

BCA REPORT: CAPABILITY STATEMENT FOR DEVELOPMENT APPLICATION

TO: ATTENTION: EMAIL: FROM: SUBJECT:	Greengate Stewart Scott stewart.scott@greengate.com.au David Blackett SENIORS LIVING & RACF DEVELOPMENT VILLAGE GREEN – Woodriff Street, Penrith	PROJECT # DATE: PAGES:	180531 10 December 2018 13
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1.0 INTRODUCTION

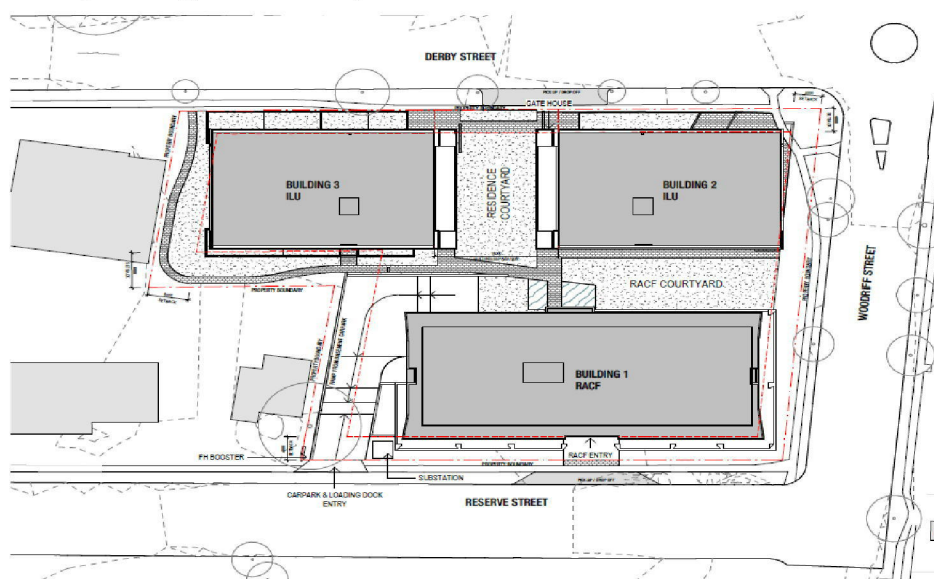
Blackett Maguire + Goldsmith Pty Ltd (BM+G) have been engaged by Greengate to provide a Building Code of Australia (BCA) 2016 high-level review of the proposed mixed use Independent Living / Residential Aged Care 'Vertical Village'.

The proposed development consists of construction of a new Seniors Housing Development, located at Woodriff Street, Penrith (bounded by Reserve Street & Derby Street).

The six storey seniors living complex with contain 76 independent living units (ILU's) and a 120 bed aged care facility within 3 separate buildings located over a common podium. Also included with the development is basement car parking and back of house areas, ground floor resident use common areas.

PROJECT SUMMARY:-

- + Site area: 4,953 m2
- + 76 Independent Living Units
 - 1 Bedroom 17
 - 1 Bedroom + STUDY 32
 - 2 Bedroom + 1 Bath 10
 - 2 Bedroom + 2 Bath 11
 - 3 Bedroom + 2 Bath 6
- + Total Units 76
- + 100 RACF rooms (120 Beds)
- + 97 Car spaces -(Including 5 Accessible)





2.0 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 BCA 2019 coming into effect in May 2019.

For the purpose of this capability 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.

3.0 BCA ASSESSMENT METHODOLOGY

The preliminary BCA desktop assessment was carried out against the provisions of the BCA. It is noted that 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 an Alternative 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 via the development of Performance Solutions prepared by a C10 Accredited Fire Safety Engineer, Access and Energy Consultants.

