



File: 2014/0038

Wednesday, 22 January 2014

Jones Lang Lasalle
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Email: Liam.Phipps@ap.ill.com

Attention: Liam Phillips

RE: BCA Design Compliance Statement
Westpac Penrith Branch - External Works Only – Cnr of Henry &
Station Street, Penrith (Penrith Westfield)

Description of the work

The proposed works involves external works to an existing tenancy at the above mentioned shopping center. Development Consent is required to be obtained from Penrith Council for the proposed external works. An assessment has been undertaken for the purpose of submitting a compliance report with the Development Application to Council under Part 4 of the Environmental Planning and Assessment Act.

Assessment

We have assessed the following drawings for the proposed fitout.

Drawing No.	Drawing Title	Issue	Date	Drawn by
DA 03	Existing Building & Shopfront Plan	B	10.01.14	Robert Ferguson Architects
DA 04	Proposed Building & Shopfront Plan	B	10.01.14	Robert Ferguson Architects

A review of the plans have been undertaken against the 'deemed-to-satisfy' provisions of the current Building Code of Australia (BCA). Access for people with disabilities has also been assessed to the extent of the deemed-to-satisfy provisions of the BCA, provisions of AS 1428.1 – 2009. The review has determined that the fitout of the above mentioned premises is capable of complying with the 'deemed-to-satisfy' provisions of the BCA and AS1428.1-2009.

Generic compliance issues

We note the following compliance issues that must be adhered to as part of the fitout:

1. All new glazing must comply with BCA2013 Clauses B1.4 & F1.13 and AS 1288 – 2006.
2. Any alterations or additions to the existing mechanical air conditioning and/or ventilation system must comply with the relevant sections of Part J5 of the BCA2013.
3. All alterations or additions to the existing artificial lighting and power system must comply with the relevant sections of Part J6 of the BCA2013.
4. Carpets and wall lining other than plasterboard to comply with the fire hazard indices of Clause C1.10 of the BCA2013.
5. All required paths of travel to exits must be a minimum of 1m clear with an unobstructed height throughout of not less than 2m, except the unobstructed height of any doorway may be reduced by not less than 1980mm to comply with Clause D1.6 of the BCA2013.

6. Door opening and circulation spaces are to comply with Part 13.2 of AS1428.1 – 2009. All doors should have a minimum door leaf of 900mm to allow a minimum clearance of 850mm.
7. All doors are to be provided with hardware complying with clause D2.21 of the BCA (i.e. single downward action levers and/or fail safe devices).

Essential fire safety services

There are no proposed modifications to the existing essential services.

Access

Access for people with disabilities has been assessed to the extent of the deemed-to-satisfy provisions of the BCA, provisions of AS 1428.1 – 2009.

The review has determined that the fitout of the above mentioned premises is capable of complying with the 'deemed-to-satisfy' provisions of the BCA and AS1428.1-2009.

A review of the plans has maintained a compliance in the following areas:

- Door Widths
- Latch Side Clearances
- Corridor Widths
- Turning Bays and Passing Bays for Wheelchairs
- Door Hardware

If you have any queries please do not hesitate to contact me on (02) 9283 6555.

Kind regards



Joshua Hawke
Assistant Building Regulations Consultant
Steve Watson & Partners

Existing Fire Safety Schedule

Statutory/Critical or Other Fire Safety Measures For Original Western Section of the shopping Centre

Measure/Item	Standard of Performance
Fire detection and alarm system	AS1670-1988
Exit signs	AS2293.1-1987
Emergency lighting	AS2293.1.1987
Emergency warning and intercommunication systems	AS2220-1999
Fire alarm communication link	* AS4428.6
Fire dampers	AS1682.2.1990
Fire doors	AS1905.1984
Fire hydrant systems	AS2419.1.1990
Automatic fire suppression system	AS2218.1982
Fire seals protecting openings in fire resisting components of the building	AS1530.1
Access panels, doors and hoppers to fire resisting shafts.	AS1905.1976, Ord 70
Fire hose reel systems	AS2441.1988
Mechanical air handling system	AS1668.1.1991
Automatic Fail Safe devices	BCA Vol 1 Clause D2.21
Portable fire extinguishers	AS2444.1995
Smoke detectors and heat detectors	AS1603
Smoke exhaust systems	AS1668.1.1991.
Warning & operational signs	LGA 654, BCA D2.22 & D2.23
Paths of travel stairways, passageways and ramps	LGA 657

Additional items New Eastern Section of the shopping Centre

Measure/Item	Standard of Performance
Alternative Solutions report	SGA report 2003/338 R3.2
Doors from tenancies opening onto fire isolated exists	SGA Report 2003/338 R3.2
Fire hydrant systems	SGA Report 2003/338 R3.2. BCA E1.3 and AS2419.1
Automatic fire suppression system	SGA Report 2003/338 R3.2.BCA spec.E1.5 and AS2118.1
Detection systems	SGA Report 2003/338 R3.2
Fire resistance	SGA Report 2003/338 R3.2
Fire hose reel systems	SGA Report 2003/338 R3.2.BCA E1.4 and AS2441
Mechanical ventilation system and dampers	SGA Report 2003/338 R3.2
Egress, travel distance and exit widths	SGA Report 2003/338 R3.2
Emergency Warning and Intercommunication system	SGA Report 2003/338 R3.2,AS2220
Fire separation between the shopping Centre and The Red Cow and Borec House	SGA Report 2003/338 R3.2
Glazed roof at the mall within 30m from the interface, covering at least 150m2	SGA Report 2003/338 R3.2
Make up air requirements	SGA Report 2003/338 R3.2
Materials used in major Riley St awning	SGA Report 2003/338 R3.2
No change in use or building alterations or additions	SGA Report 2003/338 R3.2

North-West tenancies	SGA Report 2003/338 R3.2
<ul style="list-style-type: none"> - Egress - Fire separation - Minimum ceiling height - Limitations on combustibles - Opening requirements 	
Northern carpark classed as open-deck carpark	SGA Report 2003/338 R3.2. BCA
Operation of the roller shutter installed over Riley St entrance on eastern end of existing Centre and the associated barricade	SGA Report 2003/338 R3.2
Portable fire extinguishers	SGA Report 2003/338 R3.2. BCA E1.6 and AS2444
Separation at escalator void linking the new basement carpark and the new shopping Centre including tempered glazing protected by wall wetting system on carpark side	SGA Report 2003/338 R3.2. AS2118.2
Separation at interface between new and existing Centre's including sprinkler valving and tempered glass baffle protected by wall wetting system	SGA Report 2003/338 R3.2. AS2118.2
Smoke detection	SGA Report 2003/338 R3.2
Smoke exhaust requirements	SGA Report 2003/338 R3.2
Smoke hazard management and smoke zones	SGA Report 2003/338 R3.2
Smoke separation in <ul style="list-style-type: none"> - basement carpark - mall and specialty shops - shops over 1000m2 - smoke zones 	SGA Report 2003/338 R3.2
Unleased space treated as fitted out tenancy	SGA Report 2003/338 R3.2
Unprotected openings between the shopping Centre and the Red Cow and Borec House	SGA Report 2003/338 R3.2. BCA C3.4