



BaptistCare C/- TSA Management

Level 15, 207 Kent Street,  
Sydney, NSW 2000

Attention: Damien

Dear Damian,

**RE: 1 MARTINS LANE & 3A HOMELANDS AVENUE, CARLINGFORD  
BCA COMPLIANCE STATEMENT FOR SSDA SUBMISSION**

This statement has been prepared to verify that Blakett Maguire + Goldsmith Pty Ltd (BM+G) have undertaken a review of the Architectural Documentation that will accompany the State Significant Development Application (SSDA) to the NSW Government Department of Planning and Environment for the proposed residential aged care facility against the Building Code of Australia 2019, Amendment 1 (BCA).

## 1.0 PROPOSED DEVELOPMENT

The proposed development comprises the redevelopment of BaptistCare's site at Carlingford (Site B) to create a co-located development with 96 bed Residential Care Facility (RCF), and 130 independent living units (ILU), with basement car parking and a respite day centre. It is proposed for 8 independent living units to be positioned above the Class 9c aged care building.

## 2.0 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- a) confirm that the SSDA 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 Section 19 of the *Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021*.
- c) accompany the State Significant 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 to further assessment following receipt of more detailed documentation at Construction Certificate stage(s).

This statement has been prepared pursuant to Clause 24 of the *Building & Development Certifiers Regulation 2020*.

## 3.0 RELEVANT VERSION OF THE BCA

Pursuant to section 19(1)(c) 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 (incorporating Amendment 1).

## 4.0 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the preliminary SSDA architectural plans prepared by DKO Architecture Pty Ltd dated September 2022.

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## 5.0 BUILDING CLASSIFICATION

The new building works have been classified as follows:

+ <b>BCA CLASSIFICATION:</b>	Class 2 (Residential Apartments) Class 7a (Carpark) Class 9b (Assembly Building) Class 9c (Aged Care Building)
+ <b>IMPORTANCE LEVEL (STRUCTURAL):</b>	3
+ <b>STOREYS CONTAINED:</b>	Nine (9)
+ <b>RISE IN STOREYS:</b>	Six (6)
+ <b>TYPE OF CONSTRUCTION:</b>	Type A Construction
+ <b>EFFECTIVE HEIGHT:</b>	Greater than 25m
+ <b>MAX. FIRE COMPARTMENT SIZE:</b>	8,000m <sup>2</sup>
+ <b>MAXIMUM VOLUME:</b>	48,000m <sup>3</sup>
+ <b>SPRINKLER PROTECTED THROUGHOUT:</b>	Yes
+ <b>CLIMATE ZONE:</b>	Zone 6

## 6.0 BCA COMPLIANCE STRATEGY

The proposed development consists of one building for purposes of compliance with the BCA. Compartmentation strategies will be applied throughout as required to the degree necessary.

Active fire systems such as Automatic Fire Suppression System, Automatic Fire Detection & Alarm System, Fire Hydrants, Fire Hose Reels, Stairway Pressurisation etc are required to be provided throughout and will be required to be designed in accordance with DTS Provisions of the BCA and in conjunction any proposed Fire Engineering Assessment requirements.

Items which arise as a result of departures away from the deemed to satisfy provisions of the BCA will be developed and taken into consideration by the appropriately qualified consultant.

## 7.0 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 respective Construction Certificate(s):

### SECTION B - STRUCTURAL PROVISIONS

- B1** New building works are required to comply with the structural provisions of BCA 2019 Amendment 1 and referenced standards.
- The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary by the consultant team as the design document develops.



## SECTION C - FIRE RESISTANCE

### C1.9

#### Non-Combustible Building Elements:

External walls in a building of Type A construction are required to comprise non-combustible, or deemed non-combustible elements throughout. This includes:

- + 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.

#### Comment:

The design is capable of achieving compliance. We understand BCA DTS compliance materials and elements have been proposed in the design documentation prepared as part of the Development Application documentation. A detailed review of all external wall elements and proposed cladding will be undertaken prior as part of the Construction Certificate application review.

### C1.4

#### Ancillary Building Elements:

An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:

- + Gutter/downpipe / other plumbing fixture
- + A flashing.
- + A grate/grille <2m<sup>2</sup> associated with a building service.
- + An electrical switch/GPO/cover plate, or the like.
- + A light fitting.
- + A required sign.
- + A combustible non-required sign may be permitted if achieving a Group Number of 1 or 2 and not extending beyond one storey or fire compartment, and vertically separated by other signs by at least 2 storeys.
- + A combustible awning, sunshade, canopy, blind, or shading hood may be permitted at ground storey or a storey immediately above ground storey if complying as relevant to fire hazard properties and not affecting a required exit.
- + A part of a security, intercom or announcement system.
- + Wiring.
- + A paint, lacquer or a similar finish.
- + A gasket, caulking, sealant, or adhesive associated with the above ancillary elements.