4.0 DOCUMENTATION RELIED UPON

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

- + Building Code of Australia 2016 (BCA).
- + The Guide to the Building Code of Australia 2016 (BCA)
- + *Draft* Building Code of Australia 2019
- + Access to Premises Standards 2010
- + DA Submission Architectural Plans Drawings prepared by Jackson Teece Architects.

5.0 BCA CLASSIFICATION

The building is classified as follows:

BCA CLASSIFICATION:	Class 2 (Independent Living Units) Class 5 (Administration/ Offices) Class 6 (Cafe) Class 7a (Car Park) Class 9b (Communal Areas) Class 9c (Residential Aged Care Building)
RISE IN STOREYS:	Seven (7)



EFFECTIVE HEIGHT

<25m i.e. 20.70m



TYPE OF CONSTRUCTION:

Type A Construction

SPRINKLER PROTECTED THROUGHOUT:

Yes – *Throughout*

MAX. FIRE COMPARTMENT SIZE:

Class 6 & 7a – 5,000m² & 30,000m³
Class 5, 9b & 9c – 8,000m² & 48,000m³

CLIMATE ZONE:

Zone 6

IMPORTANCE LEVEL:

3

6.0 BCA ASSESSMENT – KEY ISSUES

SECTION B- STRUCTURE

New building works are to comply with the structural provisions of BCA 2016, Amdt 1 including Clauses B1.1, B1.2 & B1.3 and the following Australian Standards (where relevant):

- + AS 1170.0 – 2002 General Principles
- + AS 1170.1 – 2002, including certification for balustrading (dead and live loads)
- + AS 1170.2 – 2002, Wind loads
- + AS 1170.4 – 2007, Earthquake loads
- + AS 1288 – 2006, Glass in buildings.
- + AS/NZS 1664.1 and 2 – 1997, Aluminium construction
- + AS 1720.1 – 2010, Design of timber structure
- + AS 2159 – 2009, Piling
- + AS 2047 – 2014, Windows in buildings.
- + AS 3600 – 2009, Concrete code
- + AS 3700 – 2001, Masonry code
- + AS 4100 – 1998, Steel Structures and/or
- + AS 4600 – 2005, Cold formed steel
- + AS 5146.1 – 2015, Reinforced autoclaved aerated concrete

Termite protection measures to be implemented where appropriate in accordance with AS 3660.1-2000 – Termite Management.

Structural Design certification confirming that the design achieves compliance with the above is required at the time of the application for Construction Certificate



SECTION C – FIRE RESISTANCE

1. Clause C1.1 – Type of Construction Required:

The building is required to be constructed in accordance with Type A Construction based on the rise on storeys of the building.

Verification of the FRL's of the building elements will be required to be submitted with the Construction Certificate application.

All building elements are to achieve the required FRL in accordance with Table 3 in BCA Specification C1.1 for Type A Construction – See Specification C1.1 below. In this regard the following is noted with respect to our assessment of the development:

- + The external walls and columns are to be fire rated to achieve an FRL of 120 minutes for that part. In this instance it is understood that a **Fire Engineered Performance Solution** will be pursued to justify the omission of FRLs to the upper level on the basis of the lower ground floor being fire separated from the remainder of the building and an Automatic Fire Detection and Alarm System in accordance with AS 1670-2015 being provide throughout the building.
- + If a stair shaft supports any floor or a structural part of it:
 - the floor or part must have an FRL of 60/-/- or more; or
 - the junction of the stair shaft must be constructed so that the floor or part will be free to sag or fall in a fire without causing structural damage to the shaft.
- + The following elements are to be of non-combustible construction:
 - The external wall assemblies (including linings, framing insulation and sarking
 - Internal walls required to be fire-resisting; and
 - A lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products
- + Loadbearing internal walls and a loadbearing fire walls (including those that are part of a loadbearing shaft) must be constructed from concrete or masonry

Clause C1.10

Fire hazard properties for all floor, wall and ceiling linings are to comply with BCA Specification C1.10 with regard to smoke development rates, critical radiant flux and group ratings. In this instance, the following fire hazard properties apply:

