

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' College – Junior School Campus – 29 Burton Street, Kirribilli
BCA / Access 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 Junior School located at 29 Burton 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;
- » The Disability (Access to Premises – Buildings) Standards 2010.

The subject development consists of a building located over four (4) storeys, consisting of a basement level and three (3) storeys which are located above ground level. The subject building is primarily used as teaching spaces, however the site does also contain a multi-purpose hall and external play areas.

Table 1 – Architectural Drawings

PLAN TITLE	DRAWING NO	REVISION	DATE
Burton Street – Site Analysis	DAB 010	A	19.01.2018
Burton Street – Renders	DAB 015	A	19.01.2018
Burton Street – Existing Plan L0	DAB 100	A	19.01.2018
Burton Street – Existing Plan L1	DAB 101	A	19.01.2018
Burton Street – Proposed Plan Basement	DAB 120	A	19.01.2018
Burton Street – Proposed Plan L0	DAB 121	A	19.01.2018
Burton Street – Proposed Plan L1	DAB 122	A	19.01.2018
Burton Street – Proposed Plan L2	DAB 123	A	19.01.2018
Burton Street – Proposed Roof	DAB 124	A	19.01.2018
Burton Street – Street Elevations	DAB 200	A	19.01.2018
Burton Street – Street Elevations	DAB 201	A	19.01.2018
Burton Street – Sections	DAB 300	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
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
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
Portable Fire Extinguishers	BCA Cl. E1.6 & AS2444-2001
Smoke dampers	BCA Cl. E2.2 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