



Building Code of Australia

Compliance Capability Statement

**Project Address: 3 Andalusian Way, Castle Hill
(Lot 3 & 4 Andalusian Way)**

Client: Projects (Showground East) Pty Ltd

Report Number: 230485

Revision: 05

19 AUGUST 2024

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	23/11/2023	Final BCA Report	
		Prepared by	
		Tariq Sheikh <i>Senior Building Regulations Consultant</i>	
03	12/12/2023	Final BCA Report – minor update	
		Prepared by	
		Tariq Sheikh <i>Senior Building Regulations Consultant</i>	
04	07/08/2024	Revised BCA Capability Report	
		Prepared by	Reviewed by
			
		Sujaad Al Rubaa <i>Building Regulations Consultant</i>	Tariq Sheikh <i>Senior Building Regulations Consultant</i>
05	19/08/2024	Revised BCA Capability Report	
		Prepared by	Reviewed by
			
		Sujaad Al Rubaa <i>Building Regulations Consultant</i>	Tariq Sheikh <i>Senior Building Regulations Consultant</i>

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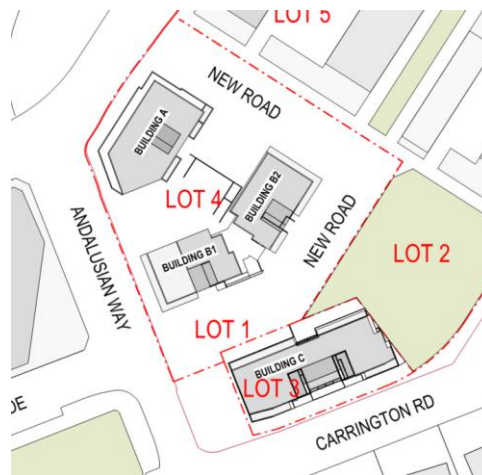
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1. INTRODUCTION

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 the following residential development across two Torrens title blocks located at Andalusian Way, Castle Hill consisting of:

- Lot 1 & Lot 4
 Three (3) buildings A, B1 & B2, up to 16 storeys, with 4 levels of carparking parking.
- Lot 3
 One (1) building C, up to 14 storeys, with 1 level of carparking.



2. BCA DESCRIPTION

2.1. Classification (A6)

The proposed uses are:

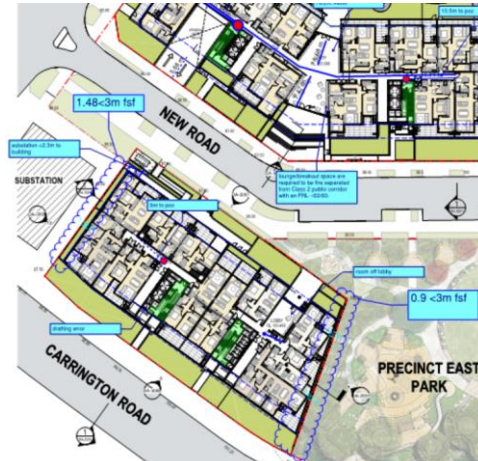
Building A, B1 & B2 (united building)

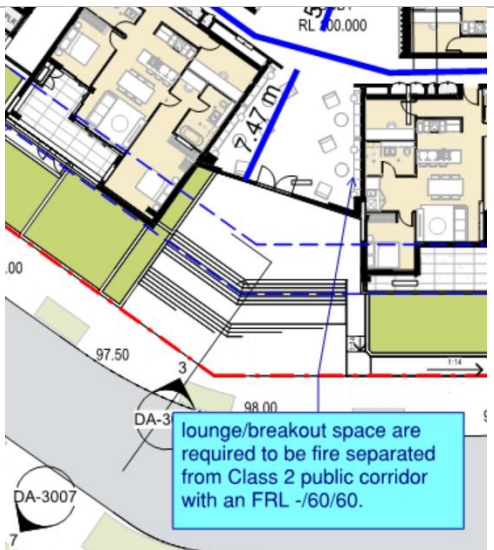
Basement 1-4	Class 7a (car parking, associated plant and storage)
Lower Ground Floor	Class 2 Residential Class 7a (car parking, associated plant and storage)
Ground Floor to Level 15	Class 2 Residential + outdoor occupiable area

Building C (Proposed to be fire separated at basement 1 thoroughfare)

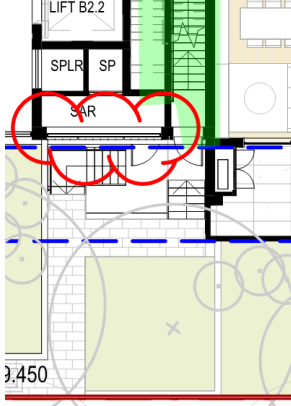
Basement 1	Class 7a (car parking, associated plant and storage)
Lower Ground Floor to Level 13	Class 2 Residential
Rooftop	Class 2 – Ancillary outdoor occupiable area + Plant

