16 November 2022

HammondCare

Level 4, 207B Pacific Highway
St Leonards NSW 2065

Attention: Robert Allen
Email: rallen@hammond.com.au

Dear Robert,

RE: HammondCare – Wahroonga Stage 2
BCA COMPLIANCE STATEMENT

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 Council for the proposed development works comprising at the subject site against the Building Code of Australia 2022 (BCA 2022).

1.0 PROPOSED DEVELOPMENT

The proposed development comprises the demolition of Neringah Hospital and associated areas including kiosk and carpark on the eastern portion of the site, and the construction of two new multi-storey buildings comprising of:

- 12 No. Residential Ages Care Beds
- 18 No. beds for Palliative Care (2 No. 'houses' consisting of nine beds each)
- 57 No. Seniors Living Dwellings
- Associated community facilities
- Outdoor and Landscaped spaces
- Minimum of 130 car parking spaces within the basement

2.0 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 Registered Certifier.

b) Confirm that the proposed new building works can readily achieve compliance with BCA 2022 pursuant to Section 19 of the *Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021*.

Note: an assessment has been undertaken of the BCA 2022 on the basis that an application for Construction Certificate will not occur prior to 1 May 2023.

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.

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

Address Suite 2.01, 22-36 Mountain St Ultimo NSW 2007
Postal PO Box 167 Broadway NSW 2007
ABN 18 408 985 851
Contact Ph: 02 9211 7777 Fax: 02 9211 7774 Email: admin@bmplusg.com.au

3.0 REFERENCED DOCUMENTATION

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

Drawing No.	Revision	Date	Drawing No.	Revision	Date
DG-00-00	P11	Oct 2022	DG-00-01	P11	Oct 2022
AR-DG-01-00	-	14/03/22	DG-01-01	P10	Oct 2022
DG-02-01	P15	Oct 2022	DG-03-01	P8	Oct 2022
DG-03-02	P11	Oct 2022	DG-03-03	P10	Oct 2022
DG-03-04	P10	Oct 2022	DG-03-05	P10	Oct 2022
DG-03-06	P10	Oct 2022	DG-03-07	P10	Oct 2022
DG-03-08	P10	Oct 2022	DG-03-09	P10	Oct 2022
DG-03-10	P4	Oct 2022	DG-04-01	P12	Oct 2022
DG-20-00	P12	Oct 2022	DG-20-01	P2	Oct 2022
DG-30-00	P13	Oct 2022	DG-82-01	P1	Oct 2022
DG-83-01	P1	Oct 2022			

4.0 BUILDING CLASSIFICATION

The new building works have been classified as follows:

BCA Classification:	Class 3 (Overnight Stay) Class 5 (Office/Administration) Class 7a (Carparking) Class 9a (Palliative Care) Class 9c (Residential Care)
Rise in Storeys:	Eight (8)
Storeys Contained:	Nine (9)
Type of Construction:	Type A Construction
Importance Level (Structural):	Assume IL 3. *Structural engineer to confirm.*
Sprinkler Protected Throughout:	Yes
Effective Height:	Less than 25m (RL220.000 – RL195.000 = 25.00m)*
Floor Area:	TBA
Max. Fire Compartment Size:	8,000m^2 & 48,000m^3 / Does Not Apply
Climate Zone:	Zone 5

*The effective height has assessed as being not more than 25m on the basis that the drawings currently show that it is exactly 25m.

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:

PROPOSED CARE MODEL & OCCUPANT CHARICTORISTICS		
Aged Care Building	A Class 9c building for residential accommodation of aged persons who, due to varying degrees of incapacity associated with the ageing process, are provided with personal care services and 24 hour staff assistance to evacuate the building during an emergency.	Seniors Living – It is the be confirmed that the occupants proposed to occupy the Seniors Living levels are incapacitated due to the aging process and will be provided with personal care services and 24 hour up-right staff.
Personal Care Cervices	+ The provision of nursing care. + Assistance or supervision in— o bathing, showering or personal hygiene; or o toileting or continence management; or o dressing or undressing; or o consuming food. + The provision of direct physical assistance to a person with mobility problems. + The management of medication. + The provision of substantial rehabilitative or development assistance.	Seniors Living – It is to be confirmed that the care model proposed to be provided to occupants of the Seniors Living levels is consistent with the definition of personal care services.

