BLACKETT MAGUIRE+ GOLDSMITH

5 December 2018

Parramatta Leagues Club Pty Ltd
C/- APP
116 Miller Street
North Sydney NSW 2060

Attention: Thomas Gould
Email: Thomas.gould@app.com.au

Dear Thomas,

RE: Parramatta Leagues Club – Hotel Development
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 Parramatta Leagues Club Hotel against the Building Code of Australia 2016 Amendment 1 (BCA).

1.0 PROPOSED DEVELOPMENT

The proposed development comprises the construction of an integrated hotel and aquatic wellness and function centre aimed at the sports tourism market located on the existing surface carpark site to the south of the Leagues Club Building and across from the Western Sydney Stadium currently under construction.

1.1 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

a) confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.

b) 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*.

c) 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 96 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 Construction 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 clause 145(1)(b) the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the time the application for the Construction Certificate was made. The current version of the BCA is the BCA 2016 Amendment 1, with the BCA 2019 coming into effect in May 2019. For the purpose of this compliance statement, it is assumed that the Construction Certificate Application will be lodged prior May 2019, and as such the proposed development will be subject to compliance with the BCA 2016 Amendment 1.

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1.3 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the preliminary DA architectural plans prepared by HASSELL:

Drawing	Revision	Date
DA_1100	AA	03.12.2018
DA_1101	AA	03.12.2018
DA_1102	AA	03.12.2018
DA_1103	AA	03.12.2018
DA_1104	AA	03.12.2018
DA_1105	AA	03.12.2018
DA_1106	AA	03.12.2018
DA_1107	AA	03.12.2018
DA_1117	AA	03.12.2018
DA_1118	AA	03.12.2018
DA_1120	AA	03.12.2018
DA_2000	AA	03.12.2018
DA_2001	AA	03.12.2018
DA_2002	AA	03.12.2018
DA_2003	AA	03.12.2018
DA_3000	AA	03.12.2018
DA_3001	AA	03.12.2018

1.4 BUILDING CLASSIFICATION

The new building works have been classified as follows:

BCA CLASSIFICATION:	Class 3 (Hotel) Class 6 (Ground Floor Café, Roof Bar / Terrace) Class 9b (Leisure Centre, Gym and Function Spaces) Class 10b (Swimming Pool)
RISE IN STOREYS:	18 (Eighteen)
STOREYS CONTAINED:	19 (Nineteen)
TYPE OF CONSTRUCTION:	A
IMPORTANCE LEVEL (STRUCTURAL):	2 – *To be confirmed by structural engineer.*
SPRINKLER PROTECTED THROUGHOUT:	Yes
EFFECTIVE HEIGHT:	55m (RL68.80 – RL13.80)
MAX. FIRE COMPARTMENT SIZE:	Class 6: 5,000m^2 & 30,000m^3 Class 9b: 8,000m^2 & 48,000m^3 *Note: Maximum fire compartment sizes do not apply to levels containing only Class 3 SOUs.*
CLIMATE ZONE:	Zone 6

2.0 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.

2.1 PART A4 – UNITED BUILDINGS

A4	There are two triggers in determining whether the proposed hotel will form a united building with the existing leagues club, comprising; + Whether the two buildings will share fire services infrastructure; and + Whether the pedestrian link-bridge will be structurally supported off both buildings. We understand the above will not apply and the building will be kept as a separate (i.e. not united) building from the existing leagues club. TTW Structural Engineer's has advised that the link bridge structure is self-supporting without relying on the existing building for neither vertical nor lateral support.

2.2 SECTION B - STRUCTURE

B1	New building works are to comply with the structural provisions of the BCA 2016 and referenced standards including AS 1170. The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary. Consideration may be given to compliance with AS 3826-1998.

