

30 September 2021

Landcom  
Level 14, 60 Station Street  
Parramatta NSW 2150

Attention: Rosemary Hooper

**RE: Lakeside Crescent, Queenscliff  
BCA COMPLIANCE STATEMENT FOR DA 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 Development Application submission to Council for the proposed adaptive re-use to create a boarding house rooms and affordable seniors living units located at 2-4 Lakeside Crescent, Queenscliff against the Building Code of Australia 2019 Amendment 1 (BCA 2019).

## 1.0 COMPLIANCE STATEMENT OBJECTIVES

The objective of this statement is to:

- a) Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier
- b) Confirm that the proposed new building works can readily achieve compliance with BCA 2019 Amendment 1 pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- c) Identify aspects of the existing building fabric which require upgrade pursuant to *Clause 94 of the Environmental Planning & Assessment Regulation 2000*.
- d) Accompany the Development Application 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 an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.
- e) Accompany the Development Application submission to enable the Consent Authority to be satisfied the accessibility provisions required under the BCA, Premises Standards have been met in the design, with full compliance being achievable.

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.

Note: This report is prepared in accordance with the Conflicts of Interest provisions of Part 4 of the Building and Development Certifiers Regulation 2020. BM+G confirm that this report is prepared specifically to address the requirements of Clause 25(5) and (9) of the Regulation with respect to the role of the Registered Certifier. This assessment report is not to be construed as extending any further into providing design advice, which would be contrary to the aims of this legislation.

## 2.0 STATUTORY REQUIREMENTS FOR BCA UPGRADE

The new building works are required to comply with the current provisions of the BCA.

With respect to any statutory requirements to upgrade the existing building, in determining a Development Application, Clause 94 of the Environmental Planning & Assessment Regulation 2000 requires the Consent Authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia where (in the case of the subject building):

- (a) *the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls;*  
or
- (b) *the measures contained in the building are inadequate:*
  - (i) *to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
  - (ii) *to restrict the spread of fire from the building to other buildings nearby.*

In determining Development Application for the proposed works, the Northern Beachers Council requested a BCA report demonstrating compliance with relevant sections of the BCA (e.g. clauses 93, 94 & 94A regarding Fire Upgrades of Development) or if not up to standard, then how it may be brought into compliance.



### 3.0 BUILDING CLASSIFICATION

The new building works have been classified as follows:

BCA CLASSIFICATION:	Class 2 & Class 3
RISE IN STOREYS:	3 (Three)
STOREYS CONTAINED:	3 (Three)
TYPE OF CONSTRUCTION:	Type A Construction
SPRINKLER PROTECTED THROUGHOUT:	Yes
EFFECTIVE HEIGHT:	Less than 12m
FLOOR AREA:	TBA
MAX. FIRE COMPARTMENT SIZE:	8,000m <sup>2</sup> & 48,000m <sup>3</sup> / Does Not Apply

### 4.0 ASSESSMENT

The following comprises a summary of the key compliance issues that will need to be addressed prior to issue of the Construction Certificate:

#### 4.1 SECTION B - STRUCTURAL PROVISIONS

B1	<p><b>Structural Provisions:</b> New building works are to comply with the structural provisions of the BCA 2019 and referenced relevant Australian Standards including the AS 1170 suite of Standards.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Details and design certification to be provided at the Construction Certificate Stage which confirms that the proposed works comply with the requirements of this clause and do not adversely impact upon the structural adequacy of the building.</i></p>
B1.2	<p><b>Determination of Individual Actions:</b> Structural engineering details prepared by an appropriately qualified structural engineer to be provided to demonstrate compliance with Part B1 in relation to the new structural elements of the building.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Details and design certification to be provided at the Construction Certificate Stage which confirms that the proposed works comply with the requirements of this clause inclusive of AS1170.4 and do not adversely impact upon the structural adequacy of the building.</i></p>
B1.4	<p><b>Determination of Structural Resistance:</b> Structural resistance of materials must be determined with respect to the existing structure</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Details and design certification to be provided at the Construction Certificate Stage which confirms that the proposed works comply with the requirements of this clause and do not adversely impact upon the structural adequacy of the building.</i></p>
B1.6	<p><b>Construction of Buildings in Flood Hazard Areas:</b> A Class 2 or 3 building, Class 9a health-care building, Class 9c building or Class 4 part of a building, in a flood hazard area must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Design certification to be provided at the Construction Certificate Stage which confirms that the proposed works comply with the requirements of this clause.</i></p>



