

29 August 2018

Our Ref: P218_095a

Builtex
c/o – Kennedy Associates
Sent via Email

Attention: Anthony Nolan

Re: 14 Manny Street, Kingswood
Re: BCA & Accessibility Capability Statement for DA Submission

1. Introduction

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed new commercial development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2016 – Volume 1.

This statement has been provided to accompany the Development Application which will be submitted with the Local Consent Authority. A broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in Table 1 below).

Design Confidence has been involved on the project since the development of the architectural concept and has reviewed several design iterations, the advice being provided to date has been in the context of the following –

- » Building Code of Australia (BCA) 2016;
- » Performance Based Design / Fire Engineering;
- » The Disability (Access to Premises – Buildings) Standards 2010.

The subject development consists of the five storeys, four of which will be for commercial use, the other being for carparking, the development does not propose the introduction of any basement levels.

Table 1 – Architectural Drawings

PLAN TITLE	DRAWING NO	REVISION	DATE
Cover Page	SD00	1	06.08.2018
Introduction	SD01	1	06.08.2018
Site Plan	SD03	1	06.08.2018
Ground Floor Plan – No 12	SD04 a	1	06.08.2018
Ground Floor Plan – No 14	SD04 b	1	06.08.2018
First Floor Plan – No 12	SD05 a	1	06.08.2018
First Floor Plan – No 14	SD05 b	1	06.08.2018
Roof Plan – No 12	SD06 a	1	06.08.2018
Roof Plan – No 14	SD06 b	1	06.08.2018
Elevation 01 – No 12	SD07 a	1	06.08.2018
Elevation 01 – No 14	SD07 b	1	06.08.2018
Elevation 02 – No 12	SD08 a	1	06.08.2018
Elevation 02 – No 14	SD08 b	1	06.08.2018

PLAN TITLE	DRAWING NO	REVISION	DATE
Section – No 12	SD09 a	1	06.08.2018
Section – No 14	SD09 b	1	06.08.2018

2. Fire Safety Measures

Table 2 below outlines the relevant statutory fire safety measures that will be provided as part of the development such that compliance with the BCA is achieved.

Table 2 – Fire Safety Measures

STATUTORY FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Automatic fail-safe devices	BCA Cl. D2.21
Automatic fire detection and alarm systems	BCA Cl. E2.2, Spec E2.2a & AS3786-1993
Emergency lighting	BCA Cl. E4.2, E4.4 & AS/NZS2293.1-2005
Exit signs	BCA Cl. E4.5, E4.6, E4.8 & AS/NZS2293.1-2005
Fire dampers	BCA Cl. C3.15, Spec. C3.15, AS1530.4-2005 & AS4072.1-2005 with tested prototype and manufactures specifications
Self-closing doors	BCA C3.11
Fire seals protecting openings in fire-resisting components of the building	BCA Cl. C3.15, Spec. C3.15, AS1530.4-2005 & AS4072.1-2005 with tested prototype and manufactures specifications
Lightweight construction	BCA Cl. C1.8, D1.8, Spec C1.1 & AS1530.4-2005 with tested prototype and manufactures specifications
Mechanical air-handling systems (automatic shutdown)	BCA Cl. E2.2 (NSW), Spec E2.2a (clause 5) & AS1670.1-2004
Portable Fire Extinguishers	BCA Cl. E1.6 & AS2444-2001
BCA Performance Solution will be pursued for the following –	TBA
<ul style="list-style-type: none"> ▪ Protection of openings 	

3. Summary

Our strategy for ensuring compliance will be refined and documented over the coming months in conjunction with the continual development of the architectural documentation, if required.

In order to achieve compliance with the BCA, whilst preserving the functional and aesthetic requirements of the project, the use of performance-based designs may be required. It is our belief that performance-based design can deliver a building that meets the Performance Requirements of the BCA.

We are of the opinion that compliance can be achieved, be it via either complying with the DTS provisions or Performance requirements of the BCA.

We trust that the above information is sufficient for the Department of Planning in assessing the merit architectural design from a planning perspective.

This statement should not be construed as relieving any other parties of their legislative obligations.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

Yours Faithfully



Luke Sheehy

Principal

For Design Confidence (Sydney) Pty Ltd