- Building C measured at 53.75m RL145.600(Lv14) - RL91.850 (basement)

		Ground floor measured 77m >40m 	
C4D3	Protection of openings in external walls	Building C has boundaries to which it is exposed is less than 3m from a side or rear boundary of the allotment. - Southern façade measured 1.24m - Northern faced measurement varies from 0.9m to 3m 	Performance Solution
Spec 5, S5C11f	Fire-resisting construction	The proposed design is capable of complying with the exception of the following area that may require a design change or be Performance justified: Ground floor lobbies form part of the public corridor. These lobbies feature lounge/breakout space are required to be fire separated from Class 2 public corridor with an FRL -/60/60.	Performance Solution

			
D2D5(1)(a)	Extended travel distances – residential areas	The proposed design incorporates travel distances to a point of choice of up to 12m from the following Residential areas: Building A - Ground floor (12m) - Levels 1 to 3 (12m) to a POC - Level 4 to 15 (9m) to a POC Building B (B1/B2) - Ground level (11m) - Level 1 (11m) to a POC - Level 2 (11m) to a POC - Level 3 (10.5) to a POC - Level 4 (7.5m) to a POC - Levels 5 to 15 (7.5m) to a POC Building C - Ground (10m) - Level 1 (9.5m) to a POC - Level 2 (9.5m) to a POC - Level 3 (8.5m) to a POC - Level 4 (9m) to a POC - Levels 5 to 14 (9m) to a POC	Performance Solution

D2D5(3)(a)	Extended travel distances – basement	The design of the basement levels includes the following travel distances: Basement 04 - up to 45m in lieu of 40m to exit. Basement level 03 & 02 - up to 27m to a point of choice from plant areas - up to 44m in lieu of 40m to exit. Basement 01 - up to 23m to a point of choice - up to 44m in lieu of 40m to exit. Lower ground - up to 30m to a point of choice - up to 44m to exit.	Performance Solution
D2D6	Distance between alternate exits	The proposed design incorporates distance between alternate exits of: Basement 04 - 85m >60m Basement 03 to 01 - 82m >60m Lower ground floor - 85m >60m	Performance Solution
D2D12	Travel via fire-isolated exits	The following areas have openings within 6m of the path of travel from an exit: Lower Ground Level - Building B1 Fire stair discharge passed glazed lobby & supply air louver  Ground Level - Building A Fire stair discharge passed supply air louver	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. Where the proposal to separate building C from building (A,B1,B2) separate fire safety systems are to be provided. The booster assemblies have been proposed adjacent new road.	Performance Solution
E1D5, S19C9 & S19C10	Fire Control centres	A fire control is required in accordance with this clause. Where the proposal to separate building C from building (A, B1,B2) separate fire safety systems are to be provided. Building (A, B1, B2) - Fire control room is located on lower ground floor adjacent new road. Building C - Fire control room is located on lower ground floor adjacent new road.	Capable of Complying
E2D4	Fire-isolated exits - Basement pressurisation	The proposed design may not fully satisfy the requirements of this clause as stair pressurisation systems for basement fire stairs require all doors	Performance Solution

		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 Group GSA

Plan Title	Drawing No	Revision	Date
1. BASEMENT 04 FLOOR PLAN	DA-2000	J	22/07/2024
2. BASEMENT 03 FLOOR PLAN	DA-2001A	C	22/07/2024
3. BASEMENT 02 FLOOR PLAN	DA-2001B	J	22/07/2024
4. BASEMENT 01 FLOOR PLAN	DA-2002	L	22/07/2024
5. LOWER GROUND FLOOR PLAN	DA-2003	L	22/07/2024
6. GROUND FLOOR PLAN	DA-2004	J	22/07/2024
7. LEVEL 1 & 2 FLOOR PLAN	DA-2005	I	22/07/2024
8. LEVEL 3 FLOOR PLAN	DA-2006	I	22/07/2024
9. LEVEL 4 FLOOR PLAN	DA-2007	J	22/07/2024
10. LEVEL 5-7 FLOOR PLAN (Typical)	DA-2008	H	22/07/2024
11. LEVEL 8-11 FLOOR PLAN (Typical)	DA-2008A	B	22/07/2024
12. LEVEL 12 FLOOR PLAN (Typical)	DA-2009	I	22/07/2024
13. LEVEL 13 & 14 FLOOR PLAN	DA-2010	H	22/07/2024
14. LEVEL 15 FLOOR PLAN	DA-2012	I	22/07/2024
15. ROOF PLAN	DA-2013	J	22/07/2024

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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