

5 May 2022

St George Illawarra Rugby League Football Club Pty Ltd
C/- Populous
93 Shepard Street
CHIPPENDALE NSW 2008

Attention: Al Baxter
Email: Al.Baxter@populous.com

Dear Al,

**RE: St George Illawarra Dragons Community & High Performance Centre (CHPC) University of Wollongong
BCA AND DDA 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 Wollongong City Council for the proposed development works of the St George Illawarra Dragons Community & High Performance Centre (CHPC) University of Wollongong at 7-9 Squires Way, Fairy Meadow, North Wollongong, against the Building Code of Australia 2019 Amendment 1, and DDA provisions of the Disability (Access to Premises – Building) Standards and Council DCP.

Pursuant to S6.28 of the Environmental Planning and Assessment Act 1979, the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the time of the date of invitation for tenders to carry out the Crown building work. The BCA enforce is BCA 2019 Amendment 1, with BCA 2022 coming in to force May 2022. **Re-assessment against the new BCA 2022 provisions will be required should the invitation to tender not be able to be lodged in time.**

1.0 PROPOSED DEVELOPMENT

The proposed development comprises of construction of a Community & High Performance Centre (CHPC) located on the northern portion of UoW's Innovation Campus in Fairy Meadow, North Wollongong.



2.0 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- 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*.
- Accompany the Development Application submission to enable the Consent Authority to be satisfied the accessibility provisions required under the BCA, Premises Standards, and Council DCP 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 Crown Certificate stage.



3.0 REFERENCED DOCUMENTATION

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

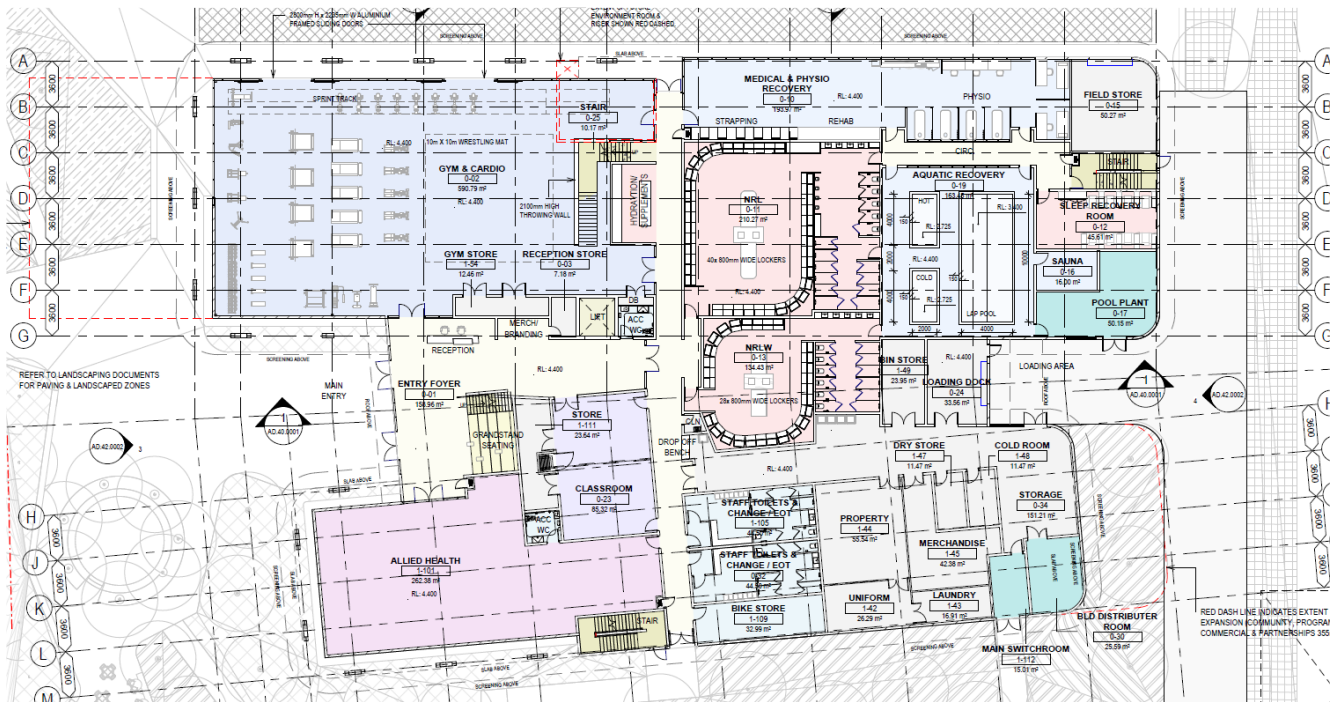
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AD-00-0002	3	11.04.22	AD-04-0001	3	11.04.22
AD-06-0000	3	11.04.22	AD-06-0001	3	11.04.22
AD-16-0001	3	11.04.22	AD-16-0101	5	11.04.22
AD-17-0001	3	11.04.22	AD-18-0001	3	11.04.22
AD-20-0000	7	05.05.22	AD-20-0100	7	05.05.22
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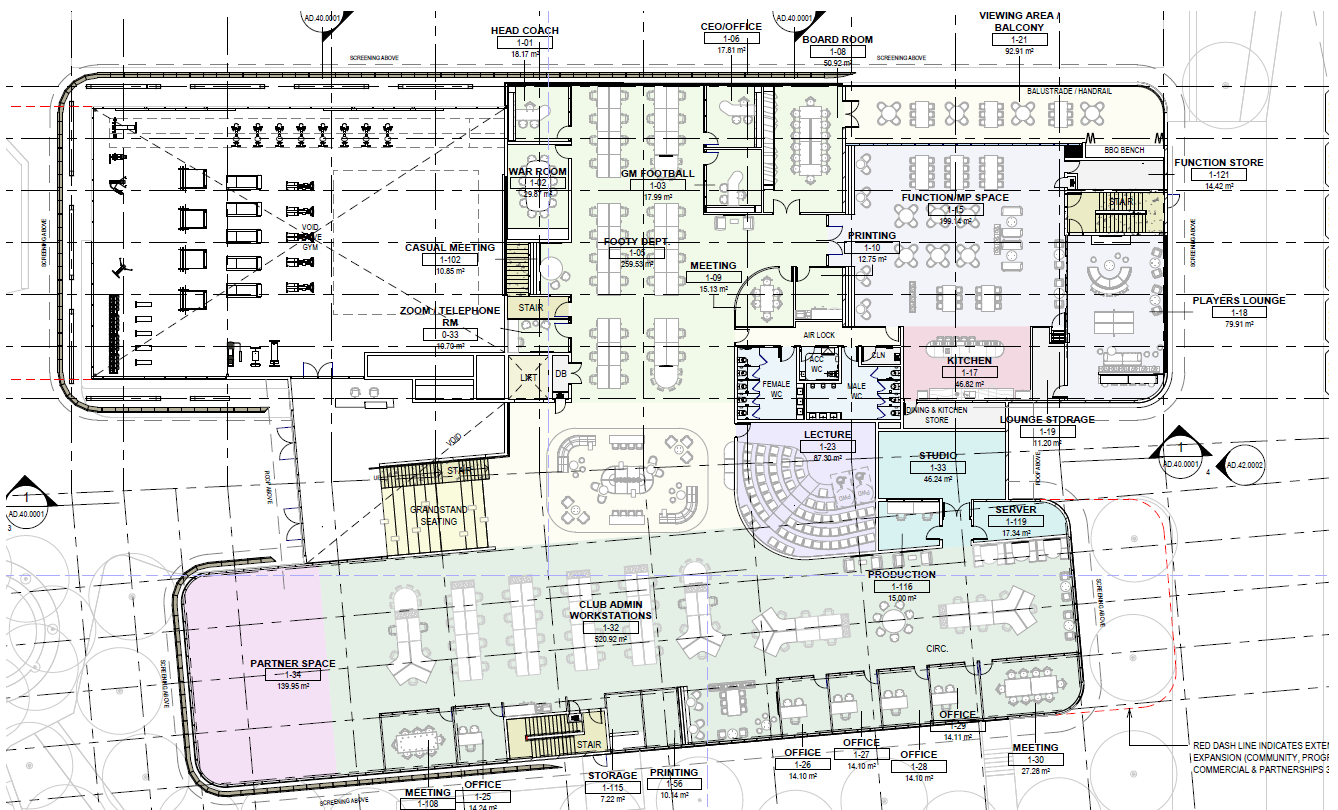
Site Plan



