



Building Code of Australia

Compliance Capability Statement

**Project Address: 3 Andalusian Way, Castle Hill
(Lot 5 Andalusian Way)**

Client: Projects (Showground East) Pty Ltd

Report Number: 230485

Revision: 05

16 AUGUST 2023

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	06/11/2023	Preliminary BCA review	
		Prepared by	
		Tariq Sheikh <i>Senior Building Regulations Consultant</i>	
02	01/12/2023	Final BCA review	
		Prepared by	
		Tariq Sheikh <i>Senior Building Regulations Consultant</i>	
03	12/12/2023	Final BCA review – minor amendments	
		Prepared by	
		Tariq Sheikh <i>Senior Building Regulations Consultant</i>	
04	07/08/2024	Revised BCA Capability Report for S4.55 Submission	
		Prepared by	Verified by
			
		Sujaad Al Rubaa <i>Building Regulations Consultant</i>	Tariq Sheikh <i>Senior Building Regulations Consultant</i>
05	16/08/2024	Revised BCA Capability Report for S4.55 Submission	
		Prepared by	Verified by
			
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1. INTRODUCTION

We have reviewed the proposed building works identified on the plans referred to below, for compliance capability with the Building Code of Australia (BCA) 2022 and provide the following description and statements.¹

This report serves as an assessment for compliance with the Building Code of Australia for the construction of a residential development consisting of 4 towers up to 17 storeys, with 3 levels of basement parking located at Lot 5 Andalusian Way, Castle Hill.

2. BCA DESCRIPTION

2.1. Classification (A6)

The proposed uses are Class 2 (Residential) & 7a (Carparking).

Buildings D1, D2, E1 & E2 are united building linked by basement 02.

2.2. Type of Construction (C2D2)

Type A construction is applicable.

2.3. Effective Height (Schedule 3)

The building has an effective height of more than 50m (59.1m Estimated)

(Level of topmost storey has not been identified on the plans)

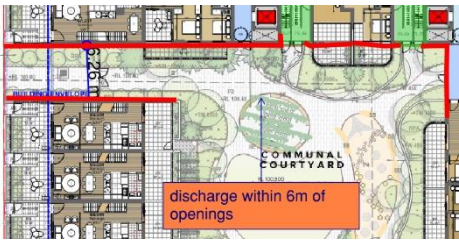
3. BCA COMPLIANCE CAPABILITY

It is our opinion that the proposed building works are capable of complying with the Building Code of Australia 2022. Detailed construction drawings are to be provided at Construction Certificate Application phase demonstrating compliance.

Refer to the updated BCA Markup dated 24 July 2024 for locations and information regarding all BCA departures.

The following table identifies areas of non-compliance with the deemed-to-satisfy provisions of the BCA, which are intended to be addressed by performance justification or via design modifications at the construction certificate stage:

BCA Clause	Title	Assessment and Comment	Status
C3D15	Public corridors in Class 2 and 3 buildings	The following public corridors exceed the maximum 40m distance without smoke separation and may be performance justified: Building E1 - 52m >40m Building E2 - 64m >40m	Performance Solution

D2D12	Travel via fire-isolated exits	The following fire-isolated exit necessitates passing within 6m of any part of an external wall/openings: Building D1 (Ground level) Various distances between 2.9m to 6m: - FS_01, - FS_02 - FS_03 - FS_04 	Performance Solution
D2D5(1)(a)	Extended travel distances – (residential areas)	The following extended travel distances to an exit/point of choice (POC) exceeds 6m or from a single exit at ground floor exceeds 20m: Building D1 - Ground floor (30m) to a single exit - Levels 1 to 2 (6.5m) to a POC Outdoor occupiable area: - Level 3 (25m) to a POC - Level 4 (26m) to a POC Building D2 - Ground floor (23m) to a single exit - Levels 1 to 3 (7m) to a POC Outdoor occupiable areas: - Level 3 (30m) to a POC - Level 4 (27m) to a POC Building E1 - Level 3 (6.5m) to a POC - Roof (37m) to a single exit. Building E2 - Levels 1 & 2 (10m) to a POC - Level 3 (29m) to a POC	Performance Solution

