

# DESIGN COMPLIANCE STATEMENT

## COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

|                      |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |           |      |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|------|
| Unit & Street No.:   | 2                                                                                                                                                                               | Street name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Tilley Lane |           |      |
| Suburb:              | Frenchs Forest                                                                                                                                                                  | State:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | NSW         | Postcode: | 2086 |
| Description of Work: | Conversion of basement carpark to storage                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |           |      |
|                      | Design Specification                                                                                                                                                            | Building Code of Australia (BCA) requirement<br>(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 Specification C1.10 of the BCA as applicable;                                 | Specification C1.10 of the BCA requires floor linings and coverings to achieve CRF value, walls and ceilings to comply with required Group number, and other materials to comply with smoke development indices as nominated in the BCA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |           |      |
| 2.                   | 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 | Clause D1.6 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |           |      |
| 3.                   | Balustrades and handrails will comply with BCA Clause D2.16 to D2.18, and AS 1170.1-2002                                                                                        | Clauses D2.16 to D2.18 of the BCA specify all requirements of balustrades and handrails. AS1170 specifies the structural loading requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |           |      |
| 4.                   | All automatic (power operated) doors will comply with D2.19 of the BCA.                                                                                                         | Clause D2.19(b)(iv) 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:-<br>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<br>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.<br>NSW D2.19(b)(v) 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. |             |           |      |
| 5.                   | All door handles, locks and fail safe devices will comply with Clause D2.21 of the BCA;                                                                                         | Clause D2.21 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..."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |           |      |
| 6.                   | Fire Hose Reels (FHR), Fire Hydrant (FH) & Fire Extinguisher (FE) coverage to comply with relevant BCA requirements.                                                            | FHR coverage shall comply with E1.4 of the BCA and AS 2441.<br>FH coverage shall comply with E1.3 of the BCA and AS 2419.1.<br>FE coverage shall comply with E1.4, E1.6 of the BCA and AS2444                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |           |      |
| 7.                   | All glazing including decals will comply with AS 1288.1-2006, AS 2047-2014 and AS 1170.1-2002 and AS1428.1-2009.                                                                | Part B1.4 (h) 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.                   | Access for People with a Disability including facilities and circulation spaces shall comply with Part D3 of the BCA and AS1428.1-2009 and AS 1428.4-1992                       | Part D3 of the BCA requires access for people with disabilities to comply with AS 1428.1- 2009 and AS 1428.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |           |      |
| 9.                   | Artificial lighting not to exceed the maximum illumination power density specified under Clause J6.2(b) & Table J6.2a as Applicable                                             | Clause J6.2 (b) & Table J6.2a of the BCA requires all artificial lighting not to exceed the maximum illumination power density of 22W/m <sup>2</sup> for general retail space, 18W/m <sup>2</sup> for restaurant/café and 7/9W/m <sup>2</sup> 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.                 | Clause J6.3(e) 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 <sup>2</sup> 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 <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                     |             |           |      |
| 11.                  | Food tenancy has been design in strict compliance with the Food Act and Standard including AS4674-2004                                                                          | Floors, walls and ceilings have been designed to comply including Impervious materials, coving, solid construction etc. Fixtures, fittings and equipment are specified in compliance with AS4674-2004 such as hand wash facilities, hot and cold water supplies, double or triple compartment sinks or dishwashers, floor wastes provided, moveable equipment or on suitable supports such as plinths, legs, brackets etc.                                                                                                                                                                                                                                                                                                                                              |             |           |      |

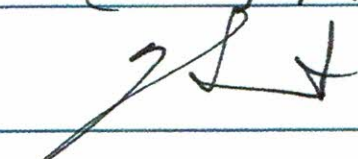
I, the undersigned, confirm that:

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.