## 4.2 SECTION C - FIRE RESISTANCE

C1.1	<p><b>Type of Construction Required:</b> The minimum type of fire-resisting construction of the build is required to be in accordance with Table C1.1</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Type A Construction applies to the building, refer to Table 2 of Spec C1.1 for the table of FRL's for the new work.</i></p> <p><i>With respect to the existing concrete slab floors, further onsite investigation undertaken by a suitably qualified structural engineer is necessary to verify that the existing floor achieves an FRL not less than 90/90/90. If as a result of the onsite investigation it is found that the existing floor does not achieve the required FRL additional treatment will need to be introduced.</i></p>
C1.9 /C1.14	<p><b>Non-Combustible Building Elements:</b> In a building of Type A construction, the following building elements and their components must be non-combustible.</p> <ul style="list-style-type: none"> <li>+ External walls and common walls, including all components incorporated in them, including the façade covering, framing and insulation.</li> <li>+ The flooring and floor framing of lift pits.</li> <li>+ Non-loadbearing internal walls where they are required to be fire-resisting.</li> </ul> <p>This clause contains provisions for combustible materials that may be used wherever a non-combustible material is required under the BCA.</p> <p>Note: Sarking type materials that do not exceed 1mm in thickness and have a Flammability Index not greater than 5 are permitted to be installed with an external wall.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Documentation is required to be provided as relevant to:</i></p> <ul style="list-style-type: none"> <li>+ Any external wall claddings.</li> <li>+ Any framing or integral formwork systems. I.e. timber framing, sacrificial formwork, etc.</li> <li>+ Any external linings or trims. I.e. external UPVC window linings, timber window blades, etc.</li> <li>+ Any sarking or insulation contained within the wall assembly.</li> </ul> <p>This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and provided for review. Any departures from non-combustibility or deemed non-combustible materials under In the case of timber façade elements being utilised by the design a fire engineered <u>Performance Solution</u> which permits a combustible material be used within the external wall assembly.</p>
C1.10	<p><b>Fire Hazard Properties:</b> The fire hazard properties of the outlined linings, materials and assemblies must comply with Specification C1.10.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Detail and design certification to be provided at the Construction Certificate Stage.</i></p>
C2.2	<p><b>General Floor Area and Volume Limitations:</b> the maximum floor area for type construction is 8,000m<sup>2</sup> as per table C2.2</p> <p><u>Complies</u></p> <p><i>Comment: The development as proposed achieves a fire compartment sizes not in excess of the DtS requirements of this clause.</i></p>



