



5 March 2018

Uniting Aged Care  
C/o Midson Group

Attention: John Phillipott

Dear John,

**RE: UNITINGCARE AGEING - EDINGLASSIE VILLAGE, EMU PLAINS  
BCA COMPLIANCE STATEMENT FOR DA SUBMISSION R2**

This statement has been prepared to verify that Blakett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation against the Building Code of Australia 2016 (BCA), in support of the Development Application to Penrith City Council.

**PROPOSED DEVELOPMENT**

The proposed development comprises demolition of existing buildings on site and construction of a new 3 storey RACF and ancillary car parking.

**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. This statement is in support of development application and 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*.

**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. *Note: BCA 2016 will be applicable to 1 May 2019.*

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## REFERENCED DOCUMENTATION

- + National Construction Code Series (Volume 1) Building Code of Australia 2016 (BCA)
- + Guide to the Building Code of Australia 2016 (BCA Guide)
- + Environmental Planning and Assessment Act 1979 (EP&A)
- + Environmental Planning and Assessment Regulation 2000 (EP&AR)
- + Architectural plans prepared by Morrison Design Group;

Drawing No.	Revision	Date	Drawing No.	Revision	Date
A 050	F	7/2/18	A100	F	7/2/2018
A110	E	7/2/18			

## BUILDING CLASSIFICATION

The new building works have been classified as follows:

+ <b>BCA CLASSIFICATION:</b>	Class 9b,9c
+ <b>STOREYS CONTAINED:</b>	3
+ <b>RISE IN STOREYS:</b>	3
+ <b>TYPE OF CONSTRUCTION:</b>	Type A
+ <b>EFFECTIVE HEIGHT:</b>	Less than 25m
+ <b>CLIMATE ZONE:</b>	Climate zone 6

## SUMMARY OF KEY BCA COMPLIANCE ISSUES

### + LIKELY FIRE SAFETY ENGINEERED PERFORMANCE SOLUTIONS

1. BCA cl. D1.4 and D1.5: + Exit travel distance up to 26m to point of choice on ground, level 1 and 2 Eastern wing.
2. BCA cl. C2.5, Spec, C2.5 To have smoke doors swing against the direction of egress
3. BCA cl D1.7 Discharge of fire isolated exits involves passing by openings within 6m however, alternative paths are provided.
4. BCA cl. E1.4, To delete Fire Hose Reels from Class 9b fellowship centre
5. BCA cl. E1.3 & AS 2419.1-2005 Fire hydrant booster location not strictly in accordance with provisions of AS 2419.1
6. BCA cl. E1.5 & AS 2118.4 To permit a AS 2118.4 sprinkler system in lieu of a AS 2118.1 system to the class 9b fellowship centre.
7. BCA Cl. E2.2a, Spec E2.2a To rationalise the number and location of mimic panels in smoke compartments.



**+ LIKELY OTHER PERFORMANCE SOLUTIONS**

8. BCA cl. D3.1 and Table D3.1 To have the design of the ensuites in the designated accessible rooms not strictly in accordance with AS 1428.4

Please note that the above matters have been identified arising from a review of the DA architectural plans. A further detailed assessment of the Construction Certificate architectural plans will be undertaken prior to issue of the Construction Certificate which may result in further performance solutions.

**PRELIMINARY FIRE SAFETY SCHEDULE**

The following comprises a preliminary fire safety schedule containing statutory fire safety measures that will apply to the new building.

<b>Statutory Fire Safety Measure</b>	<b>Design / Installation Standard</b>
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
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 E4.4 & AS 2293.1 – 2005
Emergency Evacuation Plan	AS 3745
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005
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, C3.6, C3.7, C3.8 & C3.11; and AS 1905.1 – 2015 and manufacturer’s specification
Fire Hydrant Systems	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 – 2005 and manufacturer’s specification
Mechanical Air Handling Systems	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
Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 2015
Residential Automatic Sprinkler System	AS 2118.4 – 2012
Smoke and/or Heat Detectors (auto shutdown)	Clause 5(b) of BCA Spec E2.2a and AS 1668.1 - 2015
Smoke Dampers	AS/NZS 1668.1 – 2015
Smoke Doors	BCA Spec C3.4 & C2.5
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3



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.

### **DISABILITY (ACCESS TO PREMISES-BUILDINGS) STANDARDS 2010**

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.

The referenced plans show that access for people with disabilities will be available to and within the building from the main points of a pedestrian entry at the allotment boundary and accessible car spaces in accordance with BCA clause D3.1.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Stage 2 DA phase and prior to relevant Construction Certificate stage. However, our review of the DA documentation indicates that compliance with the abovementioned provisions will be readily achievable. In the event that DTS compliance is not achieved, an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.

### **CONCLUSION**

This report confirms that BM+G have undertaken a review of the DA architectural plans for the The proposed development comprises demolition of existing buildings on site and construction of a new 3 storey RACF and ancillary car parking against the deemed-to-satisfy provisions of the Building Code of Australia 2016 and the Disability (Access to Premises – Buildings) Standards 2010.

It is our experience that such compliance matters raised in this report are not uncommon for a development of this nature and that they can be readily addressed at Construction Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of detailed documentation for Construction Certificate without giving rise to significant changes to the proposal as submitted for Development Application.

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

Yours sincerely,

Aaron Redfern  
Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**