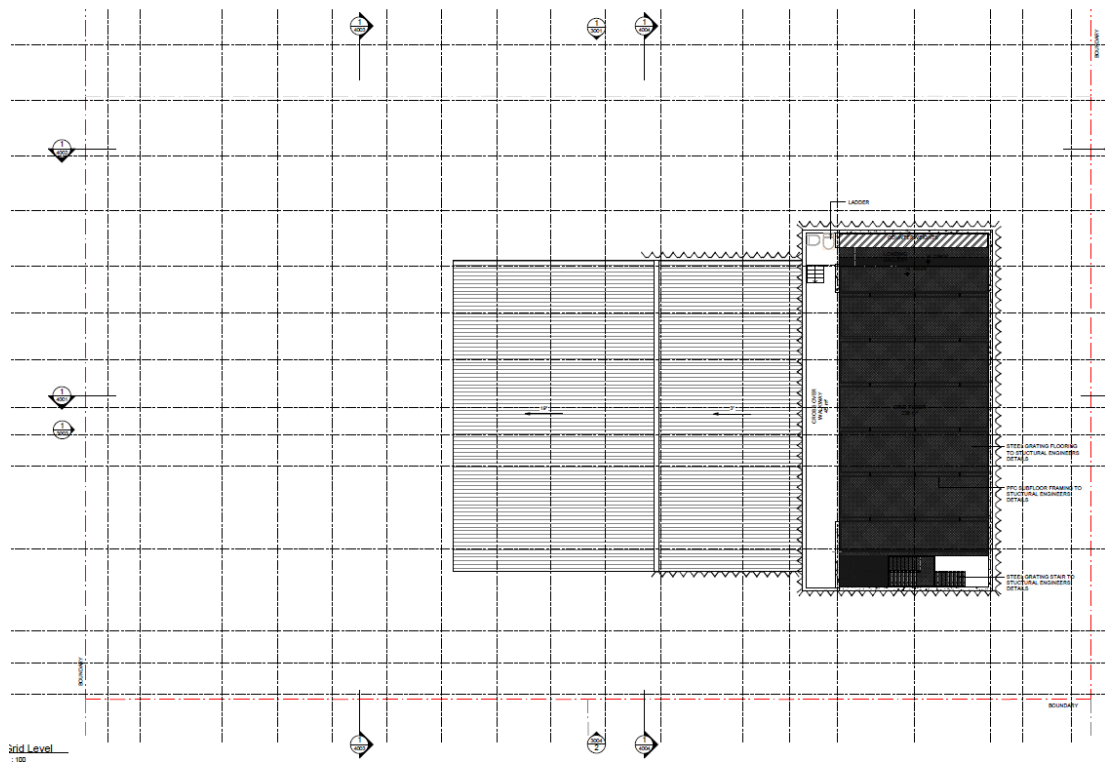
Roof Level Demolition Plan
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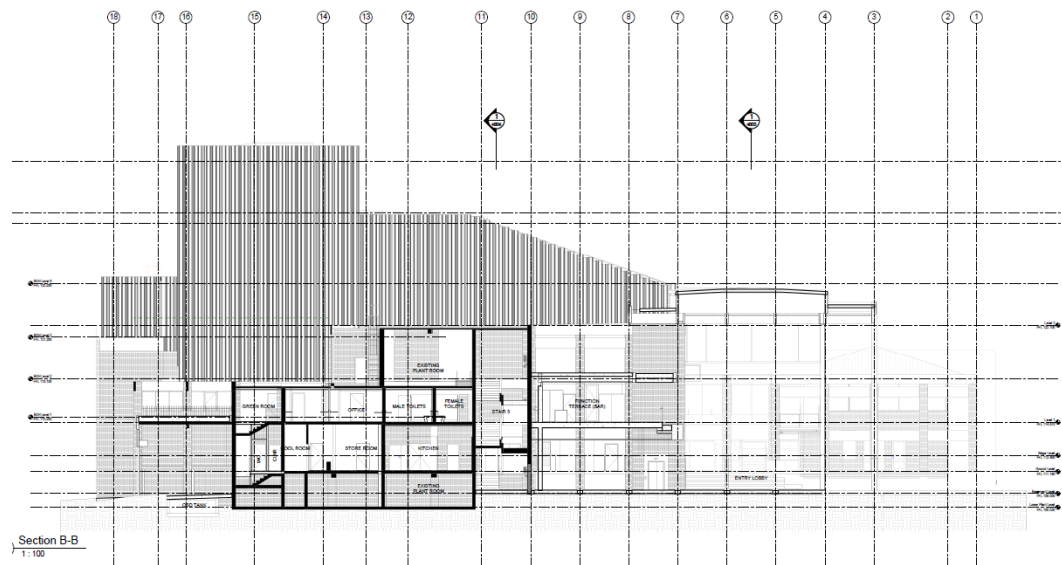
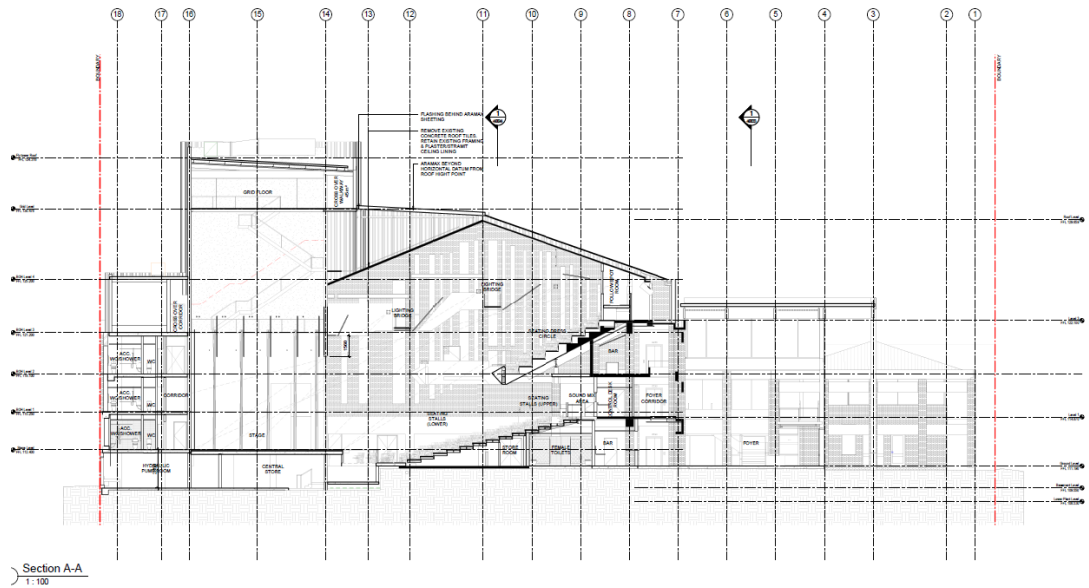