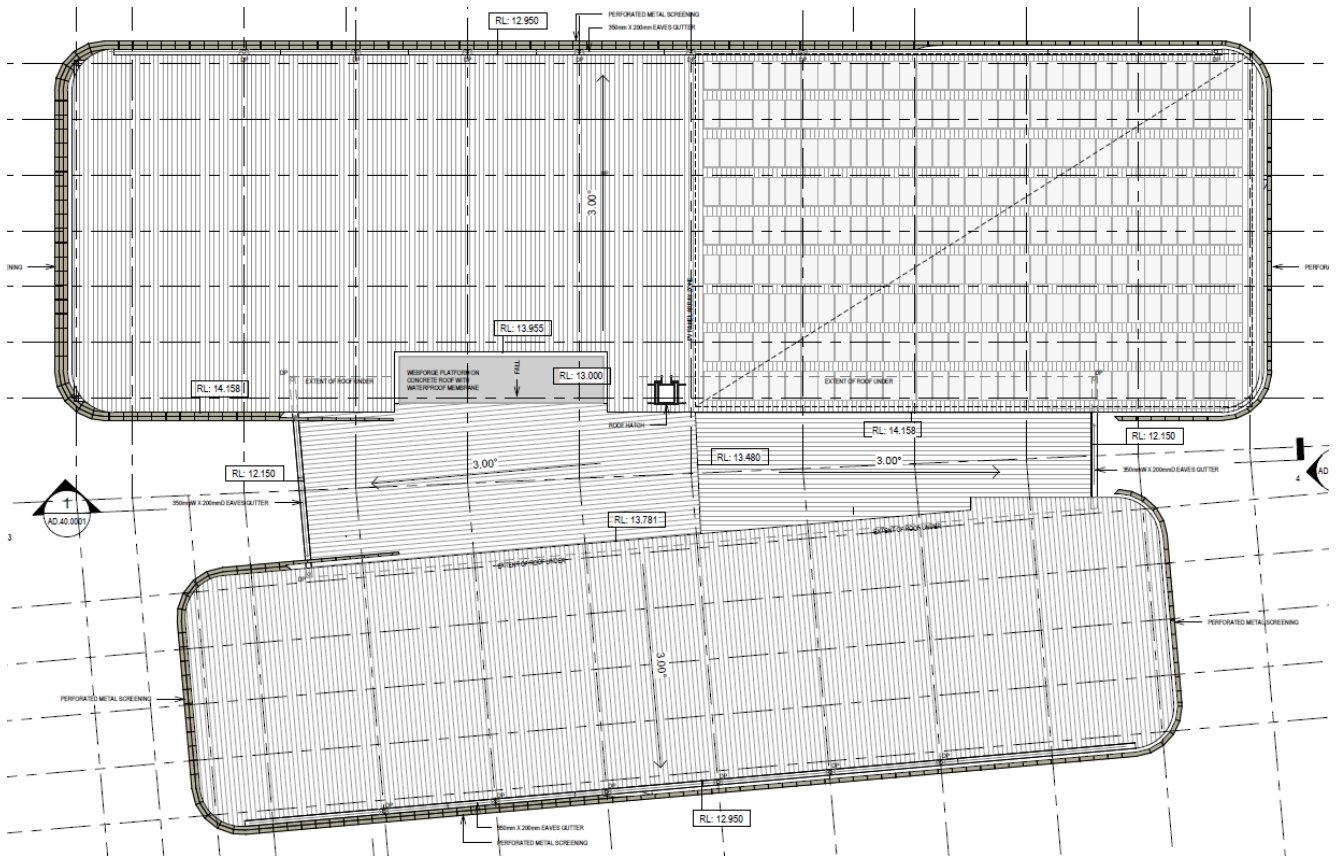
Existing Site Plan + Demolition Plan



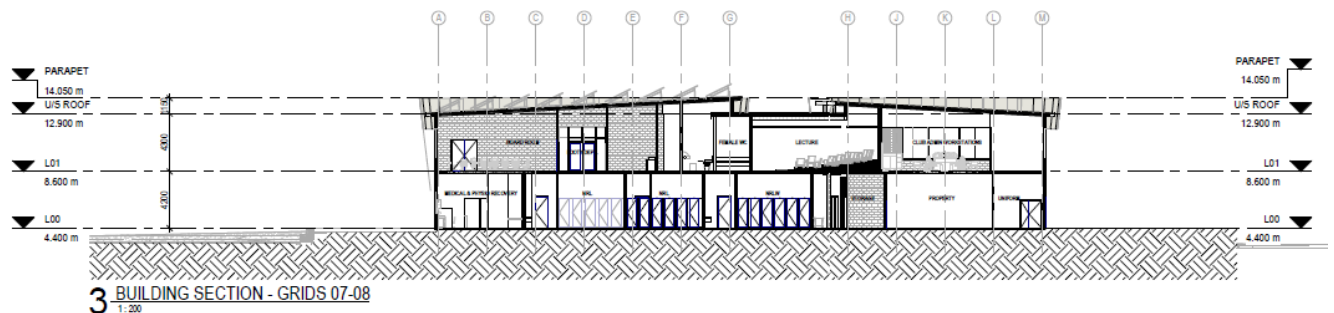
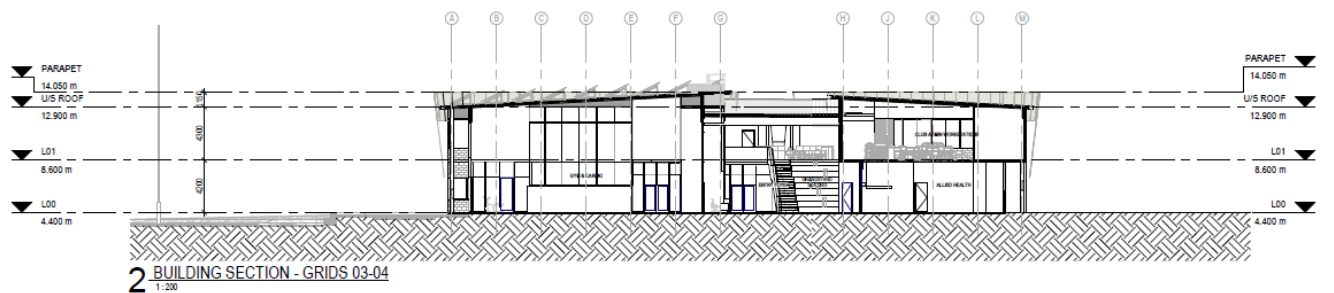
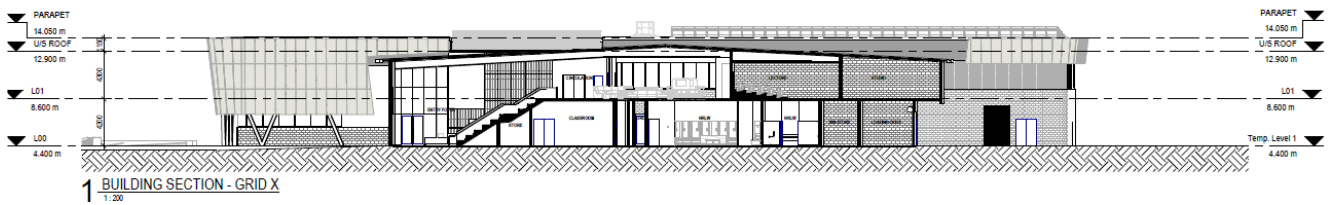
Level 00 General Arrangement Plan



