

24 April 2018

FDC Construction & Fitout (NSW) Pty Ltd
22-24 Junction Street
Forest Lodge NSW 2037
Attention: Peter Stait

Dear Peter,

**RE: ST MARYS RUGBY LEAGUE CLUB - WESTERN FOYER
BCA COMPLIANCE STATEMENT FOR SECTION 4.55 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 Section 4.55 Application to Penrith City Council for the proposed alterations and additions to the existing St Marys Rugby League Club against the Building Code of Australia 2016 (BCA).

PROPOSED DEVELOPMENT

We note that Development Consent DA14/0932 (as amended) was approved by Penrith City Council for the expansion, alterations and additions to St Marys Rugby League Club including car parking and landscaping works.

The proposed development comprises alterations and additions to the existing building including the extension of current Western Foyer to include a new lobby with reception area, management offices, function and meeting rooms, sanitary facilities, a separate Public and Club TAB on Ground Floor, new offices and function/convention facilities on the First Floor and landscaping.

Upon completion the abovementioned building works, the main entrance to the club will face Forrester Road in lieu of the Boronia Road.



Figure 1: Proposed development (left) & locality plan (right)
Source: Bergstrom Architects Pty Ltd (left) and SixMaps (right)

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COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- a) confirm that the Section 4.55 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 Section 4.55 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 further applications under Section 4.55 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*.

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.

It is noted that an application for a Construction Certificate was received on 28 September 2017 for alterations and additions to the existing north east on-grade carpark associated with the Western Foyer.

In this regard, the proposed development is subject to compliance with BCA 2016.

REFERENCED DOCUMENTATION

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

- + Preliminary Section 4.55 architectural plans prepared by Bergstrom Architects dated 7 February 2018.
- + National Construction Code - Building Code of Australia 2016.
- + Guide to the Building Code of Australia 2016.

BUILDING CLASSIFICATION

The new building works have been classified as follows:

+ BCA CLASSIFICATION:	Class 5 (Offices) Class 9b (Assembly Building)
+ IMPORTANCE LEVEL (STRUCTURAL):	Three (3)
+ STOREYS CONTAINED:	Two (2)
+ RISE IN STOREYS:	Two (2)
+ TYPE OF CONSTRUCTION:	Type B
+ EFFECTIVE HEIGHT:	Less than 12m
+ MAX. FIRE COMPARTMENT SIZE PERMITTED:	Floor area: 5,500m ² . Volume: 33,000m ³ .
+ SPRINKLER PROTECTED THROUGHOUT:	No
+ CLIMATE ZONE:	Zone 6



BCA COMPLIANCE STRATEGY

The development is required to achieve Type B Construction by virtue of the buildings classification and rise in storeys. In this regard, new and/or altered building elements are required to comply with BCA Spec. C1.1 where applicable.

A suitably qualified structural engineer is to verify that the existing building is capable of withstanding any new loads which will be imposed on the existing prior to the issue of a Construction Certificate.

The materials used in the external wall assembly (including cladding and panels) are to be non-combustible or comply with Clause C1.12 (combustible materials permitted to be used where non-combustible materials are required).

In this regard, evidence in the form of a Codemark Certificate of Conformity or copies of AS 1530.1-1994 and AS 1530.3-1999 Test Reports (as applicable) will be required to be obtained prior to the lodgement of the DA as any change in product may have implications on the appearance of the façade.

To ensure that the size of any existing fire compartments is not increased and the existing level of fire and life safety afforded to the building is not reduced, the proposed Western Foyer addition will be fire separated from the remainder of the building by way of 2hr fire separation (or reduced fire ratings as permitted under a fire engineered Performance Solution).

Notwithstanding the above, it is noted that a fire shutter will be required to maintain the line of fire separation between the existing building and proposed Western Foyer addition. In this regard, where the proposed fire shutter cannot be installed in strict accordance with its tested prototype and the provisions of BCA Spec. C3.4, a fire engineered Performance Solution will be required to be documented.