#### Comment:

The design is capable of achieving compliance. We understand BCA DTS compliance materials and elements have been proposed in the design documentation prepared as part of the Development Application documentation. A detailed review of all ancillary building elements will be undertaken as part of the Construction Certificate application review.

### C2.2

#### General Floor Area and Volume Limitations:

The building is to achieve fire compartment sizes not in excess of the DTS requirements of this clause.

#### Comment:



	<p>The Architectural Design Documentation prepared as part of the Development Application Submission details that compliance can be achieved in relation to maximum fire compartment sizes throughout each of the different building classifications.</p>
<b>C2.5</b>	<p><u><i>Class 9c Buildings</i></u></p> <p>Class 9c buildings are required to be designed in accordance with the following:</p> <ul style="list-style-type: none"><li>+ Divided into areas &lt; 500 m<sup>2</sup> by smoke proof walls.</li><li>+ Fire compartments must be separated by fire walls and floors with an FRL of 60/60/60.</li><li>+ Non-loadbearing internal walls.</li><li>+ Ancillary use areas must be separated from the SOUs by smoke proof walls. These areas include:<ul style="list-style-type: none"><li>▲ A kitchen/food preparation area &gt;30 m<sup>2</sup>.</li><li>▲ A laundry containing gas dryers.</li><li>▲ Storage rooms &gt;10 m<sup>2</sup> used to store administrative records.</li></ul></li><li>+ Openings in fire walls must be protected in accordance with C3.4.</li></ul> <p><u><i>Comment:</i></u></p> <p>The Architectural Design Documentation prepared as part of the Development Application Submission details that compliance can be achieved in relation to maximum smoke compartment sizes throughout the RCF along with the separation of ancillary rooms.</p>
<b>C2.6</b>	<p><u><i>Vertical Separation of Openings in External Walls:</i></u></p> <p>Spandrel separation is not required to be provided within a building provided with an Automatic Fire Sprinkler System throughout.</p> <p><u><i>Comment:</i></u></p> <p>Based on the fact that the development is required to be provided with an Automatic Fire Suppression System throughout, spandrel separation is not required to be provided between openings in the external walls of the building.</p>
<b>C2.14</b>	<p><u><i>Public Corridors in Class 2 Buildings:</i></u></p> <p>A public corridor, if more than 40m in length, must be divided at intervals of not more than 40m with smoke proof walls complying with Clause 2 of Specification C2.5.</p> <p><u><i>Comment:</i></u></p> <p>The Architectural Design Documentation prepared as part of the Development Application Submission indicates that compliance is readily achievable in relation to the provision of smoke separation of the residential corridors.</p>
<b>C3.2</b>	<p><u><i>Protection of Openings in External Walls:</i></u></p> <p>Openings that are located less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C3.4.</p> <p><u><i>Comment:</i></u></p> <p>The Architectural Design Documentation prepared as part of the Development Application Submission indicates that there are no external walls and openings located within in the external wall that are situated less than 3m from a side of the allotment boundary.</p>
<b>Spec C1.1</b>	<p><u><i>Fire-Resisting Construction:</i></u></p> <p>The development is required to comply with Table 4 as relevant to FRLs required for buildings of Type A Construction.</p> <p><u><i>Comment:</i></u></p>



The documentation submitted as part of the Construction Certificate application will be required to detail all required FRLs to all building elements.

## Spec C2.5

### Smoke Proof Walls in Class 9c Buildings:

Smoke-proof walls throughout the Class 9c building are required to be designed and constructed in accordance with Specification C2.5 as follows -

- + Linings on the wall must be non-combustible extending to; the floor above, a non-combustible roof covering, or a flush plasterboard ceiling lined with 13mm standard grade plasterboard or a fire rated protective covering with all penetrations sealed against the free passage of smoke.
- + Plasterboard as a wall lining must be 13mm.
- + Have all openings around penetrations and junctions of the smoke-proof wall and the remainder of the building stopped with a non-combustible material.
- + Incorporate smoke dampers where air-handling ducts penetrate smoke walls unless pertaining to a smoke hazard management system.