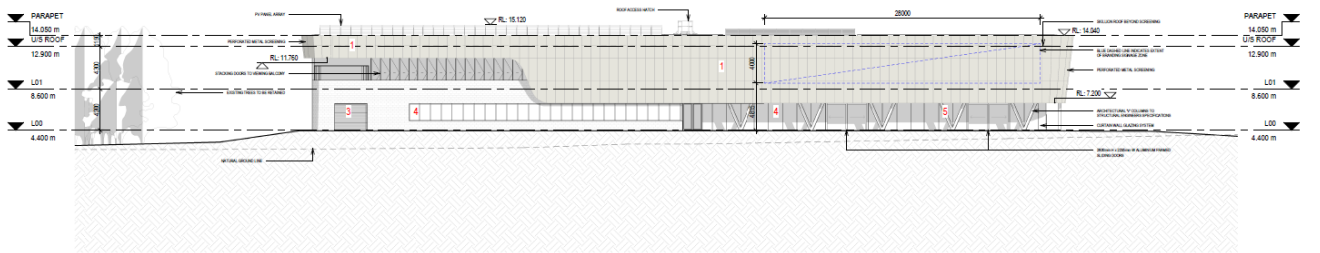
Level 01 – General Arrangement Plan



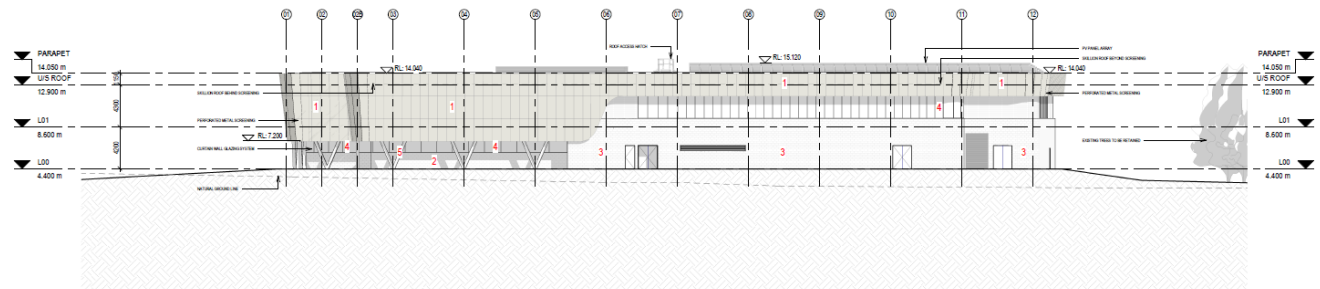
Roof Level – General Arrangement Plan



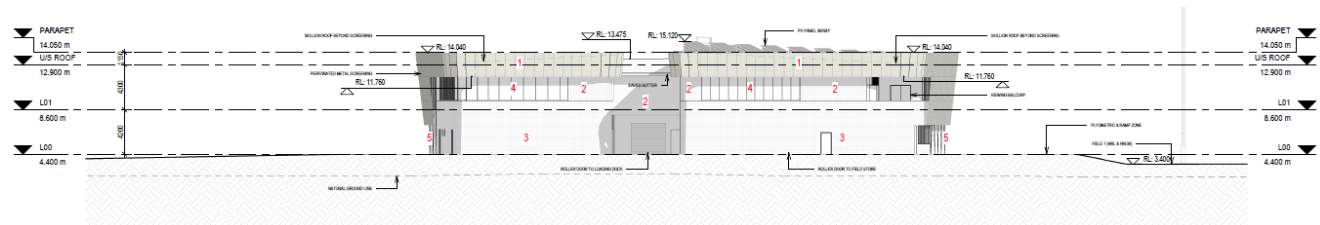
Building Sections



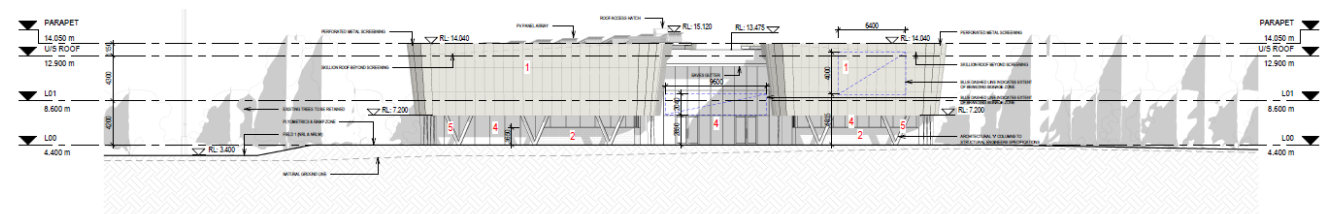
1 GA ELEVATION - NORTH
1:200



2 GA ELEVATION - SOUTH
1:200



1 GA ELEVATION - EAST
1:200



2 GA ELEVATION - WEST
1:200

Building Elevations



4.0 PROJECT OVERVIEW

4.1 BUILDING CLASSIFICATION

The new building works have been classified as follows:

BCA Classification:	Class 5 (Office + allied health / medical consulting rooms – inclusive of ancillary storage and loading dock) Class 9b (Gymnasium & Lecture Theatre & Function space - inclusive of ancillary storage and loading dock)
Rise in Storeys:	Two (2)
Storeys Contained:	Two (2)
Type of Construction:	Type B Construction
Importance Level (Structural):	3 (<i>To be confirmed by Structural Engineer</i>)
Sprinkler Protected Throughout:	No
Effective Height:	<12m
Floor Area:	L00 – 2,800m ² (FECA) L01 – 2,225m ² (FECA + Balcony) Total - 5,025m²
Max. Fire Compartment Size:	5,500m ² & 33,000m ³
Climate Zone:	Zone 5

Note: As per BCA clause A6.11, where there is any conflict between requirements the part should comply concerning the multiple building classifications, the more stringent requirement applies.

Note: Tenancy space for community and UoW Parentship opportunities building classification is yet to be determined.