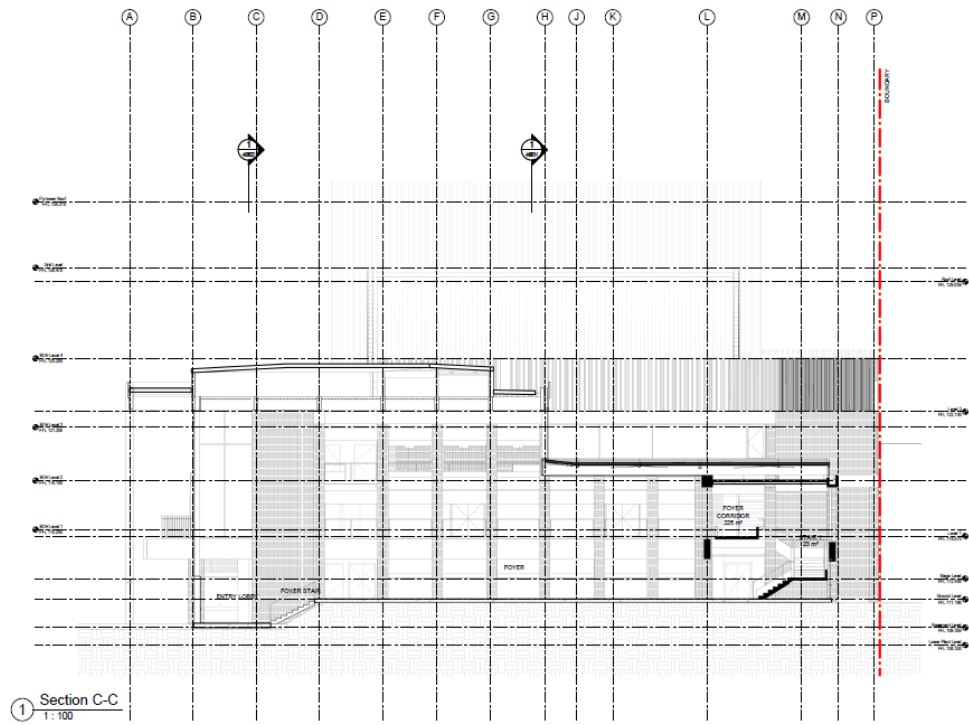
Basement Level Plan
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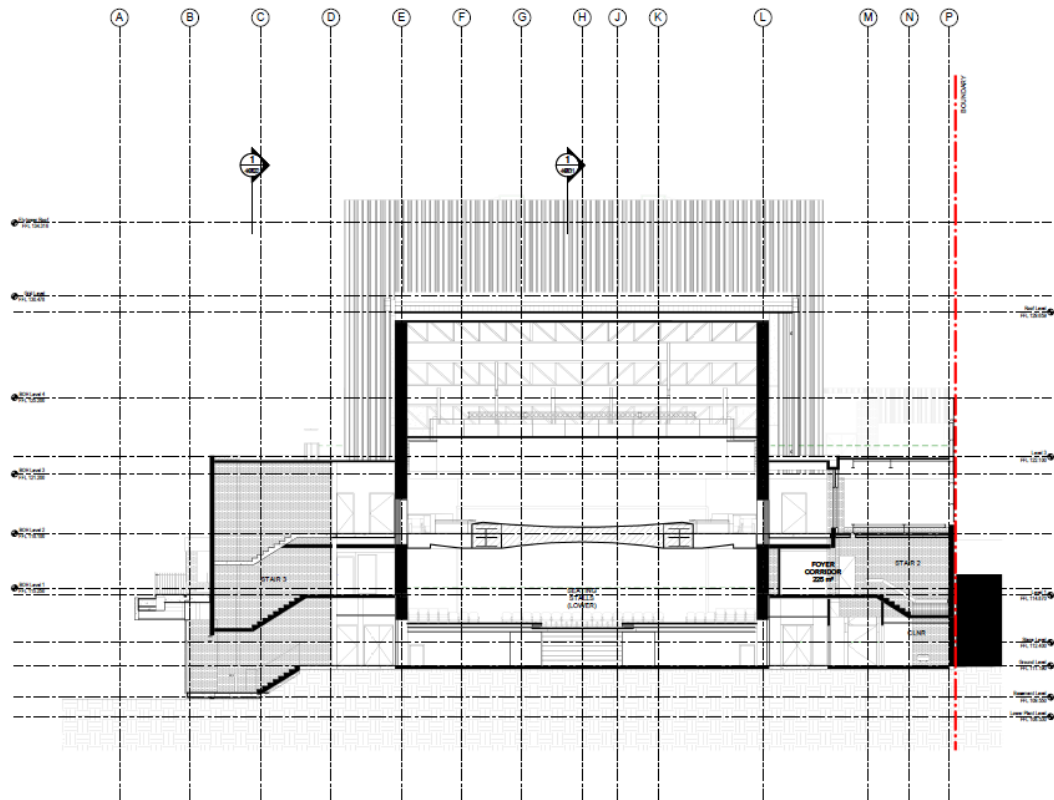