Minimum 400mm deep smoke reservoir is to be provided above each smoke door located in a smoke wall to prevent the passage of smoke.

### Comment:

The design is capable of achieving compliance. Details will be required to be submitted at the Construction Certificate application stage.

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

### D1.2

#### Number of Exits Required:

A minimum of two (2) alternative exits is required to be provided from each level of the building have regard to the fact that the development has an effective height > 25m.

#### Comment:

A minimum of two (2) has been provided from each level of the building with the exception of the Level 4 of the residential component of the building that sits above the residential aged care facility.

The provision of only one (1) exit from the subject residential level will be either required to be redesigned in order to achieve compliance with the DTS Provisions of the BCA or alternatively a Fire Engineering Performance Solution will need to be investigated with an accredited Fire Safety Engineer to determine compliance with the nominated Performance Requirements of the BCA.

### D1.3

#### Where Fire-Isolated Exits are Required:

Class 2 - Every stairway or ramp serving as a required exit must be fire-separated unless it connects or passes by not more than:

- + 3 consecutive storeys in a Class 2; or
- + 2 consecutive storeys in a Class 3.

One additional storey of any classification may be included if:

- + It is only for the accommodation of motor vehicles or for other ancillary purposes; or
- + The building is sprinkler protected; or
- + The required exit does not provide access to or egress from the additional storey, and is fire and smoke separated.

Class 7 & 9 Buildings – Every stairway or ramp serving as a required exit must be fire-isolated unless –

- + In any case except for a Class 9c – it connects or passes by not more than 2 storeys, and one additional storey of any class may be included if:
  - ▲ The building has a sprinkler system; or



- ▲ The required exit does not provide access to or egress from the additional storey, and is fire and smoke separated.

Comment:

All of the stairways have been detailed as fire isolated exits.

**D1.4**

Exit Travel Distances:

**For Class 2 buildings:**

- + Maximum 6m to an exit or to a point of choice between alternative exits from sole-occupancy units
- + 20m from a single exit to open space or road when the storey is on the same level of egress from sole-occupancy units
- + Maximum 20m to an exit or to a point of choice between alternative exits from any other part of the floor not in a sole-occupancy unit.

**For Class 7, 9b & 9c buildings:**

- + Maximum 20m to an exit or to a point of choice between alternative exits.
- + In a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30m.
- + Maximum distance to one of those exits is 40m.

Comment:

Based on the current Architectural Design submitted as part of the Development Application there are areas throughout the development where travel distance will exceed the maximum distances permitted by the DTS Provisions of the BCA.

The Architectural Design will be required to be redesigned to ensure compliance with the DTS Provisions of the BCA or alternatively the alternatively a Fire Engineering Performance Solution will need to be investigated with an accredited Fire Safety Engineer to determine compliance with the nominated Performance Requirements of the BCA.

**D1.5**

Distance Between Alternative Exits:

Exits that are required as alternative means of egress must be-

- + Distributed as uniformly as practical within the storey served.
- + Located so that unobstructed access to 2 exits is available from all points.
- + Not less than 9m apart
- + Not more than
  - a) Class 2: 45m apart
  - b) In all other cases – 60m.

Located so that alternative paths of travel do not converge < 6m.

Comment:

Based on the current Architectural Design submitted as part of the Development Application there are areas throughout the development where travel distance will exceed the maximum distances permitted by the DTS Provisions of the BCA.

The Architectural Design will be required to be redesigned to ensure compliance with the DTS Provisions of the BCA or alternatively the alternatively a Fire Engineering Performance Solution will need to be investigated with an accredited Fire Safety Engineer to determine compliance with the nominated Performance Requirements of the BCA.



## D1.6

### Dimensions of Paths of Travel to an Exit:

The unobstructed height throughout a required exit must not be less than 2m and not less than 1980mm for a doorway.

The unobstructed width in a public corridor of a **Class 9c aged care building** must be not less than:

- + 1.5m; and
- + 1.8m for the full width of the doorway, providing access into a sole-occupancy unit or communal bathroom.

The doorways in the building must have a minimum unobstructed clear opening as follows:

- + 1070mm where it opens from a public corridor to a resident room; and
- + 870mm in other resident use areas such as doors in corridors, quiet rooms, hairdresser (salon) rooms, assisted bathrooms, resident ensuites, balconies and fire isolated exits and the like, and
- + 850 mm in non-resident use areas such as offices, storage areas, staff/nurse stations, kitchen, medication rooms and utility areas.

