

30 March 2022

Clarke Hopkins and Clarke Pty Ltd
3/78 Campbell Street
SURRY HILLS NSW 2010

Attention: Oswaldo Marcelo
Email: oswaldo.marcelo@chc.com.au

Dear Oswaldo,

**RE: BLESSED CARLO COLLEGE MOAMA
BCA AND DDA COMPLIANCE STATEMENT FOR DA SUBMISSION**

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 Development Application submission to Murray River Council for the proposed development works comprising of a new primary and secondary Catholic school at the subject site against the Building Code of Australia 2019 Amendment 1 (BCA 2019 Amendment 1), and DDA provisions of the Premises Standards.

1.0 PROPOSED DEVELOPMENT

The school will cater to 210 primary school students, 180 secondary school students and 40 teaching and administrative staff, and both the primary and secondary will be located on the same site with shared sporting and administrative facilities.

2.0 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- + Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- + Confirm that the proposed new building works can readily achieve compliance with BCA 2019 Amendment 1 pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- + 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*.
- + Accompany the Development Application submission to enable the Consent Authority to be satisfied the accessibility provisions required under the BCA and Premises Standards have been met in the design, with full compliance being achievable.

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.

Note: This statement has been prepared in accordance with Part 4 of the Building and Development Certifiers Regulation 2020.

3.0 REFERENCED DOCUMENTATION

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

DRAWING	REVISION	DATE	DRAWING	REVISION	DATE
210026/DA000	6	04.02.22	210026/DA001	6	04.02.22
210026/DA002	6	04.02.22	210026/DA003	6	04.02.22
210026/DA004	6	04.02.22	210026/DA010	6	04.02.22
210026/DA020	6	04.02.22	210026/DA100	2	04.02.22

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210062/DA101	2	4.02.22	210062/DA110	2	04.02.22
210062/DA111	2	04.02.22	210062/DA120	1	04.02.22
210062/DA121	1	04.02.22	210062/DA130	2	04.02.22
210062/DA131	2	04.02.22	210062/DA132	2	04.02.22
210062/DA200	2	04.02.22	210062/DA210	2	04.02.22
210062/DA220	1	04.02.22	210062/DA230	2	04.02.22
210062/DA500	3	04.02.22	210062/DA600	2	04.02.22
210062/DA610	2	04.02.22	210062/DA620	1	04.02.22
210062/DA630	2	04.02.22	210062/DA800	3	04.02.22
210062/DA801	3	04.02.22	210062/DA850	3	04.02.22
210062/DA860	2	04.02.22	210062/DA900	1	04.02.22
210062/DA901	1	04.02.22	210062/DA902	1	04.02.22

4.0 BUILDING CLASSIFICATION

The new building works have been classified as follows:

	BUILDING A ADMINISTRATION & LIBRARY	BUILDING B SHARED FACILITIES, SPORTS, PERFORMANCE & MUSIC	BUILDING C PRIMARY SCHOOL	BUILDING D WORKSHOP & SENIOR SCHOOL
BCA CLASSIFICATION:	Class 9b (Administration Building)	Class 9b (Shared Facilities, Sports, Performance & Music) Class 6 (canteen)	Class 9b (Primary School)	Class 9b (Workshop & Senior School)
RISE IN STOREYS:	1 (One)	1 (One)	1 (One)	2 (Two)
STOREYS CONTAINED:	1 (One)	1 (One)	1 (One)	2 (Two)
TYPE OF CONSTRUCTION:	Type C Construction	Type C Construction	Type C Construction	Type B Construction
IMPORTANCE LEVEL:	3	3	3	3
SPRINKLER PROTECTED:	No	No	No	No
EFFECTIVE HEIGHT:	<12m	<12m	<12m	<12m
FLOOR AREA:	Approx. 980m ²	Approx. 1,590m ²	Approx. 1,200m ²	Approx. 2,730m ²
MAX. FIRE COMPARTMENT SIZE:	3,000m ²	3,000m ²	3,000m ²	5,500m ²
CLIMATE ZONE:	Zone 4			

	<u>FIRE SOURCE FEATURE SETBACK</u>
BUILDING A – ADMINISTRATION AND LIBRARY	No external walls require an FRL 8m separation to Building B 15m separation to Building C
BUILDING B – SHARED FACILITIES, SPORTS, PERFORMANCE & MUSIC	No external walls require an FRL 8m separation to Building A
BUILDING C – PRIMARY SCHOOL	No external walls require an FRL. 15m separation to Building A



