

BUILDING CONTROL GROUP



Address: **MATER MARIA CATHOLIC COLLEGE,
5 FOREST ROAD, WARRIEWOOD NSW 2102**

Project: **PROPOSED THREE STOREY TERRACED
EDUCATIONAL BUILDING**

Report: **PRELIMINARY BCA ASSESSMENT REPORT**

Reference: 16/357 BCA Assessment

Date: 7 July 2017

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Ref: 16/357 – BCA Assessment Report
Mater Maria Catholic College, 5 Forest Road, Warriewood

DOCUMENT CONTROL


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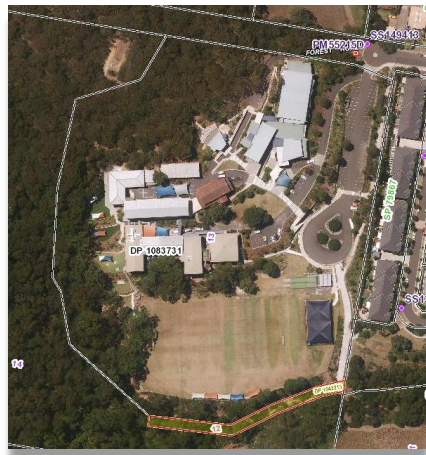
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PART 1 BASIS OF ASSESSMENT

1.1 Location and Description

The Mater Maria Catholic College development, the subject of this report, is located at 5 Forest Road, Warriewood NSW and comprises a three-storey terraced educational building comprising teaching, staffing and associated office facilities including an under-croft area, a Resource Centre and formation of associated external terraces, forecourts and pedestrian links.



Courtesy of Sixmaps

1.2 Purpose

In accordance with our role as an Accredited Certifier we have undertaken a preliminary assessment of the proposed works for the purposes of Clause 145 of the Environmental Planning and Assessment Regulations 2000 and Clause 18 of the Building Professionals Regulation 2007. In this instance, the proposed works have been assessed against the Deemed to Satisfy provisions of the Building Code of Australia 2016.

To pre-empt our Certifying Authority's role under clause 145 of the Environmental Planning & Assessment Regulation 2000, we have undertaken a preliminary assessment of the development against the provisions of the BCA applicable to the lodgment of the Development Application.

1.3 Building Code of Australia

This preliminary report is based on the Deemed-to-Satisfy Provisions of the National Construction Code Series Volume 1 - Building Code of Australia, 2016 Edition (BCA) incorporating the State variations, where applicable. Please note that the version of the BCA applicable to new building works is the version applicable at the time of the lodgment of the Complying Development Application to the Accredited Certifying Authority. The BCA is updated on the 1st of May each year.

1.4 Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for: -

1. the structural adequacy or design of the building;
2. the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
3. the design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- (a) the National Construction Code – Plumbing Code of Australia Volume 3
- (b) the Disability Discrimination Act 1992 including the Disability (Access to Premises – Buildings) Standards 2010 – unless specifically referred to).
- (c) **Parts D3 and Clause F2.4 of the BCA 2016 given that a separate Access Report is to be prepared by others inclusive of such accessibility matters.**
- (d) Demolition Standards not referred to by the BCA;
- (e) Work Health and Safety Act 2011;
- (f) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and
- (g) Conditions of Development Consent issued by the Local Consent Authority.

1.5 Design Documentation

This report has been based on the design plans and Specifications listed in Annexure A of this report.

PART 2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

2.1 Rise in Storeys (Clause C1.2)

The building has a rise in storeys of three (3).

2.2 Classification (Clause A3.2)

The building has been classified as follows.

Class	Level	Description
9b	Level 1 to Roof Level	School (assembly building)

2.3 Effective Height (Clause A1.1)

The building has an effective height of less than 25 metres, being **7.5m** taken from RL 37.00 at the Level 1 up to RL 44.500 at the Level 3.

2.4 Type of Construction Required (Table C1.1)

Type A Construction.

2.5 Floor Area and Volume Limitations (Table C2.2)

The building is subject to maximum floor area and volume limits of: -

- Class 9b - Maximum Floor Area 8,000m²
Maximum Volume 48,000m³

2.6 Fire Compartments

The whole building is considered to be arranged a two (2) fire compartments.

2.7 Exits

The following points in the building have been considered as the exits:

- a) The non-fire-isolated stairways serving the building,
- b) All perimeter exits that are available as fire exits,

2.8 Climate Zone (Clause A1.1)

The building is located within Climate Zone 5.

