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E-MEMO

	Name	Company	Email address
To:	James Webb	Reid Campbell	jwebb@reidcampbell.com
From	Ahmad Sammani	Date	6 February 2019
		Ref	077652-02BCAR
Re	Preliminary BCA Review - Archiland Property industrial warehouse - 38 Orchard Road, Brookvale		

Dear James,

A preliminary review of the architectural drawings prepared by **Reid Campbell** for 38 Orchard Road, Brookvale NSW 2100 has been conducted in accordance with the provisions of the **Building Code of Australian 2016 Amendment 1**.

It is noted that **BCA 2019** will likely to be adopted at the time of the Application for Construction Certificate. Therefore, further assessment may become applicable upon the adoption of BCA 2019.

The items identified within this review have been summarised below:-

No.	Description of BCA Departure	DTS Clause	Performance Requirement
Fire Safety Items			
1.	Protection of openings in external walls The windows on the Ground and First Floors are with 3m of the boundary. As such, the windows will be required to be automatic closing or permanently fixed in the closed position, and have a Fire Resistance Level of -/60/- Alternatively, wall-wetting drenchers can be used in accordance with Clause C3.4	C3.2, C3.4	CP2
2.	Exit Travel distance: The travel distance on the 1 st floor to a single exit is up to 30m in lieu of 20m In the event that this departure is not addressed through design amendment, a Performance Solution report from an accredited fire engineer will need to be prepared and verified against the Performance Requirements of the BCA	D1.4	DP4, EP2.2
3.	Swinging Doors Egress doors are required to swing in the direction of egress	D2.20	DP2
Health & Safety Items			
4.	Sanitary Facilities Requirements An accessible unisex sanitary facility is required to be provided on the ground floor. In the event that the bank of toilets on the Ground Floor is removed, then the Accessible Sanitary Compartment on the 1 st floor would cater for a population of 5 persons	F2.3, F2.4	FP2.1

Should you have any queries or require any further information, please do not hesitate to contact me.

Regards,
 Ahmad Sammani
 Building Surveyor
 McKenzie Group Consulting (NSW) Pty Ltd
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