

21 February 2020

WINIM Developments Pty Ltd
Suite 214, 40 Yeo Street
Neutral Bay NSW 2089

Attention: Jessica Duce

Dear Jessica,

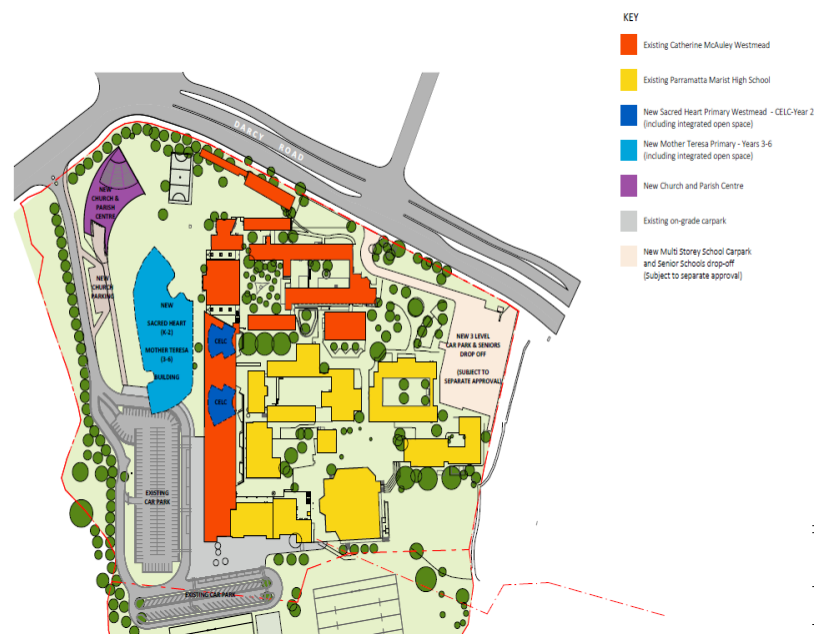
**RE: WESTMEAD CATHOLIC COMMUNITY STAGE 1
BCA COMPLIANCE STATEMENT FOR SSD SUBMISSION R1**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the State Significant Development Application to Department of Planning for the proposed stage 1 development as outlined below, against the Building Code of Australia 2019 (BCA).

PROPOSED DEVELOPMENT

The proposed development comprises;

- A primary school with capacity for approximately 1,860 students, to provide expanded facilities for the existing Mother Teresa Primary School on the site and to replace the existing Sacred Heart Primary School at Ralph Street.
- A new Parish church and associated carparking.
- A catholic early learning centre (fit-out within an existing buildings).
- New landscaping.



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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 96 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.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

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 April 2020. For the purpose of this compliance statement, it is assumed that the Construction Certificate Application will be lodged after 1 April 2020, and as such the proposed development will be subject to compliance with the BCA 2019 amendment 1. As this BCA version is in draft only, requirements, however there are changes that will affect Class 9b early childhood centre.

REFERENCED DOCUMENTATION

This report has been prepared based on a review of the preliminary DA architectural plans prepared by Alleanza Architecture:

New Class Primary School					
<u>Drawing No.</u>	<u>Revision</u>	<u>Date</u>	<u>Drawing No.</u>	<u>Revision</u>	<u>Date</u>
K6-DA-100	A	20/02/2020	K6-DA-101	A	20/02/2020
K6-DA-102	A	20/02/2020	K6-DA-103	A	20/02/2020
K6-DA-104	A	20/02/2020	K6-DA-105	A	20/02/2020
K6-DA-106	A	20/02/2020	K6-DA-200	A	20/02/2020
K6-DA-201	A	20/02/2020	K6-DA-300	A	20/02/2020
K6-DA-301	A	20/02/2020	K6-DA-500	A	20/02/2020
K6-DA-501	A	20/02/2020	K6-DA-502	A	20/02/2020

New Church and Parish Centre					
<u>Drawing No.</u>	<u>Revision</u>	<u>Date</u>	<u>Drawing No.</u>	<u>Revision</u>	<u>Date</u>
CH-DA-001	A	20/02/2020	CH-DA-100	A	20/02/2020
CH-DA-200	A	20/02/2020	CH-DA-201	A	20/02/2020
CH-DA-300	A	20/02/2020	CH-DA-301	A	20/02/2020



Early Learning Centre					
Drawing No.	Revision	Date	Drawing No.	Revision	Date
AC-DA-050	A	20/02/2020	AC-DA-100	A	20/02/2020
AC-DA-150	A	20/02/2020	AC-DA-151	A	20/02/2020
AC-DA-152	A	20/02/2020	AC-DA-200	A	20/02/2020
AC-DA-300	A	20/02/2020	AC-DA-301	A	20/02/2020

BUILDING CLASSIFICATION

The new building works have been classified as follows:

+ BCA CLASSIFICATION:	New Class Primary School: Class 9b New Church and Parish centre: Class 9b Early learning centre (within existing Catherine McAuley): Class 9b
+ IMPORTANCE LEVEL (STRUCTURAL AND SERVICES):	New Primary School: IL3 New Church and Parish centre: IL2 Early learning centre (within existing Catherine McAuley): IL3
+ STOREYS CONTAINED:	New Primary School: IL3 New Church and Parish centre: IL2 Early learning centre (within existing Catherine McAuley): IL3
+ RISE IN STOREYS:	New Primary School: RIS 6 New Church and Parish centre: RIS 1 Early learning centre (within existing Catherine McAuley): RIS 3
+ TYPE OF CONSTRUCTION:	New Primary School: Type A New Church and Parish centre: Type C Early learning centre (within existing Catherine McAuley): Type A
+ EFFECTIVE HEIGHT:	New Primary School: 21.5m New Church and Parish centre: <12m Early learning centre (within existing Catherine McAuley): <12m, <25m
+ MAX. FIRE COMPARTMENT SIZE:	Type A: 8,000m ² , Type C: 3,000m ²
+ FLOOR AREA:	New Primary School: Approx. 17,000m ² New Church and Parish centre: Approx. 865m ² Early learning centre (within existing Catherine McAuley): Approx. 2,100m ² (ground floor of Catherine McCauley)
+ Maximum Volume:	Type A: 48,000m ³ , Type C: 18,000m ³
+ SPRINKLER PROTECTED THROUGHOUT:	New Primary School: Yes (Proposed) New Church and Parish centre: No Early learning centre (within existing Catherine McAuley): No
+ CLIMATE ZONE:	Zone 6



SUMMARY OF KEY BCA COMPLIANCE ISSUES

Arising from our review, the following comprises a summary of the key BCA compliance issues that will need to be addressed prior to issue of the Construction Certificate:

+ LIKELY FIRE SAFETY ENGINEERED ALTERNATIVE SOLUTIONS (NEW PRIMARY SCHOOL):

BCA cl. D1.4 and D1.5:	Extended travel distances to nearest exit and between alternative exits.
BCA cl. E2.2:	Potentially rationalise or delete required smoke exhaust system.
BCA cl. E1.3 & AS 2419.1-2005:	Fire hydrant booster location may not be within sight of main entry and main vehicle entry.
BCA E1.4	To not provide Fire Hose Reels in areas other than classrooms and associated corridors.

+ LIKELY FIRE SAFETY ENGINEERED ALTERNATIVE SOLUTIONS (EARLY LEARNING CENTRE WITHIN CATHERINE MCAULEY)

BCA cl. D1.9	Modified south non fire isolated stair in Catherine McAuley school does not discharge on ground level, proposed to discharge on level 1.
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+ LIKELY FIRE SAFETY ENGINEERED ALTERNATIVE SOLUTIONS (PARISH CHURCH)

BCA cl. D1.4:	Extended exit travel distances to nearest exit and between alternative exits
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Please note that the above matters have been identified arising from a review of the DA architectural plans. A further detailed assessment of the Construction Certificate architectural plans will be undertaken prior to issue of the Construction Certificate.



PRELIMINARY FIRE SAFETY SCHEDULE – New Primary School

The following comprises a preliminary fire safety schedule containing statutory fire safety measures that will apply to the new building.

Statutory Fire Safety Measure	Design / Installation Standard
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2005 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	BCA Spec. E1.5 & AS 2118.1 – 2017
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 1998 & AS 1682.1 & 2 – 1990 and manufacturer's specification
Fire Doors	BCA Clause C2.12, C2.13, C3.8 and AS 1905.1 – 2005 and manufacturer's specification
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS 4072.1 – 2005 and manufacturer's specification
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification
Mechanical Air Handling Systems, including automatic shut down.	BCA Clause E2.2, NSW Table E2.2b, 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
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 2015
Emergency Warning and Intercommunication System	BCA E4.9, AS1670.4-2018
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2005, BCA Clause D2.23, D3.6, E3.3

PRELIMINARY FIRE SAFETY SCHEDULE – New Parish Church

The following comprises a preliminary fire safety schedule containing statutory fire safety measures that will apply to the new building.

Statutory Fire Safety Measure	Design / Installation Standard
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005
Fire Hose Reels	BCA Clause E1.4, AS 2441 – 2005
Paths of Travel	EP&A Regulation Clause 186
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001



PRELIMINARY FIRE SAFETY SCHEDULE – Early learning centre within Catherine McAuley – TBC on review of existing AFSS

The following comprises a preliminary fire safety schedule containing statutory fire safety measures that will apply to the refurbished building.

Statutory Fire Safety Measure	Design / Installation Standard
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2005 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	BCA Spec. E1.5 & AS 2118.1 – 2017
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 1998 & AS 1682.1 & 2 – 1990 and manufacturer's specification
Fire Doors	BCA Clause C2.12, C2.13, C3.8 and AS 1905.1 – 2005 and manufacturer's specification
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS 4072.1 – 2005 and manufacturer's specification
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification
Mechanical Air Handling Systems	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
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 2015
Emergency Warning and Intercommunication System	BCA E4.9, AS1670.4-2018
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2005, BCA Clause D2.23, D3.6, E3.3

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.

DISABILITY (ACCESS TO PREMISES-BUILDINGS) STANDARDS 2010

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.



The referenced plans show that access for people with disabilities will be available to and within the building from the main points of a pedestrian entry at the allotment boundary and accessible car spaces in accordance with BCA clause D3.1.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. However, our review of the DA documentation indicates that compliance with the abovementioned provisions will be readily achievable. In the event that DTS compliance is not achieved, an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.

CONCLUSION

This report confirms that BM+G have undertaken a review of the DA architectural plans for the proposed development against the deemed-to-satisfy provisions of the Building Code of Australia 2019 and the Disability (Access to Premises – Buildings) Standards 2010.

It is our experience that such compliance matters raised in this report are not uncommon for a development of this nature and that they can be readily addressed at Construction Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of the detailed documentation for Construction Certificate without giving rise to significant changes to the proposal as submitted for Development Application.

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

Yours sincerely,

Aaron Redfern
Senior Building Surveyor
Blackett Maguire + Goldsmith Pty Ltd