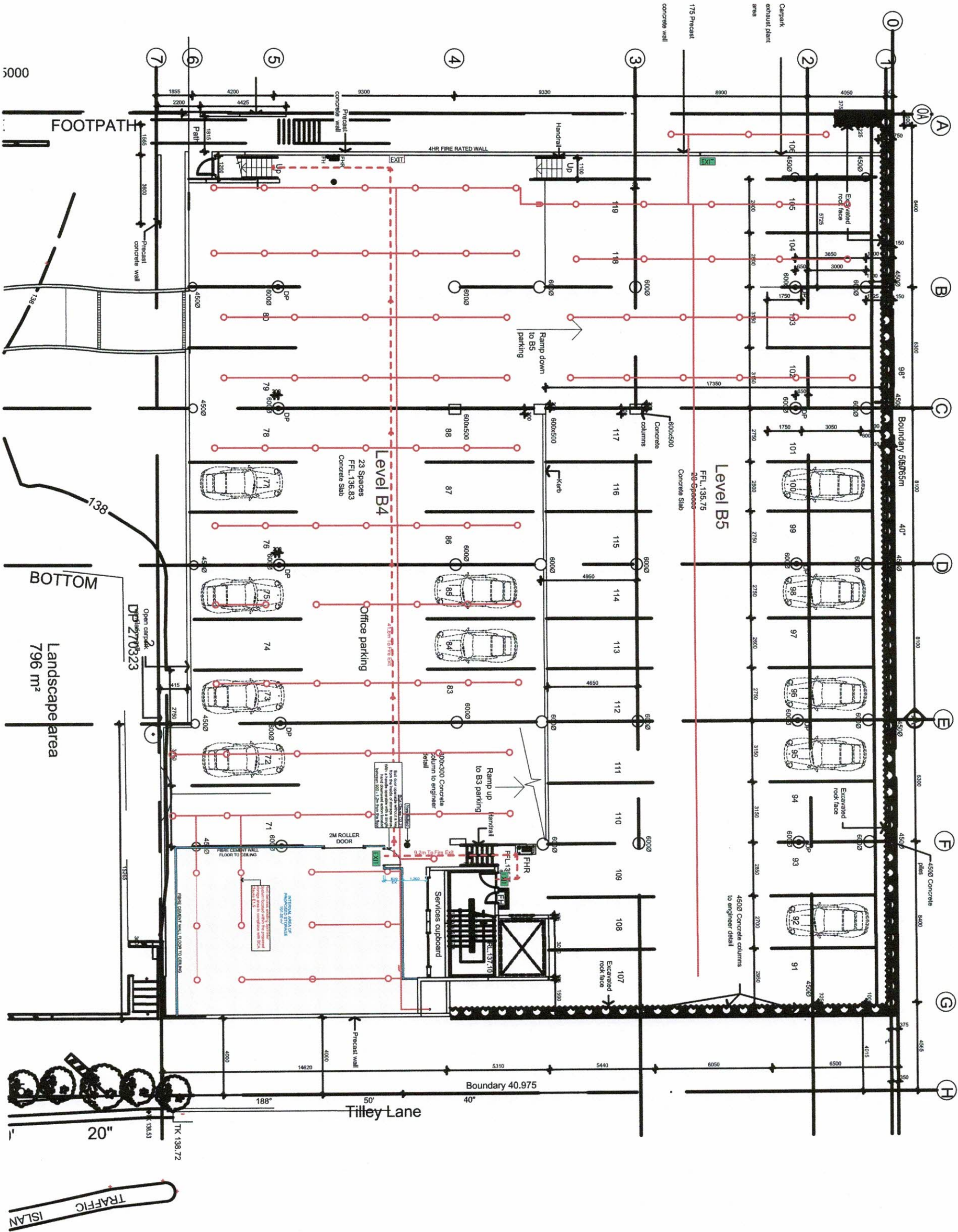
I also confirm that all necessary evidence, certificates and documentations required to demonstrate compliance with the BCA and DA consent conditions will be forwarded to MBC Group prior to the commencement of the relevant work or the issue of the Occupation Certificate

The following details must be provided in full:

|                  |                                                                                     |                 |                     |
|------------------|-------------------------------------------------------------------------------------|-----------------|---------------------|
| Name:            | Tom Simmat                                                                          |                 |                     |
| Company Name:    | Tom Simmat & Associates P/L                                                         | ABN No:         | 85003775157         |
| Company Address: | 6 Brulga Place Belrose NSW                                                          | Tel:            | 0415975423          |
| Qualifications:  | B.Sc (Arch). B Arch. N.S.W. B.A registration No 4392                                |                 |                     |
| Signature:       |  | Position Title: | Principal Director. |
|                  |                                                                                     | Date:           | 06/02/2023.         |



ARCHITECTURAL APPROVAL  
FOR CONSTRUCTION  
Tom Simmat & Associates Pty Ltd (Architects)  
DATE 06/02/2023