PART 3 ESSENTIAL FIRE SAFETY MEASURES

The following **draft** fire safety measures are required to be installed in the building, this table may be required to be updated as the design develops and options for compliance are confirmed.

Item	Proposed Essential Fire Safety Measure	Minimum Standard of Performance
1.	Emergency lighting	BCA 2016 Clauses E4.2 & E4.4, AS2293.1-2005
2.	Exit signs	BCA 2016 Clauses E4.5, E4.6 & E4.8, AS2293.1-2005
3.	Fire doors	BCA 2016 Spec C3.4, AS1905.1-2005
4.	Fire hydrant system	BCA 2016 Clause E1.3, AS2419.1-2005
5.	Fire seals protecting openings in fire resisting components of the building	BCA 2016 Clause C3.15, AS1530.4-2005
6.	Lightweight Fire Rated Construction	BCA 2016 Clause / Specification C1.8
7.	Mechanical air handling systems (auto shutdown)	BCA 2016 E2.2a (NSW) Clause F4.5, F4.11, (unless open deck carpark). AS/NZS1668.2-2012
8.	Paths of travel, stairways, passageways or ramps	BCA 2016 Section D
9.	Portable fire extinguishers	BCA 2016 Clause E1.6, AS2444-2001
10.	Warning and operational signs	BCA 2016 Clause D2.23, EP&A Reg. 2000 Clause 183
11.	<i>Any proposed Fire Engineering Report.</i>	<i>Where applicable, to address the outcomes of any proposed fire engineered alternative solution report pursuant of the Construction Certificate stage.</i>

PART 4 FIRE RESISTANCE LEVELS

The following fire resistance levels (FRL's) required for the various structural elements of the building, with a fire source feature being the far boundary of a road adjoining the allotment, a side or rear boundary or an external wall of another building on the allotment except a Class 10 structure.

Type A Construction

Item	Class 9b
Loadbearing External Walls: <ul style="list-style-type: none"> less than 1.5m to a fire source feature 1.5 – 3m from fire source feature; more than 3m from a fire source feature. 	120/120/120 120/90/90 120/60/30
Non-Loadbearing External Walls: <ul style="list-style-type: none"> less than 1.5m to a fire source feature 1.5 – 3m from fire source feature; more than 3m from a fire source feature. 	-/120/120 -/90/90 -/-/
External Columns <ul style="list-style-type: none"> Loadbearing Non-loadbearing 	120/-/- -/-/
Fire Walls	120/120/120
Stair and Lift Shafts <ul style="list-style-type: none"> Loadbearing Non loadbearing 	120/120/120 -/120/120
Internal walls bounding sole occupancy units <ul style="list-style-type: none"> Loadbearing Non loadbearing 	120/-/- -/-/
Internal walls bounding public corridors, hallways and the like: <ul style="list-style-type: none"> Loadbearing Non loadbearing 	120/-/- -/-/
Ventilating, pipe garbage and the like shafts: <ul style="list-style-type: none"> Loadbearing Non loadbearing 	120/90/90 -/90/90
Other loadbearing internal walls, beams trusses and columns	120/-/-
Floors	120/120/120
Roofs ¹	120/60/30

See available concessions available under Spec C1.1 of the BCA (Clauses 2.8 and 3.10) for reduced FRL's to parts of the building.

PART 5 MATTERS FOR CONSIDERATION

5.1 General

Assessment of the Architectural design documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia, 2016 (BCA) has revealed the following areas where compliance with the BCA will require further consideration during design development. Any Alternative Solutions would require special consideration that clearly indicates methodologies for achieving compliance with the corresponding Performance Requirements.

5.2 Performance Based Design – Alternative Solutions

At this stage, there are no specific areas throughout the development where Deemed-to-satisfy BCA compliance cannot be achieved by the proposed design and site constraints.

5.3 Vertical separation of openings in external walls (Clause C2.6)

Given the building is of Type A construction, the openings in the external walls are required to be provided with spandrel separation accordance with this clause. Your early attention is drawn to any floor-to-ceiling glazing at the façade on the same plane.