- + Floor linings and coverings must achieve a Critical Radiant Flux of not less than 1.2kW/m² for the class 7a (carpark) and 2.2kW/m² for the class 9b part. Furthermore, as the building will not be sprinkler protected, the material must achieve a maximum smoke development rate of 750 percent-minutes;
- + Wall and ceiling lining are to achieve a material group number as specified the table below. Furthermore, as the part 9b part will not be sprinkler protected, and Smoke Growth Rate Index of not more than 100 or an Average Specific Extinction Area less than 250 m²/kg.

Class of building	Fire-isolated exits and fire control rooms	Public corridors		Specific areas		Other areas
	Wall/ceiling	Wall	Ceiling	Wall	Ceiling	Wall/ceiling
Class 7						
Unsprinklered	1	1, 2	1, 2	1, 2, 3	1, 2	1, 2, 3
Sprinklered	1	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
Class 9b						
Unsprinklered	1	1	1	1, 2	1, 2	1, 2, 3
Sprinklered	1	1, 2	1, 2	1, 2, 3	1, 2, 3	1, 2, 3

- + Rigid and flexible ductwork in a Class 2 to 9 building must comply with the fire hazard properties set out in AS 4254 Parts 1 and 2.
- + Sarking material must achieve a Flammability Index of not more than 5.



2. Clause C2.2 – General Floor Area and Volume Limitations

The fire compartment sizes throughout the building relative to the individual classifications will be required to comply with the maximum sizes detailed in Table C2.2. The Architectural Drawings indicate that compliance is achievable in this instance.

It is noted that the Table C2.2 is not applicable to the Class 2 ILU's.

Verification of the fire compartment sizes will be required to be submitted with the Construction Certificate application.

3. Clause C2.5 – 9c Buildings:

Within the Class 9c portion of the building, additional smoke compartmentation will be required to be provided throughout each storey in accordance with Clause C2.5.

The Architectural Drawings indicate that compliance is achievable in this instance.

Verification of the exact location of the fire & smoke walls and their sizes will be required to be submitted with the Construction Certificate application.

4. Clause C2.8 – Separation of Classifications in the Same Storey

Where different classifications are located within the same storey, they are required to be separated in accordance with Clause C2.8 i.e. adoption of the higher FRL throughout the floor or alternatively separate the classifications by a fire wall in accordance with Clause C2.7.

Verification of the proposed method of separation of classifications will be required to be submitted with the Construction Certificate application.

5. Clause C2.9 – Separation of Classifications in Different Storeys

Where different classifications are located within the same storey, they are required to be separated by a floor with an FRL for the classification of the lower storey.

Verification of the proposed method of separation of classifications will be required to be submitted with the Construction Certificate application.

6. Clause C2.14 – Public Corridors in Class 2 Buildings

The public corridors located within the Class 2 portion of the building are required to be separated by smoke walls at intervals of not more than 40m.

The Architectural Drawings indicate that compliance is achievable in this instance.

7. Clause C3.2 – Protection of openings in external walls

Based on the setbacks of the external walls of the building from the side and rear boundaries along with the far boundaries of the adjoining road, there is no requirement for the openings in the external walls of the building to be protected in accordance with Clause C3.4.

8. Clause C3.3 – Separation of External Walls and Associated Openings in Different Fire Compartments

There are a number of locations where the external walls and their associated openings of different fire compartments (Class 9c parts) may be exposed to one another. Where exposure occurs via the external walls of different fire compartments, the walls and openings will be required to be protected in accordance with Clause C3.3.

Verification of the proposed protection method of external walls and their openings of different fire compartments will be required to be submitted with the Construction Certificate application including any proposed Performance Solutions.



9. Spec C3.1 – Fire Resistance of building elements

The building will be required to be constructed in accordance with the FRL's detailed in Table 3 of Specification C1.1 for Type A Construction (refer below).