1 Section C-C
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1 Section D-D
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BUILDING CLASSIFICATION

The new building works have been classified as follows:

	EXISTING	PROPOSED
+ BCA CLASSIFICATION:	Class 5 (Offices) Class 9b (Assembly Building & Entertainment Venue)	Class 6 Bar/Café @ Ground Floor Class 9b (Assembly Building & Entertainment Venue)
+ STOREYS CONTAINED:	5	5
+ RISE IN STOREYS:	5	5
+ TYPE OF CONSTRUCTION:	Type A	Type A
+ EFFECTIVE HEIGHT:	More than 12m	RL130.478-RL108.530 (21.96m)
+ SPRINKLER PROTECTED:	No	Yes
+ CLIMATE ZONE:	Zone 5	Zone 5

SUMMARY OF BCA 2019 PROVISIONS

The development includes retention of existing parts of the existing building. Whilst all new works will comply with current BCA 2019, the existing structure that is to be retained will be subject to a combination of fire engineering assessment and or upgrade as considered necessary under the professional discretion of the building certifier.

Hence it is critical that the conditions of the development consent, when issued, does not impose requirement for holistic upgrade of the existing building to comply with current BCA 2019, noting this is not achievable.

Arising from our review of the design documentation, the following comprises a high-level summary of the BCA 2019 (Amendment 1) compliance matters that will be addressed prior to issue of the Construction Certificate:

1.1 Section B - Structure

B1

New building works are to comply with the structural provisions of the BCA 2019 and referenced standards including AS 1170.

The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.

Consideration may be given to compliance with AS 3826-1998 (Strengthening existing buildings for earthquake) for the existing structure.

