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BUILDING CODE OF AUSTRALIA STATEMENT

For
Proposed Residential Aged Care Facility

At
Barnes Road
Frenchs Forest

Client:	DuKor 24 Pty Ltd
File Ref:	CS14016-ST01a
Date:	19 August 2014

BCA STATEMENT
Barnes Road Frenchs Forest
Proposed Aged Care Facility

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

The proposed development comprises a 3 level residential aged care facility, incorporating and expanding an existing approved use (refer Council DA 2013/0575)

1.2 Referenced Documents

Information compiled within this report was obtained from the DA drawings DA2.01 to DA2.07 dated 20 July 2014 issued by Marchese Partners Pty Ltd

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

2.1 Classification

The BCA classification for the proposed development is Class 9c (aged care).

2.2 Type of Construction

In accordance with the provisions of C1.1 the existing building is required to be of Type A Construction, however concessional treatment is available in recognition of mandatory sprinkler protection such that Type C construction is permitted.

3.0 BCA COMPLIANCE

A review of the architectural drawings indicates the proposed new works can comply with the Deemed-to-Satisfy requirements of Building Code of Australia – BCA 2014. However, where required, "Alternative Solutions" may be employed in accordance with the BCA. Should "Alternative Solutions" be employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A0.9 of the BCA or via "Fire Safety Engineering" analysis in accordance with the "International Fire Engineering Guidelines" (FEG).

3.1 Fire Resistance

The new work will readily achieve the required fire resistance levels. Fire resistance levels of the existing structure will be checked for compliance with the required fire resistance level of a 9c aged care facility, in particular the concrete slab and walls separating the resident use area above.

The layout of the development lends itself to subdivision into fire compartments of 1,000 square metres which is well within the 5,500 square metre limit for a Type B building established under the BCA. Further subdivision into maximum 500 square metre smoke compartments will be required. Owing to the arrangement of functional elements it is expected that smoke compartments will be established without undue impact on the design.

Fire separation of adjoining storeys can readily be achieved at the proposed internal stairs.

Protection of openings in adjacent compartments can occur via the use of appropriately located wall-wetting sprinklers and fixed glazing.

3.3 Safe movement & Access

The proposed layout provides numerous opportunities for emergency egress.

The nature of the building proposal allows for egress to be achieved via fire isolated stairs as per BCA Clause D1.2.

The disability access objectives of the BCA can readily be met as the existing floor level is largely at grade. Changes of level shall be dealt with through the use of lifts/ramps as proposed.

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

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

3.4 Essential Fire Safety Measures

The building will be provided with a fire sprinkler system in accordance with BCA Clause E1.5 and the Environmental Planning & Assessment Regulation as appropriate to the classification. Investigations have been made as to the adequacy of the existing water supply to the allotment.

A stretcher lift will be incorporated to serve each level in accordance with BCA Clause E3.8.

All required essential fire safety measures will be provided / modified in accordance with the fire safety schedule developed at the time of Construction Certificate.

3.5 Health & Amenity

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

3.6 Miscellaneous items

As the proposal does not involve the creation of 'domiciles' as conventionally understood, BASIX energy assessments do not apply. Compliance with the relevant parts of BCA National Part J (Energy Efficiency) will be necessary where new work to building fabric or services is involved.

4.0 CONCLUSION

The proposed may be carried out in a manner which meets the applicable requirements of the Building Code of Australia. No undue concern arises that the need to comply with the BCA will trigger an amended Consent.

Prepared by: Ian Pickering

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