

24 January 2018

Our Ref: P217\_312

To: Whom it may concern  
PMDL Architecture + Design  
28 Clarke Street  
CROWS NEST NSW 2065

**Re: St Aloysius – Senior School Campus – 1-5 Jeffreys Street, Kirribilli  
BCA Capability Statement for State Significant Development Application**

---

1. Introduction

An assessment of the subject development has been undertaken by Design Confidence on behalf of St Aloysius' College (the 'Applicant'). It accompanies an Environmental Impact Statement (EIS) prepared in support of State Significant Development Application for the redevelopment of the Senior School located at 1-5 Jeffreys Street, Kirribilli.

2. Background

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 Development Application, which is of State Significance. A broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in Table 1 below).

Design Confidence has been involved on the project since the development of the architectural concept, the advice being provided to date has been in the context of the following –

- » Building Code of Australia (BCA) 2016;
- » Input into the use of Performance Based Design / Fire Engineering;
- » The Disability (Access to Premises – Buildings) Standards 2010.

The subject development consists of the redevelopment of the existing Senior School which spans five (5) Storeys. Generally, the school comprises of mainly teaching spaces, however the site also contains an indoor basketball court and indoor swimming pool. The works proposed do not relate to these spaces and the works primarily relate to teaching spaces.

**Table 1 – Architectural Drawings**

PLAN TITLE	DRAWING NO	REVISION	DATE
Wyalla – Site Analysis	DAW010	A	19.01.2018
Wyalla – Renders	DAW010	A	19.01.2018
Wyalla – Plan – GF 0 Demo	DAW010	A	19.01.2018
Wyalla – Plan – LV1 Demo	DAW010	A	19.01.2018
Wyalla – Plan – LV2 Demo	DAW010	A	19.01.2018
Wyalla – Plan – LV3 Demo	DAW010	A	19.01.2018
Wyalla – Plan – LV4 Demo	DAW010	A	19.01.2018
Wyalla – Plan – Roof Demo	DAW010	A	19.01.2018
Wyalla – Plan – GF 0	DAW010	A	19.01.2018
Wyalla – Plan – LV1	DAW010	A	19.01.2018
Wyalla – Plan – LV2	DAW010	A	19.01.2018
Wyalla – Plan – LV3	DAW010	A	19.01.2018
Wyalla – Plan – LV4	DAW010	A	19.01.2018
Wyalla – Plan – Roof	DAW010	A	19.01.2018
Wyalla – Rear Elevation	DAW010	A	19.01.2018
Wyalla – Sections	DAW010	A	19.01.2018
Wyalla – Sections	DAW010	A	19.01.2018

### 3. 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
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
Automatic fire detection and alarm systems	BCA Cl. E2.2, Spec E2.2a & AS1670.1-2015
Emergency lighting	BCA Cl. E4.2, E4.4 & AS/NZS2293.1-2005
Exit signs	BCA Cl. E4.5, E4.6, E4.8 & AS/NZS2293.1-2005
Fire dampers	BCA Cl. C3.15, Spec. C3.15, AS1530.4-2005 & AS4072.1-2005 with tested prototype and manufactures specifications
Fire doors	BCA C3.2, C3.4, D1.8 & AS1905.1-2005
Fire hose reel systems	BCA Cl. E1.4 & AS2441-2005
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
Fire windows	BCA Cl. C3.4, D1.8 & AS1530.4-2005 with tested prototype and manufactures specifications

STATUTORY FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Lightweight construction	BCA Cl. C1.8, D1.8, 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
Stair Pressurisation	BCA Cl. E2.2 (NSW) & AS1668.1-2015
Portable Fire Extinguishers	BCA Cl. E1.6 & AS2444-2001
Smoke dampers	BCA Cl. E2.2 with tested prototype and manufactures specifications
Wall wetting sprinkler and drencher systems	BCA Cl. C3.4 & D1.8 with tested prototype and manufactures specifications
Warning and operational signs	BCA D2.23 & E3.3
Performance Based / Fire Safety Engineering	TBC

#### 4. Summary

Our strategy for ensuring compliance will be refined and documented over the coming months in conjunction with the continual development of the architectural & specialty consultant documentation, if required.

In order to achieve compliance with the BCA, whilst preserving the functional and aesthetic requirements of the project, the use of performance-based designs may be required. It is our belief that performance-based design can deliver a building that meets the Performance Requirements of the BCA.

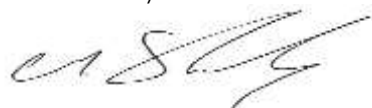
We are of the opinion that compliance can be achieved, be it via either complying with the DfS provisions or Performance requirements of the BCA.

We trust that the above information is sufficient for the Department of Planning in assessing the merit architectural design from a planning perspective.

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