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BUILDING CODE OF AUSTRALIA ASSESSMENT STATEMENT

For

Proposed Seniors Living Development

At

**1113 Oxford Falls Road,
Frenchs Forest, NSW**

Client: Henroth

Report: CF20231 -ST01b

Date: 18 January 2021

BCA STATEMENT

Barnes Road Seniors Living Development

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

Dukor 24 Pty Ltd proposes demolition works and construction of a seniors housing development comprising serviced self-care units with associated basement carparking, internal roads and site landscaping, situated at 1113 Oxford Falls Road, Frenchs Forest. The development has previously been granted approval under LEC 190541.19.

The following BCA statement has been prepared to accompany the proposed 4.56 amendment submission to Council in relation to the above consent.

1.2 Referenced Documents

This report is based on information obtained from the client. This includes the following architectural drawings prepared by Marchese & Partners issued 03 December 2020 numbered as follows:

Job ID	Drawing No.	Revision	Title	Date
18161	DA 1.03	Rev M	Level RL 86	03.12.2020
18161	DA 2.01	Rev B	Level RL 86	03.12.2020
18161	DA 2.02	Rev N	Level RL 89	03.12.2020
18161	DA 2.03	Rev P	Level RL 95	03.12.2020
18161	DA 2.04	Rev P	Level RL 98	03.12.2020
18161	DA 2.05	Rev P	Level RL 101	03.12.2020
18161	DA 2.06	Rev P	Level RL 104	03.12.2020
18161	DA 2.07	Rev P	Level RL 107	03.12.2020
18161	DA 2.08	Rev P	Level RL 110	03.12.2020
18161	DA 2.09	Rev M	Level 115 Roof plan	03.12.2020

2.0 DESCRIPTION OF BUILDING UNDER BUILDING CODE OF AUSTRALIA (BCA)

2.1 Classification

The BCA classification for the proposed development is Class 2 and 7a (Residential flats and associated carparking). Minor classifications include common areas used for community facilities, which attract a 9b classification.

2.2 Rise in Storeys

The rise in storeys of the overall development calculated in accordance with C1.2 of Building Code of Australia is not more than 3.

However, owing to the DA approved elevation drawings showing not more than 2 levels above finished ground level at any point it is considered that the development is able to achieve a Rise in Storeys of not more than 2.

2.3 Effective Height

Each of the wings of the development is able to be designed as a separate fire compartment under the Building Code of Australia and may thus be treated as a separate building pursuant to BCA Clause C2.7. Consistent with the relatively low-rise nature of the development, for the purposes of determining the

required services and equipment in the building, the effective height of the overall development, calculated in accordance with clause A1.1, is not more than 12m.

2.4 Type of Construction

In accordance with the provisions of C1.1 the building is required to be of Type B Construction.

3.0 BCA COMPLIANCE CAPABILITY

The proposed scope of new building works is considered capable of complying with the performance requirements of the Building Code of Australia – **BCA 2019- Amendment 1**.

Where required, "Performance Solutions" will be employed in accordance with the Performance Requirements of the BCA. Where "Performance Solutions" are employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A2.2 of the BCA, or via "Fire Safety Engineering" analysis in accordance with the "International Fire Engineering Guidelines" (IFEG).

It is anticipated that "Performance Solutions" will be developed with regard to a number of base building issues, including, but not limited to the items under section 3.1 (below) of this report.

3.1 Fire Resistance

The new work will readily achieve the required fire resistance levels. Owing to the arrangement of functional elements it is expected that the required 'bounding construction' will be established without undue impact on the design.

Fire separation of adjoining storeys can readily be achieved at floor level. Openings in floors are permitted for non-fire isolated stairways pursuant to BCA Clause D1.3, however where stairs interconnect more than 2 levels they must be separated from the remainder of the building in a fire-isolated shaft.

Separation of external walls in adjacent buildings is generally in excess of the 6m minimum as required under the DTS BCA. Protection of openings in adjacent compartments, where required, is achievable via the use of appropriately located self-closing fire rated doorsets.

External embellishments can be achieved with the use of non-combustible material as necessary, to achieve compliance with BCA Specification C1.1.

3.2 Safe movement & Access

The proposed layout provides numerous opportunities for emergency egress.

The nature of the design allows for emergency egress to be achieved via direct egress, horizontal exits or external stairs/ non fire isolated stairs. It is envisaged that the principal stair connecting the main wings of the development shall be treated as an "external stair in lieu of a fire isolated exit" in accordance with BCA Clause D1.8.

External landscaping and civil works provide opportunities for exits to discharge to the public way in conformance with BCA Clause D1.10. As the floors of the dwellings are located predominantly at grade, they take advantage of the travel distance concessions available for tenancies at ground level.

Whether egress occurs via open access balconies or public corridors, exit travel distance to a "point of choice" must still meet the BCA requirements. Where public corridors or external walkways form residential egress routes and discharge into parts of the building of another BCA classification, further investigation is warranted concerning the adequacy of the 'bounding construction'.

The disability access objectives of the BCA can readily be met as an automatic lift service is shown within each level of the development.

Additional requirements arise under the Disability Discrimination (Access to Premises) Standard in that works by the owner trigger wheelchair accessibility. Despite numerous detailing issues needing to be addressed for construction, no fundamental design changes are expected as a result of the imposition of the Standard.

Accessible sole-occupancy units will be provided as required by the BCA.

3.3 Essential Fire Safety Measures

As this is a substantially new development, all the required essential fire safety measures will be designed and installed to comply with BCA 2019 (Amendment 1). Discussions with the relevant services design consultants are ongoing to ensure appropriate spatial allowances are incorporated.

3.4 Health & Amenity

Owing to the scope of new work proposed, no difficulties are foreseen in terms of providing the sanitary facilities, acoustic treatment, natural lighting and ventilation as required under the current BCA.

3.5 Miscellaneous items

The proposal involves the creation of 'domiciles', thus BASIX energy assessments will apply. Compliance with the relevant parts of BCA NSW Part J (Energy Efficiency) will also be necessary where invoked by the Consent in relation to building fabric or services.

3.4 Alternative Solutions

"Performance Solutions" will be developed with regard to the following items under the BCA Performance Requirements:

Item	Description of Non-Compliance	DTS Provision of BCA
Separation by fire walls	The line of internal fire separation between proposed fire compartments does not necessarily follow a vertical straight line as per a "fire wall"	C2.7 Separation by fire walls
Emergency egress	The proposed exit travel distance from a door of a "sole-occupancy unit" to a "point of choice" at which travel to alternate exits is available, exceeds 6m	D1.4 Exit Travel Distances
When fire isolated stairways and ramps are required	The central stair core, considered as an "external stairway in lieu of fire-isolated exits" has defined "openings" within the prescribed distance to other parts of the building	D1.8 External stairways or ramps in lieu of fire-isolated exits
Emergency egress	The proposed exit travel distance between alternate exits via a "point of choice", exceeds 45m	D1.5 Distance between alternative exits

3.3 Conclusion

This statement has been provided to accompany the S.4.56 amendment submission. It is our opinion that the proposed building works are capable of complying with the provisions of the Building Code of Australia 2019 (Amendment 1), subject to the resolution of items noted herein including departures from the "deemed to satisfy" requirements for which Performance Solutions are proposed.

The non-compliances will be addressed prior to the issue of the Construction Certificate. Detailed construction drawings are to be provided at Construction Certificate application stage, demonstrating compliance with the BCA. It is not expected that implementing the above performance solutions will affect the proposal to the extent that it will become inconsistent with the subject Development Application drawings.



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