TYPE A CONSTRUCTION			
BUILDING ELEMENT	Class 2	Class 5, 7a, 9b / 9c	Class 6
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is – For <i>loadbearing</i> parts- less than 1.5m 1.5m to less than 3m 3m or more For <i>non-loadbearing</i> parts- less than 1.5m 1.5m to less than 3m 3m or more	90/90/90 90/60/60 90/60/30 -/90/90 -/60/60 -/-/-	120/120/120 120/90/60 120/60/30 -/120/120 -/90/90 -/-/-	180/180/180 180/180/120 180/120/90 -/180/180 -/180/120 -/-/-
LOADBEARING EXTERNAL COLUMNS not incorporated in an external wall – For <i>loadbearing</i> columns For <i>non-loadbearing</i> columns	190/-/- -/-/-	120/-/- -/-/-	180/-/- -/-/-
COMMON WALLS & FIRE WALLS	90/90/90	120/120/120	180/180/180
INTERNAL WALLS Fire Resisting lift and stair shafts – <i>Loadbearing</i> <i>Non-loadbearing</i> Bounding public corridors, public lobbies and the like – <i>Loadbearing</i> <i>Non-loadbearing</i> Between or bounding sole-occupancy units – <i>Loadbearing</i> <i>Non-loadbearing</i> Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion – <i>Loadbearing</i> <i>Non-loadbearing</i>	90/90/90 -/90/90 90/90/90 -/60/60 90/90/90 -/60/60 90/90/90 -/90/90	120/120/120 -/120/120 180/-/- -/-/- 180/-/- -/-/- 120/90/90 -/90/90	180/120/120 -/120/120 180/-/- -/-/- 180/-/- -/-/- 180/120/120 -/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES & COLUMNS	90/-/-	120/-/-	180/-/-
FLOORS	90/90/90	120/120/120	180/180/180
ROOFS	--/--/--	--/--/--	--/--/--



SECTION D – ACCESS & EGRESS

10. Clause D1.2 – Number of Exits Required

The minimum number of exits has been provided from each storey of the building.

11. Clause D1.3 – When Fire-Isolated Stairways and Ramps Are Required

Based on the rise in storeys of the building, fire isolated stairways are required to be provided.

Alternatively, 'external' stairways can be provided in lieu of the fire isolated stairways.

The Architectural Drawings indicate compliance in this instance.

12. Clause D1.4 – Exit Travel Distances:

Travel distance are required to be provided in accordance with the following throughout the building:

Building Class	Distance to a Point of Choice	Distance to an Alternative Exit	Distance between Alternative Exits
Class 2	6m	-	45m
Class 5 & 6 (see note)	20m	40m	60m
Class 7a	20m	40m	60m
Class 9c	20m	40m	60m

The Architectural Drawings indicate that compliance is achievable throughout the majority of the building.

There are a number of cases in the Class 2 ILUs where travel distances are excessive, however noting the (draft) BCA2019 provisions, inclusive of sprinklers throughout the building, we are satisfied the proposed travel distances can be justified to comply with the performance requirements of BCA2016.

Where the design cannot be amended to strictly comply with the DtS Provisions, a Performance Solution will need to be prepared by a qualified Fire Safety Engineer which demonstrates compliance with the required Performance Requirements of the BCA.

13. Clause D1.5 – Distance Between Alternative Exits

The Architectural Drawings indicate that compliance is achievable throughout the majority of the building.

Where the design cannot be amended to comply with the DtS Provisions, a Performance Solution will need to be prepared by a qualified Fire Safety Engineer which demonstrates compliance with the required Performance Requirements of the BCA.

14. Clause D1.7 – Travel via Fire Isolated Exits

Noting that egress strategies will be refined during design development, there are number of locations where occupants upon discharge from the fire isolated stairway stairways are required to pass within 6m of the external walls and their associated openings.