		- Level 4 to 17 (9m) to a POC - Roof (23m) to a single exit.	
D2D5(3)(a)	Extended travel distances – (basement)	The design of the basement levels includes the following travel distances: - Basement level 02 – up to 45m to exit - Basement level 01 – up to 49m to exit - Lower ground - up to 49m to exit. - Lower ground - up to 25m to POC.	Performance Solution
D2D6	Distance between alternate exits	The following distances between alternative exits are non-compliant: Basement 02 - Distance between alternative exits measured 78m < 60m. Basement 01 - Distance between alternative exits measured 83m < 60m. Lower ground - Distance between alternative exits measured 95m < 60m.	Performance Solution
D3D27	Re-entry from fire-isolated exits	Doors of a fire-isolated exit must not be locked from the inside in a fire-isolated exit serving any storey above an effective height of 25 m, throughout the exit. Client to advise if they are proposing performance justification.	Performance Solution
E1D2	Fire hydrant	The fire hydrant is to be located at the main entry however there is a technical departure as there are multiple entries into the building. The booster assembly has not been identified on the plans. Detailed design to be provided at construction certificate stage.	Performance Solution
E2D4	Fire-isolated exits - Basement pressurisation	The proposed design may not fully satisfy the requirements of this clause as stair pressurisation systems for	Performance Solution

		basement fire stairs require all doors from fire-isolated exits to the fire-affected compartment to remain open.	
E2D12	Class 7a buildings	Mechanical ventilation system are to be designed in accordance with AS 1668.2. FRNSW is of the view that the installation of impulse fans is not a deemed-to-satisfy solution in the current AS 1668.2:2012 unless the design consists only of a single impulse fan.	Performance Solution
E3D5	Emergency lifts	Emergency lifts are required to be provided to a building with an effective height of greater than 25m	Note

4. PLANS ASSESSED

Assessed plans prepared by Turner

Plan Title	Drawing No	Revision	Date
1. GA Plans Overall Basement 02	DA-110-005	S4	09/08/24
2. GA Plans Overall Basement 01	DA-110-006	S4	09/08/24
3. GA Plans Overall Lower Ground Level	DA-110-007	S4	09/08/24
4. GA Plans Overall Ground Level	DA-110-008	S4	09/08/24
5. GA Plans Overall Level 01	DA-110-010	S4	09/08/24
6. GA Plans Overall Level 02	DA-110-020	S4	09/08/24
7. GA Plans Overall Level 03	DA-110-030	S4	09/08/24
8. GA Plans Overall Level 04	DA-110-040	S4	09/08/24
9. GA Plans Overall Level 05	DA-110-050	S4	09/08/24
10. GA Plans Overall Level 06	DA-110-060	S4	09/08/24
11. GA Plans Overall Level 07	DA-110-070	S4	09/08/24
12. GA Plans Overall Level 08	DA-110-080	S4	09/08/24
13. GA Plans Overall Level 09	DA-110-090	S4	09/08/24
14. GA Plans Overall Level 10	DA-110-100	S4	09/08/24
15. GA Plans Overall Level 11	DA-110-110	S4	09/08/24
16. GA Plans Overall Level 12	DA-110-120	S4	09/08/24
17. GA Plans Overall Level 13	DA-110-130	S4	09/08/24
18. GA Plans Overall Level 14	DA-110-140	S4	09/08/24
19. GA Plans Overall Level 15	DA-110-150	S4	09/08/24
20. GA Plans Overall Level 16	DA-110-160	S4	09/08/24
21. GA Plans Overall Level 17	DA-110-170	S4	09/08/24
22. GA Plans Overall Roof Level	DA-110-180	S4	09/08/24
23. GA Plans Overall Roof Plan	DA-110-190	S4	09/08/24

5. CONCLUSION

The design as proposed is capable of complying with the Building Code of Australia and will be subject to construction documentation that will provide appropriate details to demonstrate compliance. This report has identified areas of non-compliance with the deemed-to-satisfy provisions and indicates the design intent to modify the design or demonstrate compliance with the Performance Requirements of the BCA. Whilst the performance-based solutions are to be design developed, it is my view that the solutions will not impact on the current design.

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 - Prepare a holistic BCA, Access or Fire Safety strategy for the building or carry out a full assessment of all information and documentation relating to the project, or the potential BCA, Access, or Fire Safety aspect derivatives thereof.
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