5.1 SECTION B – STRUCTURAL PROVISIONS

B1	New building works are required to comply with the structural provisions of BCA 2022 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. *Comment: Certification prepared by the Structural Engineer is to be provided at the Construction Certificate stage to verify compliance is achieved.*

5.2 SECTION C – FIRE RESISTANCE

C2D10 (Prev. 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, dincel 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: Compliance is readily achievable. Details demonstrating compliance is to be provided at the Construction Certificate stage.*
C3D3 (Prev. 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: Compliance is readily achievable. Details demonstrating compliance is to be provided at the Construction Certificate stage.*
C3D6 (Prev. C2.5)	Class 9a/9c Compartmentation: Class 9a health care building must comply with the following: Patient care areas + must be divided into fire compartments not exceeding 2000 m^2.

	+ A fire compartment must be separated from the remainder of the building by fire walls and:
	  o Type A Construction – Floors and roof or ceiling as required in Spec 5.
	<u>Ward areas</u>
	+ where the floor area exceeds 1000 m², must be divided into floor areas not more than 1000 m² by walls with an FRL of not less than 60/60/60; and
	+ where the floor area exceeds 500 m², must be divided into areas not more than 500 m² by smoke proof walls complying with Specification 11; and
	+ where the floor area is not more than 500m2, must be separated from the remainder of the patient care area by smoke-proof walls complying with Spec 11.
	+ where division of ward areas by fire-resisting walls is not required (i.e. if the patient care area was less than 1,000m2), any smoke-proof wall required under (B) above must have an FRL of not less than 60/60/60.
	<u>Treatment areas –</u>
	+ Must be divided into floor areas not more than 1000 m² by smoke-proof walls complying with Specification 11
	+ Where the floor area is not more than 1,000m2, must be separated from the remainder of the patient care area by smoke-proof walls complying with Spec 11.
	Ancillary use areas located within a patient care area and containing equipment or materials that are a high potential fire hazard, must be separated from the remainder of the patient care area by walls with an FRL of not less than 60/60/60. These areas include, but are not limited to, the following:
	+ A kitchen and related food preparation areas having a combined floor area of more than 30 m².
	+ A room containing a hyperbaric facility.
	+ A room used predominantly for the storage of medical records having a floor area of more than 10 m².
	+ A laundry, where items of equipment are of the type that is potential fire sources (e.g. gas fire dryers).
	<u>Class 9c buildings</u> must comply with the following:
	+ Divided into areas <500m^2 by smoke proof walls.
	+ Fire compartments must be separated by fire walls and floors with an FRL of 60/60/60.
	+ Non-loadbearing internal walls, and if a building is of Type C construction — all internal walls, between and bounding sole-occupancy-units and bounding a public corridor in a resident use area must:
	  o Be lined on each side with standard grade 13mm plasterboard or an equivalent fire-rated material.
	  o Contain only non-combustible insulation.
	  o Extend to the underside of the next floor, a non-combustible roof covering, or a ceiling lined with 13mm plasterboard or an equivalent fire-rated material.
	  o Smoke seal all penetrations above door head height as well as any construction joints or the like.
	<u>*Comment*</u>*: Compliance is readily achievable. Compartmentation drawings illustrating the size and configuration of the smoke/fire compartments are to be provided at the Construction Certificate stage. Where compartments exceed that permitted by the DtS provisions of the BCA a fire engineered Performance Solution addressing the departure will be required at the Construction Certificate stage.*

C3D9 / C3D10 **(Prev. C2.8 / C2.9)**	<u>Separation of Classifications:</u> Separate classifications will either need to be separated by a fire wall achieving the higher FRL requirement between the two classes, or alternatively the higher FRL must apply to both areas subject to Specification 5. <u>*Comment*</u>*: Compliance is readily achievable. In this instance fire walls complying with Clause C3D8 are proposed where necessary. Further detail illustrating compliance will be provided at the Construction Certificate stage.*
C4D5 **(Prev. C3.2)**	<u>Protection of Openings in External Walls:</u> Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C4D5.. <u>*Comment:*</u> *The meats of treating the portions of the external wall (and openings within) that are exposed to the adjacent building will be detailed on the Construction Certificate documentation.*
C4D12 **(Prev. C3.11)**	<u>Bounding Construction: Class 2 / 3 Buildings:</u> Fire-rated bounding construction is required to be provided between sole-occupancy units, between sole-occupancy units and public corridors, and between rooms other than sole-occupancy units and sole-occupancy units and public corridors. <u>*Comment*</u>*: Compliance readily achievable. The Class 3 overnight stay room (G.21) located on Ground Level is to be bound by construction that complies with the requirements of this clause.*