5.4 Dimensions of exits and paths of travel to exits (Clause D1.6)

Where a storey is expected to accommodate more than 200 persons, the aggregate unobstructed width, except for doorways, must be increased to—

- i. 2m plus 500mm for every **60 persons (or part)** in excess of 200 persons if egress involves a **change in floor level by a stairway** or ramp with a gradient steeper than 1 in 12; or
- ii. in any other case, 2m plus 500mm for **every 75 persons** (or part) in excess of 200.

Indicative occupancy calculations have yet to be provided demonstrating whether each level is likely to accommodate more than 200 people based upon the use of the room/space in the school building with reference to Table D1.13 of the BCA.

Whilst it is acknowledged that a school building has transient spaces, it is also acknowledged that, at times, certain spaces can accommodate high numbers of students for a particular purpose at regular intervals.

All exits at each level should be clearly identified, including those that are ‘at-grade’ exits, mindful that the external ground level is tiered and such egress may be possible at upper levels of the building. Where such exits are available they can reduce the burden on internal stairways being sized to accommodate all evacuees.

5.5 Number of persons accommodated (Clause D1.13)

The number of persons accommodated in a storey or room must be determined with consideration to the purpose for which it is used and the layout of the floor area in accordance with this clause of the BCA.

See below extract from Table D1.13 relative to ‘school’ buildings:

School		
	—general classroom	2
	—multi-purpose hall	1
	—staff room	10
	—trade and practical area	4
	—primary	

5.6 Access for people with a disability (Part D3)

It is acknowledged that accessibility matters are to be advised by an independent Access Consultant, therefore, such matters shall be advised by others accordingly, inclusive of DDA compliance.

5.7 Fire hydrants (Clause E1.3)

A fire hydrant system must be provided to serve a building having a total floor area greater than 500m² and must be installed in accordance with AS 2419.1-2005.

It is acknowledged that the school grounds are likely to be provided with an existing hydrant system, therefore, verification of adequate coverage to the proposed building will be required during design development.

5.8 NSW Table E2.2b SPECIFIC PROVISIONS

Automatic shutdown:

If applicable, the building or part of a building must be provided with automatic shutdown of any **air-handling system** (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS/NZS 1668.1) which does not form part of the smoke hazard management system, on the activation of—

- smoke detectors installed complying with Clause 5 of Specification E2.2a; and
- any other installed fire detection and alarm system.

5.9 Facilities in Class 3 to 9 buildings (Clause F2.3)

Employees and the public may share the same facilities in a 9b **building (other than a school)** provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.

It is acknowledged by *Alleanza Architects* that the staff sanitary facilities are provided to Levels 1 and 2, and student sanitary facilities for Level 3 are provided elsewhere on the school grounds. Verification of student and staff numbers will be required by the applicable parties during design development, with the table below in mind.

Class 9b — schools						
Male employees	1 — 20	1	1 — 10	0	1 — 30	1
	> 20	Add 1 per 20	11 — 20 21 — 45 >45	1 2 Add 1 per 30	> 30	Add 1 per 30
Female employees	1 — 5	1			1 — 30	1
	>5	Add 1 per 15			> 30	Add 1 per 30
Male students	1 — 25	1	1 — 50	1	1 — 10	1
	26 — 75	2	51 — 100	2	11 — 50	2
	76 — 150	3	>100	Add 1 per 100	51 — 100	3
	151 — 200	4			> 100	Add 1 per 75
	> 200	Add 1 per 100				
Female students	1 — 10	1			1 — 10	1
	11 — 25	2			11 — 50	2
	26 — 100	Add 1 per 25			51 — 100	3
	> 100	Add 1 per 50			> 100	Add 1 per 75

You are reminded that urinals can be interpreted as 'closet pans' used in place of a urinal, on the basis that additional closet pans are provided to substitute for the allocation for urinals.

5.10 Height of rooms and other spaces (Clause F3.1)

In a Class 9b building a school classroom and corridors that accommodates **not more than 100 persons** is required to have at least 2.4m head height.

An assembly building or part (including corridors) that accommodates **more than 100 persons** is required to have at least 2.7m head height.

5.11 Energy Efficiency (Section J)

Compliance with this part of the BCA is required, as applicable.

5.12 GENERAL BCA COMPLIANCE STATEMENT

The following general BCA matters are to be considered at the **Complying Development Stage**.