### Comment:

The design is capable of achieving compliance. Details will be required to be submitted at the Construction Certificate application stage.

## D1.7

A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from a public corridor/lobby, sole-occupancy unit occupying all of a storey or a sanitary compartment/airlock.

Each fire isolated stairway or ramp must provide independent egress from each storey served and must discharge to –

- + A road or open space; or
- + To a point in a space within the building that is only used for pedestrian movement or car parking that is open a minimum of 2/3 of its perimeter and from which a path of travel under 20m is available to a road or open space; or
- + A covered area that adjoins a road or open space, is open for a minimum of 1/3 of its perimeter, has an unobstructed height of at least 3m throughout and provides a path of travel the point of discharge to a road or open space within 6m.

In a fire-isolated ramp must be provided at any change in floor level less than 600mm. A ramp for changes of level in a fire isolated passageway is required in a Class 9 building.

Where a path of travel from the point of discharge of a fire isolated exit necessitates passing within 6m of any part of an external wall of the same building, that part of the wall must have –

- + an FRL of not less than 60/60/60; and
- + Any openings protected internally in accordance with BCA Clause C3.4,

For a distance of 3m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.

### Comment:

Based on the current Architectural Design submitted as part of the Development Application there are two fire isolated stairways that discharge within the confines of the building areas that do not comply with the requirements of D1.7

The Architectural Design will be required to be redesigned to ensure compliance with the DTS Provisions of the BCA or alternatively the alternatively a Fire Engineering Performance Solution will need to be investigated with an accredited Fire Safety Engineer to determine compliance with the nominated Performance Requirements of the BCA.



<b>D2.13 / D2.14 / D2.16 / D2.17</b>	<p><u><i>Stairways, Balustrades, and Handrails:</i></u></p> <p>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> <p><u><i>Comment:</i></u></p> <p>Compliance is readily achievable with respect to stairways, balustrades, handrails and slip resistance of floor finishes.</p>
<b>D2.19 / D2.20 / D2.21</b>	<p><u><i>Doors and Latching:</i></u></p> <p>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><u><i>Comment:</i></u></p> <p>Compliance is readily achievable with respect to stairways, balustrades, handrails and slip resistance of floor finishes.</p>

## BCA PART D3

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<b>D3.1</b>	<p><u><i>Access for People with a Disability:</i></u></p> <p>Access is required throughout the development in accordance with each individual building classifications as per with Table D3.1.</p> <p><u><i>Comment:</i></u></p> <p>A separate Access Consultant has been engaged to prepare an Access Report as part of the Development Application submission.</p> <p>The current Architectural Design indicates that compliance is achievable throughout the development. A detailed assessment in relation to access for a person with a disability will be assessed as part of the Construction Certificate application.</p>
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## PART E – SERVICES AND EQUIPMENT

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<b>E1.3</b>	<p><u><i>Fire Hydrants:</i></u></p> <p>Fire hydrant coverage is required to be provided throughout the development in accordance with AS 2419.1 – 2005.</p> <p><u><i>Comment:</i></u></p> <p>Compliance is readily achievable with respect to fire hydrant coverage to the entire building.</p> <p>Design Certification by an appropriately qualified Accredited Practitioner (Fire Safety) will be required to be submitted as part the Construction Certificate application.</p>
<b>E1.4</b>	<p><u><i>Fire Hose Reels:</i></u></p> <p>Fire hose reel coverage is required to be provided throughout the Class 7a and 9b parts of the building.</p> <p><u><i>Comment:</i></u></p>



