

19 June 2020

NSW Department of Education –
School Infrastructure
C/- Root Partnerships
Level 19/9 Hunter St
Sydney NSW 2000

Attention: Justine Newby
Email: newby.j@rootpartnerships.com.au

**RE: FORT STREET PUBLIC SCHOOL - OBSERVATORY HILL, UPPER FORT ST, MILLERS POINT
BCA AND DDA COMPLIANCE STATEMENT FOR SSDA SUBMISSION**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the State Significant Development Application (SSDA) for the proposed Millers Point development against the Building Code of Australia 2019 (BCA) and Access to Premises Standard 2010.

1.0 PROPOSED DEVELOPMENT

Blackett Maguire + Goldsmith Pty Ltd have been commissioned by NSW School Infrastructure c/- Root Partnerships to undertake an assessment of the Schematic Design of the proposed redevelopment and upgrade of the existing Fort Street Public School campus against the relevant provisions of the Building Code of Australia 2019 (BCA) and the Disability (Access to Premises) Standard 2010. The proposed development comprises of:

+ Site preparation, demolition, and excavation

- Site remediation.
- Demolition of the southernmost school building, the garage and storage shed west and east of the Bureau of Meteorology Building (the Met/the Met Building), and the toilet block adjoining the main school building.
- Selective removal of various elements of the main school building, as well as minor and insignificant elements of the Met Building and the Messenger's Cottage to facilitate refurbishment and future use of these buildings.
- Bulk excavation works to facilitate the new southern buildings and onsite detention.
- Tree removal.
- Installation of hydraulic and electrical services.

+ Existing buildings

- Retention, refurbishment, and extension of the existing Fort Street Public School, including construction of a new roof and rooftop additions (Building A and D)
- Retention and refurbishment (internal alterations and additions) of the Met Building (Building M)
- Retention and minor alterations and additions to the Messenger's Cottage (Building C)

+ Construction of New buildings

- Construction of one new building on the western part of the site for a staff room (Building D)
- Construction of two new, interconnected school buildings on the southern third of the site (Building J and H)
- Construction of a new single storey building comprising of staff offices and student sanitary facilities (Building F)
- Construction of a new communal hall and canteen building (Building G)

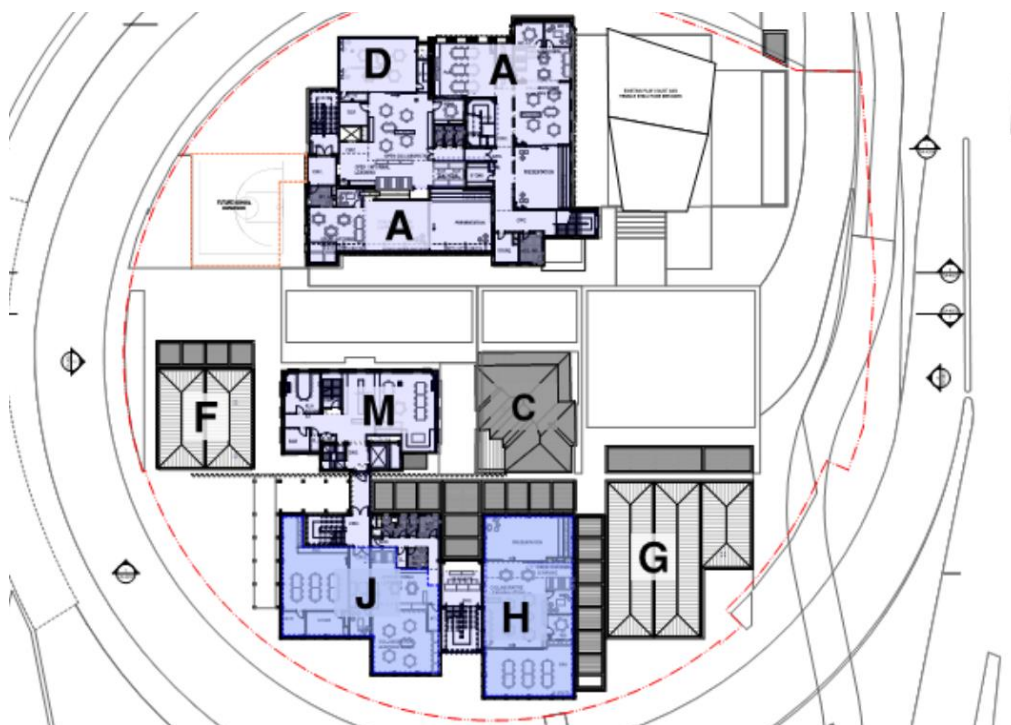


Figure 1: Site Plan

1.1 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- confirm that the SSDA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- confirm compliance with the Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requiring the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).
- confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at the Crown Certificate stage.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