Architectural Design Certification:

1. The FRL's of the structural elements for the proposed works have been designed in accordance with table 3 for a building of Type A Construction of Specification C1.1 of BCA 2016.
2. Materials, floor and wall linings/coverings, surface finishes and air-handling ductwork used in the works must comply with the fire hazard properties in accordance with Clause C1.10, and Specification C1.10 of BCA 2016.
3. The parts of different classifications situated one above another in adjoining storeys must be separated in accordance with Clause C2.9 and Specification C1.1 of BCA 2016.
4. Any electricity substation or any main switch room sustaining emergency equipment required operating in emergency mode, must be separating from the remaining building with construction having a FRL of 120/120/120 and provided with self-closing -/120/30 fire doors in accordance with Clause C2.13 of BCA 2016.

5. Doors in a fire-isolated exit must be self-closing or automatic closing fire doors with a FRL of not less than -/60/30 in accordance with Clause C3.8 of BCA 2016.
6. Services penetrating elements required to possess a FRL including the floor slabs, walls, shafts, etc. must be protected in accordance with Clause C3.9, C3.12, C3.13 and C3.15 and Specification C3.15 of BCA 2016.
7. The lift doors must be -/60/- fire doors complying with AS1735.11 in accordance Clause C3.10 of BCA 2016.
8. Columns protected by lightweight construction must achieve an FRL not less than the FRL for the element it is penetrating, in accordance with Clause 3.17 of BCA 2016.
9. A lintel must have the FRL required for the part of the building in which it is situated, unless it does not contribute to the support of a fire door, fire window or fire shutter, and it spans an opening in masonry which is not more than 150 mm thick and is not more than 3m wide if the masonry is non- loadbearing; or not more than 1.8m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall, or it spans an opening in a non-loadbearing wall of the Class 2 or 3 building, in accordance with Clause 2.3 of BCA 2016.
10. All attachments to the external facade of the building must be of a non-combustible material in accordance with Clause 2.4 of Specification C1.1 of BCA 2016.
11. The top and bottom of the riser shafts must achieve an FRL not less than the FRL required for the walls of the shaft in accordance with Clause 2.7 of Specification C1.1 of BCA 2016.
12. Fire doors must comply with AS1905.1 and Specification C3.4 of BCA 2016.
13. The number of exits provided to the building must be in accordance with Clause D1.2 of BCA 2016.
14. The required exits must be fire-isolated in accordance with Clause D1.3 of BCA 2016.
15. Travel distances to exits must be in accordance with Clause D1.4 of BCA 2016.
16. The alternative exits must be distributed uniformly around the storey and must not be less than 9m apart, and not more than 60m, in accordance with Clause D1.5 of BCA 2016.
17. The dimensions of exits and paths of travel to exits must be provided in accordance with Clause D1.6 of BCA 2016.
18. The fire-isolated exits must be in accordance with Clause D1.7 of BCA 2016.
19. The discharge points of exits must be in accordance with Clause D1.10 of BCA 2016.
20. Access to the lift pit must be in accordance with Clause D1.17 of BCA 2016.

21. The stairway within the fire-isolated shaft is to be non-combustible, and if there is a local failure not cause structural damage or impair the fire resistance of the shaft, in accordance with Clause D2.2 of BCA 2016.
22. The construction of EDB's must be in accordance with Clause D2.7 of BCA 2016 with the enclosure bounded by a non-combustible or fire protective covering and smoke seals provided around the perimeter of the doors at each level.
23. The enclosing walls and ceiling under the non-fire-isolated stairway must achieve an FRL of 60/60/60, and a self-closing -/60/30 fire door, in accordance with Clause D2.8 of BCA 2016.
24. New pedestrian ramps must comply with AS1428.1-2009, Clause D2.10 and Part D3 of BCA 2016. The floor surface of a ramp must have a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586.
25. Stair geometry to the new stairways must be in accordance with Clause D2.13 of BCA 2016. Stair treads are to have a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 or a nosing strip with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586.
26. Landings and door thresholds throughout the development must be provided in accordance with Clause D2.14 and D2.15 of BCA 2016. Landings to have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 where the edge leads to a flight below.
27. The handrails and balustrades to all stairs and throughout the building must be in accordance with Clause D2.16 and D2.17 of BCA 2016.
28. The doorways and doors must be in accordance with Clause D2.19, D2.19 and D2.20 of BCA 2016.
29. The door latching mechanisms to the proposed required exit doors must be in accordance with Clause D2.21 of BCA 2016.
30. Signage must be provided on fire and smoke doors in accordance with Clause D2.23 of BCA 2016.
31. The new works must be accessible in accordance with Clause D3.1 and Table D3.1, D3.2, D3.3 of BCA 2016, and with AS1428.1-2009, with particular note to door circulation spaces, accessway widths, turning spaces and floor coverings, in accordance with Part D3 of BCA 2016.
32. Accessible carparking must be in accordance with Clause D3.5, and Table D3.5 of BCA 2016.
33. Braille and tactile signage must be in accordance with Clause D3.6, and specification D3.6 of BCA 2016.
34. Tactile ground surface indicators must be provided in accordance with Clause D3.8 of BCA 2016 and AS 1428.4.1-2009.

