

3 February 2022

Project Strategy
PO Box 271
Sutherland NSW 1499

Attention: Stewart Johnson

Dear Stewart,

**RE: ASCENT LOGISTICS CENTRE, 520-530 GARDENERS ROAD, ALEXANDRIA NSW
BCA COMPLIANCE STATEMENT FOR SSDA SUBMISSION (SSD-32489140)**

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 SSDA submission to DPIE for the proposed warehouse and commercial premises against the Building Code of Australia 2019 (Amendment 1).

PROPOSED DEVELOPMENT

Construction of a warehouse and distribution centre comprising 21,952m² of warehouse and distribution GFA with 5,557m² ancillary office space, landscaping at ground and second floor levels, bicycle and car parking.

COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- Address item 4 of the SEARS Key issues and documentation requirements as applicable to BCA Compliance.
- Confirm that the SSDA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
- Accompany the SSDA 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 during des development phase and at Construction Certificate stage.

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

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 BCA 2019 (incorporating Amendment 1), which came into effect on 1 July 2020. The next version of the BCA is schedule for adoption in 2022. As such, this assessment has been carried out against the version of the BCA being BCA 2019 (Amendment 1) on the basis that the Construction Certificate Application will be lodged prior to the introduction of BCA 2022.



REFERENCED DOCUMENTATION

This report has been prepared based on a review of the following documentation:

- + Architectural plans for prepared by Nettletontribe issued 25 January 2022.

BUILDING CLASSIFICATION

The new building works have been classified as follows:

+ BCA CLASSIFICATION:	Class 5 (Commercial) Class 7a (Carpark) Class 7b (Warehouse) Class 9b (Gym)
+ STOREYS CONTAINED:	3
+ RISE IN STOREYS:	5*
+ TYPE OF CONSTRUCTION:	Type A – Large fire isolated building
+ EFFECTIVE HEIGHT:	18m
+ SPRINKLER PROTECTION REQUIRED:	Yes (Throughout the building)
+ CLIMATE ZONE:	Zone 5

* By virtue of the ceiling heights within the warehouse spaces being greater than 6m and having regard to BCA C1.2(c).

SUMMARY OF REQUIRED PERFORMANCE SOLUTIONS

Based on a review of the referenced documentation, the following comprises a summary of the matters that require Performance Solutions prior to issue of the Construction Certificate.

A. MATTERS REQUIRING FIRE SAFETY ENGINEERED PERFORMANCE SOLUTIONS:

BCA (DtS) Clause		Description
1.	C1.1, C2.7, C2.8, C2.9, Spec C1.1	It is understood that a fire engineered Performance Solution is proposed with respect to fire resisting construction, particularly with respect to rationalisation of FRL's to secondary/supporting structural elements. Structural Engineer to detail solution for consideration by Core Engineering.
2.	C2.4	To allow for the perimeter vehicular access for emergency vehicles to pass under the building.
3.	C3.2 & C3.4	Rationalisation of protection of openings that are situated within 3m of the eastern allotment boundary.
4.	C3.5 and cl. 2 of Schedule 5	It is noted that a fire shutter is proposed within the fire wall at Ground Floor level. The fire shutter is required to achieve an FRL of -/240/30. A Performance Solution is required where an active fire suppression system is proposed to achieve the required FRL (particularly the insulation value).
5.	D1.4	To allow extended travel distances as follows: <ul style="list-style-type: none">+ Ground Floor: Maximum 60m to one of two alternative exits in lieu of 40m.+ Level 01: Maximum 65m to one of two alternative exits in lieu of 40m.+ Level 01 Mezzanine: Maximum 30m to a point of choice to alternative exits in lieu of 20m.+ Level 02 (Office): Maximum 60m to one of two alternative exits in lieu of 40m.
6.	D1.5	To allow extended distances between alternative: <ul style="list-style-type: none">+ Ground Floor: Maximum 120m distance between alternative exits in lieu of 60m.+ Level 01: Maximum 130m distance between alternative exits in lieu of 60m.+ Level 02: Maximum 85m distance between alternative exits in lieu of 60m.
7.	D1.7(a)	To allow tenancies that do not occupy whole storey to open directly into fire isolated exits (Ground Floor, Level 01 and Level 02).



BCA (DtS) Clause		Description
8.	D1.7(b)	Eastern fire stair (at Grid A/08) discharges into a covered area that does not comply with the covered area provisions under D1.7(b).
9.	D2.12	The carpark at Level 02 has been assessed as Roof as Open Space. Performance Solution is required to allow egress via fire stairs in lieu of open stairway.
10.	E1.3	Proposed booster location will not be in sight of the main entrance to the building.
11.	E2.2	A smoke exhaust system is required to serve the whole building as the building comprises a Large Isolated Building with a total floor area exceeding 18,000m ² . It is understood that a Performance Solution is proposed with respect to rationalisation of smoke exhaust system.
12.	E2.2	To allow the use of Jet fans (TBC).

The above Performance Solutions will require referral to FRNSW pursuant to clause 144 of the Environmental Planning & Assessment Regulation 2000 at Construction Certificate stage. This will be preceded by submission of an FEBQ to FRNSW to obtain stakeholder input pursuant to BCA clause A2.2(4).

B. OTHER MATTERS REQUIRING PERFORMANCE SOLUTIONS:

BCA (DtS) Clause		Description
1.	FP1.4	<p>A Performance Solution is required for any new external walls to confirm the assembly prevents the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants; and undue dampness or deterioration of building elements.</p> <p>Note: Compliance with FP1.4 may be verified using BCA Verification Method FV1.</p> <p><i>Further information can be found at:</i> https://www.abcb.gov.au/Resources/Publications/Education-Training/Weatherproofing</p>

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

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

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 (Sprinklers)	BCA Spec. E1.5 & AS 2118.1 – 2017
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and Clause 3.22 of AS 1670.1 – 2018
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 Control Centre	BCA Spec E1.8
Fire Blankets	AS 3504 – 2006 & AS2444 – 2001
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and manufacturer's specification
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.7 & C3.8; and AS 1905.1 – 2015 and manufacturer's specification
Fire Hydrant System	Clause E1.3 & AS 2419.1 – 2005 Fire Safety Engineering Report (TBA)
Fire Hose Reels	Clause E1.4 & AS 2441 – 2005



STATUTORY FIRE SAFETY MEASURE	DESIGN / INSTALLATION STANDARD
Fire seals protecting penetrations through fire rated building elements	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification
Paths of Travel	EP&A Regulation Clause 186 Fire Safety Engineering Report (TBA)
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Perimeter Vehicular Access for Emergency Vehicles	BCA cl. C2.4 Fire Safety Engineering Report (TBA)
Required Exit Doors (power operated)	BCA Clause D2.19(b)
Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015
Smoke exhaust systems	BCA Spec E2.2b and AS 1668.1 – 2015 Fire Safety Engineering Report (TBA)
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6 & E3.3
Fire Engineered Performance Solutions	BCA Performance Requirements Fire Safety Engineering Report (TBA)

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, F2.4 and F2.9.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 together with Access Compliance Report from a suitably qualified Access Consultant will be required at Construction Certificate stage.

CONCLUSION

This report confirms that BM+G have undertaken a review of the SSDA architectural plans for the proposed warehouse and commercial premises against the deemed-to-satisfy provisions of the Building Code of Australia 2019 (Amendment 1).

It is our experience that 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 SSDA.

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

Yours sincerely,

Tony Heaslip
Director

Blackett Maguire + Goldsmith Pty Ltd

Member Australian Institute of Building Surveyors
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