In this instance, the external walls and openings will be required to be protected in accordance with Clause D1.7 or alternatively the protection of the external walls and openings will be required to be subject of a Performance Solution to be prepared by a qualified Fire Safety Engineer which demonstrates compliance with the Performance Requirements of the BCA.

Where the egress stairways are to consist of external stairways in lieu of fire isolated stairways, the discharge of egress within 6m of the building will not present any compliance issues.

15. Clause D2.4 – Separation of Rising & Descending Stair Flights

Noting that egress strategies will be refined during design development, the rising and descending stair flights between basement level and Level 1 of the building will be required to be separated in accordance with the Clause D2.14.

The Architectural Drawings that compliance is achievable in this instance.

Verification of the exact means of separation of the stair flights will be required to be submitted with the Construction Certificate application.



16. Part D3 – Access for a Person with a Disability

The Architectural Drawings indicate that access for a person with a disability can be provided from the allotment boundary through to the main entry of the building along with from the accessible car parking spaces to the main entry and throughout the building which will ensure compliance with the requirements of BCA Part D3 and the Access to Premises Standards 2010 in terms of access and facilities for people with disabilities.

This will in essence ensure the design satisfies the requirements of the DDA.

Accessible car parking spaces are required to be provided in accordance with Table D3.6. The Architectural Drawings indicate compliance is achievable in this instance.

It is noted understood that an Access Consultant will be engaged to undertake a review of the entire development in relation to access for a person with a disability to ensure that compliance is achieved with Part D3 of the BCA, AS 1428.1 – 2009 and the Access to Premises Standards 2010.

Notwithstanding, the following is a summary of the provisions of Clause D3.3 and in turn AS 1428.1-2009 that are applicable to the proposed building:

- + An accessible path of travel is to be provided from the allotment boundary, between other buildings on the same allotment and from the accessible car space is to be detailed on the Construction Certificate plans. Where a kerb is proposed, a kerb ramp is to be provided so the accessible path is free from steps.
- + All finished vertically abutting floor surfaces are to be trip free, the following details demonstrate the tolerance level for floor finishes:

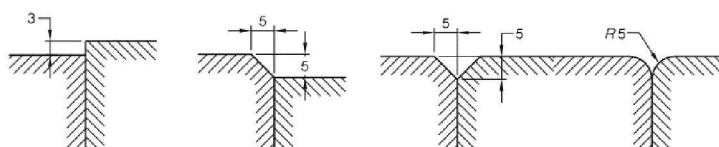


Figure 1: Clause 7.2 Construction tolerances for abutment of surfaces

- + Stairways are required to be designed and constructed in accordance with the requirements specified under Clause 10 and 11 of AS1428.1-2009 that includes handrails on both sides of the stair with extensions in accordance with below diagram

Note: Handrails are to be detailed on the Construction Certificate Plans in accordance with the diagrams below. Care is to be taken to ensure that handrail extensions are located such that they do not reduce the minimum 1m wide path of travel and required circulation space.