BUILDING D – WORKSHOP & SENIOR SCHOOL	12m separation to Building D From the western side of Building D where the external wall is between 9m-18m from Building C, the external wall is required to achieve an FRL of 120/30/- if it is <u>loadbearing</u> . <i>Structural Engineer is required to confirm what elements of Building D will be loadbearing.</i>
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5.0 BCA ASSESSMENT – KEY ISSUES

The following comprises a summary of the key compliance issues that will need to be addressed prior to issue of the Construction Certificate:

LEGEND

General Note
To be developed prior to Construction Certificate
To be addressed as a Performance Solution

5.1 SECTION B – STRUCTURAL PROVISIONS

B1	New building works are to comply with structural provisions of the BCA 2019 Amendment 1 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.
B1.4	Termite protection measures to be implemented where appropriate in accordance with AS 3660.1-2000 – Termite Management.

5.2 SECTION C - FIRE RESISTANCE

C1.1	<u>Type of Construction:</u> For Type B Constructions the relevant FRLs as listed in Table 4 of Specification C1.1 must be adhered to. For Type C Constructions the relevant FRLs as listed in Table 5 of Specification C1.1 must be adhered to.
C1.9	<u>Non-Combustible Building Elements:</u> External walls in a building of Type B construction are required to comprise non-combustible, or deemed non-combustible elements throughout. This includes: <ul style="list-style-type: none">+ Any external wall claddings.+ Any framing or integral formwork systems. I.e. timber framing, dintel formwork, etc.+ Any external linings or trims. I.e. external UPVC window linings, timber window blades, etc.+ Any sarking or insulation contained within the wall assembly. This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and provided for review at the Construction Certificate stage. General Note These provisions apply to the Workshop and Senior School Building (D).
Spec C1.1	<u>Fire-Resisting Construction:</u> The building is required to comply with Table 4 & 5 as relevant to FRLs required for buildings of Type B & C Construction.

5.3 SECTION D1 & D2 – PROVISION FOR ESCAPE AND CONSTRUCTION OF EXITS

D1.2	<u>Number of Exits Required:</u> All buildings have two or more exits provided to all areas. Building A – Administration and Library: Building B – Shared Facilities, Sports, Performance & Music: Building C – Primary School: 3 main exits and each GLA doorway to outside is a required exit Building D – Workshop & Senior School: 3 main exits and each ground floor classroom to outside is a required exit. Level 1, both stairways are required exits
D1.4	<u>Exit Travel Distances:</u> Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one - <i>complies</i>



D1.5	<u>Distance Between Alternative Exits:</u> Distances between alternative exits must be not greater 60m - <i>complies</i>
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 (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 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 min.</p> <p>The minimum width of paths of travel must be not less than 1m wide generally (this width dimension is measured clear of any obstructions such as handrails and joinery),</p> <p style="text-align: center;">General Note</p> <p>The Gym/Hall is provided with four sets of double doors which provides 8m of aggregate exit width which can accommodate the proposed population of 800.</p>
D1.9	<u>Travel by Non-Fire-Isolated Stairways or Ramps:</u> Block D (Secondary School) are provided with a number of non-fire-isolated stairways with compliant travel distances.
D1.10	<u>Discharge from Exits:</u> If an exit discharges to open space that is at a different level than the public road in which it is connected to, the path of travel to the road must be via a ramp having a gradient not steeper than 1:8, or not steeper than 1:14 if required to be accessible. The discharge point of exits must be located as far away from one another as reasonably practical.
D1.13	<p>Outlines the number of persons accommodated in a storey as per Table D1.13 of BCA 2019 Amendment 1.</p> <p>The proposed population has been nominated as:</p> <ul style="list-style-type: none">+ Staff – 40+ Primary School Students – 210+ Secondary School Students – 180+ Hall – 700
D2.3	This clause requires that required non-fire-isolated stairways and ramps must be either constructed in accordance with D2.2 or the alternative options set out in D2.3 (a) to (c).
D2.8	<p><u>Enclosure of Space Under Stairs:</u></p> <p>Non-fire-isolated stairways — The space below a required non-fire-isolated stairway (including an external stairway) or non-fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless—</p> <ul style="list-style-type: none">+ the enclosing walls and ceilings have an FRL of not less than 60/60/60; and+ any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.
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.</p> <p>Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586-2013, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation 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.</p> <p style="text-align: center;">General Note</p> <p>Break-through doors will need to be provided wherever there are bi-fold doors.</p>