1.2 Section C – Fire Resistance

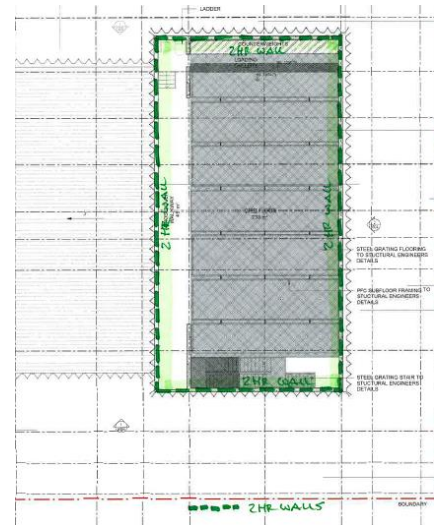
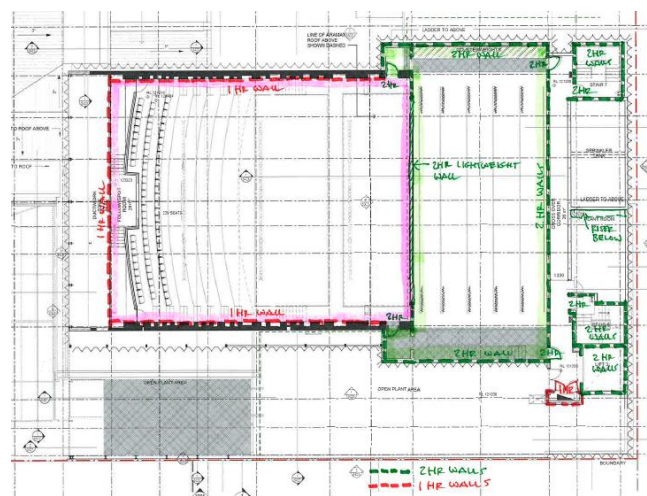
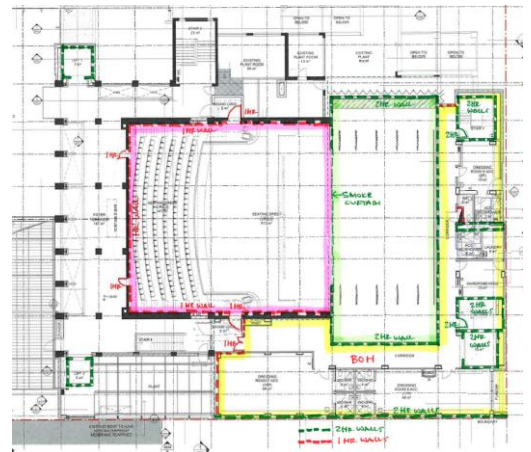
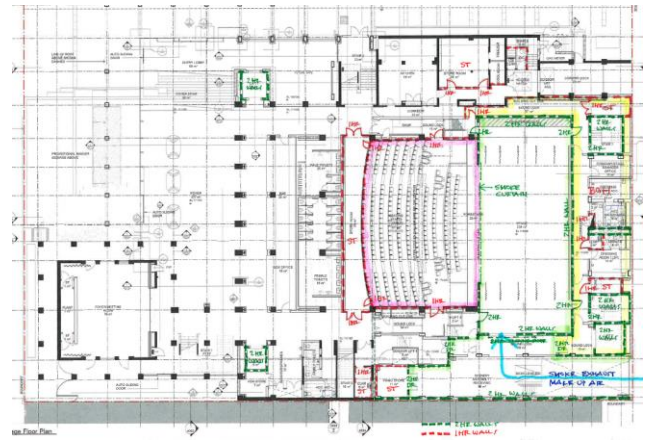
C1.9

Non-Combustible Building Elements: All materials and or components incorporated in an external wall must be non-combustible. This includes but not limited to:

- + Any external wall claddings. The building will not consist of any composite wall cladding materials or systems including ACPs.
 - + Any framing or integral formwork systems. I.e. timber framing, sacrificial formwork, etc.
- It is noted that elements of the external wall and column system will be combustible. This will be addressed in the FER strategy.
- + Any external linings or trims. I.e. external UPVC window linings, timber window blades, etc.
 - + Any sarking or insulation contained within the wall assembly.