Spec 5 **(Prev. Spec C1.1)**	Fire-Resisting Construction: The building is required to comply with Spec 5 as relevant to FRLs required for buildings of Type A Construction. *Comment: Compliance is readily achievable. Details demonstrating compliance are to be provided with the application for Construction Certificate.*
Spec 12 **(Prev. Spec C3.4)**	Fire Doors, Smoke Doors, Fire Windows and Shutters: Fire doors and smoke doors must comply with the requirements of this specification. *Comment: Compliance with the Performance requirements of the BCA is readily achievable. Notwithstanding that the fire/smoke compartmentation drawings are not yet finalised, instances which smoke doors swing against the direction of egress will be addressed during design development and where necessary included within the fire engineering report at the Construction Certificate stage.*

5.3 SECTION D2 & D3– PROVISION FOR ESCAPE AND CONSTRUCTION OF EXITS

D2D3 **(Prev. D1.2)**	Number of Exits Required: Each Part of the building is required to maintain access to 2 alternative exits. *Comment: Compliance with the Performance requirements of the BCA is readily achievable. Notwithstanding that there are number of instances which access to a single exit is shown on the architectural drawings, it is considered to be readily addressed with the provision of an additional doorway or inclusion within the fire engineering report necessary.*
D2D4 **(Prev. D1.3)**	Where Fire-Isolated Exits are Required: All exits from the building are proposed to be fire-isolated exits. *Comment: Compliance is readily achievable. Detail demonstrating compliance are to be provided at the Construction Certificate stage.*
D2D5 **(Prev. D1.4)**	Exit Travel Distances: For Class 5, 7 or 9b / 9c buildings: + Maximum 20m to an exit or to a point of choice between alternative exits. + Maximum distance to one of those exits is 40m. For Class 9a building the following applies: + In a non-patient care area: o No point on the floor must be more than 20m to an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m. Note: Non patient care areas include staff areas, public circulation areas, lift lobbies, plant rooms and the like. + In a patient care area: o No point on the floor must be more than 12m from a point from which travel in different directions to 2 of the required exits is available; and o The maximum distance to one of those exits must not be more than 30m from the starting point. For Class 3 floors, travel distances must be no more than 12m from a point of choice between two exits. On a storey at the level of egress, this may be increased to 20m to a single exit. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Notwithstanding that there are number of instances where the distance to a point of choice or to an exit exceeds the maximum permitted by the DtS provisions of this clause, it is considered readily addressed with the provision of an additional doorway or inclusion within the fire engineering report where necessary.*
D2D6 **(Prev. 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 o Class 3: 45m apart o Class 9a patient care: 45m o In all other cases – 60m. + Located so that alternative paths of travel do not converge <6m. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Notwithstanding that there are number of instances where the distance to a point of choice or to an exit exceeds the maximum permitted by the DtS provisions of this clause, it is considered readily addressed with the provision of an additional doorway or inclusion within the fire engineering report where necessary.*

D2D7-D2D11 **(Prev. 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. Sub-clause (c) outlines unobstructed width for buildings accommodating 100-200 persons, (d) outlines for more than 200 persons, (e) outlines for spectator stands accommodating more than 2000 persons. In a Class 9a building a required exit or path of travel to an exit: + Clear height of 2m and 1980mm through doorways. + The width of a path of travel, except for doorways must not be less than - o 1m; or o 1.8m for passage ways normally used to transport patients in beds. + The unobstructed width of doorways must be not less than – o In patient care areas where patients are normally transported in beds, a corridor width of – + Less than 2.2m – 1200mm + More than 2.2m – 1070mm o In patient care areas in a horizontal exit – 1250mm + The unobstructed width through other exit doorways (not indicated above or required to be accessible), the required exit width minus 250mm. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Details demonstrating compliance are to be provided at the Construction Certificate stage.*
D2D12 **(Prev. D1.7)**	Travel via Fire-Isolated Exits: Each fire isolated exit must discharge directly to open space. Any unprotected external walls within a perpendicular distance of 6m from the path of discharge will need to achieve FRL 60/60/60. Comment: Not applicable. It is understood that all the stairs serving the upper levels of the building are designed as fire isolated stairs conforming with D3D3.
D2D14-D3D22 **(Prev. D2.13, D2.16, D2.17)**	Stairways, Balustrades, and Handrails: Stairways, balustrades and handrails to achieve the minimum requirements of the BCA. 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. Handrails must be provided along both sides of every passageway or corridor used by residents and must be continuous in length, where practical. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Details demonstrating compliance are to be provided at the Construction Certificate stage.* *Note: It is understood that a Performance Solution permitting the omission of handrails is proposed to be sought at the Construction Certificate stage however designated seating areas that will be necessary to support the solution are not yet evident.*
D3D24, D3D25, D3D26 **(Prev. D2.19 / D2.20 / D2.21)**	Doors and Latching: 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. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Details demonstrating compliance are to be provided at the Construction Certificate stage.* *Note: Sliding doors located in the line of fire/smoke separation are not permitted in a Class 9a or Class 9c building (refer also Specification 12).*