5.4 PART E – SERVICES AND EQUIPMENT

E1.3	<p><u>Fire Hydrants:</u> Fire hydrant coverage is required to be provided to the all buildings in accordance with AS2419.1-2005.</p> <p style="text-align: center;">General Note</p> <p>Hydrant booster assembly is noted as being in the north-western corner of the site along Lignum Road.</p>
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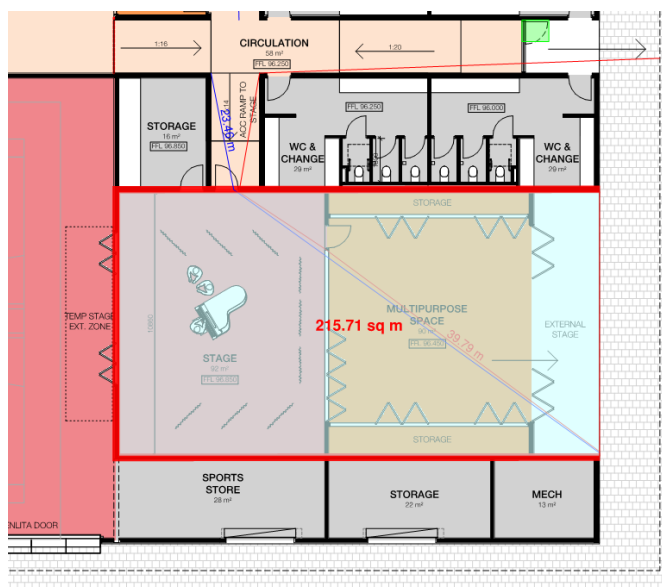
E1.4 Fire Hose Reels: Fire hose reel coverage is required to be provided in Building A & B in accordance with AS2441-2005.

E1.6 Fire Extinguishers: To be provided and designed in accordance with AS 2444-2001.

E2.2a Smoke Hazard Management: Automatic shutdown or any air-handling system (other than miscellaneous exhaust air systems and non-ducted individual room units with a capacity of not more than 1000L/s) are required to be shut-down by smoke detectors in accordance with clause 6 of Spec E2.2a.

To be developed prior to Construction Certificate

The Stage in the Hall is currently documented as 215m². This will require a smoke exhaust system above both stages. If the total stage area is reduced to be <150m² smoke and heat vents may be provided in lieu of a smoke exhaust system



Part E3 Lifts: Provide confirmation if a lift as per Table E3.6a of the BCA is to be proposed to Building D.

E4.2-E4.8 Emergency Lighting and Exits Signs: Emergency lighting and exit signage to be provided in accordance with E4.2-E4.5 complying with AS 2293.1 - 2018.

5.5 PART 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 for Class 9b.

Admin Buildings – 40 staff							
	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	1	3	1	0	1	3	Yes
Female	2	3	-	-	1	3	Yes

Note 1: Male toilets can be substituted for urinals.

Note 2: 2 Accessible WC was noted in this count

Note 3: The Visitor WC was not included in this count

Primary School – 210 students							
	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	3	3	3	3	4	6	Yes
Female	7	6	-	-	4	7	Yes



Note 1: 1 Accessible WC was noted in this count
Note 2: Male toilets can be substituted for urinals.

Secondary School – 180 students							
	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	3	3	2	2	3	5	Yes
Female	5	3	-	-	3	6	Yes

Note 1: 2 Accessible WC was noted in this count
Note 2: Male toilets have been substituted for urinals.

Hall – assume 700 occupants							
	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	3	3	6	6	3	3	Yes
Female	7	8	-	-	3	3	Yes

Note 1: Detail washbasins to changerooms
Note 2: 1 Accessible WC was noted in this count
Note 3: Male toilets have been substituted for urinals.
General Note: The accessible toilet facilities have been counted once for each sex in accordance with BCA clause F2.2l.

Part F3

Ceiling Heights: The following floor to ceiling heights are applicable to the building:

The minimum ceiling heights in a Class 6 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:

- + School classroom, or other 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.

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.

To be developed prior to Construction Certificate

Provide reflected ceiling plans to confirm ceiling heights.

F4.1

Natural Lighting: Natural lighting must be provided to all general-purpose classrooms in primary or secondary schools. Required natural light must be provided by windows or roof lights complying with F4.2. There must be an unobstructed clear distance of 1m external from windows *required* for achieving natural light.

Note: Natural light is not permitted to be borrowed from an adjoining room under F4.3.

F4.5

Ventilation of Rooms: Any room occupied by a person for any purpose must be provided with natural ventilation complying with this clause, or a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS 3666.1.