2.3 SECTION C – FIRE RESISTANCE

C1.9	Non-Combustible Building Elements: All materials and or components incorporated in an external wall must be non-combustible. This includes but not limited to: + Any external wall claddings. + Any framing or integral formwork systems. I.e. timber framing, sacrificial formwork, etc. + Any external linings or trims. I.e. external UPVC window linings, timber window blades, etc. + Any sarking or insulation contained within the wall assembly. This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and provided for review. Any departures from non-combustibility or deemed non-combustible materials under this clause (C1.9[e]) will require consideration under a fire engineered performance solution through compliance demonstrated under CV3.
C2.2	General Floor Area and Volume Limitations: All levels except for those containing only Class 3 SOUs must comply with the maximum floor area limitations of this clause. This generally requires floor areas to not exceed 5,000m^2 for the lowest three floors that form a single fire compartment.
C2.8 / C2.9	Separation of Classifications: If a building has parts of different classifications located alongside one another in the same storey, each building element in that storey must have the higher FRL prescribed by Specification C1.1 or the parts must be separated by a fire wall with the higher FRL prescribed. Where parts are situated one above the other in adjoining storeys, the floor between adjoining parts must have an FRL of not less than that prescribed in Specification C1.1 for the classification of the lower storey.
C2.12 / C2.13	Separation of Equipment and Electricity Supply Systems: Equipment comprising lift motors and lift control panels, emergency generators used to sustain emergency equipment, central smoke control plant, boilers, or batteries exceeding 10 ampere hours and 24 volts must be separated from the building remainder by 2-hour fire-rated construction. An electricity substation or main switch room located within a building must also be separated from the building remainder by 2-hour fire-rated construction.
C2.14	Public Corridors in Class 2 & 3 Buildings: In a Class 3 building, a public corridor, if more than 40 m in length, must be divided at intervals of not more than 40 m with smoke-proof walls – *We*

	understand a fire engineered performance solution will be proposed to justify extended public corridor lengths on Levels 6 – 15 of up to 48m.
C3.2	Protection of Openings in External Walls: Openings in an external wall that is required to achieve an FRL must be protected in accordance with C3.4 if within 3m from a side or rear boundary, or 6m from another builder that is not Class 10. Fire engineered performance solutions will be proposed to rationalise protection from adjacent fire source features being the existing leagues club building to the north-east and the existing leagues club car park to the north-west.
C3.11	Bounding Construction: Class 3 Building Parts: A doorway must be protected if it provides access from a sole-occupancy unit to a public corridor/lobby, or to a room not within a sole-occupancy unit. A doorway providing access from a room not within a sole-occupancy unit to a public corridor / lobby must also be protected. Protection required by this part must comprise a self-closing -/60/30 fire door.
C3.15	Openings for Service Installations: Where service installations penetrate the walls or floors required to have an FRL with respect to integrity and insulation they are to be protected by fire seals having an FRL of the building element concerned. Fire seals are required to comply with Specification C3.15, or be identified with a prototype of a system tested to AS 1530.4.
Spec C1.1	Fire-Resisting Construction: The building is required to comply with Table 3 as relevant to FRLs required for buildings of Type A Construction.