5.4 PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

Part D4 (Prev. Part D3)	Access for People with a Disability: The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in D4D2 unless exempted by Clause D4D5. The building is required to comply with AS1428.1-2009 We understand an access consultant has been engaged to confirm compliance in this regard.

5.5 PART E – SERVICES AND EQUIPMENT

E1D2 (Prev. E1.3)	Fire Hydrants: Fire hydrant coverage is required to be provided to the all buildings in accordance with AS2419.1-2021. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Assessment of the existing fire services is to be undertaken by the fire service designer to determine if upgrade works are necessary within the existing portion of the building. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage.*
E1D3 (Prev. E1.4	Fire Hose Reels: Fire hose reel coverage is required to be provided to Class 7 & 9a parts in accordance with AS2441-2005. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Assessment of the existing fire services is to be undertaken by the fire service designer to determine if upgrade works are necessary within the existing portion of the building. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage.*
E1D4 (Prev. E1.5)	Sprinklers: Due to the building comprising an containing a Class 9c part, the building is required to be provided with a sprinkler system. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Assessment of the existing fire services is to be undertaken by the fire service designer to determine if upgrade works are necessary within the existing portion of the building. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage.*
E1D5 (Prev. E1.6)	Fire Extinguishers: To be provided and designed in accordance with AS 2444-2001. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Assessment of the existing fire services is to be undertaken by the fire service designer to determine if upgrade works are necessary within the existing portion of the building. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage..*
E1D15 (Prev. E1.8)	Fire Control Centre: A fire control centre is to be provided based on the total building floor area exceeding 18,000m^2 *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage.*
E2D3 - E2D20 (Previously E2.2)	Smoke Hazard Management: The building is required to be provided with the following smoke hazard management systems as required by BCA E2 + An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and S20C6. + A Building Occupant Warning System complying with AS 1670.1 – 2018 and S20C7. + Stairway Pressurisation complying with AS 1668.1 – 2015 + Automatic Shutdown of air-handling systems complying with NSW E2. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Assessment of the existing fire services is to be undertaken by the fire service designer to determine if upgrade works are necessary within the existing portion of the building. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage.*
Part E3	Lifts: The following provisions are required to be provided to the lifts: + Stretcher facilities within at least one lift serving each storey. + Emergency lift/s complying with E3D5. + Lift provisions complying with E3D7 / E3D8. + Fire service controls in accordance with E3D9.

	+ Fire service recall control switch in accordance with E3D11. + Lift car fire service drive control switch in accordance with E3D12. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage.*
E4D2-E4D8 (Prev. E4.2 – E4.8)	Emergency Lighting and Exits Signs: Emergency lighting and exit signage to be provided in accordance with E4D2-E4D5 complying with AS 2293.1 – 2018. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Assessment of the existing fire services is to be undertaken by the fire service designer to determine if upgrade works are necessary within the existing portion of the building. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage.*
E4D9 (Prev. E4.9)	Emergency Warning Intercom System (EWIS): Emergency Warning Intercom System (EWIS) complying with AS 1670.4 – 2018 must be installed *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Assessment of the existing fire services is to be undertaken by the fire service designer to determine if upgrade works are necessary within the existing portion of the building. Certification prepared by the fire service designer verifying compliance is to be provided at the Construction Certificate stage..*