C2.6	<p><b>Vertical Separation of Openings in External Walls:</b> In a non-sprinkler protected building of Type A construction openings above other openings within 450mm of a vertical plane must be separated by:</p> <ul style="list-style-type: none"> <li>+ A spandrel of not less than 900mm in height (extending minimum 600mm above floor level) of non-combustible construction achieving an FRL of 60/60/60; or</li> <li>+ A horizontal projection extending from the external face of the wall no less than 1100mm, extending laterally 450mm beyond each side of the openings, and of non-combustible construction achieving an FRL of 60/60/60.</li> </ul> <p>Not Applicable</p> <p><i>Comment: It is understood that the building will be sprinkler protected therefore spandrel protection is not required.</i></p>
C2.7	<p><b>Separation by fire walls:</b> A fire wall must be constructed in accordance with</p> <ul style="list-style-type: none"> <li>+ Have the required FRL as per Spec C1.1</li> <li>+ Any opening in the fire wall must not reduce the FRL required by Spec C1.1</li> <li>+ Building elements, other than those permitted by the BCA, must not pass through or cross the fire wall unless the required FRL is maintained.</li> </ul> <p>Not Applicable</p> <p><i>Comment: The proposed design does not require or rely upon a fire wall.</i></p>
C2.8 / C2.9	<p><b>Separation of Classifications:</b> Buildings with multiple classifications must be constructed as per clause C2.8 and C2.9.</p> <p>Compliance Readily achievable</p> <p><i>Comment: In this instance each level of the building will be wholly occupied by a single classification.</i></p>
C2.14	<p><b>Public Corridors in Class 2 &amp; 3 Buildings:</b> A public corridor, if more than 40m in length, must be divided at intervals of not more than 40m with smoke proof walls complying with Clause 2 of Specification C2.5.</p> <p>Complies</p> <p><i>Comment: The architectural drawings indicate that the public corridors within the building do not exceed 40m without being separated by smoke proof construction.</i></p> <p><i>Note: Refer to Clause D1.9 for additional requirements relating to the smoke separation of the public corridors.</i></p>
C3.2 / Spec C1.1	<p><b>Protection of Openings in External Walls:</b> Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C3.4.</p> <p>Compliance Readily Achievable</p> <p><i>Comment: The openings in the norther façade are shown to be more than 3m from the side boundary. Noting that the façade is largely existing an onsite measurement confirming this is accurate is considered prudent.</i></p> <p><i>Note: If the dimension is found to be less than 3m on site, additional treatment complying with C3.4 will need to be introduced or a fire engineered Performance Solution pursued</i></p>
C3.11	<p><b>Protection of Openings in External Walls:</b> A doorway in a Class 2 / 3 building must be protected if it provides access from a SOU to:</p> <ul style="list-style-type: none"> <li>+ A public corridor, lobby, or the like; or</li> <li>+ A room not within a SOU; or</li> <li>+ The landing of an internal non-fire-isolated required stairway; or</li> <li>+ Another SOU.</li> </ul> <p>If it provides access from a room not within a SOU to, the following doorways must be protected:</p> <ul style="list-style-type: none"> <li>+ A public corridor, lobby, or the like; or</li> <li>+ The landing of an internal non-fire-isolated required stairway.</li> </ul>



Compliance Readily Achievable

*Comment: Architectural drawings that show the location and configuration of fire rated bounding construction are to be provided at the Construction Certificate stage.*

*Further onsite investigation undertaken by a suitably qualified Structural Engineer is required to confirm that the portions of the existing building which are relied upon to act as bounding construction achieve an FRL not less than 90/90/90 or 60/60/60 in non-loadbearing. If it is found that there are elements that do not achieve the required FRL additional treatment will need to be introduced.*

**Fire-Resisting Construction:** The building is required to comply with Table 3 as relevant to FRLs required for buildings of Type A Construction.

**Spec  
C1.1**

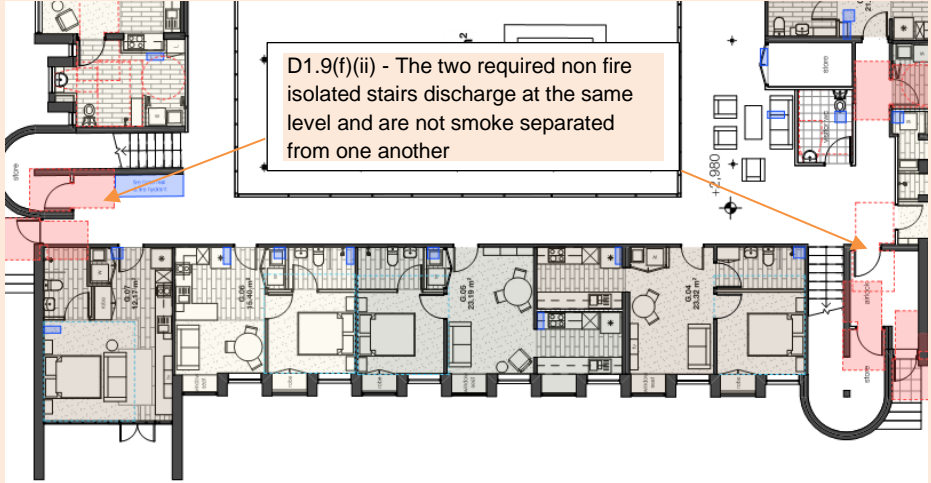
Compliance Readily Achievable

*Comment: Detail and design certification to be provided at the Construction Certificate Stage that the structure can meet the requirements of Type A Construction for a Class 2 and Class 3 building.*

