

09 February 2018

Our Ref: P217_312

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

**Re: St Aloysius' – Main Campus – 47 Upper Pitt 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 #8669 for the redevelopment of the Senior School located at 47 Upper Pitt 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 Performance Based Design / Fire Engineering;
- » The Disability (Access to Premises – Buildings) Standards 2010.

The subject development consists of the redevelopment of the School. The school will be used by St Aloysius' College Students and has been designed to function as a multi-level school. The development also includes a hall which will serve multiple purposes, such that it can be used as an entertainment venue.

Table 1 – Architectural Drawings

PLAN TITLE	DRAWING NO	REVISION	DATE
Upper Pitt Street – Site Analysis	DAU010	A	19.01.2018
Upper Pitt Street – LGF3 Demo	DAU0101	A	19.01.2018
Upper Pitt Street – LGF2 Demo	DAU0102	A	19.01.2018
Upper Pitt Street – LGF3 Demo	DAU0103	A	19.01.2018
Upper Pitt Street – LV0 Demo	DAU104	A	19.01.2018
Upper Pitt Street – LV1 Demo	DAU105	A	19.01.2018
Upper Pitt Street – LV2 Demo	DAU106	A	19.01.2018
Upper Pitt Street – LV3 Demo	DAU107	A	19.01.2018
Upper Pitt Street – LV4 Demo	DAU108	A	19.01.2018
Upper Pitt Street – LV5 Demo	DAU109	A	19.01.2018
Upper Pitt Street – LV6 Demo	DAU110	A	19.01.2018
Upper Pitt Street – LGF3	DAU121	A	19.01.2018
Upper Pitt Street – LGF2	DAU122	A	19.01.2018
Upper Pitt Street – LGF3	DAU123	A	19.01.2018
Upper Pitt Street – LV0	DAU124	A	19.01.2018
Upper Pitt Street – LV1	DAU125	A	19.01.2018
Upper Pitt Street – LV2	DAU126	A	19.01.2018
Upper Pitt Street – LV3	DAU127	A	19.01.2018
Upper Pitt Street – LV4	DAU128	A	19.01.2018
Upper Pitt Street – LV5	DAU129	A	19.01.2018
Upper Pitt Street – LV6	DAU130	A	19.01.2018
Upper Pitt Street – Elevations	DAU201	A	19.01.2018
Upper Pitt Street – Elevations	DAU202	A	19.01.2018
Upper Pitt Street – Sections	DAU301	A	19.01.2018
Upper Pitt Street – Sections	DAU302	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 warning and intercommunication systems	BCA Cl. E4.9 & AS1670.4-2015
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
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 DTS 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