2.4 PARTS D1 & D2 – PROVISION FOR ESCAPE AND CONSTRUCTION OF EXITS

D1.2	Number of exits required: The building contains at least two exits from each storey. Each storey is required to have access to at least two exits.
D1.4	Exit travel distances: Exit travel distances within the subject part are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one. Exit travel distances within the Class 3s (SOUs) are required to achieve no more than 6m to a single exit or from a point in which travel in different directions to two exits is available. This distance may be up to 20m to a single exit when located at ground level. No point on the floor of a room which is not in a SOU must be more than 20m from an exit or from a point in which travel in different directions to two exits is available - *Travel distances largely comply. Where exceedances are noted, they are within acceptable limits to be addressed under a fire engineered performance solution.*
D1.5	Distance between alternative exits: Distances between alternative exits must be not greater than 60m and 45m on levels containing Class 3 SOUs. Travel distances largely comply - *Where exceedances are noted, they are within acceptable limits to be addressed under a fire engineered performance solution.*
D1.6	Dimensions of paths of travel to an exit: The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery). In a required exit or path of travel to an exit there is concession for the unobstructed width of a doorway to be reduced to 850mm min in lieu of 1m, and the unobstructed height for an exit doorway can be reduced to 1,980mm. An aggregate exit width of no less than 2m plus 500mm for every 60 persons (or part) in excess of 200 persons must be provided. – *We understand that level 1 Gym will have a population of 521 people and will require an aggregate exit width of 5m, while level 2 and 3 will have a population up to 500 people on each floor and will require 4.5m of aggregate exit width. Additionally, level 16 is proposed to have a population of up to 300 people and will require an aggregate exit width of 3m.*
D1.7	Travel via Fire-Isolated Exits: Egress from the building will rely on fire-isolated exits. Any walls within a perpendicular distance of <6m from the path of discharge are required to be protected by FRL 60/60/60 fire-rated construction with openings provided with wall wetting drenchers internally. We understand a fire engineered performance solution will be proposed to rationalise the protection of unprotected openings and external walls exposed to the path of discharge of fire stair 1. This will be justified by the provision of alternative directions of discharge in opposite directions.

	We understand a 'fire-lock' will be formed enclosing the discharge of Stair 2 with fire doors to allow for a fire-isolated passage to be formed on fire-trip. This will be subject to development under a fire engineered performance solution.
D1.9	Travel by Non-Fire-Isolated Stairways or Ramps: A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. A fire engineered performance solution will be proposed to justify the second exit from the Level 4 AHU Plant Room discharging on level 5 of the building in lieu of directly to the ground floor.
D1.10	Discharge from Exits: Discharge of exits occurs around the perimeter of the building. This provides occupants with alternative routes of egress from the majority of exits.
D1.12	Non-Required Stairways, Ramps or Escalators: A non-required, non-fire-isolated stairway is permitted within a Class 3 / 6 / 9b building if connecting no more than 3 storeys with those storeys provided with a sprinkler system. The non-required spiral staircase (Stair 3) connects Ground, Level 1, and Level 2.
D2.4	Separation of Rising and Descending Flights: If a stairway serving as an exit is required to be fire-isolated, there must be no direct connection between a flight rising from a storey below the level of egress, and a flight descending from a storey above that level. Rising and descending flights in Stair 1 and 2 must be separated so that descending occupants do not have access to the part of the stair providing access to the basement. This will need to be achieved by smoke proof construction.
D2.13 / D2.14 / D2.16 / D2.17	Stairways, Balustrades, and Handrails: Stairways, balustrades and handrails to achieve the minimum requirements of the BCA. *Floor Finishes* Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586-2013 and associated handbooks HB 197 and HB 198. This will need to be confirmed compliant at Occupation Certificate stage and as such, the selection of materials will need to be considered in relation to these requirements. *Goings and Risers* The spiral staircase from Level L00 – L01 (when accounting for maximum riser height of 190mm/ riser), would require a minimum of 24 risers. This exceeds the maximum number of risers permitted in a staircase of up to 18. Noting that Level L01 – L02 will comply at maximum riser heights, subject to the slope being in accordance with the parameters of (2R + G) as detailed in Table D2.13. In addition, as the spiral staircase is wider than 1m, a tread depth of >270mm must be achieved from each side of the unobstructed width of the stairway. This is subject to a suitable performance solution being provided prior to a Construction Certificate being issued or alternatively, appropriate landings are incorporated into the stairway.
D2.19 / D2.20 / D2.21	Doors and Latching: All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor. A swinging door in a required exit or forming part of a required exit must swing in the direction of egress. Class 9b parts serving >100 persons must be provided with door hardware which is readily openable without a key from the side of a person seeking egress by a single hand pushing action of a single device such as a panic bar located between 900 and 1.2m from the floor.
D2.22	Re-Entry from Fire-Isolated Exits: In fire-isolated exits serving any storey above an effective height of 25m, re-entry from fire-isolated exits must be provided via an intercommunication system or a door being unlocked on every fourth storey. All doors must also have fail-safe devices installed.
D2.24	Protection of Openable Windows: A window must be provided with protection if the floor below the window is 2m or more above the surface beneath in a bedroom of a Class 3 building.