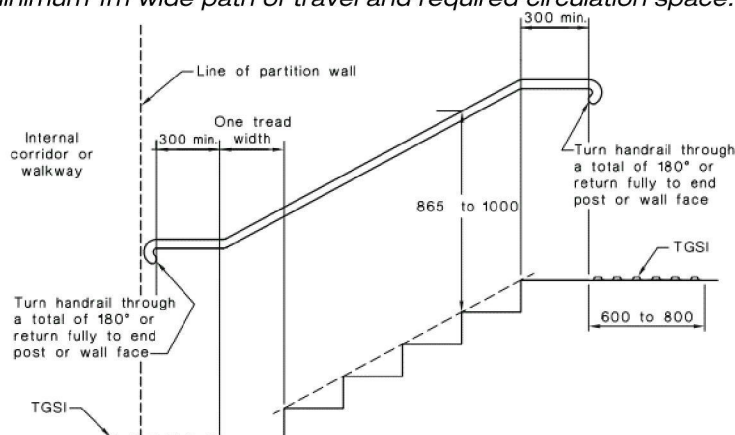


Figure 2: Handrail Details – Clause 10.3 and 12 of AS1428.1-2009

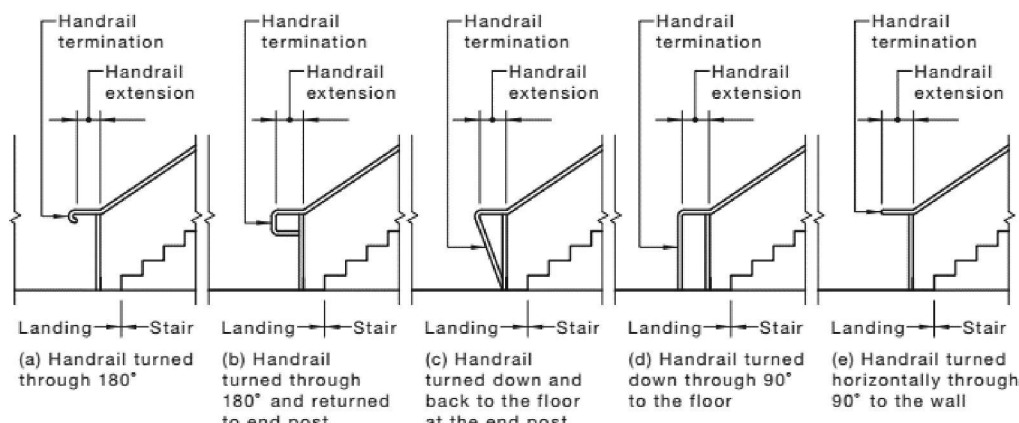


Figure 3: Clause 11.1 and 12 of AS1428.1-2009 - Handrail Details

- + Stairs are to be provided with contrast stair nosings between 50 and 75mm deep across the full width of the path of travel. The strip may be set back 15mm from the front of the nosing and must possess a minimum luminance contrast of 30% to the background. The strip must not extend down the riser more than 10mm

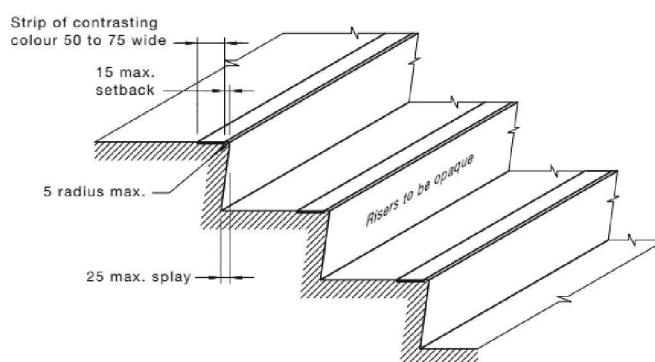


Figure 4: Clause 10.8.1 of AS1428.1-2009 - Nosing Details

- + Any proposed carpets within the building are to have a pile height or pile thickness not exceeding 11mm and the carpet backing thickness shall not exceed 4mm (total thickness shall not exceed 15mm).