1.2 RELEVANT VERSION OF THE BCA

Pursuant to section 6.28 of the Environmental Planning & Assessment Act 1979, the proposed Crown Building Work will be subject to compliance with the relevant requirements of the BCA which is in force at the date of the project tender. The current version of the BCA is NCC Volume One - Building Code of Australia 2019, (BCA 2019), with an amendment to this version due to be adopted on 1 July 2020. For the purpose of this capability statement, it is understood the project tender will occur prior to 1 July 2020 and as such BCA 2019 is assumed to apply for this project.

1.3 AIM

The aim of this report is to:

- + Undertake an assessment of the proposed development against the DtS provisions of the BCA;
- + Identify matters that require plan amendments in order to achieve compliance with the BCA;
- + Identify matters that are to be required to be addressed by Performance Solutions;



1.4 REFERENCED DOCUMENTATION

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- + Building Code of Australia 2019 (BCA)
- + Guide to the Building Code of Australia 2019
- + Architectural Plans prepared by FJMT Architects:

DRAWING NO.	DRAWING TITLE	REVISION	DATE
1101	Location Plan - Existing	01	18.12.2019
1201	Site Plan Existing	01	18.12.2019
1202	Site Plan Existing	01	18.12.2019
1211	Site Plan Proposed	01	18.12.2019
2001	Proposed Plan - Lower Ground 1	07	20.01.2020
2002	Proposed Plan - Ground	07	20.01.2020
2003	Proposed Plan - Level 1	07	20.01.2020
2004	Proposed Plan - Level 2	07	20.01.2020
2005	Proposed Plan - Roof	07	20.01.2020
2006	Services Excavation on Proposed Plan	05	20.01.2020
2011	Ground Building A-D	08	20.01.2020
2012	Level 1 Building A-D	08	20.01.2020
2013	Level 2 Building A-D	08	20.01.2020
2014	Roof Building A-D	07	20.01.2020
2015	Lower Ground - Building J, Met, F	07	20.01.2020
2016	Ground - Building J, Met, F	08	20.01.2020
2017	Level 1 - Building J, Met, F	08	20.01.2020
2018	Level 2 - Building J, Met, F	08	20.01.2020
2019	Roof - Building J, Met, F	07	20.01.2020
2101	Demolition Plan – Ground	01	18.12.2019
2102	Demolition Plan - Level 1	01	18.12.2019
2103	Demolition Plan - Level 2	01	18.12.2019
2104	Demolition Plan - Roof	01	18.12.2019
3001	Elevations North East	02	20.01.2020
3002	Elevations South West	02	20.01.2020
3101	Elevations Building A and D	02	20.01.2020
3102	Elevations Building F and G	02	20.01.2020
3103	Elevations Building C and M	02	20.01.2020
3104	Elevations Building J and H	02	20.01.2020
3105	Elevations Service Shed	02	20.01.2020
3106	Elevations COLAs	02	20.01.2020
4001	Sections 1	02	20.01.2020
4002	Sections 2	02	20.01.2020
4003	Sections 3	02	20.01.2020
4004	Sections 4	02	20.01.2020
4101	Sections Building A and D	03	20.01.2020
4102	Sections Building C, M and F	03	18.12.2019
4103	Sections Building J, H and G	03	20.01.2020



1.5 BUILDING CLASSIFICATION

The new building works have been classified as follows:

	BUILDING A & D	BUILDING M, J, H, & G	BUILDING C	BUILDING F
BCA CLASSIFICATION:	Class 9b	Class 9b	Class 5	Class 5
RISE IN STOREYS:	Three (3)	Four (4)	One (1)	One (1)
STOREYS CONTAINED	Three (3)	Four (4)	One (1)	One (1)
TYPE OF CONSTRUCTION:	Type A	Type A	Type C	Type C
EFFECTIVE HEIGHT:	Less than 12m	Greater than 12m (TBC)	Less than 12m	Less than 12m
MAX. FLOOR AREA	8,000m ²	8,000m ²	3,000m ²	3,000m ²
MAX. VOLUME:	48,000m ³	48,000m ³	18,000m ³	18,000m ³
SPRINKLER PROTECTED:	Yes	Yes	Yes	Yes
CLIMATE ZONE:	Zone 5	Zone 5	Zone 5	Zone 5
BCA CLASSIFICATION:	Class 9b	Class 9b	Class 5	Class 5

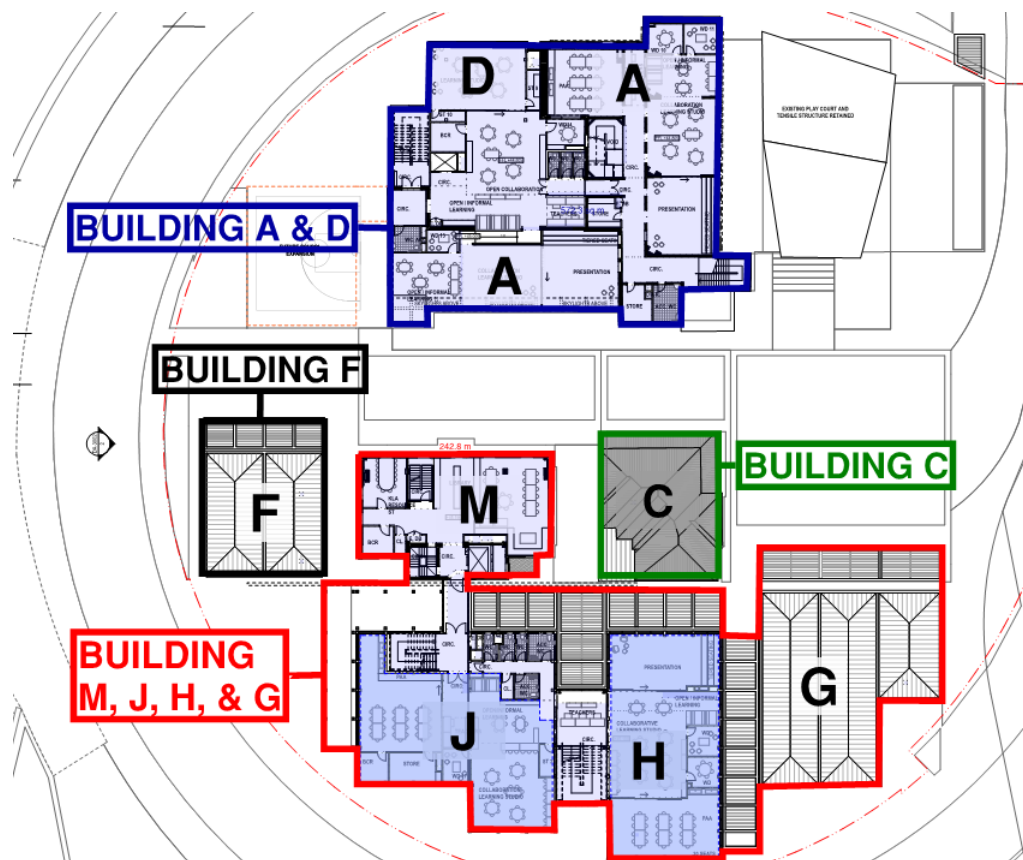


Figure 2: Building Identification

2.0 DISTANCES TO FIRE SOURCE FEATURES

The distances from the nearest Fire Source Features (boundaries and/or buildings situated on the same allotments) are noted as follows:



FIRE SOURCE FEATURE	BUILDING A & D	BUILDING M, J, H, & G	BUILDING C	BUILDING F
NORTHERN ELEVATION	>6m to the far side of the Cahill Expressway	>6m to Building A & D <6m to Building C	>6m to Building A & D	>6m to other buildings on the site
SOUTHERN ELEVATION	>6m to other buildings on the site	Constructed over the allotment boundary shared with Lot 5 DP 258013	<3m to Building M, J, H, & G	Constructed over the allotment boundary shared with Lot 5 DP 258013
EASTERN ELEVATION	>6m to the far side of the Cahill Expressway	>6m to the far side of the Cahill Expressway or allot	<3m to Building M, J, H, & G	<3m to Building M, J, H, & G
WESTERN ELEVATION	>6m to the far side of the Cahill Expressway	<6m to Building F	<3m to Building M, J, H, & G	>6m to the far side of the Cahill Expressway



3.0 BCA ASSESSMENT – KEY ISSUES

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

3.1 MATTERS REQUIRING ADDITIONAL INFORMATION

1. **C1.1 / Spec. C1.1** Loadbearing columns and walls serving Building A & D and Building M, J, H, & G are to be documented to achieve a 120 Minute FRL. Where any steel columns are proposed, the method of fire rating the columns is to be documented as part of the detailed design.
The roof of Building M, J, H, & G is to be fire rated to achieve a minimum 120-minute FRL.
2. **C1.9** Test Reports and/or other suitable evidence is to be provided to demonstrate that that external walls (including framing, insulation, sarking, and external linings) are non-combustible or comply with the concession under Clause C1.9(e).
3. **C1.14** Test Reports and/or other suitable evidence is to be provided to demonstrate that that ancillary elements i.e. elements attached to the external wall but which do not form part of the external wall such as decorative panels/fins and signage are non-combustible or comply with the concession under Clause C1.9(e).
4. **C2.2** Total floor area and volumes for Building A & D and Building M, J, H, & G are required to demonstrated that the respective buildings do not exceed the maximum permitted 8,000m² / 48,000m³
5. **C2.12** The details and locations are to be provided of emergency generators, lift motor equipment, boilers (where the water is boiled to greater than 100oC), and battery storage enclosures (with a voltage exceeding 24V and a capacity exceeding 10Ah), noting that they are required to be fire separated from the remainder of the building by construction having a minimum FRL of 120/120/120.
6. **C2.13** The new main switch room is to be documented on the architectural plans and wall/door type drawings as follows: FRL of 120/120/120 for the walls and the floor above and self-closing -/120/30 fire doors
7. **D1.8** It is understood that the Western Circulation Stair located in Building A & D is proposed to be designed as a D1.8 External Stair in lieu of a Fire Isolated Stair. Accordingly, the detailed design drawings are to be demonstrate compliance with BCA Clause D1.8
8. **D2.8** The storage below the Eastern Circulation Stair in Building A & D is to fire separated from the remainder of the stair and building by construction which achieves a minimum an FRL of 60/60/60, with a self-closing -/60/30 door. This is to be documented on the detailed design drawings.
Noting that the Central Circulation Stair in Building A & D is proposed to be addressed as a Fire Engineered Performance Solution, the toilet located below the stair on the ground floor level is either to be removed/relocated or assessed as part of this Performance Solution.
9. **D2.20** New exit doors (those not required to be retained due to heritage or other similar reasons) are to documented as swinging outwards (in the direction of egress).
10. **Part D3** Access is provided to accessible buildings from the main points of pedestrian entry at the allotment boundary and any accessible car parking space or accessible associated buildings connected by a pedestrian link. In this regard, plans are to be amended to demonstrate that access is to be provided as per the summary below:
 - Access to Building A from the Central Plaza is required, noting that the existing entry includes stairs.
 - Access to the Assembly Quadrangle / Figtree Deck is required adjacent to the Cottage Courtyard
 - Access to Building M, J, H, & G from the Existing Footbridge is required
 - The lift access proposed under the COLA at the rear of the MET Building is to demonstrate compliance with both BCA Table E3.6a and EFSG requirements.

The gradients of external pathways and balconies is to be detailed on the detailed design drawings.

Detailed design drawings are to be amended to demonstrate compliance with BCA Part D3 and AS 1428.1-2009. Particular attention is to be paid to required door widths and circulation space at doorways.