2.5 PART D3 – ACCESSIBILITY

Part D3	Access for People with a Disability: The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Table D3.1 unless exempted by Clause D3.4. The building is required to comply with AS1428.1-2009. 10 Accessible SOUs are required to be provided and shown on plan. Not more than 2 required accessible sole-occupancy units may be located adjacent to each other. Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available. (**Based on 209 Hotel Rooms)**

2.6 SECTION E – SERVICES AND EQUIPMENT

E1.3	Fire Hydrants: Fire hydrant coverage is required to be provided to the building in accordance with AS2419.1 – 2005. The pump room is located one level below ground without direct access to a fire-isolated exit and may be subject to a fire engineered performance solution.
E1.4	Fire Hose Reels: Fire hose reel coverage is required to be provided to the entire building excluding those floors that only contain Class 3 SOUs. Where required to be provided, fire hose reels are to comply with AS 2441 – 2005.
E1.5	Sprinklers: An automatic fire sprinkler system is required to be provided to the building in accordance with AS 2118.1 – 2017 or alternatively, AS 2118.6 – 2012. It is understood that the tank showing in the basement level is the second Grade 1 water supply.
E1.6	Fire Extinguishers: To be provided and designed in accordance with AS 2444-2001. Portable fire extinguishers in a Class 3 building must be of ABE type, a minimum size of 2.5kg, and distributed outside of Sole Occupancy Units so that the travel distance from the entrance doorway or any unit to the nearest fire extinguisher does not exceed 10m.
E2.2a	Smoke Hazard Management: The building is required to be provided with an Automatic Fire Detection and Alarm System and Building Occupant Warning System in accordance with AS 1670.1 – 2015. Required measures comprise: + Class 9b Parts: Any ducted mechanical air handling systems, or non-ducted systems exceeding a capacity of 1000L/s, must shut down on activation of a smoke detector and sprinkler head. + Fire-isolated exits (including any passageway or fire-lock area) within the building are required to be provided with stairway pressurisation in accordance with AS 1668.1 – 2015. + Zone Smoke Control in accordance with AS 1668.1 – 2015 to all levels excluding those only containing Class 3 SOUs. + Smoke Exhaust in accordance with AS 1668.1 – 2015 to all levels excluding those only containing Class 3 SOUs. We understand the following fire engineered performance solutions will be proposed: + To not provide zone smoke control pressure differential for Level 16. + To potentially rationalise the zone smoke control for Ground to Level 2 based on the large volume of space contained.
Part E3	Lifts: A minimum number of two (2) emergency lifts will be required to be provided to serve each storey of the building that are served by the passenger lifts. The emergency lifts must be installed within separate banks so that an emergency lift is available within each bank of lifts, otherwise if they are located within the same bank, they need to be contained in separate fire rated shafts. The following provisions are required to be provided to the lifts: + Fire service controls in accordance with E3.7. + Fire service recall control switch in accordance with E3.9.

+ Lift car fire service drive control switch in accordance with E3.10.

Two emergency lifts must serve each level. They must be within separate fire-resisting shafts (I.e. cannot both be contained within the same shaft unless fire-separated by a fire-rated wall within the shaft).

E4.2-E4.8

Emergency Lighting and Exits Signs: Fire services design consultant to confirm compliance with AS 2293.1-2005.

E4.9

Sound System and Intercom System for Emergency Purposes: A sound system and intercom system for emergency purposes complying where applicable with AS 1670.4 - 2015 must be installed in a building with an effective height of more than 25 m.