F4.8

Restriction of location of sanitary facilities: Sanitary compartments must not open directly into a public assembly building (which is not a primary school) or a workplace occupied by more than one person - *complies*

5.6 PART H – SPECIAL USE BUILDINGS

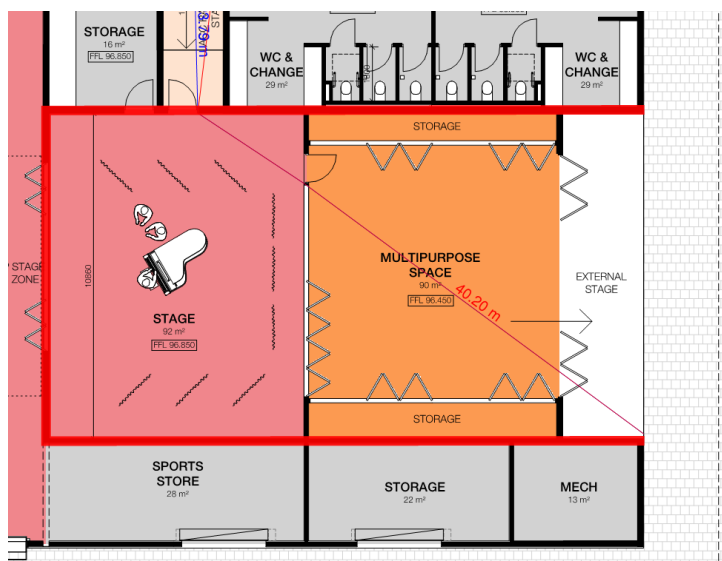
Part H1

Class 9b Buildings – Theatres, Stages, and Public Halls: The Stage in Building D is 215m².

It has been confirmed there will be no rigging loft above the stage, any flying scenery above the Stage and the stage will be exclusively for School use (i.e. is not an *entertainment venue*).

To be developed prior to Construction Certificate

The stage must be fire separated in accordance with the below mark-up. The wall bounding other parts of the building require an FRL of 60/60/60 and no structure is permitted to pass through.



Note: Where there is no rigging lift, Building B will not be subject to meet the requirements of Part H of the BCA.

H1.4

Seating Areas: The gradient of the floor surface for the stand must be stepped so that—

- + a line joining the nosing's of consecutive steps does not exceed an angle of 30° to the horizontal; and
- + the height of each step in the stepped floor (if proposed) is not more than 600mm; and
- + any opening is not more than 125mm.

Where an aisle divides the stepped floor and the difference in level between any 2 consecutive steps—

- + exceeds 230mm but not 400mm — an intermediate step must be provided in the aisle; and
- + exceeds 400mm — 2 equally spaced intermediate steps must be provided in the aisle; and
- + the going of intermediate steps must be not less than 270mm and such as to provide as nearly as practicable equal treads throughout the length of the aisle.

To be developed prior to Construction Certificate

These requirements apply to the tiered seating in the secondary school. Provide a section in accordance with the above requirements.

A key requirement is the bottom treads must be outside of the bottom platform and not set-in.

5.8 PART J – ENERGY EFFICIENCY

Section J

Energy Efficiency: The building works are subject to compliance with the Energy Efficiency Provisions of BCA 2019 Amendment 1 Section J relating to:

- + 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



6.0 DDA ASSESSMENT – KEY ITEMS

This part comprises a review of the DDA and Accessibility requirements.

6.1 ACCESS TO PREMISES STANDARDS

DDA	<p>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).</p> <p>With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:</p> <ul style="list-style-type: none">+ BCA clauses D3.1 to D3.12;+ BCA clause E3.6;+ BCA clauses F2.2 and F2.4. <p>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 provided.</p>
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6.2 BCA PART D3, CLAUSES E3.6 AND F2.2 - F2.4