11.	E1.5	Sprinkler valve rooms for the new buildings are to be documented on the drawings and are to be located in a position where they can be directly accessed from open space i.e. access to sprinkler valve rooms should not be via internal doors.
12.	F2.3	In order to determine whether the proposed sanitary facilities are sufficient, the detailed design drawings are nominated which facilities are intended for staff use and which are intended for student use and designated as either male or female facilities. Additionally, the maximum proposed population for the Community Hall the location of the proposed sanitary facilities to be used to cater for this use is to be confirmed.
13.	F3.1	RCPs are to be provided which demonstrate that the minimum floor to ceiling heights are achieved through the building and identifies any departures such as those expected within the MET and Messenger Cottage
14.	NSW Part H101	Noting that the Community Hall located within Building M, J, H, & G is proposed to be for out of hours community events, it is recommended that the space is designed the BCA Entertainment Venue provisions to futureproof the building and ensure maximum flexibility for use of the spaces.

3.2 MATTERS SUBJECT TO FIRE SAFETY ENGINEERED PERFORMANCE SOLUTIONS

The below provides a summary of matters identified, which may need to be addressed as a Fire Engineered Performance Solutions, noting that Deemed-to-Satisfy (DtS) building solutions are not likely to be able to be achieved due to unique constraints of the site, the works involving alterations and additional to existing buildings and the need to comply with Heritage requirements.

Having regard to the above constraints, BM+G believes the performance-based design currently proposed is in accordance with the requirements of EFSG Design Guide DG 16.01.03 and provides great opportunity to improve life safety for occupants and asset protection for the DOE's buildings, whilst maximising design innovation and achieving the educational design principles of the EFSG.

1.	C1.1 / Spec C1.1	The external column design being constructed of mass timber, which will be fire rated to the degree necessary in lieu of achieving an FRL of 120/-/- It is anticipated that parts of the existing Met Building structure will not achieve the required 120-minute FRLs required i.e. existing floor and (if loadbearing) the floor of the Met Building.
2.	C3.2	The retention of Lot 5 within the existing school site will result in construction of buildings being over or within 3m of the allotment boundary. Noting that both lots will be owner by DOE, this is a technical BCA departure (it does not pose a risk to life safety). Accordingly, a Performance Solution is readily justifiable based on written confirmation from DOE that neither lot will be sold. The proposed development will result in exposure between buildings Building M, J, H, & G and Building C and Building F. Details of the required protection of openings is to be developed in conjunction with the proposed Fire Engineered Performance Solution.
3.	D1.2	A single exit is proposed in lieu of the required two exits at the Outdoor Rooftop Area of Building M, J, H, & G,
4.	D1.6	Due to the age of the Messenger's Cottage and the Met Building, there are instances where the width and or height in existing building parts will not meet the minimum 1m width or 2m floor to ceiling height. Where the departures from BCA DtS provisions are not able to be rectified due to heritage or other constraints, further assessment of the extent of the departure and proposed use of the spaces will be required, however, where these are minor departures it is believed that these can be justified without any substantial changes to the building or ongoing maintenance requirements.
5.	D1.6	Due to the age of the Messenger's Cottage and the Met Building, there are instances where the width and or height in existing building parts will not meet the minimum 1m width or 2m floor to ceiling height. Where the departures from BCA DtS provisions are not able to be rectified due to heritage or other constraints, further assessment of the extent of the departure and proposed use of the spaces will be required.
6.	D1.9	A Fire Engineered Performance Solution will be required to address the non-fire-isolated stairway serving the rooftop of the Met Building, noting that it does not provide a continuous means of travel by its own flights and landings to the level at which egress to a road or open space is provided



- | | | |
|----|--------------|---|
| 7. | D1.10 | The retention of Lot 5 within the existing school site is likely to result in occupants discharging from exits having to cross over a separate allotment in order to reach the road. As per above, noting that both lots will be owned by DOE, this is a technical BCA departure (it does not pose a risk to life safety). Accordingly, a Performance Solution could be pursued to justify this departure based on written confirmation from DOE that neither lot will be sold. |
| 8. | D2.20 | Existing exit doors serving the Messenger's Cottage, Building A & D and the Met Building portion of Building M, J, H, & G will not swing in the direction of egress |
| 9. | E1.3 | The hydrant booster assembly will not be within sight of all building entries and will not be located adjacent to the principal vehicular access to the site.
As a result of the retention of Lot 5 within the site, the hydrant system will serve multiple allotments. |

3.3 MATTERS REQUIRING OTHER PERFORMANCE SOLUTIONS

- | | | |
|----|-----------------|---|
| 1. | PR FP1.4 | A Performance Solution Report is required demonstrating that the weatherproofing of external walls complies with Performance Requirement FP1.4. |
| 2. | F3.1 | It is anticipated that a Performance Solution will be required to address minimum floor to ceiling heights in existing building parts such as the Messenger's Cottage and the Met Building portion of Building M, J, H, & G |



4.0 PRELIMINARY FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building. Please note that the below schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.

