

01 May 2018

Our Ref: P217_095

TKD Architects
Level 1, 19 Foster Street
SURRY HILLS NSW 2010

Attention: Anna Harris

Re: Curl Curl North Public School
Re: BCA / Access Capability Statement for SSDA Submission

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed educational development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2016 – Volume 1.

This statement has been provided to accompany the State Significant Development Application (SSDA) submission for the proposed re-development. A broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in Table 1 below).

The assessment undertaken was in the context of the relevant prescriptive provisions of the Building Code of Australia (BCA) 2016, inclusive of the relevant accessibility provisions, as required from a regulatory perspective.

Table 1 – Architectural Drawings

PLAN TITLE	DRAWING NO	REVISION	DATE
SITE PLANS	AR.DA2.1101	P7	24.04.2018
(N) GROUND PLAN SOUTH	AR.DA2.2001	P7	24.04.2018
(N) GROUND PLAN NORTH	AR.DA2.2002	P8	24.04.2018
(N) FIRST FLOOR PLAN SOUTH	AR.DA2.2003	P7	24.04.2018
(N) FIRST FLOOR PLAN NORTH	AR.DA2.2004	P8	24.04.2018

The broad assessment undertaken revealed that the proposed design is capable of complying with the relevant performance requirements of the BCA.

Fire Safety Measures

Table 2 below outlines the relevant statutory fire safety measures that will be provided as part of the development such that compliance with the BCA is achieved.

Table 2 – Fire Safety Measures

STATUTORY FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
PRIMARY SCHOOL	
Access panels and hoppers to fire-resisting shafts	BCA Cl. C3.13 & AS1905.1-2005 & AS1530.4-2005
Automatic fail-safe devices	BCA Cl. D2.21
Emergency lighting	BCA Cl. E4.2, E4.4 & AS2293.1-2005
Exit signs	BCA Cl. E4.5, E4.6, E4.8 & AS2293.1-2005

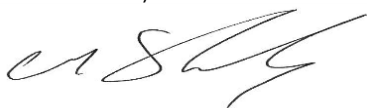
STATUTORY FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Fire hydrant systems	BCA Cl. E1.3 & AS2419.1-2005
Fire seals protecting openings in fire-resisting components of the building	BCA Cl. C3.15, Spec. C3.15, AS1530.4-2005 & AS4072.1-2005 with tested prototype and manufactures specifications
Lightweight construction	BCA Cl. C1.8, Spec C1.1 & AS1530.4-2005 with tested prototype and manufactures specifications
Mechanical air-handling systems (automatic shutdown)	BCA Cl. E2.2 (NSW), Spec E2.2a (clause 5) & AS1670.1-2004
Portable Fire Extinguishers	BCA Cl. E1.6 & AS2444-2001
Fire hose reels	BCA Cl. E1.4 & AS2441-2005
MULTI-PURPOSE HALL	
Automatic fail-safe devices	BCA Cl. D2.21
Fire hydrant system	BCA Cl. E1.3 & AS2419.1-2005
Fire hose reels	BCA Cl. E1.4 & AS2441-2005
Emergency lighting	BCA Cl. E4.2, E4.4 & AS2293.1-2005
Exit signs	BCA Cl. E4.5, E4.6, E4.8 & AS2293.1-2005
Smoke-and-heat Vents	BCA Cl. E2.2 (NSW), Spec E2.2c & AS2665-2001

We are of the opinion that compliance can be achieved, be it via either complying with the DfS provisions or Performance requirements of the BCA.

This statement should not be construed as relieving any other parties of their legislative obligations.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Yours Faithfully



Luke Sheehy

Principal

For Design Confidence (Sydney) Pty Ltd