	<p>Compliance is readily achievable with respect to fire hose reel coverage to each of the required parts of the building. Design Certification by an appropriately qualified Accredited Practitioner (Fire Safety) will be required to be submitted as part the Construction Certificate application.</p>
E1.5	<p><u><i>Sprinklers:</i></u></p> <p>An Automatic Fire Suppression System is required to be installed throughout the entire development due to the fact that the effective height exceeds 25 m</p> <p><u><i>Comment:</i></u></p> <p>Compliance is readily achievable with respect to sprinkler coverage throughout the development. Design Certification by an appropriately qualified Accredited Practitioner (Fire Safety) will be required to be submitted as part the Construction Certificate application.</p>
E1.6	<p><u><i>Fire Extinguishers:</i></u></p> <p>Portable fire extinguishers are required to be provided throughout the development in accordance with AS 2444-2001.</p> <p><u><i>Comment:</i></u></p> <p>Compliance is readily achievable with respect to portable fire extinguisher coverage throughout the development. Design Certification by an appropriately qualified Fire Services Consultant will be required to be submitted prior to the issue of the Crown Certificate.</p>
E2.2a	<p><u><i>Smoke Hazard Management:</i></u></p> <p>Smoke hazard management provisions are required to be installed throughout the development in accordance with Table E2.2a, NSW Table E2.2b and Specification E2.2a</p> <p><u><i>Comment:</i></u></p> <p>As a result of the proposed development including the different building classifications and the effective height exceeding 25 m, the following smoke hazard management provisions are required to be installed:</p> <ul style="list-style-type: none"><li>+ An Automatic Fire Detection &amp; Alarm System designed and installed in accordance with Clause 4 of Specification E2.2a and AS 1670.4 – 2018.</li><li>+ System of stairway pressurisation to each of the fire isolated stairways serving the development (installed throughout the entire exit)</li><li>+ Manual call points throughout the Class 9c parts of the building.</li><li>+ Annunciator or Mimic Panels are required to be installed within each Smoke Compartment throughout the Class 9c part of the building.</li><li>+ Automatic Shutdown of any air handling system (other than individual rooms units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1.</li></ul> <p>Compliance is readily achievable with respect to the provision of smoke hazard systems throughout the development. Design Certification by an appropriately qualified Accredited Practitioner (Fire Safety) will be required to be submitted as part the Construction Certificate application.</p>
E3.4	<p><u><i>Emergency Lifts:</i></u></p> <p>A building with an effective height greater than 25 m is required to be provided with Emergency Lifts.</p> <p><u><i>Comment:</i></u></p> <p>Emergency Lifts will be required to be provided throughout the development in accordance with the provisions of Clause E3.4.</p>



Design verification from an appropriately qualified vertical transport designed will be required to be submitted as part of the Construction Certificate application.

**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.

Comment:

Compliance is readily achievable with respect to the provision of emergency lighting and exit signage to each of the required buildings. Design Certification by an appropriately qualified Electrical Consultant will be required to be submitted as part of the Construction Certificate application.

## PART F – HEALTH AND AMENITY

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**FP1.4** Damp and Weatherproofing:

A roof and external wall (including openings around windows and doors) must prevent 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.

Compliance for roof coverings can be demonstrated by complying with the requirements of Clause F1.5. However, there are no Deemed-to-Satisfy provisions for this Performance Requirement with respect to External Walls. Accordingly, a Performance Solution is to be provided with the Crown Certificate application, either by using the Verification Methods in Clause FV1 or by way of Expert Judgement.

Comment:

A Performance Solution prepared by a Façade Engineer will be required to be prepared and submitted prior to the issue of the respective Construction Certificate for the external façade and roof demonstrating compliance with Performance Requirement FP1.4.

**F1** Damp and Weatherproofing:

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

Comment:

Compliance is readily achievable. Design verification will be required to be submitted by the Architect and respective consultants demonstrating compliance with the relevant provisions of Part F1 of the BCA.

**F2.2** Sanitary Facilities in Residential Buildings

In a Class 2 building:

- + Each residential sole occupancy unit is required to be provided with a kitchen sink with facilities for cooking, a bath or shower, a closet pan and washbasin, a washtub and a space for a washing machine and drier.
- + In a residential building containing more than 10 sole-occupancy units a closet pan and washbasin in a room at or near ground level must be provided and be accessible to employees without entering a sole-occupancy unit.

In a Class 9c building:

In addition to the proposed sanitary facilities and showers provided to each of the units, the following facilities are required to be provided within the building:

- + A suitable bath, fixed or mobile,
- + One clinical hand washing basin for each 16 residents or part thereof,



- + The bathroom facilities for residents are to be provided with appropriate hot water regulation systems to control hot water temperature in accordance with AS/NZS3666.1 and Part F2.7 of the BCA,
- + At least one slop-hopper device (or equivalent devices) is to be provided at each of the Class 9c resident occupied floors to facilitate emptying of containers of sewage or dirty water; and with a flushing apparatus, tap and grating.

Comment:

The Architectural Drawings submitted as part of the Development Application submission indicated that compliance is readily achievable. Further details will be required to be submitted as part of the Construction Certificate application.

**F2.4**

Accessible Sanitary Facilities:

The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability is required to be provided throughout the Class 9b and 9c parts of the building.