*Note: Refer to Clause C1.1 and C3.11 for additional comments relating to the potential upgrade of existing elements proposed to be relied upon to comply with the requirements of Spec C1.1.*



#### 4.3 SECTION D1 & D2 – PROVISION FOR ESCAPE AND CONSTRUCTION OF EXITS

D1.2	<p><b>Number of Exits Required:</b> The building must have provision for an appropriate number of exits from all parts of the building.</p> <p><u>Complies</u></p> <p><i>Comment: Current design documentation shows compliance with this clause.</i></p>
D1.4	<p><b>Exit Travel Distances:</b> For Class 2 / 3 floors, travel distances must be no more than 12m from a point of choice between two exits. On a storey at the level of egress, this may be increased to 20m to a single exit.</p> <p><u>Complies</u></p> <p><i>Comment: Current design documentation shows compliance with this clause. In this instance we note that the exit is reached at the upper most riser of the stair on that storey.</i></p>
D1.5	<p><b>Distance Between Alternative Exits:</b> Distances between alternative exits must be not greater than 45m.</p> <p><u>Complies</u></p> <p><i>Comment: Current design documentation shows compliance with this clause. On first floor, the landing of the non-fire isolated exit constitutes the point where a choice is made to travel in different directions to two (2) alternative exits.</i></p>
D1.6	<p><b>Dimensions of Paths of Travel to an Exit:</b> The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery). In a required exit or path of travel to an exit there is concession for the unobstructed width of a doorway to be reduced to 850mm min in lieu of 1m, and the unobstructed height for an exit doorway can be reduced to 1,980mm.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: The architectural drawings indicate that a minimum 1m wide path of travel is maintained clear of any obstructions.</i></p>
D1.9	<p><b>Travel via Non-Fire-Isolated Exits:</b> The distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated exit must not exceed 80m.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: The northern and western most stairs which serve each level of the building are not shown to be separated by from one another at the level of discharge.</i></p> 



D1.10	<p><b><u>Discharge from Exits:</u></b> The path of travel to the road from a required exit leading to open space must have an unobstructed exit width of not less than 1m.</p> <p>The exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit.</p> <p>If the discharge point of the exit is at a different level from the road, a stairway or ramp achieving no more than 1:14 must be provided.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Details demonstrating compliance are to be provided at the Construction Certificate stage.</i></p>
D2.8	<p><b><u>Enclosure of Space under Stairs and Ramps:</u></b> The space below a required fire-isolated stairway or ramp in a fire-isolated shaft must not be enclosed to form a cupboard or other enclosed space.</p> <p>If the required stairway or ramp is non-fire-isolated, (including an external stairway) any cupboard underneath must have an FRL of 60/60/60, with a self-closing -/60/30 door.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: The storage space shown to be located beneath the two internal non-fire isolated stairways is to be enclosed in construction achieving an FRL not less than 60/60/60 and the doorway providing access into the space fitted with a self-closing fire door.</i></p>
D2.13 / D2.14	<p><b><u>Stairways, and Landings:</u></b> Stairways and landings to achieve the minimum requirements of the BCA.</p> <p>Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586-2013, and associated handbooks HB197 and HB198. This will need to be confirmed as compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements.</p> <p><u>No Further action required</u></p> <p><i>Comment: Existing stairways and landing are to be upgraded to the degree necessary to bring them into conformity with BCA Clauses D2.13 &amp; D2.14.</i></p>
D2.16	<p><b><u>Barriers to Prevent Falls:</u></b> A continuous barriers are to be provide in trafficable areas where the surface below is greater than 1m in compliance with Table D2.16a of the BCA.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Where existing barriers are relied upon they will be upgraded to the degree necessary to comply with this clause.</i></p>
D2.17	<p><b><u>Handrails:</u></b> Handrails in a Class 2, 3 building must –</p> <ul style="list-style-type: none"> <li>+ Be located along at least one side; and</li> <li>+ Be located along the full length, except where it is associated with a barrier; and</li> <li>+ Have the top surface of the handrail a minimum of 865mm above the stairs or floor; and</li> <li>+ Have no obstruction on or above that may break a handhold, except for newel posts, stanchions or the like.</li> <li>+ These requirements do not apply to handrails referred to in D2.18, a stairway or ramp providing a change in elevation of less than 1m, a land <u>or</u> a winder where a newel post is installed to provide a handhold.</li> </ul> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Where existing handrails are relied upon they will be upgraded to the degree necessary to comply with this clause.</i></p>
D2.19 / D2.20 / D2.21	<p><b><u>Doors and Latching:</u></b> All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.</p> <p>The doorways servicing the proposed sanitary compartments are not required to meet the provision for direction of swing.</p>