4.2 FIRE COMPARTMENT FLOOR AREA LIMITATIONS

Maximum size of fire compartment / atria is:

Classification		Type B
5 & 9b	Max. floor area	5,500m ²
	Max. volume	33,000m ³

4.3 DISTANCE TO FIRE SOURCE FEATURES

Based upon a review of the plans, it is noted that each elevation of the building is located within the following distances from fire source features on the site.

Elevation	Fire Source Feature	Distance
North	NRL Field 1	>6m
East	Squires Way	>6m
West	Innovation Way	>6m
South	On-grade Carpark	>6m

Note: *Fire Source Feature (FSF)* - The far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.



4.4 OVERVIEW OF ACCESS REQUIREMENTS

REQUIREMENTS FOR ACCESSIBILITY

Class 5	To and within all areas normally used by the occupants
Class 9b	To and within all areas normally used by the occupants To wheelchair seating spaces provided in accordance with D3.9.

4.5 ACCESSIBILITY EXEMPTIONS

The use of certain parts of the building are not required to be accessible in the following instances:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by the above two items

Some examples of the above include:

- + Store Rooms
- + Pool Plant
- + Loading Docks

4.6 PERFORMANCE SOLUTIONS (ACCESS)

Where there are any departures from achieving compliance with the BCA, there is an opportunity to address the compliance issue by the development of a Performance Solution.

This report does not currently identify any Performance Solutions, however, they are likely to be developed during the Detailed Design and Construction Documentation Phase.



5.0 BCA ASSESSMENT – KEY ISSUES

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

5.1 SECTION B – STRUCTURAL PROVISIONS

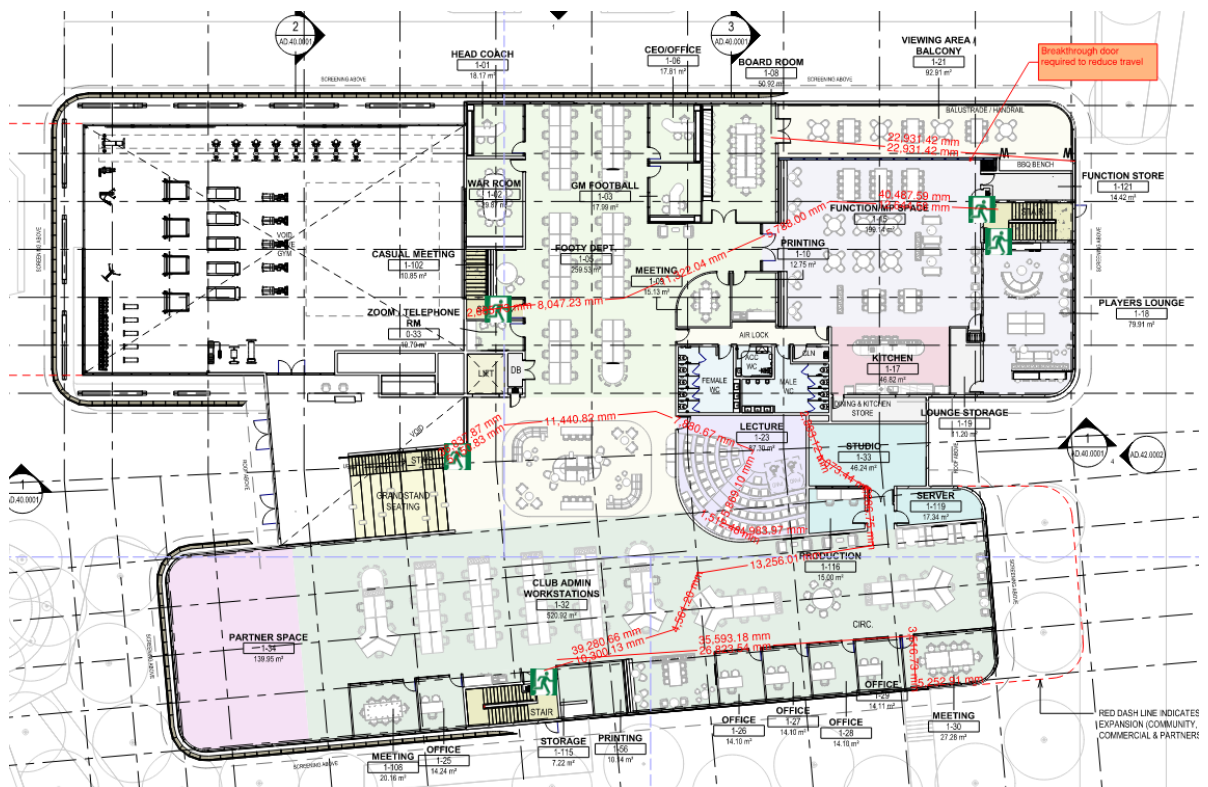
Part B1	<p>New building works are to comply with the structural provisions of the BCA 2019 Amendment 1 and referenced standards including AS 1170.</p> <p>The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.</p>
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5.2 SECTION C – FIRE RESISTANCE

