



McKenzie Group Consulting (NSW) Pty Ltd
 ACN: 093 211 995
 Level 6, 189 Kent St, Sydney NSW 2000
 Tel: 02 8298 6800 Fax: 02 8298 6899
 email@mckenzie-group.com.au

E-MEMO

	Name	Company	Email address
To:	Alice Dowell	Savills	dodwell@savills.com.au
CC:	Kevin Boyle	NDY	k.boyle@ndy.com
	Laurent Laberibe	NDY	l.laberibe@ndy.com
From	Mark Painter	Date	25/03/2015
		Ref:	068582-03EM
Re	BCA Non-compliance SAS, Jane Foss Russell Building, G02, 160 City Road, Darlington, NSW 2008		

Alice,

Further to receipt of Architectural design documentation please see below BCA matters identified that will be required to be assessed as part of the design development of the Class 5 fit out of Levels 3, 4, 6 & 7 for Sydney University JFR Building: -

Assessment Data

Building Assessment Data			
Part of Building	Class	Floor Area	Occupant No.
Level 3	5	1058 m2	121
Level 4	5	1078 m2	138
Level 6	5	1368 m2	152
Level 7	5	1364 m2	152
TOTAL		4868 m2	563

Items to be addressed within the Fire Engineering Report

1. C2.9 Separation of classification in different storeys. Floor between level 3 & 4, which at present is an open egress staircase, is to be in filled to comply with the BCA under specification C1.1 Table 3. FRL 120/120/120
2. D1.4 Path of travel to the exits is extended on level 3 by 2m and 1m on level 6. Therefore the fire engineer will be required to assess the extended travel distances to Levels 3 and 6 against the Performance Requirement DP4 and EP2.2 of the BCA.

We note that the base building currently has 2m of aggregate egress width per level, which equates to 200 persons.

3. D2.20 Doors in a path of travel to swing in the direction of egress.
The doors that are situated beside reception and the resource library on level 4, into the kitchen break out room on level 6 both need to swing in the direction of egress. Currently they open in the wrong direction.

Reference to be made to the existing fire engineering as provided by Warrington Fire report number 75149-RPT02-Rev4 dated 5th June 2008 which address other BCA items on levels 3, 4 & 6, 7.

Sanitary Facility Assessment

Currently the existing facilities are capable of supporting the proposed population numbers as identified above.

We have attached area calculations for levels 3, 4, 6 & 7 and included a matrix of the current facilities against the BCA. The accessible sanitary facility serving each level supplements the requirement for any additional facilities.

However under F2.4 an ambulant sanitary facility for people with ambulant disabilities are not provided to each floor at the bank of facilities to which the accessible facility is provided; handrails are to be installed and an door that opens outwards with a clearance of 900mm in accordance with AS1428.1-2009.

Additionally the existing accessible facilities will need to be brought up to the current standard in terms of equipment contained within the room if this was installed prior to 2009.

NB: For the purposes of our assessment we have allowed for a 50:50 split of male and female students and staff to each level.

Other BCA Items to be addressed

1. D2.19 Operation of latched and doorways to be provided with levers on all levels.
2. D2.21 Door hardware operated by a fail-safe control switch to be automatically unlocked upon activation of any fire alarm and or sprinkler.
3. D2.23 Signage on doors to be installed.
4. D3.2, D3.3 Decals to main entry doors.
5. D3.6 Signage; Provide signage for all amenities and facilities on the levels.
6. D3.7; Hearing augmentation is required to be provided and detailed in a specification that complies with the BCA to any reception area where the public is screened from the service provider.
7. E1.3; Fire hydrant coverage to be maintained.
8. E1.4; Fire hose reels coverage to be maintained.
9. E1.5; Sprinkler system coverage to be maintained.
10. E1.6; Portable fire extinguisher required to be installed with AS2444.
11. E2.2; Zone smoke control system in accordance with AS/NZS 1668.1. Clause 5; Specification E2.2a smoke detectors and any other installed fire detection system including a sprinkler

system installed complying with Specification E1.5. Zone smoke control system required is Section 5 and 11 of AS1668.1 which does not form part of the smoke hazard management system.

12. Spec E2.2b; Smoke exhaust vent to be in accordance with AS1668.1 to be activated by smoke detectors complying with Specification E2.2a.
13. E3.6 Lifts to be checked for compliance with Braille.
14. E4.2, E4.4, E4.5, E4.8; must be installed in accordance with AS2293.
15. E4.9; Sound system and intercom system for emergency purposes to be coverage to be maintained.

Should you have any queries or require any further information, please do not hesitate to contact me.

Regards,

Mark Painter
Building Surveyor
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 955