5.6 PART F – HEALTH AND AMENITY

Part F1	Surface Water Management, Rising Damp and External Waterproofing: Damp and weatherproofing to comply with the prescriptive requirements of clauses F1.1-F1.13. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Certification verifying compliance is to be provided at the Construction Certificate stage.*
Part F2 (Prev. F1.7 and F1.11)	Facilities in Residential Buildings: (Class 3) Sanitary facilities, such as closet pans, showers and baths, kitchen facilities, and laundry facilities are required to be provided in accordance with F4D2. It is noted that each sole occupancy unit is provided with the required facilities. (Class 9c) Each resident room is provided with a shower, toilet pan and wash basin within a dedicated ensuite. In common areas, a clinical washbasin is required for each 16 residents (or part thereof), and a bath (fixed or mobile) is required to be provided. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Specific compliance will be verified at the Construction Certificate stage.*
Part F3D2 – F3D5 (Previously BCA Part F1)	Roof and Wall Cladding: The materials and assemblies specified to from part of the external wall assembly are to conform with the requirements of F3D2-F3D5. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Certification prepared by a façade engineer verifying compliance is to be provided at the Construction Certificate stage.*
Part F4 (Previously Part F2)	Sanitary Facilities: Sanitary facilities are only required to be provided in accordance with the requirements for Class 5 / 7 / 9 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 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. *Comments: Compliance with the Performance Requirements of the BCA is readily achievable. Specific compliance will be verified at the Construction Certificate stage.*
F5D2 (Previously F3.1)	Ceiling Heights: The following floor to ceiling heights are applicable to the building: *The ceiling minimum heights for a Class 3 building are as follows:* + Kitchen, laundry or the like – 2.1m + Corridor or passageway – 2.1m + A habitable room, excluding kitchen – 2.4m The minimum ceiling heights in a Class 5 / 7 building are as follows: + Generally – 2.4m.

	+ Corridor, passageways, or the like – 2.1m. The minimum ceiling heights in a Class 9a building are as follows – + a patient care area -2.4 m; + an operating theatre or delivery room – 3 m; and + a treatment room, clinic, waiting room, passageway, corridor, or the like – 2.4 m. The minimum ceiling heights in a Class 9c building are as follows: + A kitchen, laundry or the like – 2.1m, + A corridor, passageway or the like – 2.4m, + A habitable room excluding a kitchen – 2.4m, + Community Building – 2.4m, + Offices, hairdresser, consultation rooms etc. – 2.4m. 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. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Specific compliance will be verified at the Construction Certificate stage.*
Part F6 (Prev. F4)	Part F4 – Light and Ventilation: 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 F6D6 and AS 1668.2.-2012. (Class 3) Natural lighting must be provided to all rooms used for sleeping purposes, with required windows having a clear distance from the boundary or other obstruction of >1m, with required windows having a clear distance from the boundary or other obstruction of >1m. Required windows must have a light transmitting area of a minimum of 10% of the floor area of the room served. (Class 9c) Natural lighting must be proposed to all rooms used for sleeping purposes, with required windows having a clear distance from the boundary or other obstruction of >1m. Required windows must have a light transmitting area of a minimum of 10% of the floor area of the room served, with windows having sills less than 1m above finished floor level, and an unobstructed space for >3m from the external face of the window. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Specific compliance will be verified at the Construction Certificate stage.*
Part F7 (Prev. F5)	Sound Transmission and Insulation: The walls within the Class 3 / 9c part of the building that are required to have an impact sound insulation rating must be identical with a prototype that is no less resistant to the transmission of sound when testing in accordance with Specification 29. The floors are also required to be provided with airborne and impact sound insulation. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Specific compliance will be verified at the Construction Certificate stage.*

5.7 PART G – ANCILLARY PROVISIONS

G1D2 (Prev. G1.1)	Swimming Pools: A swimming pool with a depth of water more than 300 mm in a Class 3 part of a building, must have suitable barriers to restrict access by young children to the immediate pool surrounds in accordance with AS 1926 Parts 1 and 2. *Comment: Compliance with the Performance requirements of the BCA is readily achievable. Specific compliance will be verified at the Construction Certificate stage.*
Part G5	Construction in Bushfire Prone Areas: Specific provisions governing the construction of Class 3 & 9 Buildings apply where they are located in a bushfire prone area. *Comment: It is to be confirmed by the Bushfire Consultant if the subject property is located in a bushfire prone area that necessitates compliance with BCA Part G5.*
Part G6	Occupiable Outdoor Areas: Occupiable Outdoor Areas (such as the communal rooftop space) are required to comply with the fire hazard property, provision for escape, construction of exits, firefighting equipment, lift installations, visibility in an emergency, exit signs and warning systems, and light and ventilation provisions of the BCA (as specifically prescribed under this part) as if it were an internal building part. *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Specific compliance will be verified at the Construction Certificate stage.*