BUILDING A & B	
Statutory Fire Safety Measure	Design / Installation Standard
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014 and Manufacturer's specifications
Alarm Signalling Equipment	AS 1670.3 – 2018
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and FER
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 –2017 and FER
Building Occupant Warning System	BCA Clause 3.22 of AS 1670.1 – 2018 and FER
Emergency Evacuation Plan	AS 3745-2010
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 –2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Blankets	AS 3504 – 2006 & AS 2444 – 2001
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990 and manufacturer's specification
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.8 and AS 1905.1 – 2015 and manufacturer's specification
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and FER
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	Clause 186 of the EP&A Regulation 2000
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Smoke Doors	BCA Spec C3.4 & C2.5 and FER
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000 and BCA Clauses C3.6, D2.23, D3.6, E3.3
Fire Engineered Performance Solutions: + TBC	Fire Engineering Report No..... prepared by dated

BUILDING C	
Statutory Fire Safety Measure	Design / Installation Standard
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and FER
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 –2017 and FER
Emergency Evacuation Plan	AS 3745-2010
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 –2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Blankets	AS 3504 – 2006 & AS 2444 – 2001
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and FER
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	Clause 186 of the EP&A Regulation 2000
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000 and BCA Clause D3.6
Fire Engineered Performance Solutions: TBC	Fire Engineering Report No..... prepared by dated



BUILDING M, J, H & G	
Statutory Fire Safety Measure	Design / Installation Standard
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014 and Manufacturer's specifications
Alarm Signalling Equipment	AS 1670.3 – 2018
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and FER
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 –2017 and FER
Emergency Evacuation Plan	AS 3745-2010
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 –2018
Emergency Warning & Intercom Systems (EWIS)	BCA E4.9 and AS 1670.4 - 2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Blankets	AS 3504 – 2006 & AS 2444 – 2001
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990 and manufacturer's specification
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.8 and AS 1905.1 – 2015 and manufacturer's specification
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and FER
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	Clause 186 of the EP&A Regulation 2000
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Smoke Doors	BCA Spec C3.4 & C2.5 and FER
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000 and BCA Clauses C3.6, D2.23, D3.6, E3.3
Fire Engineered Performance Solutions: + TBC	Fire Engineering Report No..... prepared by dated

BUILDING F	
Statutory Fire Safety Measure	Design / Installation Standard
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and FER
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 –2017 and FER
Emergency Evacuation Plan	AS 3745-2010
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 –2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Blankets	AS 3504 – 2006 & AS 2444 – 2001
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and FER
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	Clause 186 of the EP&A Regulation 2000
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000 and BCA Clause D3.6
Fire Engineered Performance Solutions: TBC	Fire Engineering Report No..... prepared by dated



5.0 CONCLUSION

This report contains a high-level assessment of the referenced architectural documentation for the proposed redevelopment and upgrade of the existing Fort Street Public School campus against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019.

The proposed development must comply with the relevant requirements and this can be achieved by complying with the following:

- a) Complying with the Deemed-to-satisfy (DTS) Provisions; or
- b) Formulating a Performance Solution which –
 - i. Complies with the performance requirements; or
 - ii. Is shown to be at least equivalent to the DTS provisions; or
- c) A combination of the above.

In accordance with the above, BM+G can verify that the proposed building design will entail a combination of compliance with the DTS provisions and Performance Requirements of the BCA, by the development and justification of Performance Solutions prepared by a C10 Accredited Fire Safety Engineer, Access Consultant, and Energy Consultant.

Arising from our preliminary assessment, we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 02 9211 7777 or patrick@bmplusg.com.au.

Prepared by:

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Reviewed by:

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