Comment:

The Architectural Drawings submitted as part of the Development Application indicate that compliance is readily achievable in relation to the provision of sanitary facilities for a person with a disability.

**Part F3**

Ceiling Heights:

The ceiling minimum within the Class 2 part of the building are as follows:

- + Kitchen, laundry or the like – 2.1 m
- + Corridor or passageway – 2.1 m
- + A habitable room, excluding kitchen – 2.4 m
- + Car parking areas – 2.2 m

The minimum ceiling heights within the Class 9b / 9c building are as follows:

- + A kitchen, laundry or the like – 2.1 m,
- + A corridor, passageway or the like – 2.4 m
- + A habitable room excluding a kitchen – 2.4 m
- + Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1 m
- + A commercial kitchen – 2.4 m
- + Offices, hairdresser, consultation rooms etc – 2.4m,
- + A corridor that serves the Class 9b part of the building with a capacity not more than 100 person – 2.4 m
- + A corridor that serves the Class 9b part of the building with a capacity more than 100 person – 2.7 m

Comment:

Compliance is considered readily achievable based on the Architectural Design submitted as part of the Development Application submission.

**F4.1 /  
F4.2 /  
F4.3**

Natural lighting must be provided in:

- + Class 2 buildings – to all habitable rooms.
- + Class 9c buildings – all rooms used for sleeping purposes

Windows or the like are to have an aggregate light transmitting area of not less than 10% of the floor area of the room.

In the 9c building windows must be transparent and located in an external wall with a window sill not higher than 1.0m above the floor level and where the window faces an allotment, another building or structure, it must



not be located less than 3m away to maintain amenity to the space. In this regard compliance is readily achieved.

Comment:

Compliance is considered achievable based on the Architectural Design submitted as part of the Development Application submission.

Confirmation has been received to confirm that the height of the proposed window seals within the RCF portion of the development has been designed to be 1m as noted on the architectural drawings.

## 1.1 PART J – ENERGY EFFICIENCY

### Section J

Energy Efficiency: The building works are subject to compliance with the Energy Efficiency Provisions of BCA 2019 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

Comment:

The following NSW Variations of Section J are to be incorporated into the design of the Class 2 part of the building in addition to the requirements detailed under the BASIX Certificate:

- + NSW Part J (A) 2 – Building Sealing
- + NSW Part J (A) 3 – Air Conditioning and Ventilating Systems
- + NSW Part J (A) 4 – Hot Water Supply
- + NSW Part J (A) 5 – Access for Maintenance

- + Please note that the above matters have been identified arising from a review of the **SSDA** architectural plans. A further detailed assessment of the Construction Certificate architectural plans will be undertaken prior to issue of the Construction Certificate.

## 8.0 PRELIMINARY FIRE SAFETY SCHEDULE

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 D2.2
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 or AS 2118.4, 6 – 2012



Statutory Fire Safety Measure	Design / Installation Standard
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 Lifts	BCA Clause E3.4 & AS 1735.2 – 2001
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018
Emergency Evacuation Plan	AS 3745
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Exit Signs (non-illuminated)	BCA Clause E4.7
Exit Signs (photo luminescent)	BCA Clause E4.8; BCA Specification E4.8 and manufacturer's specification
Fire Control Centres	BCA Spec E1.8
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, C3.2, C3.4, C3.5, C3.6, C3.7, C3.8 & C3.11; and AS 1905.1 – 2005 and manufacturer's specification
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
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 1530.3 – 1999 and manufacturer's specification
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	Section 108 EP&A Regulation (DC&FS) 2021
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 2015
Required Exit Doors (power operated)	BCA Clause D2.19(b)
Self-Closing Fire Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014
Smoke and Heat Vents	BCA Spec E2.2c & AS 2665 – 2001
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 1998
Smoke and/or Heat Detectors (auto shutdown or smoke exhaust)	Clause 5(b) of BCA Spec E2.2a and AS 1668.1 - 1998
Smoke Dampers	AS/NZS 1668.1 – 1998
Smoke Doors	BCA Spec C3.4 & C2.5
Solid Core Doors	BCA Clause C3.11
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 of BCA Spec G3.8 and AS1670.4-2004



Statutory Fire Safety Measure	Design / Installation Standard
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 – 2021
Warning & Operational Signs	Section 109 of the EP&A Regulation (DC&FS) 2021, AS 1905.1 – 2005, BCA Clause C3.6, 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.

## 9.0 CONCLUSION

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

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,

Prepared by:

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Reviewed by:

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