35. On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1-2009 and Clause D3.12 of BCA 2016.
36. Non-illuminated exit signage must be installed in accordance with Clause E4.7, and of BCA 2016.
37. External above ground waterproofing membranes must comply with AS 4654 Parts 1 and 2.
38. The new roof covering must be in accordance with Clause F1.5 of BCA 2016.
39. Waterproofing of all wet areas to the building must be carried out in accordance with Clause F1.7 of BCA 2016 and AS3740.
40. Damp proofing of the proposed structure must be carried out in accordance with Clause F1.9 and F1.10 of BCA 2016.
41. All new glazing to be installed throughout the development must be in accordance with Clause F1.13 of BCA 2016 and AS1288 / AS2047.
42. Sanitary facilities must be provided in the building in accordance with Clause F2.1, Table F2.1, Clause F2.3 and Table F2.3 of BCA 2016, as applicable).
43. The construction of the sanitary facilities must be in accordance with Clause F2.5 of BCA 2016.
44. Ceiling heights to the new areas must be in accordance with Clause F3.1 of BCA 2016.
45. Natural light must be provided in accordance with Clause F4.1, F4.2, and F4.3 of BCA 2016.
46. Natural ventilation must be provided in accordance with Clause F4.5, F4.6 and F4.7 of BCA 2016.
47. The sanitary compartments must be either provided with mechanical exhaust ventilation or an airlock in accordance with Clause F4.9 of BCA 2016.
48. The carpark must be provided with an adequate system of permanent natural ventilation in accordance with Clause F4.11 of BCA 2016.
49. Essential fire or other safety measures must be maintained and certified on an on-going basis, in accordance with the provisions of the Environmental Planning and Assessment Regulation, 2000.
50. Glazing must be in accordance with Part J2 of BCA 2016.
51. Facilities for Energy Monitoring must be provided in accordance with Clause J8.3 of BCA 2016.

Electrical Services Design Certification:

52. Emergency lighting must be installed throughout the development in accordance with Clause E4.2, E4.4 of BCA 2016 and AS2293.1 – 2005.

53. Exit signage must be installed in accordance with Clause E4.5, E4.7, and E4.8 of BCA 2016 and AS2293.1.
54. Artificial lighting must be installed throughout the development in accordance Clause F4.4 of BCA 2016 and AS/NZS 1680.0.
55. Lighting power and controls must be installed in accordance with Part J6 of BCA 2016.

Hydraulic Services Design Certification:

56. Storm water drainage must be provided in accordance with Clause F1.1 of BCA 2016 and AS3500.3
57. Fire hydrants coverage must be in accordance with Clause E1.3 of BCA 2016 and AS2419.1-2005 as required.
58. Portable fire extinguishers must be installed in accordance with Clause E1.6 of BCA 2016 and AS2444-2005.
59. The heated water supply systems must be designed and installed to NCC Volume 3 – Plumbing code and Clause J7.2 of BCA 2016.

Mechanical Services Design Certification:

60. An air-handling system, which does not form part of a smoke hazard management system, must be installed in accordance with Clause E2.2 of BCA 2016, and AS/NZS 1668.1.
61. The building must be mechanically ventilated in accordance with Clause F4.5 of BCA 2016 and AS1668.2-2012.
62. The air-conditioning and ventilations systems must be designed and installed in accordance with Part J5 of BCA 2016.

Structural Engineers Design Certification:

63. The material and forms of construction for the proposed works must be in accordance with Clause B1.2, B1.4 and B1.6 of BCA 2016 as follows:
 - Dead and Live Loads – AS1170.1
 - Wind Loads – AS1170.2
 - Masonry – AS3700
 - Concrete Construction – AS3600
 - Steel Construction – AS4100
 - Aluminium Construction – AS/NZS1664.1 or 2
 - ABCB Standard for Construction of Buildings in Flood Hazard Areas.
64. The FRL's of the structural elements for the proposed works have been designed in accordance with table 3 for a building of Type A Construction of Specification C1.1 of BCA 2016.
65. The lift shaft must have a FRL in accordance with Clause C2.10 and Specification C1.1 of BCA 2016.
66. Lightweight construction used to achieve required fire resistance levels must comply with Specification C1.8 of BCA 2016.