Spec E1.8

Fire Control Rooms: A fire control room is to be provided based on the total building floor area comprising an effective height in excess of 50m. A fire control room must:

+ Be located in a building so that egress from any part of its floor to a public road or open space does not involve changes in level which in aggregate exceed 300mm.
+ Provide an area from which fire-fighting operations or other emergency procedures can be controlled. Must not be used for any other purpose.
+ A fire control centre in a building more than 50 m in effective height must be in a separate room achieving sufficiently impact resistance FRL 120/120/120 fire-rated construction with minimal penetrations / services within.
+ The fire control room must be accessible via two paths of travel—
  (a) one from the front entrance of the building; and
  (b) one direct from a public place or fire-isolated passageway which leads to a public place and has a door with an FRL of not less than –/120/30.

The fire control room is currently shown in the basement and will potentially be subject to a fire engineered performance solution, subject to FRNSW acceptance.

2.7 SECTION F – HEALTH AND AMENITY

F1

Damp and Weatherproofing: Damp and weatherproofing to comply with the prescriptive requirements of clauses F1.1-F1.13.

F2.3

Sanitary facilities: Sanitary facilities are only required to be provided in accordance with the requirements of Table F2.3.

Ground Floor Pool – Population 127 male/female (254 Total)

	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	2	2	2	2	3	4	YES
Female	3	4	-	-	3	4	YES

Ground Floor Café/Lobby – Population 45 male/female (90 Total)
Note: Based on seating and 3 staff members

	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	1	1	1	1	1	2	Yes
Female	2	2	-	-	1	2	Yes

Level 1 and 2 Gym – population 475 male/female (949 Total)

	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	3	4	8	8	4	4	Yes

Female	7	8	-	-	4	4	Yes

Level 4 Function Space – population 250 male/female (500 Total)							
	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	2	2	5	7	3	3	Yes
Female	6	6	-	-	3	3	Yes

Level 5 Roof Terrace – population 100 male/female: (200 Total)							
	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	1	1	2	2	2	2	Yes
Female	3	3	-	-	2	2	Yes

Level 16 Roof Bar and Conference Room – population 150 male/female (300 Total)							
	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No
Male	2	2	3	2	2	2	No
Female	4	4	-	-	2	2	Yes

F2.4

Accessible Sanitary Facilities: Accessible WCs are to be provided in accessible parts of the building in accordance with Table 2.4(a). Accessible unisex showers must be provided in accordance with Table F2.4(b) and at each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.

Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.

Part F3

Ceiling Heights: The floor to ceiling heights must be as follows:

+ *Class 3 Part:* A kitchen, laundry, corridor, passageway or the like must achieve 2.1m. A habitable room excluding a kitchen must achieve 2.4m.
+ *Class 6 Part:* Generally, 2.4m. A corridor, passageway or the like must achieve 2.1m.
+ *Class 9b Part:* An assembly building or part that accommodates not more than 100 persons must achieve 2.4 m. A part that accommodates more than 100 persons must achieve 2.7m. A corridor that serves an assembly building or part that accommodates not more than 100 persons must achieve 2.4m. A corridor that serves an assembly building or part that accommodates more than 100 persons must achieve 2.7m.
+ *Any Building:* A bathroom, shower room, sanitary compartment, airlock, tea preparation room, store room, garage, car parking area, or the like must achieve 2.1m. A commercial kitchen must achieve 2.4m. The distance height above a stairway, ramp, landing or the like must achieve 2m vertically as measured above the nosing line if above a stair.

Part F4

Light and Ventilation: Artificial lighting systems are required to comply with Clause F4.4 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with Clauses F4.5(b) and AS 1668.2.-2012.

Natural light is required to be provided to all bedrooms in Class 3 SOUs.

Part F5

Sound Transmission and Insulation: Floors and walls bounding Class 3 parts are required to comply with the prescriptive provisions of Part F5 as related to sound transmission and insulation.

2.8 SECTION J – ENERGY EFFICIENCY

Sect. J

Energy Efficiency: The new building works subject to compliance with the Energy Efficiency Provisions of Section J relating to:

- J1: Building Fabric
- J2: External Glazing
- J3: Building Sealing
- J5: Air-conditioning and ventilation systems
- J6: Artificial lighting and power
- J7: Hot water supply
- J8: Access for maintenance

The Construction Certificate documentation from the architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines).