C1.1	<p><u>Type of Construction:</u></p> <p>For Type B Constructions the relevant FRLs as listed in Table 4 of Specification C1.1 must be adhered to.</p>
C1.9	<p><u>Non-Combustible Building Elements:</u> External walls in a building of Type B construction are required to comprise non-combustible, or deemed non-combustible elements throughout. This includes:</p> <ul style="list-style-type: none">+ Any external wall claddings.+ Any framing or integral formwork systems. I.e. timber framing, dintel formwork, etc.+ Any external linings or trims. I.e. external UPVC window linings, timber window blades, etc.+ Any sarking or insulation contained within the wall assembly. <p>This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and provided for review at the Construction Certificate stage.</p>
C2.2	<p><u>General Floor Area and Volume Limitations:</u> The building achieves the fire compartment sizes as per the DtS requirements of this clause.</p>
C2.8 / C2.9	<p><u>Separation of Classifications:</u> Separate classifications within same building will trigger the need for the higher required FRLs apply to both areas subject to Spec C1.1.</p>
C3.2	<p><u>Protection of Openings in External Walls:</u> Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C3.4. It is noted that there are currently no openings within 3m from the allotment boundary or 6m from an otherwise considered fire source feature.</p>
Spec C1.1	<p><u>Fire-Resisting Construction:</u> The building is required to comply with Table 4 as relevant to FRLs required for buildings of Type B Construction.</p>



D1.4 Exit Travel Distances: Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one. Additional exit door required at L00 into loading dock and additional breakout door required from L01 balcony – both as noted below.





D1.5	<p><u>Distance Between Alternative Exits:</u> Distances between alternative exits must be not greater than 60m in Class 5-9 parts.</p> <p>Compliance is readily achievable – directional exit signage and compliant door hardware will be required to facilitate compliant distances.</p>
D1.6	<p><u>Dimensions of Paths of Travel to an Exit:</u> 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 min.</p> <p>The minimum width of paths of travel must be not less than 1m wide generally (this width dimension is measured clear of any obstructions such as handrails and joinery)</p>
D1.9	<p><u>Travel by Non-Fire-Isolated Stairways or Ramps:</u> Dragons CHPC are provided with non-fire-isolated stairways and have compliant travel distances.</p> <p>Travel distances are measured to the top riser of the stairways</p>
D1.10	<p><u>Discharge from Exits:</u> If an exit discharges to open space that is at a different level than the public road in which it is connected to, the path of travel to the road must be via a ramp having a gradient not steeper than 1:8, or not steeper than 1:14 if required to be accessible. The discharge point of exits must be located as far away from one another as reasonably practical.</p>
D2.8	<p><u>Enclosure of Space Under Stairs:</u></p> <p>Non-fire-isolated stairways — The space below the non-fire-isolated stairway (including an external stairway) or non-fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless—</p> <ul style="list-style-type: none"> + the enclosing walls and ceilings have an FRL of not less than 60/60/60; and + any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.
D2.13 / D2.14 / D2.16 / D2.17	<p><u>Stairways, Balustrades, and Handrails:</u> Stairways, balustrades and handrails to achieve the minimum requirements of the BCA.</p> <p><u>Floor finishes</u> will be required to achieve the correct slip resistance in accordance with AS 4586-2013, and associated handbooks HB197 and HB198. The selection of materials will need to be considered in relation to these requirements.</p>
D2.19 / D2.20 / D2.21	<p><u>Doors and Latching:</u> All egress doorways are detailed to swing in the direction of egress, and it is required to 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>

5.4 PART E – SERVICES AND EQUIPMENT

E1.3	<p><u>Fire Hydrants:</u> Fire hydrant coverage is required to be provided to the Dragons CHPC in accordance with AS2419.1-2005.</p> <p>The FH booster assembly location is to be resolved during design development.</p>
E1.4	<p><u>Fire Hose Reels:</u> Fire hose reel coverage is required to be provided to the Dragons CHPC in accordance with AS2441-2005.</p>
E1.6	<p><u>Fire Extinguishers:</u> To be provided and designed in accordance with AS 2444-2001.</p>
E2.2a	<p><u>Smoke Hazard Management:</u> The building is required to be provided with the following smoke hazard management systems as required by E2.2 / NSW E2.2:</p> <ul style="list-style-type: none"> + An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and Spec E2.2a Clause 4 – <i>this will be required as part of the FER strategy.</i> + Automatic shutdown or any air-handling system (other than miscellaneous exhaust air systems and non-ducted individual room units with a capacity of not more than 1000L/s) are required to be shut-down by smoke detectors in accordance with clause 6 of Spec E2.2a.
Part E3	<p><u>Lifts:</u> Passenger lifts will be compliant with AS1735 and BCA Table E3.</p>
E4.2-E4.8	<p><u>Emergency Lighting and Exit Signs:</u> Emergency lighting and exit signage to be provided in accordance with E4.4-E4.8 complying with AS 2293.1 - 2018.</p>



5.5 PART F – HEALTH AND AMENITY

F1 Damp and Weatherproofing: Damp and weatherproofing will comply with the prescriptive requirements of clauses F1.1-F1.13.

F2.3 Sanitary Facilities: Sanitary facilities are only required to be provided in accordance with the requirements for Class 5 & 9b.

The number of amenities across the building are generally compliant. Distribution -v- availability is to be refined during design development. In the meantime, the below mark ups suggest the number of required facilities are achievable to comply with BCA, noting below conservative population counts (data provided by client representative)–

L00 Players / Gym / Wellness / Amenities

Building classification		Class 9b - sports venues or the like					
			Required sanitary facilities				
Gender	Design Occupancy	User Group	Closet Pans	Urinals	Washbasins	Showers	Baths
Male	0	employees	0	0	0	NA	NA
Female	0	employees	0	NA	0	NA	NA
Male	0	spectators or patrons	0	0	0	NA	NA
Female	0	spectators or patrons	0	NA	0	NA	NA
Male	23	participants	2	3	3	3	0
Female	23	participants	3	NA	3	3	0