DATE

Monday, 16 January  
2023

PROJECT ADDRESS

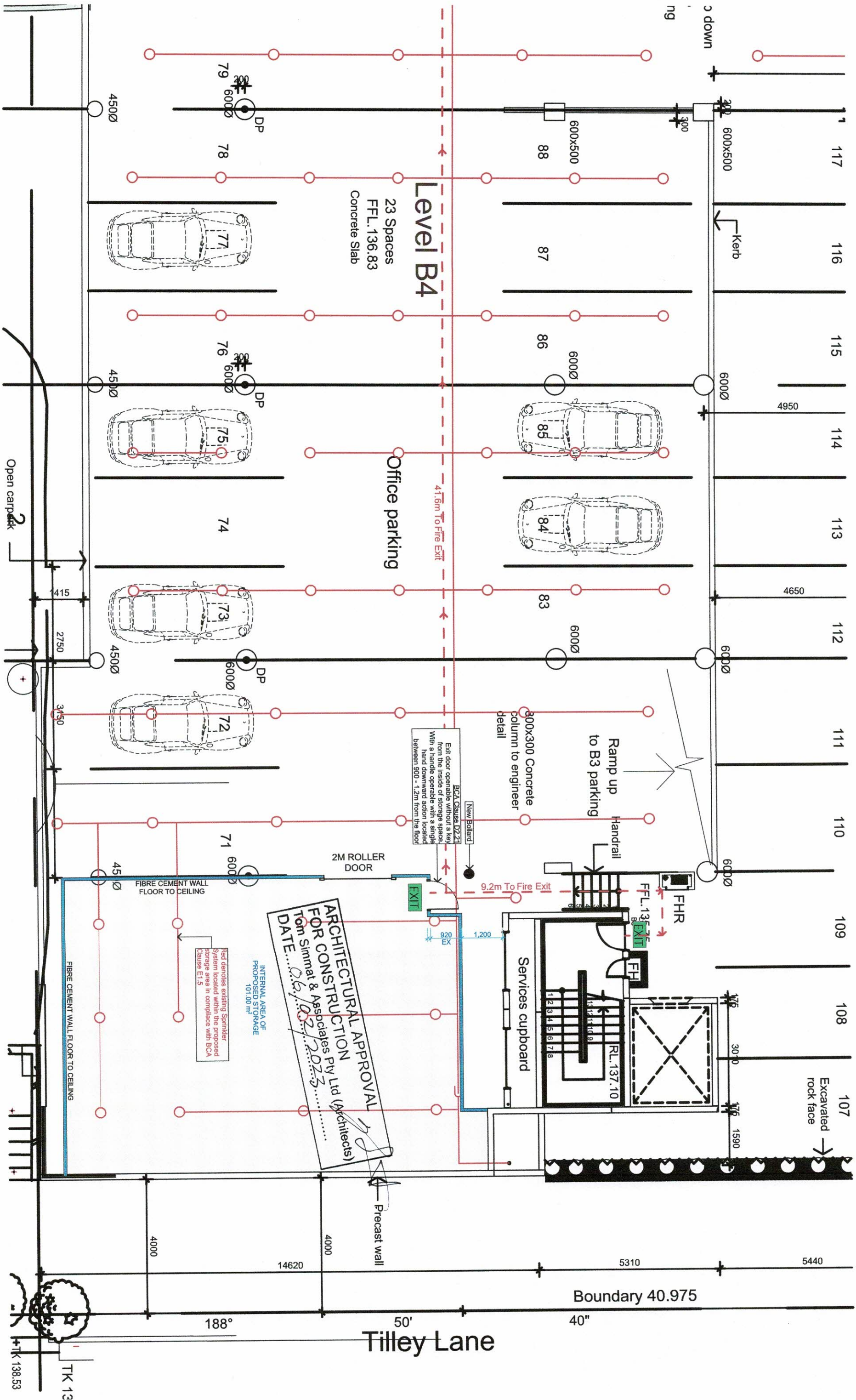
18 Aquatic Dr, Frenchs Forest NSW 2086  
LOT 2 OF TILLEY LANE / DP 270323

LEVEL B4 & B5  
1:100@A3

NOTE : THESE PLANS ARE SOLELY FOR  
DESIGN PURPOSES AND ARE NOT TO  
BE USED FOR CONSTRUCTION, ALL  
DIMENSIONS TAKEN TO WALLS  
FINISHED SURFACE

| REV. | DATE                            |
|------|---------------------------------|
| A    | INITIAL DESIGN PLAN             |
| B    | REVISION CDC                    |
| C    | CDC REQUIREMENTS                |
| D    | CDC REQ. - ALTERNATIVE LOCATION |





Level B4

23 Spaces  
FFL.136.83  
Concrete Slab

Office parking

Ramp up  
to B3 parking

300x300 Concrete  
column to engineer  
detail

Exit door operable without a key  
from the inside of storage space.  
With a handle operable with a single  
hand downward action located  
between 900 - 1,2m from the floor

ARCHITECTURAL APPROVAL  
FOR CONSTRUCTION  
FOR Simmat & Associates Pty Ltd (Architects)  
DATE: 06/02/2023

INTERNAL AREA OF  
PROPOSED STORAGE  
101.00 m<sup>2</sup>

Red denotes existing Sprinkler  
System located within the proposed  
storage area in compliance with BCA  
Clause E1.5

FIBRE CEMENT WALL  
FLOOR TO CEILING

FIBRE CEMENT WALL FLOOR TO CEILING

LEVEL B4 & B5 - PROPOSED STORAGE AREA  
1:100@A3



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DP01