The proposed addition will be setback more than 3m from the side and rear allotment boundaries and therefore will not necessitate protection in accordance with BCA clause C3.4 (i.e. fire rated glazing or external wall wetting sprinklers).

Each storey is served by at least two exits in accordance with the BCA DtS provisions, however it is noted that access to two (2) exits is not available from within the Public TAB area and as such will require a fire engineered Performance Solution to be documented.

Exit travel distances from within the proposed Western Foyer addition comply with the BCA DtS provisions. A detailed review of available aggregate egress width will be undertaken at Construction Certificate stage, however we note that compliance will be readily achievable.

The performance, operation and coverage of base building fire services (such as fire hydrants, fire hose reels, emergency lighting, exit signage, smoke detection and alarm system) is to be extended throughout the Western Foyer addition in accordance with the requirements of BCA 2016.

To ensure that there are an adequate number of sanitary facilities serving the building, a detailed review of sanitary facilities will be required to be undertaken prior to the issue of a Construction Certificate.

The building will be required to comply with the BCA Section J Energy Efficiency Provisions. Details of compliance, including a JV3 Verification Report (where applicable) will be required prior to issue of the Construction Certificate.

FIRE SAFETY ENGINEERED PERFORMANCE SOLUTIONS

We note that the existing building is subject to a number of fire engineered Performance Solutions. In this regard, prior to the issue of a Construction Certificate a statement will be required to be obtained from an accredited Fire Engineer verifying that the proposed works will have no implications on the previous fire engineering undertaken in the building.

In addition to the above, we note that following BCA DtS departures will necessitate new fire engineered Performance Solutions as applicable to the new works:

1. BCA cl. D1.2 Occupants in the Public TAB area do not have access to at least two (2) exits as required by BCA cl. D1.2(d)(vi) and BCA cl. D1.2(g).



2. BCA cl. C2.2 & Spec. C3.4 We note that a fire shutter will be required to maintain the line of fire separation between the existing building and proposed Western Foyer addition.

In this regard, where the proposed fire shutter cannot be installed in strict accordance with its tested prototype and the provisions of BCA Spec. C3.4, a fire engineered Performance Solution will be required to be documented.

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.

PRELIMINARY FIRE SAFETY SCHEDULE

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

Statutory Fire Safety Measure	Design / Installation Standard
Automatic Fail Safe Devices	BCA Clause D2.21
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2015
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005
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, C3.5, C3.6, C3.7; and AS 1905.1 – 2015 and manufacturer's specification
Fire Hose Reels	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 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Fire Shutters	BCA Spec C3.4 & AS 1905.2 – 2005
Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1999 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
Required Exit Doors (power operated)	BCA Clause D2.19(b)
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015
Smoke and/or Heat Detectors (auto shutdown or smoke exhaust)	Clause 5(b) of BCA Spec E2.2a and AS 1668.1 - 2015
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 of BCA Spec G3.8 and AS1670.4 - 2015
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.6, E3.3 & H101.8
Fire engineered Alternative Solutions relating to: + Extended distances between alternative exits; + Directional swing of horizontal exits doors + Excessive fire compartment sizes	Fire Safety Engineering Report No. 2407600-RPT01-4 prepared by Exova Warringtonfire Aus Pty Ltd, dated 22 December 2009. BCA Performance Requirements CP1, CP2, DP2 & DP4
Fire engineered Alternative Solution relating to: + Protection of openings between adjacent fire compartments	Fire Safety Engineering Report No. 29087700-RPT01-2 prepared by Exova Warringtonfire Aus Pty Ltd, dated 23 May 2014. BCA Performance Requirements CP1 & CP2



Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any additional proposed measures which may be required by the 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 generally 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 Construction Certificate stage.

CONCLUSION

This statement confirms that BM+G have undertaken a review of the Section 4.55 architectural plans for the proposed Western Foyer addition at St Marys Rugby League Club 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 the detailed documentation for Construction Certificate without giving rise to significant changes to the proposal as submitted for the Section 4.55 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,

Tony Heaslip
Director
Blackett Maguire + Goldsmith Pty Ltd