	<p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Details demonstrating compliance are to be provided at the Construction Certificate stage.</i>  <i>Note: Ensure that the door hardware used to access the Bin Room is able to be operable using a single pushing action without recourse to a key.</i></p>
D3.1 / D3.2 / D3.3 / D3.5	<p><u>Accessibility Requirements:</u> The provision for access to the building must be fair and equitable to all occupants.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: It is understood that a separate report prepared by an Access Consultant will be provided.</i></p>

#### 4.4 PART E – SERVICES AND EQUIPMENT

E1.3	<p><b>Fire Hydrants:</b> Fire Hydrants are required to be installed throughout a building with a total floor area of greater than 500m<sup>2</sup>.  The fire hydrant system is required to be in accordance with AS 2419.1</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: The subject building exceeds 500m<sup>2</sup> and therefore requires a hydrant system complying with AS2419.1-2005. A design statement verifying compliance is to be provided at the Construction Certificate stage.</i>  <i>Note: It is understood that the hydrant system serving the building will be new and not reliant on existing infrastructure that may otherwise require an upgrade.</i></p>
E1.4	<p><b>Fire Hose Reels:</b> Fire Hose Reels are required to provide coverage to the Class 7a carparking area.  Fire Hose Reels are required not within Class 5 or Class 9b parts of the building.</p> <p><u>Not Applicable</u></p> <p><i>Comment: The building contains only Class 2 &amp; 3 parts which do not require fire hose reel coverage.</i></p>
E1.5	<p><b>Sprinklers:</b> A sprinkler system must be installed in a building or part of a building when required by Table E1.5 and comply with Specification E1.5.  Sprinkler alarm valves must be located in a secure room or enclosure which has direct egress to a road or open space.  Table E1.5 sets out which types of building occupancies and Classes which require having sprinkler systems installed in them.</p> <p><u>Performance Solution</u></p> <p><i>Comment: Notwithstanding that a sprinkler system is not required as the building has a rise in storey of less than 4 it is understood that a sprinkler system will be provided to serve the building.</i>  <i>In this instance the building relies on the concessions available to a building that is required to be sprinkler protected however because the building has a rise in storeys of less than 4 a fire engineered Performance Solution is necessary.</i>  <i>Note: It is understood that the hydrant system serving the building will be new and not reliant on existing infrastructure that may otherwise require an upgrade.</i></p>
E1.6	<p><b>Fire Extinguishers:</b> To be provided and designed in accordance with AS 2444-2001.  Extinguishers shall be distributed in accordance with Table 4.1 of AS 2444 and to the degree necessary to ensure the travel distance from any point to the nearest extinguisher shall be not greater than 15m.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Detail and design certification to be provided at the Construction Certificate Stage</i></p>





E2.2	<p><b>Smoke Hazard Management:</b> A smoke alarm system is required throughout the building as per Clause 3 of Specification E2.2a of the BCA and the relevant provisions of AS 3786 - 2014.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Design certification from the fire services designer is to be provided at the Construction Certificate stage.</i></p>
E4.2-E4.8	<p><b>Emergency Lighting and Exits Signs:</b> to be provided in accordance with E4.2-E4.5 complying with AS 2293.1 - 2018.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Detail and design certification to be provided at the Construction Certificate Stage</i></p>

