

DESIGN STATEMENT

Compliance with the Building Code of Australia

Site Details:			
Level/Unit/Shop no.	M55 + M56	Street no. / Street name:	68-90 EVANS ST
Suburb:	FRESHWATER	State:	NSW Postcode: 2096
Description of Work:	FITOUT FOR USE AS MEDICAL CONSULTING		

	Design Specification	Building Code of Australia (BCA) requirement (For version of BCA applicable as on the date of submission of CC or CDC)
1.	All floor, wall and ceiling materials and linings will have fire hazard properties complying with BCA Specification C1.10	<u>Specification C1.10</u> of the BCA requires floor, walls and ceilings to comply with Group number, CRF values and smoke development indices requirements as nominated in that part of the BCA.
2.	All door handles, locks and fail safe devices will comply with Clause D2.21 of the BCA;	<u>Clause D2.21</u> of the BCA requires all door handles to: "Be readily openable without a key from the side that faces a person seeking egress, by a single hand downward or pushing action on a single device which is located between 900mm and 1,100mm from the floor, except if it is fitted with a fail-safe device..."
3.	All automatic (power operated) doors will comply with D2.19 of the BCA.	<u>Clause D2.19(b)(iv)</u> of the BCA requires that a doorway serving as a required exit or forming part of a required exit, if fitted with a door which is power operated:- A. It must be able to be opened manually under a force of not more than 110N if there is a malfunction or power source failure; and B. If it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. <u>Clause D2.19(c)</u> of the BCA requires that a power-operated door in a path of travel to a required exit, must be able to be opened manually under a force of not >110N if there is a malfunction or failure of the power source.
4.	All exits and paths of travel to an exit from any point on the floor, including the minimum unobstructed width of any path of travel to exits, will comply with D1.6 of the BCA	<u>Clause D1.6</u> of the BCA requires that the unobstructed width of each exit or path of travel to an exit, except for doorways, (including spacing of shop fittings) must not be less than 1m.
5.	Balustrades and handrails will comply with BCA Clause D2.16 to D2.18, and AS 1170	<u>Clauses D2.16 to D2.18</u> of the BCA specify all requirements of balustrades and handrails. AS1170 specifies the structural loading requirements.
6.	Fire Hose Reels (FHR) & Fire Hydrant (FH) coverage to comply with relevant BCA requirements.	FHR coverage shall comply with <u>E1.4</u> of the BCA and <u>AS 2441</u> . FH coverage shall comply with <u>E1.3</u> of the BCA and <u>AS 2419.1</u> .
7.	All glazing including decals will comply with AS 1288-2006, AS 2047-1999 and AS 1170.1-2002 and AS1428.1-2009.	<u>Part B1.4(h)</u> of the BCA requires all glazing to comply with AS 1288-2006 and AS 2047-1999. Part B1.2 of the BCA requires glazing members to compliance with Structural Loading Code AS 1170.1-2002.
8.	Disable access, facilities and circulation space will comply with Part D3 of the BCA and AS1428.1-2009 and AS 1428.4-2009;	<u>Part D3</u> of the BCA requires access for people with disabilities to comply with AS 1428.1- 2009 and AS 1428.4-2009.
9.	Artificial lightning not to exceed the maximum illumination power density specified under Clause J6.2(b) & Table J6.2a as Applicable	<u>Clause J6.2 (b) & Table J6.2a</u> of the BCA requires all artificial lighting not to exceed the maximum illumination power density of 22W/m ² for general retail space, 18W/m ² for restaurant/café and 7/9W/m ² for office space (excluding lighting in display cabinet, signage and emergency lighting).
10.	Artificial lighting for all rooms or space on a floor must be individually operated by a switch or other control device in accordance with J6.3(e) of the BCA.	<u>Clause J6.3(e)</u> of the BCA requires that artificial lighting in a natural lighting zone adjacent to windows in a storey of a class 5, 6 or 8 building, of more than 250m ² must be separately controlled from artificial lighting not in a natural lighting zone except where the room containing the natural lighting zone is less than 20m ² , or...
11.	All required essential fire safety measures will be provided and /or adjusted (where appropriate) to comply with the base building fire safety schedule and alternative solution requirements, unless otherwise altered in the fire safety schedule issued with the CC/CDC approval for the proposed works. Refer to Fire Safety Schedule (or Annual Fire Safety Statements) issued for the base building and the CC/CDC issued for the proposed works.	


I, the undersigned, confirm that:

The proposed works will be designed and constructed in accordance with the above BCA design specification by appropriately qualified persons who have:

- Appropriate current professional indemnity insurance (taken up by the designer or his employer as appropriate) to the satisfaction of the building owner or the principal authorizing the design work; AND
- Relevant experience in the area of design work being certified.

I also confirm that all necessary evidence, certificates and documentations required to demonstrate compliance with the BCA and DA consent conditions will be forwarded to Advance Building Approvals prior to the commencement of the relevant work or the issue of the Occupation Certificate

The following details must be provided in full:

Name:	MICHAEL WATSON	Qualifications:	
Company Name:	DDA NSW PM LTD	ABN No:	88639039142
Company Address:	802 Pacific Highway Gordon NSW 2072	Tel:	0425 272 630
Signature:		Position Title:	Director
		Date:	08/12/2021