67. The construction joints to the structure must be in accordance with Clause C3.16 of BCA 2016 to maintain the FRL integrity of the element concerned.

Lift Services Design Certification:

68. Warning signage in accordance with Clause E3.3 of BCA 2016 must be provided to the lifts to advise not to use the lifts in a fire.
69. Access and egress to the lift well landings must comply with the Deemed-to-Satisfy Provisions of D3 of the BCA 2016, and must be suitable to accommodate disabled persons.
70. The type lifts must also be suitable to accommodate persons with a disability in accordance with Clause E3.6, Table E3.6a, and must have accessible features in accordance with Table E3.6b of BCA 2016.
71. The new lift must comply with AS1735.12 in accordance with Clause E3.6 of BCA 2016.

NSW Specification Design Certification:

72. Materials, floor and wall linings/coverings, surface finishes and air-handling ductwork used in the works must comply with the fire hazard properties in accordance with Clause C1.10, NSW Clause C1.10, Specification C1.10 and NSW Specification C1.10 of BCA 2016.
73. Doorways and other openings in internal walls required to have an FRL must be protected in accordance with Clause C3.11, and NSW Clause C3.11 of BCA 2016.
74. The number of exits provided to the building must be in accordance with Clause D1.2 and NSW Clause D1.2 of BCA 2016.
75. The discharge points of exits must be in accordance with Clause D1.10, and NSW Clause D1.10 of BCA 2016.
76. The dimensions of exits and paths of travel to exits must be provided in accordance with Clause D1.6, and NSW Clause D1.6 of BCA 2016.
77. Stair geometry to the new stairways must be in accordance with Clause D2.13, and NSW Clause D2.13 of BCA 2016. Stair treads are to have a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 or a nosing strip with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586.
78. Landings and door thresholds throughout the development must be provided in accordance with Clause D2.14 and D2.15, and NSW Clause D2.15 of BCA 2016. Landings to have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 where the edge leads to a flight below.
79. The handrails and balustrades to all stairs and throughout the building must be in accordance with Clause D2.16, NSW Clause D2.16 and D2.17 of BCA 2016.

80. The doorways and doors must be in accordance with Clause D2.19, NSW Clause D2.19 and D2.20 of BCA 2016.
81. The door latching mechanisms to the proposed required exit doors must be in accordance with Clause D2.21 and NSW Clause D2.21 of BCA 2016.
82. The building is within a bushfire prone area therefore must be in accordance with Part G5, and NSW Part G5 of BCA 2016.
83. Access for maintenance to all services and their components must be provided in accordance with Clause NSW J8.2 of BCA 2016.
84. Exit signage must be installed in accordance with Clause E4.5, NSW Clause E4.6, E4.7, and E4.8 of BCA 2016 and AS2293.1.

PART 6 STATEMENT OF COMPLIANCE

The architectural design documentation as referred to in this report has been assessed against the applicable provisions of the Building Code of Australia, (BCA) and it is considered that such documentation **complies or is capable of complying** (as outlined in Annexure B) with that Code.

Attention is drawn to the requirements of clause 145 of the Environmental Planning & Assessment Regulation 2000, and suggest that detailed & specific BCA compliance matters be addressed to the satisfaction of the appointed Certifying Authority prior to the issue of the Complying Development Certificate. It is considered that this initial BCA review and the additional preparation of the required Complying Development documentation will be sufficient to ensure that the proposed design will achieve the necessary compliance with the BCA.

ANNEXURE A

DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Architectural Plans Prepared by Alleanza Architecture received 3 July 2017		
Drawing Number	Issue	Title
15122/DA001	P1	Overall Site Plan
15122/DA100	P1	Level 1 Floor Plan
15122/DA101	P1	Level 2 Floor Plan
15122/DA102	P1	Level 3 Floor Plan –Part 1
15122/DA103	P1	Level 3 Floor Plan –Part 2
15122/DA104	P1	Roof Level Floor Plan
15122/DA200	A	Elevations & Section