	<p>This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and provided for review. Any departures from non-combustibility or deemed non-combustible materials under this clause will need to be determined prior to Construction Certificate stage.</p>
C2.2	<p><u>General Floor Area and Volume Limitations:</u> The following floor area and volume limitations apply to the building:</p> <ul style="list-style-type: none">+ Class 5 and 9b: 8,000m² & 48,000m³+ Class 6: 5,000m² & 30,000m³
C2.8 / C2.9	<p><u>Separation of Classifications:</u> If a building has parts of different classifications located alongside one another in the same storey, each building element in that storey must have the higher FRL prescribed by Specification C1.1 or the parts must be separated by a fire wall with the higher FRL prescribed. Where parts are situated one above the other in adjoining storeys, the floor between adjoining parts must have an FRL of not less than that prescribed in Specification C1.1 for the classification of the lower storey.</p> <p>The FER strategy will address required and rationalised FRLs.</p>
C2.12 / C2.13	<p><u>Separation of Equipment and Electricity Supply Systems:</u> Equipment comprising lift motors and lift control panels, emergency generators used to sustain emergency equipment, central smoke control plant, boilers, or batteries exceeding 200 kWh and 12 volts must be separated from the building remainder by 2-hour fire-rated construction. An electricity substation or main switch room located within a building must also be separated from the building remainder by 2-hour fire-rated construction.</p>
C3.2	<p><u>Protection of Openings in External Walls:</u> Openings in an external wall that is required to achieve an FRL must be protected in accordance with C3.4 if within 3m from a side or rear boundary, or 6m from another building that is not Class 10.</p> <p><u>Comment:</u> There are no openings in external walls located within 3m from a side or rear boundary of the allotment.</p>
C3.3	<p><u>Separation of External Walls and Associated Openings in Different Fire Compartments:</u> The building will have a compartmentation as required to satisfying the Entertainment Venue requirements of the BCA.</p> <p>The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C3.3, unless—</p> <ul style="list-style-type: none">+ those parts of each wall have an FRL not less than 60/60/60; and+ any openings protected in accordance with C3.4. <p><u>Comment:</u> We understand, in certain instances, the method of protection of external walls exposed between fire compartments will be rationalised under a fire engineered performance solution.</p>
C3.15	<p><u>Openings for Service Installations:</u> Where service installations penetrate the walls or floors required to have an FRL with respect to integrity and insulation they are to be protected by fire seals having an FRL of the building element concerned. Fire seals are required to comply with Specification C3.15, or be identified with a prototype of a system tested to AS 1530.4.</p>
Spec C1.1	<p><u>Fire-Resisting Construction:</u> The building is required to comply with Table 3 as relevant to FRLs required for buildings of Type A Construction.</p> <p>Fire separation and compartmentation will generally be adopted as per the below strategy (subject to review with the fire safety engineer):-</p>



Comment: The FER strategy will address required and rationalised FRLs.



1.3 Parts D1 & D2 – Provision for Escape and Construction of Exits

D1.2	<p><u>Number of exits required:</u> The building contains at least two exits from each storey. Each storey is required to have access to at least two exits.</p> <p>Egress from the catwalks (lighting bridges) will be a combination of stairways and access ladders to comply with AS1657.</p>
D1.4	<p><u>Exit travel distances:</u> Exit travel distances within the subject part are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one.</p> <p><u>Comment:</u> We understand that in a number of areas, exceedances in travel distances (where justifiable) will be dealt with under a fire engineered performance solution.</p>
D1.5	<p><u>Distance between alternative exits:</u> Distances between alternative exits must be not greater than 60m.</p> <p><u>Comment:</u> We understand that in a number of areas, exceedances in travel distances (where justifiable) will be dealt with under a fire engineered performance solution.</p>
D1.6	<p><u>Dimensions of paths of travel to an exit:</u> The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (including doorways serving the EV) (this width dimension is measured clear of any obstructions such as handrails and joinery). In a required exit or path of travel to an exit in all BOH and non EV locations, there is concession for the unobstructed width of a doorway to be reduced to 850mm min in lieu of 1m, and the unobstructed height for an exit doorway can be reduced to 1,980mm.</p>
D1.7	<p><u>Travel via Fire-Isolated Exits:</u> Egress from the building will rely on fire-isolated exits. Any walls within a perpendicular distance of <6m from the path of discharge are required to be protected by FRL 60/60/60 fire-rated construction with openings provided with wall wetting drenchers internally.</p> <p><u>Comment:</u> The fire engineered performance solution will address egress strategies.</p>
D1.10	<p><u>Discharge from Exits:</u> Discharge of exits occurs around the perimeter of the building. This provides occupants with alternative routes of egress from the majority of exits.</p>
D2.13 / D2.14 / D2.16 / D2.17	<p><u>Stairways, Balustrades, and Handrails:</u> Stairways, balustrades and handrails to achieve the minimum requirements of the BCA. This will include compliance with all EV design compliance requirements regarding to balustrades (internal and external) and guard rails within the auditorium.</p> <p><i>Floor Finishes</i></p> <p>Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586-2013 and associated handbooks HB 197 and HB 198. This will need to be confirmed compliant at Occupation Certificate stage and as such, the selection of materials will need to be considered in relation to these requirements.</p>
D2.19 / D2.20 / D2.21	<p><u>Doors and Latching:</u> All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor. A swinging door in a required exit or forming part of a required exit must swing in the direction of egress.</p> <p>All EV Class 9b parts must be provided with door hardware which is readily openable without a key from the side of a person seeking egress by a single hand pushing action of a single device such as a panic bar located between 900 and 1.2m from the floor.</p>



1.4 Disability (Access to Premises-Buildings) Standards 2010

DDA

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

- + BCA clauses D3.1 to D3.12;
- + BCA clause E3.6;
- + BCA clauses F2.2 and F2.4.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. In the event that DTS compliance is not achieved, a redesign will be required or an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.

