

30 September 2016

Our Ref: P216_190

TKD Architects
Level 1, 19 Foster Street
SURRY HILLS NSW 2010

Attention: Mel Mackenzie

Re: Open High School – Gordon Street, Petersham
Re: BCA / Access Capability Statement for DA Submission

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed educational development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2015 – Volume 1.

This statement has been provided to accompany the Development Application submission for the subject development.

A broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in Table 1 below).

The assessment undertaken was in the context of the relevant prescriptive provisions of the Building Code of Australia (BCA) 2016, inclusive of the relevant accessibility provisions, as required from a regulatory perspective.

Table 1 – Architectural Drawings

PLAN TITLE	DRAWING NO	REVISION	DATE
Cover Sheet & Site Plan	AR.DA.0000	P2	29.09.2016
Existing / Demolition Site Plan	AR.DA.1001	P2	29.09.2016
Proposed Site Plan	AR.DA.1101	P2	29.09.2016
Proposed Ground Floor	AR.DA.2001	P2	29.09.2016
Proposed First Floor Plan	AR.DA.2002	P2	29.09.2016
Proposed Second Floor Plan	AR.DA.2003	P2	29.09.2016
Proposed Third Floor Plan	AR.DA.2004	P2	29.09.2016
Proposed Roof Plan	AR.DA.2005	P2	29.09.2016

The broad assessment undertaken revealed that the proposed design is capable of complying with the relevant performance requirements of the BCA.

Fire Safety Measures

Table 2 below outlines the relevant statutory fire safety measures that will be provided as part of the development such that compliance with the BCA is achieved.

Table 2 – Fire Safety Measures

STATUTORY FIRE SAFETY MEASURES	PROPOSED STANDARD OF PERFORMANCE
Automatic Fire Detection & Alarm System	BCA Cl. E2.2a, BCA Spec E2.2a (clause 4 & 6) & AS1670.1-2004
Access panels and hoppers to fire-resisting shafts	BCA Cl. C3.13 & AS1905.1-2005 & AS1530.4-2005
Automatic fail-safe devices	BCA Cl. D2.21
Emergency lighting	BCA Cl. E4.2, E4.4 & AS2293.1-2005
Exit signs	BCA Cl. E4.5, E4.6, E4.8 & AS2293.1-2005
Fire hydrant systems	BCA Cl. E1.3 & AS2419.1-2005
Fire seals protecting openings in fire-resisting components of the building	BCA Cl. C3.15, Spec. C3.15, AS1530.4-2005 & AS4072.1-2005 with tested prototype and manufactures specifications
Lightweight construction	BCA Cl. C1.8, Spec C1.1 & AS1530.4-2005 with tested prototype and manufactures specifications
Mechanical air-handling systems (automatic shutdown)	BCA Cl. E2.2 (NSW), Spec E2.2a (clause 5) & AS1670.1-2004
Portable Fire Extinguishers	BCA Cl. E1.6 & AS2444-2001
Fire hose reels	BCA Cl. E1.4 & AS2441-2005
Sound System and Intercom System For Emergency Purposes	BCA Cl. E4.9 & AS1670.4-2004
Warning and Operational Signs	BCA Cl. D2.23 & E3.3

As previously stated we are of the opinion that compliance can be achieved, be it via either complying with the DTS provisions or Performance requirements of the BCA.

This statement should not be construed as relieving any other parties of their legislative obligations.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.