L00 Players / Gym / Wellness / Amenities

Building classification		Class 5, 6 and 9 (other than schools)					
			Required sanitary facilities				
Gender	Design Occupancy	User Group	Closet Pans	Urinals	Washbasins	Showers	Baths
Male	33	employees	2	2	2	NA	NA
Female	33	employees	3	NA	2	NA	NA
Male	0	NA	NA	NA	NA	NA	NA
Female	0	NA	NA	NA	NA	NA	NA
	23	NA	NA	NA	NA	NA	NA
	23	NA	NA	NA	NA	NA	NA

L01 Function Space

Building classification		Class 9b - public halls, function rooms or the like					
			Required sanitary facilities				
Gender	Design Occupancy	User Group	Closet Pans	Urinals	Washbasins	Showers	Baths
Male	5	employees	1	0	1	NA	NA
Female	5	employees	1	NA	1	NA	NA
Male	90	patrons	1	2	2	NA	NA
Female	90	patrons	3	NA	2	NA	NA

L01 Administration & Lecture

Building classification		Class 5, 6 and 9 (other than schools)					
			Required sanitary facilities				
Gender	Design Occupancy	User Group	Closet Pans	Urinals	Washbasins	Showers	Baths
Male	124	employees	7	4	5	NA	NA
Female	124	employees	9	NA	5	NA	NA
Male	0	NA	NA	NA	NA	NA	NA
Female	0	NA	NA	NA	NA	NA	NA

The building would also have wheelchair accessible and ambulant WCs required for non-sport participant use, accessible amenities located at each bank for WCs.



The player facilities are also to cater for accessible WC and showers.

Adult Change Facilities

The DTS provisions of the BCA requires these facilities in large sports facilities (>35000 people) or large pool complexes >70m perimeter.

The proposed community and training facility is not required to have an adult change facility.

Noting that the adult change facilities are intended for persons with more complex or profound disabilities and who require full carer assistance.

Appreciating the positives of providing facilities over and above minimum BCA for people with disabilities, sporting participants included, rather than displacing floor area for a larger adult change facility, which are not necessary suited for this type of building, it may more appropriate to focus on an option of providing additional accessible WCs and showers for sporting participants.

Noting one of the practice fields will be accessible for wheelchair players.

In this regard, for example, showers are required (minimum) 1 shower per every 10 participants.

Accessible showers are required (minimum) 1 accessible shower per every 10 (required) showers

Perhaps we can look at providing accessible showers at the rate of 1 accessible shower for each likely 10 accessible participants. This is over and above BCA DTS and may be more aligned with DDA obligations for accessible sporting participants.

Assuming max 10 wheelchair RL players per team, we could look the option of up to 2 accessible showers per change room. This would be over and above BCA DTS and would mitigate the clients risk of future complaint from DDA perspective.

Same for accessible WCs for players, which can be combined with the shower cubicles.

Additional ambulant WCs are still required.

The building would also have wheelchair accessible and ambulant WCs required for non-sport participant use.

The final quantum and layout of accessible facilities can be refined post-DA.

Part F3

Ceiling Heights: The following floor to ceiling heights are applicable to the building:

The minimum ceiling heights in a Class 5 building are as follows:

- + Generally - 2.4m.
- + Corridor, passageways, or the like - 2.1m.

The minimum ceiling heights in a Class 9b building are as follows:

- + Assembly building or part accommodating not more than 100 persons - 2.4m.
- + Assembly building or part accommodating more than 100 persons - 2.7m.

In any building:

- + *Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m,*
- + *A commercial kitchen – 2.4m,*
- + *Above a stairway, ramp, landing or the like – 2m*

F4.5

Ventilation of Rooms: Any room occupied by a person for any purpose must be provided with natural ventilation complying with this clause, or a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS 3666.1.

F4.8

Restriction of location of sanitary facilities: Sanitary compartments must not open directly into a public assembly building (which is not a primary school) or a workplace occupied by more than one person

The accessible WC associated with Allied Health opens directly to the associated workspace. This can be addressed with future fitout design in Allied Health



5.6 SECTION J – ENERGY EFFICIENCY

Sect. J	<p><u>Energy Efficiency:</u> The building works are subject to compliance with the Energy Efficiency Provisions of BCA 2019 Amendment 1 Section J relating to:</p> <ul style="list-style-type: none">+ J1: Building Fabric+ J3: Building Sealing+ J5: Air-conditioning and ventilation systems+ J6: Artificial lighting and power+ J7: Hot water supply+ J8: Access for maintenance
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6.0 DDA ASSESSMENT – KEY ITEMS

This part comprises a review of the DDA and Accessibility requirements.

6.1 ACCESS TO PREMISES STANDARDS

DDA	<p>The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).</p> <p>With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:</p> <ul style="list-style-type: none">+ BCA clauses D3.1 to D3.12;+ BCA clause E3.6;+ BCA clauses F2.2 and F2.4. <p>Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. However, our review of the DA documentation indicates that compliance with the abovementioned provisions will be readily achievable.</p> <p>In the event that DTS compliance is not achieved, an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.</p>
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6.2 BCA PART D3, CLAUSES E3.6 AND F2.2 - F2.4