2.9 DISABILITY (ACCESS TO PREMISES-BUILDINGS) STANDARDS 2010

DDA

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

- BCA clauses D3.1 to D3.12;
- BCA clause E3.6;
- BCA clauses F2.2 and F2.4.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. In the event that DTS compliance is not achieved, a redesign will be required or an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.

3.0 PRELIMNARY FIRE ENGINEERING BRIEF

1.	**C2.14**	To justify corridors being >45m for typical hotel floors.
2.	**C3.2**	To rationalise the protection of openings to the Leagues Club and the link bridge. It will be proposed to only provide drencher protection of openings on the link bridge and no additional protection to openings of the Leagues Club
3.	**C3.2 (a)**	To rationalise the protection of openings between the hotel podium levels and the carpark. The carpark protection could be from radiant heat screens.
4.	**C3.2 (b)**	To justify protection of openings between the hotel and the carpark covering more than 1/3 of the elevation of the podium levels
5.	**D1.4 / D1.5**	Level 1 and 2 Gym: Distance to an exit up to 45m and the distance between exits up to 70m.
6.	**D1.4 / D1.5**	Level 3 Function: Distance to an exit up to 45m and distance between exits up to 80m
7.	**D1.4**	Level 15 Plant: Distance to a point of choice up to 24m
8.	**D1.5**	Ground Floor Pool: Distance between alternative exits is up to 70m.
9.	**D1.7 / C3.5**	The discharge of stair 3 is proposed to be within a fire lock/lobby in the building
10.	**D1.7**	The discharge of stair 1 will require an occupant to pass within 6m of unprotected openings, however, there is alternative paths of travel to the road.
11.	**D1.9**	The second exit from the Level 4 AHU and Chiller Plant discharges on level 5 of the building in lieu of to the ground floor
12.	**E1.3**	The pumproom does not have direct access to a fire-isolated stairway
13.	**Spec E1.8**	***Potentially*** rationalise the location of the fire control room – descending down >300mm and the access to the main entry.
14.	**Table E2.2a**	To not provide zone smoke control pressure differential for level 16.
15.	**Table E2.2a**	*Potentially* rationalise the zone smoke control for ground to level 2 as it is a very large area.

4.0 PRELIMINARY FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final Fire Safety Engineering Review to confirm the works are permissible and do not contradict the base building Performance Solutions.

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 – 2004
Automatic Fail Safe Devices	BCA Clause D2.21
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2015
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 or AS 2118.6 – 2012
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005
Emergency Evacuation Plan	AS 3745-2010
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005
Fire Control Room	BCA Spec E1.8
Fire Blankets	AS 3504 – 1995 & AS2444 – 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, C3.5, C3.8 & C3.11; and AS 1905.1 – 2015 and manufacturer's specification
Fire Hose Reels: ▪ Excluding Levels only Containing Class 3 SOUs.	BCA Clause E1.4 & AS 2441 – 2005
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005
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 and manufacturer's specification
Mechanical Air Handling Systems: ▪ Stairway Pressurisation. ▪ Zone Smoke Control - *Excluding Levels Only Containing Class 3 SOUs.* ▪ Automatic Shutdown - *Class 9b Parts.*	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	EP&A Regulation Clause 186
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Required Exit Doors (power operated)	BCA Clause D2.19(b)
Smoke Alarms	BCA Spec E2.2a and As3786
Smoke Dampers	AS/NZS 1668.1 – 2015
Smoke Doors	BCA Spec C3.4 & C2.5
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 and AS1670.4 - 2015
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5; and AS 3000 – 1991
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6, E3.3.
Fire engineered Alternative Solutions relating to: *To be developed with the design*	BCA Performance Requirements ... Fire Safety Engineering Report prepared by ..... Report No. .... Revision .... dated .....

Please note that the above 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.

5.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed development located at Parramatta NSW, against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2016 Amendment 1.

In view of the above 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.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

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

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