D3.9

Wheelchair Seating Spaces in Class 9b Assembly Buildings: Where fixed seating is provided in a Class 9b, wheelchair seating spaces must be provided in accordance with the below Table.

Number of fixed seats in a room or space	Number of wheelchair seating spaces	Grouping and Location
Up to 150	3 spaces.	1 single space; and 1 group of 2 spaces
151 to 800	3 spaces; plus 1 additional space for each additional 50 seats or part thereof in excess of 150 seats.	Not less than 1 single space; and not less than 1 group of 2 spaces; and not more than 5 spaces in any other group.
801 to 10,000	16 spaces; plus 1 additional space for each additional 100 seats or part thereof in excess of 800 seats.	Not less than 2 single spaces; and not less than 2 groups of 2 spaces and not more than 5 spaces in any other group; and the location of spaces is to be representative of the range of seating provided.
More than 10,000	108 spaces; plus 1 additional space for each additional 200 seats or part thereof in excess of 10,000 seats.	Not less than 5 single spaces; and not less than 5 groups of 2 spaces and not more than 10 spaces in any other group; and the location of spaces is to be representative of the range of seating provided.

1.5 Section E – Services and Equipment

E1.3	<p><u>Fire Hydrants:</u> Fire hydrant coverage is required to be provided to the building in accordance with AS2419.1 – 2005.</p> <p>A new fire hydrant and booster assembly system will be provided.</p> <p><u>Comment:</u> Hydraulic design consultant to confirm compliance at the Construction Certificate stage.</p>
E1.4	<p><u>Fire Hose Reels:</u> Fire hose reel coverage is required to be provided to the entire building to comply with AS 2441 – 2005.</p> <p><u>Comment:</u> Hydraulic design consultant to confirm compliance at the Construction Certificate stage.</p>
E1.5	<p><u>Sprinklers:</u> An automatic fire sprinkler system is proposed to be provided to the building in accordance with AS 2118.1 – 2017</p> <p><u>Comment:</u> Fire services design consultant to confirm compliance at the Construction Certificate stage.</p>
E1.6	<p><u>Fire Extinguishers:</u> To be provided and designed in accordance with AS 2444-2001.</p>
E2.2a	<p><u>Smoke Hazard Management:</u> The building is required to be provided with an Automatic Fire Detection and Alarm System in accordance with AS 1670.1 – 2018. Required measures comprise:</p>



	<ul style="list-style-type: none"> + Class 9b Parts: Any ducted mechanical air handling systems, or non-ducted systems exceeding a capacity of 1000L/s, must shut down on activation of a smoke detector and sprinkler head. + Fire-isolated exits (including any passageway or fire-lock area) within the building, where serving storeys containing an atrium, are required to be provided with stairway pressurisation in accordance with AS 1668.1 – 2015. + Smoke Exhaust in accordance with AS 1668.1 – 2015 is required to the auditorium (over stage).
Part E3	<p><u>Lifts:</u> The following provisions are required to be provided to the lifts:</p> <ul style="list-style-type: none"> + Stretcher facilities within at least one lift serving each storey. + Fire service controls in accordance with E3.7. + Fire service recall control switch in accordance with E3.9. + Lift car fire service drive control switch in accordance with E3.10.
E4.2-E4.8	<u>Emergency Lighting and Exits Signs:</u> Fire services design consultant to confirm compliance with AS 2293.1-2018.
E4.9	<u>Sound System and Intercom System for Emergency Purposes:</u> A sound system and intercom system for emergency purposes (EWIS) complying where applicable with AS 1670.4 - 2018 must be installed.

1.6 Section F – Health and Amenity

F1

Damp and Weatherproofing: Damp and weatherproofing to comply with the prescriptive requirements of clauses F1.1-F1.13.

F2.3

Sanitary facilities: Sanitary facilities are only required to be provided in accordance with the requirements of Table F2.3.