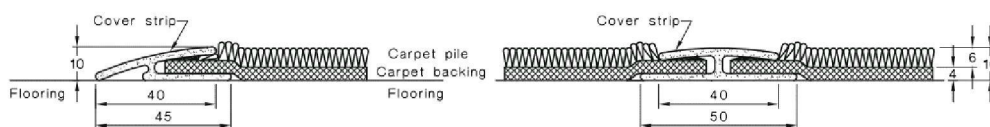


Figure 5: Clause 7.4.1 of AS1428.1-2009 - Carpet Details

- + A luminance contrast colour of 30% is to be provided to all new doorways; including door frames (to clearly identify the difference between the door and the adjoining wall/door frame). Note that frameless auto sliding doors may not achieve compliance in this regard.
- + Accessible doorways in common areas are to achieve a minimum unobstructed clear width of 850mm (clear opening width does not include the door leaf thickness) and where there are double doors proposed, at least one leaf is to achieve this minimum clearance. Note: Generally, a proposed door leaf width of 920mm will achieve this minimum requirement.
Clear width requirements for the Class 9c RACF doorways will need to comply with BCA as required.
- + The circulation space around all accessible swinging doors is required to comply with Clause 13.3 and Figure 31 of AS 1428.1-2009. Circulation space requirements are to be detailed on the CC drawings – refer to Section 13 of AS1428.1-2009. Doors are to be reviewed by the Access Consultant to ensure that a clear space of 530mm at the latch side of the door and 110mm at the hinge side of the door are provided to achieve compliance based on a 'front on approach'. Where a front on approach is not possible, the required dimensions will need to be determined according to the approach side, door swing and the like.
- + All door handles and related hardware to swinging doorways are required to be a type 'D' handle which allows the door to be unlocked and opened with one hand in accordance with Clause 13.5.2.

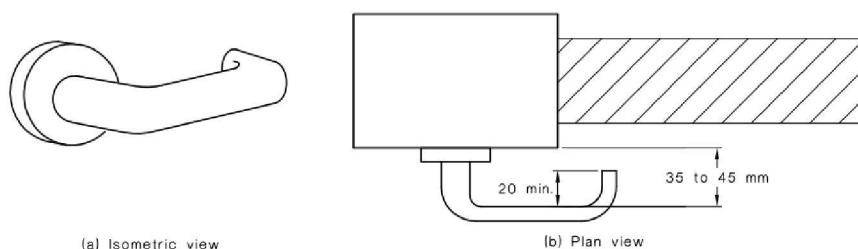


Figure 6: Clause 13.5 of AS1428.1-2009 - Acceptable door hardware for hinged doors

Details demonstrating compliance and an accessibility compliance report are to be provided at the CC Application stage. Any non-compliance issues are required to be addressed via plan amendments or a Performance Solution prepared by the Access Consultant to demonstrate compliance with Performance Requirement DP1.

SECTION E – SERVICES & EQUIPMENT

17. Part E1 – E4- Essential Fire Safety Measures

Based on the Architectural Drawings reviewed to date, the following essential fire safety measures will be required to be installed throughout the building.

Essential Fire and Other Safety Measures	Standard of Performance
Access Panels, Doors & Hoppers	BCA Clause C3.13 AS 1530.4 - 2005
Alarm Signalling Equipment	AS1670.3 – 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 System (throughout the entire development)	BCA Spec. E1.5 AS2118.1 - 1999
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2015
Emergency Lighting	BCA Clause E4.2, E4.4 AS 2293.1 - 2005
Emergency Evacuation Plan	AS 3745 - 2002
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2005
Fire Blankets	AS 3504 – 1995 AS2444 – 2001



Essential Fire and Other Safety Measures	Standard of Performance
Fire Dampers	BCA Clause C3.15 AS 1668.1 - 2015 AS 1682.1 & 2 - 2015
Fire Doors	BCA Clause C2.12, C2.13, C3.5, C3.7, C3.8, C3.11 AS 1905.1 - 2005
Fire Hose Reels (Class 5, 6, 7a & 9b parts)	BCA Clause E1.4 AS 2441 - 2005
Fire Hydrant Systems	Clause E1.3 AS 2419.1 - 2005
Fire Seals	BCA Clause C3.15 AS 1530.4 - 2005 AS 4072.1 - 2005
Fire Walls	BCA Spec. C1.1
Lightweight Construction	BCA Clause C1.8 AS 1530.4 - 2014
Manual Call Points	BCA Section E
Mechanical Air Handling Systems (automatic shutdown)	BCA Clause E2.2 AS/NZS 1668.1 - 2015 & AS 1668.2 - 1991
Paths of Travel	EP & A Regulation Clause 186
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 - 2001
Pressurising Systems (Fire Isolated Stairways serving Class 9c portion - <i>as applicable</i>)	BCA Clause E2.2 AS/NZS 1668.1 - 2015
Required Exit Doors (power operated)	BCA Clause D2.19(d)
Smoke Alarms	BCA Spec E2.2a AS 3786
Smoke Dampers	AS/NZS 1668.1 - 2015 AS 1682.1 & 2 - 2015