#### 4.5 PART F – HEALTH AND AMENITY

Part F1	<p><b>Damp and Weatherproofing:</b> Damp and weatherproofing to comply with the prescriptive requirements of clauses F1.1-F1.13.</p> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: Detail and design certification to be provided at the Construction Certificate Stage</i></p>
Part F2.1	<p><b>Damp and Weatherproofing:</b> In a Class 2 building:</p> <ul style="list-style-type: none"> <li>+ Each residential sole occupancy unit is required to be provided with a kitchen sink with facilities for cooking, a bath or shower, a closet pan and washbasin, a washtub and a space for a washing machine and drier.</li> </ul> <p>In a Class 3 other than residential care buildings:</p> <ul style="list-style-type: none"> <li>+ Provide a bath / shower, a closet pan and washbasin for each 10 residents</li> <li>+ If one urinal is provided for each 25 males up to 50 and one additional urinal for each additional 50 males or part thereof, one closet pan for each 12 males may be provided.</li> <li>+ Facilities for employees provided in relation with F2.3.</li> <li>+ Facilities mentioned above do not be located in the same building.</li> </ul> <p><u>Compliance Readily Achievable</u></p> <p><i>Comment: The architectural drawing indicate that each SOU (Class 2 &amp; 3) are provided with the required facilities without relying upon any shared facilities.</i></p>
F2.3	<p><b>Sanitary Facilities:</b> Sanitary facilities are required to be provided in accordance with Table F2.3, noting the requirement that staff and students do not share sanitary facilities.</p> <p><u>Complies</u></p> <p><i>Comment: Sanitary facilities are provided within each SOU.</i></p>



Part F3	<p><b><u>Ceiling Heights:</u></b> The ceiling heights are prescribed and should be checked for all classes and parts during assessment or the design process.</p> <p>The ceiling minimum heights for a Class 2 / 3 building are as follows:</p> <ul style="list-style-type: none"><li>+ Kitchen, laundry or the like – 2.1m</li><li>+ Corridor or passageway – 2.1m</li><li>+ A habitable room, excluding kitchen – 2.4m</li></ul> <p><u>Compliance Readily Achievable</u></p> <div><p><i><u>Comment:</u> confirmation is to be provided at the Construction Certificate Stage.</i></p><p><i><u>Note:</u> Ensure that the storage space beneath each of the internal non-fire isolated stairways maintains a clear head height not less than 2.1m</i></p></div>
Part F4	<p><b><u>Part F4 – Light and Ventilation:</u></b> Artificial lighting systems are required to comply with Clause F4.4 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with Clauses F4.5(b) and AS 1668.2.-2012.</p> <p>A Sanitary Facility must not open directly into a work place normally occupied for more than one person; a kitchen/pantry; a room for public assembly.</p> <p><u>Compliance Readily Achievable</u></p> <div><p><i><u>Comment:</u> Details demonstrating compliance are to be provided at the Construction Certificate stage.</i></p></div>
Part F5	<p><b><u>Part F5 – Sound Transmission and Insulation:</u></b> The walls within the Class 2 / 3 part of the building that are required to have an impact sound insulation rating must be identical with a prototype that is no less resistant to the transmission of sound when testing in accordance with Specification F5.5. The floors are also required to be provided with airborne and impact sound insulation.</p> <p><u>Compliance Readily Achievable</u></p> <div><p><i><u>Comment:</u> Details demonstrating compliance are to be provided at the Construction Certificate stage.</i></p></div>
Part F6	<p><b><u>Part F6 – Condensation Management:</u></b> The <i>Deemed-to-Satisfy Provisions</i> of this Part only apply to a <i>sole-occupancy unit</i> of a Class 2 building and a Class 4 part of a building.</p> <p><u>Compliance Readily Achievable</u></p> <div><p><i><u>Comment:</u> Details demonstrating compliance with this part are to be provided at the Construction Certificate stage.</i></p></div>