Class 3, 5, 6 and 9 other than <i>schools</i>						
Male employees	1 — 20	1	1 — 10	0	1 — 30	1
	> 20	Add 1 per 20	11 — 25	1	> 30	Add 1 per 30
			26 — 50	2		
			>50	Add 1 per 50		
Female employees	1 — 15	1			1 — 30	1
	> 15	Add 1 per 15			> 30	Add 1 per 30

Class 6 — restaurants, cafes, bars						
Male patrons	1 — 100	1	1 — 50	1	1 — 50	1
	101 — 300	2	51 — 100	2	51 — 200	2
	>300	Add 1 per 200	101 — 150	3	>200	Add 1 per 200
			151 — 200	4		
			201 — 250	5		
			>250	Add 1 per 100		
Female patrons	1 — 25	1			1 — 50	1
	26 — 50	2			51 — 150	2
	51 — 100	3			>150	Add 1 per 200
	101 — 150	4				
	151 — 200	5				
	201 — 250	6				
	>250	Add 1 per 100				



Class 9b —single auditorium theatres and cinemas						
Male patrons	1 — 50	0	1 — 50	0	1 — 50	0
	51 — 250	1	51 — 100	1	51 — 150	1
	251 — 500	2	>100	Add 1 per 100	>150	Add 1 per 150
	>500	Add 1 per 500				
Female patrons	1 — 50	0			1 — 50	0
	51 — 110	3			51 — 150	1
	111 — 170	4			>150	Add 1 per 150
	171 — 230	5				
	231 — 250	6				
	>250	Add 1 per 80				
Class 9b — public halls, function rooms or the like						
Male patrons	1 — 100	1	1 — 50	1	1 — 50	1
	>100	Add 1 per 200	51 — 100	2	51 — 200	2
			101 — 150	3	>200	Add 1 per 200
			151 — 200	4		
			201 — 250	5		
			>250	Add 1 per 100		
Female patrons	1 — 25	1			1 — 50	1
	26 — 50	2			51 — 150	2
	51 — 100	3			>150	Add 1 per 200
	101 — 150	4				
	151 — 200	5				
	201 — 250	6				
	>250	Add 1 per 100				

F2.4

Accessible Sanitary Facilities: Accessible WCs are to be provided in accessible parts of the building in accordance with Table 2.4(a). Accessible unisex showers must be provided in accordance with Table F2.4(b) and at each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.

Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.

Part F3

Ceiling Heights: The floor to ceiling heights must be as follows:

- + The minimum ceiling heights in a Class 5 building are as follows:
 - Generally - 2.4m.
 - Corridor, passageways, or the like - 2.1m.
- + The minimum ceiling heights in a Class 9b building are as follows:
 - Assembly building or part accommodating not more than 100 persons - 2.4m.
 - Theatre, public hall, or other assembly building or part accommodating more than 100 persons - 2.7m.
 - **Entertainment Venue – all areas – 2.7m**
- + In any building:
 - Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m,
 - A commercial kitchen – 2.4m,
 - Above a stairway, ramp, landing or the like – 2m.
- + Class 6 Part: Generally, 2.4m. A corridor, passageway or the like must achieve 2.1m.



Part F4	<u>Light and Ventilation:</u> Artificial lighting systems are required to comply with Clause F4.4 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with Clauses F4.5(b) and AS 1668.2.-2012.
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1.7 Section G – Ancillary Provisions

Part G3	<u>Atrium Construction:</u> There is an atrium over the new entry foyer connecting three storeys within the building. <u>Comment:</u> Noting the building will be sprinkler protected, the atrium provisions of the BCA will not apply.
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1.8 Section H – Special Use Buildings

H1.4	<u>Seating Area:</u> In relation to the seating areas in the auditorium, the floor gradient, level difference between seating aisles, and clearance between rows must meet the minimum requirements of this clause.
H1.7	<u>Aisle Lights:</u> In every enclosed Class 9b building, where in any part of the auditorium, the general lighting is dimmed or extinguished during public occupation and the floor is stepped or is inclined at a slope steeper than 1 in 12, aisle lights must be provided to illuminate the full length of the aisle and tread of each step.

1.9 NSW Part H101 – Entertainment Venues

NSW Part H101	<u>Entertainment Venues:</u> This Part applies to every entertainment venue as described in the Environmental Planning and Assessment Regulation 2000. <u>Comment:</u> The Sutherland Entertainment Centre (entertainment venue) will comply with the requirements of this part, including assessment against the performance provisions of the BCA.
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1.10 Section J – Energy Efficiency

Sect. J	<u>Energy Efficiency:</u> The <u>new</u> building works subject to compliance with the Energy Efficiency Provisions of BCA 2019 Section J relating to: <ul style="list-style-type: none">+ J1: Building Fabric+ J3: Building Sealing+ J5: Air-conditioning and ventilation systems+ J6: Artificial lighting and power+ J7: Hot water supply+ J8: Access for maintenance It is understood the building will be subject to a JV3 performance model to demonstrate compliance with BCA. The Construction Certificate documentation from the architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines).
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PRELIMINARY FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building. Please note that the below schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.