5.8 PART J – ENERGY EFFICIENCY

Section J	Energy Efficiency: The building works are subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J relating to: + J1: Energy Efficiency Performance Requirements + J2: Energy Efficiency + J3: Elemental Provisions for a Class 2 Building and a Class 4 Part + J4: Building Fabric + J5: Building Sealing + J6: Air-Conditioning and Ventilation + J7: Artificial Lighting and Power + J8: Heated Water Supply and Swimming Pool and Spa Pool Plant + J9: Energy Monitoring and On-Site Distributed Energy Resources *Comment: Compliance with the Performance Requirements of the BCA is readily achievable. Specific compliance will be verified at the Construction Certificate stage by the ESD Consultant.*

6.0 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	Existing	Proposed
Access Panels, Doors & Hoppers	BCA Clause C4D14 AS 1530.4 – 2014 and Manufacturer's Specifications	✓	✓
Alarm Signalling Equipment	AS 1670.3 – 2018	✓	✓
Automatic Fail Safe Devices	BCA Clause D3D26	✓	✓
Automatic Fire Detection & Alarm System	BCA Spec. 20 & BCA Spec 23 AS 1670.1 – 2018	✓	✓
Automatic Fire Suppression Systems	BCA Spec. 17 & BCA Spec 18 AS 2118.1 – 2017 or AS 2118. 6 – 2012	✓	✓
Emergency Lifts	BCA Clause E3D5 AS 1735.2 – 2001	✓	✓
Emergency Lighting	BCA Clause E4D2 & E4D4 AS 2293.1 – 2018	✓	✓
Emergency Evacuation Plan	AS 3745 - 2010	✓	✓
Emergency Warning Intercom System (EWIS)	BCA E4D9, S31C19 of BCA Spec G3.8 AS1670.4 - 2018	✓	✓
Exit Signs	BCA Clauses E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018	✓	✓
Fire Control Centres	BCA Spec 19	✓	✓
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001	✓	✓
Fire Dampers	BCA Clause C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and Manufacturer's Specification	✓	✓
Fire Doors	BCA Clause C3D13, C3D14, C4D3, C4D5, C4D6, C4D7, C3.7, C4D8 & C4D12 AS 1905.1 – 2015 and Manufacturer's Specification	✓	✓
Fire Hose Reels	BCA Clause E1D3 AS 2441 – 2005	✓	✓
Fire Hydrant Systems	BCA Clause E1D2 AS 2419.1 – 2005	✓	✓
Fire Seals	BCA Clause C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification	✓	✓
Fire Shutters	BCA Spec 12 AS 1905.2 – 2005	✓	✓
Fire Windows	BCA Spec 12	✓	✓
Lightweight Construction	BCA Clause C2D9 AS 1530.4 – 2014 and Manufacturer's Specification	✓	✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓	✓
Paths of Travel	EP&A Regulation Clause 109	✓	✓
Portable Fire Extinguishers	BCA Clause E1D14 AS 2444 – 2001	✓	✓

Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Required Exit Doors (Power Operated)	BCA Clause D3D24(2)	✓	✓
Smoke Hazard Management Systems	BCA Part E2 AS/NZS 1668.1 –2015	✓	✓
Smoke Dampers	BCA Spec 11 AS/NZS 1668.1 – 2015	✓	✓
Smoke Doors	BCA Spec 11 & 12	✓	✓
Wall-Wetting Sprinklers	BCA Clause C4D5 AS 2118.2 – 2010	✓	✓
Warning & Operational Signs	BCA Clause C4D7, D3D28, D4D7, D4D4 & I4D14. AS 1905.1 – 2015 & Section 108 of the EP&A Regulation 2000	✓	✓
Fire Engineered Performance Solutions relating to:	BCA Performance Requirements … Fire Safety Engineering Report prepared by …… Report No. …. Revision …. dated …..		✓

7.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed development located at 4-12 Neringah Avenue, Wahroonga against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

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 Performance Requirements 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.

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

Regards

Prepared by:

Josh Hagenson
Building Surveyor
Blackett Maguire + Goldsmith

Reviewed by:

Brian Maguire
Director
Blackett Maguire + Goldsmith