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BUILDING CODE OF AUSTRALIA

Assessment Statement

For

WARRIEWOOD NURSERY

at

10-12 BOONDAH ROAD, WARRIEWOOD, NSW 2102

Client: Henry Fraser Pty Ltd
Report: CS24022-ST01
Date: 16 July 2024

- **Description of Proposal**

1.1 Description of development

The works the subject of this DA consists of a construction of a nursery and miscellaneous outbuildings, currently occupied by a single dwelling.

1.2 Referenced documents

This statement is based on information obtained from the client, including the architectural drawings numbered WAR-BUC-AZ-DR-AR-DA-AMP-0001, AMP-0002, AMP-0003, AMP-0004, AMP-0101, AMP-0111, AMP-0112, AMP-2001, AMP-2002, AMP-2101, AMP-4001, AMP-4002, AMP-5500 and AMP-9901 rev 9 by Buchan Pty Ltd dated 13 June 2024.

- **Description under BCA**

2.1 Classification

The proposed development attracts the following classifications.

Part of building	Use	Classification
Ground Level	Retail	(6) Retail Premises
Miscellaneous Outbuildings	Material Bunkers, Outdoor Terrace, Kids Playground	(10a) & (10b) non-habitable buildings

2.2 Effective height

Less than 25m (overall building)

2.3 Type of construction

In accordance with the provisions of Building Code of Australia (BCA) Clause C2D2, the building is required to be of Type C construction.

- **BCA Compliance Capability**

3.1 BCA Compliance Capability

The proposed works (Construction of plant nursery and miscellaneous outbuildings) is considered capable of complying with Deemed to Satisfy requirements of the Building Code of Australia 2022 (BCA) or, if required, the relevant Performance Requirements of the BCA.

Where appropriate, Performance Solutions may be employed in accordance with the Performance Requirements of BCA 2022. Assessment and verification of these solutions will generally be in accordance with the assessment methodology stipulated under BCA Part A2G2.

3.2 BCA Solution

Following assessment of the proposal it is the following BCA attributes are identified:

BCA Part C:

No development falls within close proximity of a fire source feature.

BCA Part D:

The proposal, being situated at grade, provides ample opportunity for wheelchair access and direct emergency egress to open space.

BCA Part F:

The indicative sanitary facilities provide ample capacity for the anticipated population of customers and staff.

BCA Part J:

It is anticipated that the scale of the development will allow ready compliance with the energy efficiency objectives of the BCA.

3.3 Essential Fire Safety Measures

All required essential fire safety measures will be designed and installed to comply with the requirements of BCA 2022, including merit assessment of any applications under Section 9 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021. Discussions with the relevant services design consultants will be undertaken to ensure appropriate spatial allowances have been incorporated into the design.

Owing to the scale of the development no major fire safety systems are anticipated.

Required Essential Fire Safety Measures:

1	Exit Signs	BCA 2022 Clause E4D5 AS/NZS 2293.1-2018
2	Emergency Lighting	BCA 2022 Clause E4D2, E4D4 AS/NZS 2293.1-2018
3	Portable Fire Extinguishers	BCA 2022 Clause E1D14 AS 2444-2001

- **Conclusion**

This statement has been provided to accompany the Development Application submission. It is our opinion that the proposed building works are capable of complying with the provisions of the Building Code of Australia 2022 (BCA), subject to Performance Solutions where departures from the Deemed-to-Satisfy provisions of the BCA may arise.

Any non-compliance will be addressed prior to the issue of Construction Certificate. Detailed construction drawings are to be provided at the Construction Certificate application stage, demonstrating compliance with the BCA and referenced standards. It is not expected that implementing of any Performance Solutions will affect the proposal to the extent that it will become inconsistent with the subject drawings.