Essential Fire and Other Safety Measures	Standard of Performance
Smoke Doors	BCA Spec. C3.4 & C2.5
Smoke Seals	BCA Spec C3.4
Smoke Walls	BCA Spec. C2.5
Warning & Operational signs	Section 183 of the EP & A Regulations 2000, BCA Clause D2.23. BCA Clause E3.3 AS 1905.1 – 2005

SECTION F – HEALTH & AMENITY

18. Clause F2.1 – Facilities in Residential Buildings

Sanitary facilities are required to be provided throughout the Class 2 & Class 9c portions of the building in accordance with Table F2.1.

The Architectural Drawings indicate that compliance is achievable in this instance.

Verification of compliance with Clause F2.1 will be required to be submitted with the Construction Certificate application.

19. Clause F2.3 – Facilities in Class 5 to 9 Buildings

Sanitary facilities are required to be provided throughout the Class 5, 6 & 9b portions of the building in accordance with Table F2.3.

The Architectural Drawings indicate that compliance is achievable in this instance.

Verification of compliance with Clause F2.3 will be required to be submitted with the Construction Certificate application.

20. Clause F2.4 – Accessible Sanitary Facilities

Sanitary facilities for a person with a disability (including ambulant sanitary compartments) are required to be provided throughout the Class 5, 6, 9b & 9c portions of the building in accordance with Clause F2.4.

The Architectural Drawings indicate that compliance is achievable in this instance.

Verification of compliance with Clause F2.4 will be required to be submitted with the Construction Certificate application.

21. Part F4 – Light & Ventilation

Natural light and ventilation will be required to be provided throughout the building in accordance with Part F4.

The Architectural Drawings indicate that compliance is achievable in this instance.

Verification of compliance with Part F4 of the BCA will be required to be submitted with the Construction Certificate application.

22. Part F5 – Sound Transmission and Insulation

The Class 2 and Class 9c portions of the building will be required to comply with the Sound Transmission & Insulation requirements of Part F5 of the BCA.



Verification of compliance with the requirements of Part F5 of the BCA will be required to be submitted with the Construction Certificate application.

SECTION J – ENERGY EFFICIENCY

23. Parts J1 – J8

The Class 2 ILUs will be subject to a BASIX report.

In addition, the energy efficiency provisions of Section J are applicable to the proposed building.

In this regard Parts J1 - Building Fabric, J2 - External Glazing, J3 - Building Sealing and J5 - Air Conditioning and Mechanical Ventilation, Part J6 - Artificial Lighting and Power, and Part J7 - Hot water supply & Part J8 - Access for Maintenance are required to be complied with.

Verification of compliance with the provisions of Section J will be required to be submitted with the Construction Certificate application.

7.0 CONCLUSION

This Report contains a high level BCA2016 and Access to Premises Standards 2010 assessment of the referenced DA Architectural Documentation for the proposed Seniors Living & RACF development Village Green – Woodriff Street, Penrith.

Arising from our assessment we are satisfied that the project design is capable of satisfying the requirements of the BCA2016 and the Access to Premises Standards 2010 if the works are designed and constructed in accordance with the requirements of the BCA and associated Australian Standards and any subsequent required Fire Engineering Assessment to be undertaken for the building.

Yours sincerely,

David Blackett

Director

A1 Accredited Certifier (NSW) – BPB 0032

Blackett Maguire + Goldsmith