Statutory Fire Safety Measure	Design / Installation Standard
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014 and Manufacturer's specifications
Alarm Signalling Equipment	AS 1670.3 – 2018
Automatic Fail-Safe Devices	BCA Clause D2.21
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018
Automatic Fire Suppression Systems <i>Throughout the building</i>	BCA Spec. E1.5 & AS 2118.1 - 2017
Building Occupant Warning System activated by the Sprinkler System	Clause 8 of BCA Spec. E1.5
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018
Emergency Evacuation Plan	AS 3745-2010
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990 and manufacturer's specification
Fire Doors	BCA Clause C2.12, C2.13, C3.4, C3.5, C3.8; and AS 1905.1 – 2015 and manufacturer's specification
Fire Resisting Constructions (FRLs)	BCA Section C & NSW H101 Fire Engineering Report
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Fire Windows	BCA Spec C3.4
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification
Mechanical Air Handling Systems + Smoke Exhaust over Auditorium Stage + Automatic Shutdown	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	EP&A Regulation Clause 186
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Required Exit Doors (power operated)	BCA Clause D2.19(b)
Safety Curtains in Proscenium Openings	BCA NSW Clause H101.10 or H101.10.1 as applicable Fire Engineering Report
Smoke Dampers	AS/NZS 1668.1 – 2015
Emergency Warning Intercom System (EWIS)	BCA E4.9, Clause 5 of BCA Spec G3.8, Clause 8 of BCA Spec. E1.5, and AS1670.4 - 2018
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5; and AS 3000 – 2018
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3 & H101.8
Fire engineered Alternative Solutions relating to: <i>To be developed with the design.</i>	BCA Performance Requirements ... Fire Safety Engineering Report prepared by Report No. Revision dated



Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Alternative Solutions.

PRELIMINARY FIRE ENGINEERING MATTERS

The following table outlines the preliminary list of matters that will be assessed as part of the fire engineered strategy, to be addressed at the Construction Certificate stage:-

No.	Design Issue	BCA-DtS Departure	Performance Requirement
1.	It is proposed to review the use of mass timber (glulam) structural elements (beams/columns) supporting the foyer structure which are proposed to achieve an inherent fire resistance level in lieu of the required minimum FRL of 120 minutes.	Clause C1.1 & Specification C1.1	CP1 & CP2
2.	It is proposed to permit the existing structural steel columns which are encased in single skin masonry to achieve a rationalised FRL of no less than 60 minutes in lieu of the required minimum FRL of 120 minutes.	Clause C1.1 & Specification C1.1	CP1 & CP2
3.	It is proposed to review the presence of mass timber (glulam) structural elements (columns beams) with timber lattice infill between beams which are proposed to be situated along the path of travel to an exit.	Clause C1.1, Clause 2.4 of Specification C1.1	CP1 & CP2
4.	It has been identified that there are a number of openings that are situated within 3.0m of the adjacent title boundary and are not protected in accordance with Clause C3.4 of the BCA.	Clause C3.2 inter alia Clause C3.4	CP2
5.	It is proposed to review exit travel distances to exceed the maximum distances prescribed by the prescriptive provisions of the BCA as per the following: <ul style="list-style-type: none"> Distance between alternative exits of up to 73m in lieu of 60m. 	Clause D1.5	DP4 & EP2.2
6.	It has been identified that occupants discharge into a covered area that is not open for at least 1/3 of its perimeter and requires occupants to travel in excess of 6m prior to reaching road or open space.	Clause D1.7	CP2, DP5 & EP2.2
7.	It has been identified that the grid loading floor within the fly tower is technically served by a single exit in lieu of the required two (2). More specifically, the loading floor shall be served by an open stairway and AS1657 access ladder. In addition, the exit travel distance to the single exit serving the fly tower is identified to be up to 21m in lieu of 20m.	Clause D1.4 & Clause D1.16	DP4 & EP2.2
8.	It is proposed to provide exit doors with sliding doors in lieu of single device operating the latch/bolts from a panic bar.	Clause D2.19 & D2.20	DP2
9.	It has been identified that the fire hydrant booster assembly is situated along Merton Street and is not within sight of the main/principle building entrance along Eton Street.	Clause E1.3 & AS2419.1:2005	EP1.3
10.	It is proposed to rationalise the smoke extraction capacities required within the auditorium and stage areas.	Clause E2.2, Table E2.2b, Specification E2.2b & AS1668.1	EP2.2



CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed alterations and additions to Sutherland Entertainment Centre, against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019 (Amendment 1).

In view of the above assessment we can verify that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

Yours sincerely,

David Blackett
Accredited Building Certifier (Unrestricted A1)
Director
Blackett Maguire + Goldsmith Pty Ltd