D3.1	<p><u>General Building Access Requirements:</u></p> <p>Access is required to be provided to:</p> <table><tr><td>Class 5</td><td>To and within all areas normally used by the occupants</td></tr><tr><td>Class 9b</td><td>To and within all areas normally used by the occupants To wheelchair seating spaces provided in accordance with D3.9.</td></tr></table>	Class 5	To and within all areas normally used by the occupants	Class 9b	To and within all areas normally used by the occupants To wheelchair seating spaces provided in accordance with D3.9.
Class 5	To and within all areas normally used by the occupants				
Class 9b	To and within all areas normally used by the occupants To wheelchair seating spaces provided in accordance with D3.9.				
D3.2	<p><u>Access to Buildings:</u></p> <ul style="list-style-type: none">+ Access is required to be provided from the main points of pedestrian entry.+ From any required accessible car parking space on the allotment+ Indicate all pedestrian entrances on the plans. <p>Compliance is readily achievable as required by this part.</p>				
D3.3	<p><u>Parts of Buildings to be Accessible:</u></p> <ul style="list-style-type: none">+ Every ramp and stairway (except for fire-isolated stairways) are required to comply with AS 1428.1 – 2009.+ Accessways must have turning and passing space complying with AS 1428.1 – 2009. <p>Compliance is readily achievable with the requirements of AS 1428.1 – 2009 as required by this part.</p>				
D3.4	<p><u>Exemptions:</u> The use of certain parts of the building are not required to be accessible in the following instances:</p> <ul style="list-style-type: none">+ An area where access would be inappropriate because of the particular purpose for which the area is used.+ An area that would pose a health or safety risk for people with a disability.				



	<ul style="list-style-type: none">+ Any path of travel providing access only to an area exempted by the above two items <p>Some examples of the above include:</p> <ul style="list-style-type: none">+ Store Rooms+ Pool Plant+ Loading Dock <p>Access is not achieved to the NRL and NRLW Locker Room. The accessibility strategy for players will be worked through during design development to ascertain areas where exemptions can be applied.</p>
D3.5	<p>Accessible Parking: The on-grade carpark is noted to have >50 carparking spaces therefore it is required to indicate two accessible car parking spaces.</p>
D3.6	<p>Signage: In a building required to be accessible, braille and tactile signage must be provided to all:</p> <ul style="list-style-type: none">+ Required accessible sanitary facilities+ Spaces with hearing augmentation+ Ambulant sanitary facilities+ Non-accessible pedestrian entrances+ Each door required to be provided with an exit sign <p>Braille and tactile signage are to comply with sub-clause (a) and Specification 3.6. Details to be developed at the Crown Certificate stage.</p>
D3.7	<p>Hearing Augmentation: A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning is installed in any meeting/lecture room, function space or a reception area where the public is screened from the service provider. Details to be developed during design development.</p>
D3.8	<p>Tactile Indicators: Tactile Ground Surface Indicators (TGSIs) must be provided to:</p> <ul style="list-style-type: none">+ A stairway, other than a fire-isolated stairway; and+ An escalator or passenger conveyor; and+ A ramp other than a fire-isolated ramp; and+ In the absence of a suitable barrier-<ul style="list-style-type: none">a) An overhead obstruction <2m above floor level; andb) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building including a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point. <p>Tactile indicators are required to be designed in accordance with AS 1428.4.1-2009 Details to be developed during design development.</p>
D3.9	<p>Wheelchair Seating Spaces in Class 9b Assembly Buildings: 3 wheelchair seating spaces are required to be provided to the lecture theatre. It is also required to indicate wheelchair seating spaces amongst the fixed seating associated with the Grandstand.</p>
D3.11	<p>Ramps: Ramps may be used as part of an accessway where there is a change of level and must comply with the requirements set out in AS1428.1</p> <p>AS1428.1 Cl 10.1 - Walkways, Ramps, and Landings – Generally</p> <p>Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be as follows:</p> <ul style="list-style-type: none">+ Sharp transitions shall be provided between the planes of landings and ramps.+ Landings shall be provided at all changes in direction in accordance with Clause 10.8.+ Landing or circulation space shall be provided at every doorway, gate, or similar opening.+ For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33. <p><i>NOTE: For requirements for ground surfaces, see Clause 7.</i></p> <p>AS1428.1 Cl. 10.2 – Walkways</p>



The requirements for walkways are as follows:

- + Walkways can have a gradient up to 1:20. Anything steeper is a ramp and requires kerbs or kerb rails plus handrails to both sides.
- + A walkway with a gradient less than 1 in 33 does not require landings but does require a crossfall of maximum 1 in 40 (maximum cross fall of 1 in 33 if the surface is bitumen).

Walkways steeper than 1 in 33 do not require a crossfall to the main walkway but do require a crossfall of 1 in 40 to landings

E3.6 Passenger Lifts: All passenger lifts provided exceed the minimum dimensions required to comply as accessible lifts. In this regard, access to every floor in the development is achieved in the design.

F2.4 Accessible Sanitary Facilities: The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability satisfy the requirements of this clause.

7.0 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 the final Fire Safety Engineering Review to confirm the works are permissible.

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745 – 2010 Schedule 3A of the EP&A Regulation 2000 (EV's)	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Blankets	AS 3504 – 2006 & AS2444 – 2001	✓
Fire Doors	BCA Clause C2.12 & C2.13 AS 1905.1 – 2015 and Manufacturer's Specification	✓
Fire Hose Reels	BCA Clause E1.4 AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1 – 2005	✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA Clause E2.2 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001	✓
Warning & Operational Signs	BCA Clause D3.6 AS 1905.1 – 2015 & Section 183 of the EP&A Regulation 2000	✓
Fire Engineered Performance Solutions relating to: <ul style="list-style-type: none"> Distance between alternative exits Use of plastic packers in the external wall façade system 	Fire Safety Engineering Report prepared by Aurecon Group (pending)	✓



8.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed development St George Illawarra Dragons Community & High Performance Centre (CHPC) 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.

Furthermore, it is concluded that the development proposal is capable of achieving compliance with the accessibility provisions of the BCA and Access to Premises Standard. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters.

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.

Regards

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