D3.1	<p><u>General Building Access Requirements</u></p> <ul style="list-style-type: none">+ Access is required to be provided to and within all areas of the Class 9 part unless exempted under D3.4.
D3.2	<p><u>Access to Buildings:</u></p> <ul style="list-style-type: none">+ Access is provided from the main points of pedestrian entry.+ All pedestrian entrances are accessible.
D3.3	<p><u>Parts of Buildings to be Accessible:</u></p> <ul style="list-style-type: none">+ Every ramp and stairway (except for fire-isolated stairways) are required to comply with AS 1428.1 – 2009.+ Accessways must have turning and passing space complying with AS 1428.1 – 2009.+ Compliance is readily achievable with the requirements of AS 1428.1 – 2009 as required by this part. <p>To be developed prior to Construction Certificate</p> <p>Minor doorway circulation issues to be resolved.</p> <p>General Note</p> <p>An accessible drop off bay is provided at the front entry.</p>
D3.4	<p><u>Exemptions:</u> The use of certain parts of the building are not required to be accessible in the following instances:</p> <ul style="list-style-type: none">+ An area where access would be inappropriate because of the particular purpose for which the area is used.+ An area that would pose a health or safety risk for people with a disability.+ Any path of travel providing access only to an area exempted by the above two items <p>Some examples of the above include:</p> <ul style="list-style-type: none">+ Cleaner's rooms used by cleaning staff only+ Plantrooms and specialty equipment rooms (e.g. comms, UPS, distribution boards etc.)+ Equipment stores
D3.5	<p><u>Accessible Parking:</u> Is required to comply with the requirements of AS 2890.6 – 2009.</p> <p>General Note</p> <p>Provide details of the proposed accessible parking with details of the path of travel between the parking and the entry of the building. Gradients across bitumen cannot be steeper than 1:33 in any direction. If the gradients are across a surface other than bitumen the cross gradient cannot be steeper than 1:40.</p>

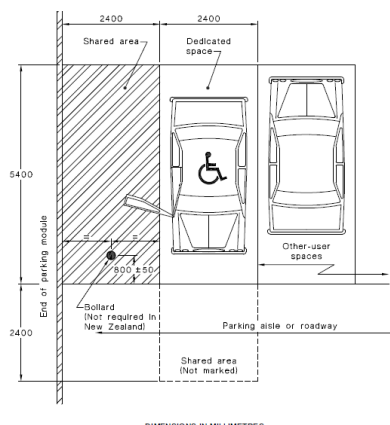


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA
ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

- | | |
|--------------|--|
| D3.6 | Signage: Braille and tactile signage must be provided to identify each door required to be provided with an exit sign as well as identifying accessible sanitary facilities. Details to be reviewed during design development. |
| D3.7 | Hearing Augmentation: A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning is installed in any room, or a reception area where the public is screened from the service provider.
Details to be reviewed during design development. |
| D3.8 | Tactile Indicators: Tactile Ground Surface Indicators (TGSIs) must be provided in accordance with this clause. Details to be reviewed during design development. |
| D3.11 | Ramps: Ramps may be used as part of an accessway where there is a change of level and must comply with the requirements set out in AS1428.1. |
| E3.6 | Passenger Lifts: The lift within the Secondary School is required to comply. |
| F2.4 | Accessible Sanitary Facilities: The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability satisfy the requirements of this clause. |



7.0 FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final Fire Safety Engineering Review to confirm the works are permissible.

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
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>Required if the Hall is going to be used as an Entertainment Venue</i>	BCA Spec. E1.5 & AS 2118.1 – 2017	
Building Occupant Warning System	Clause 3.22 of AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.2 & E4.4 AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745 – 2010	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.4, C3.5, AS 1905.1 – 2015 and Manufacturer's Specification	✓
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 – 2014 and Manufacturer's Specification	✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 and Manufacturer's Specification	✓
Mechanical Air Handling Systems (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 <i>Required if the stage is >200m² and the stage is used by user's outside of the School</i>	BCA NSW Clause H101.10 / H1.3	✓
Smoke Hazard Management Systems – Smoke Exhaust <i>Required if the stage is >150m²</i>	BCA Part E2 AS/NZS 1668.1 – 2015	✓
Smoke and Heat Vents <i>Required if the stage is <150m²</i>	BCA Spec E2.2c AS 2665 – 2001	✓
Smoke and/or Heat Detectors (auto shutdown or smoke exhaust)	Clause 6 of BCA Spec E2.2a AS 1668.1 – 2015	✓
Wall-Wetting Sprinklers	BCA Clause C3.4 AS 2118.2 – 2010	✓
Warning & Operational Signs	BCA Clause D2.23, D3.6 AS 1905.1 – 2015 & Section 183 of the EP&A Regulation 2000	✓



8.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed development located at Lignum Road and Kiely Road, Moama NSW 2731 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 confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

Furthermore, it is concluded that the development satisfies the accessibility provisions of the BCA to Lignum Road and Kiely Road, Moama NSW 2731. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters.

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.

If you have any questions or require further information, please do not hesitate to contact me on 02 9211 7777.

Regards

Michael Potts

Associate Director

Blackett Maguire + Goldsmith

Registered Building Surveyor – Unrestricted (BDC02516)