#### 4.6 PART J – ENERGY EFFICIENCY

Section J	<p><b><u>Energy Efficiency:</u></b> The building works are subject to compliance with the Energy Efficiency Provisions of BCA 2019 Section J relating to:</p> <ul style="list-style-type: none"><li>+ J1: Building Fabric</li><li>+ J3: Building Sealing</li><li>+ J5: Air-conditioning and ventilation systems</li><li>+ J6: Artificial lighting and power</li></ul> <p><u>Compliance Readily Achievable</u></p> <div><p><i><u>Comment:</u> It is understood that a separate report prepared by a Section J consultant will be prepared at the Construction Certificate stage.</i></p></div>
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## FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building.

### 1. APPENDIX 2- FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of any Fire Safety Engineering.

Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Automatic Fail Safe Devices	BCA Clause D2.21		✓
	BCA C3.8, D2.21 & Spec C3.4	✓	
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and/or AS3786 - 2014		✓
	AS 1670.1-2004 BCA E2.2a	✓	
Automatic Fire Suppression Systems	BCA Spec. E1.5 & BCA Spec E1.5a & AS 2118.1 – 2017 or AS2118.4-2012		✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 & Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018		✓
Emergency Lighting	BCA Clause E4.2 & E4.4 & AS 2293.1 – 2018		✓
	AS 2293.1-2005 BCA E4.4, E4.6	✓	
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 & AS 2293.1 – 2018		✓
	AS 2293.1-2005 BCA E4.5	✓	
Fire Blanket	AS 2444 & AS 3504	✓	
Fire Dampers	BCA Clause C3.15 & AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and Manufacturer's Specification		✓
Fire Doors	BCA Clause C3.4 & C3.11 AS 1905.1 – 2015 and Manufacturer's Specification		✓
	AS 1905.1-1997 BCA C3.4	✓	
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005		✓
Fire Hose Reel	AS 2441-2005 BCA E1.4	✓	
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification		✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and Manufacturer's Specification		✓
Paths of Travel	EP&A Regulation Clause 186		✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001		✓
	AS 2444 – 2001 BCA E1.6	✓	
Smoke and Heat Detectors	AS 1670.1-2004, BCA Clause 3 spec E2.2a	✓	
Smoke Dampers	BCA Spec C2.5 & AS/NZS 1668.1 – 2015 (TBC)		✓
Smoke Doors	BCA Clause C2.14		✓
Solid Core Doors	AS 1905.1-2005 BCA C3.4	✓	



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Warning & Operational Signs	BCA Clause D2.23, D3.6 & AS 1905.1 – 2015 & Section 183 of the EP&A Regulation 2000		✓
	BCA D2.23	✓	
Fire Engineered Performance Solutions relating to: 1.	BCA Performance Requirements ... Fire Safety Engineering Report prepared by ..... Report No. .... Revision .... dated .....		



## 5.0 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the preliminary DA architectural plans prepared by IDG Architects

DRAWING No.	REVISION	DATE	DRAWING No.	REVISION	DATE
DA-20	B	24/09/21	DA-0102	D	24/09/21
DA-0500	C	24/09/21	DA-0501	C	24/09/21
DA-0502	C	24/09/21	DA-1100	D	24/09/21
DA-1101	D	24/09/21	DA-1102	D	24/09/21
DA-1103	D	24/09/21	DA-2000	C	24/09/21
DA-2001	C	24/09/21	DA-3000	D	24/09/21



## 6.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed adaptive re-use to create a boarding house rooms and affordable seniors living units located at 2-4 Lakeside Crescent, Queenscliff against the Building Code of Australia 2019 Amendment 1 (BCA 2019) against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019 Amendment 1.

In view of the above assessment, we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

If you have any questions or require further information, please do not hesitate to contact me on 02 9211 7777.

### Prepared by:

Josh Hagenson  
Building Surveyor

**Blackett Maguire + Goldsmith**

### Reviewed by:

Brian Maguire  
Director

**Blackett Maguire + Goldsmith**