

20 April 2021

Brewster Hjorth Architects
Level 1, 4 Foster Street
Surry Hills NSW 2010

Attention: Andrew Hjorth

**TAFE NSW Byron Bay - Connected Learning Centre
Building Code of Australia 2019 Amendment 1**

Brewster Hjorth Architects has requested preliminary Building Code of Australia Amendment 1 advice for the construction of a Connected Learning Centre located at Lot 9 DP 1189646 on Bayshore Drive, Byron Bay NSW.

We have reviewed the information submitted to date for compliance with the deemed-to-satisfy provisions of Section C, D, E and F of the BCA. Note that areas of the design are still being finalised and design compliance against the deemed-to-satisfy provisions or the Performance Requirements of these parts of the Building Code of Australia 2019 Amendment 1 is yet to be completed. The design will be reviewed again during the design development phase and prior to the issue of the Crown Works Certificate.

The methodology is principally the review of the drawings and other feasibility information provided to date. This BCA Capability Statement is for the exclusive use of Brewster Hjorth Architects and cannot be used for any other purpose without the prior permission of Metro Building Consultancy. The report is only valid in its entire form.

Documentation available and assessed

The following architectural drawing prepared by Brewster Hjorth and received on the 14/04/21 were utilised for this BCA Capability Statement.

Drawing number, title and revision	Drawing number, title and revision
BB00-Masterplan - BHA 06.04.21 rev2	BB-DA20-Elevations and Sections – Print date 06/04/21
BB01-Site Plan - BHA 06.04.21 rev6	BB-DA21-Elevations and Sections – Rev P1
BB-02-Floor Plan - BHA 06.04.21 rev3	BB-DA22-Elevations and Sections – Rev P1

The buildings, as taken from the drawings provided, have the following characteristics:

Maker Space 1 & 2 building

Level	Use	Classification	Approximate floor area
Ground Floor	Learning areas.	Class 9b	261m2

Group Learning & support services building

Level	Use	Classification	Approximate floor area
Ground Floor	Learning areas, learning support areas and ancillary storage areas.	Class 9b	587m2

Rise in Storeys & Effective Height:

The buildings have a rise in storeys of 1.
The effective height of the buildings is not applicable as they are single storey.

Type of Construction:

A class 9b building with a rise in storeys of 1 is required to comply with the BCA Type C Construction requirements.

Access & Egress

The design will have to comply with the access and egress requirements of Building Code of Australia 2019. Compliance is fully achievable prior to the issue of the Crown Works Certificate.

Services

The Group Learning & support services building is expected to be required to be provided with the following fire safety measures, as per the requirements of Building Code of Australia 2019 Amendment 1:

No	Fire Safety Measure	Standard of Performance
1.	Automatic fire detection and alarm systems	BCA 2019 Amendment 1 Clause E2.2, NSW Table E2.2a, Specification E2.2a Clause 5 Smoke detection for smoke control systems, AS1670.1-2015
2.	Emergency Lighting	BCA 2019 Amendment 1 Clause E4.2, E4.3, E4.4, AS2293.1-2018
3.	Exit Signs	BCA 2019 Amendment 1 Clause E4.5, E4.6, E4.8, AS2293.1-2018
4.	Fire Doors	BCA 2019 Amendment 1 Clause C2.13 AS1905.1-2015
5.	Fire Hydrants	BCA 2019 Amendment 1 Clause E1.3, AS2419.1 2005
6.	Fire seals protecting openings in fire-resisting components of the building	BCA 2019 Amendment 1 Clause C3.15, AS1530.4-2014
7.	Fire Hose Reels	BCA 2019 Amendment 1 Clause E1.4, AS2441 2005
8.	Lightweight construction	BCA 2019 Amendment 1 Clause C1.8, Specification C1.8
9.	Portable fire extinguishers	BCA 2019 Amendment 1 Clause E1.6, AS 2444-2001
10.	Smoke detectors and heat detectors	BCA 2019 Amendment 1 Clause E2.2, NSW Table E2.2a, Specification E2.2a Clause 5 Smoke detection for smoke control systems, AS1670.1-2015

The maker Space 1 & 2 building is expected to be required to be provided with the following fire safety measures, as per the requirements of Building Code of Australia 2019 Amendment 1:

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2.	Portable fire extinguishers	BCA 2019 Clause E1.6, AS 2444-2001
3.	Smoke detectors and heat detectors	BCA 2019 Clause E2.2, NSW Table E2.2a, Specification E2.2a Clause 5 Smoke detection for smoke control systems, AS1670.1-2015

Conclusion

Metro Building Consultancy has reviewed the proposed plans and sees no reason why the Crown Works Certificate cannot be issued upon completion of the design drawings.

As stated previously areas of the design are still being finalised and design compliance against the deemed-to-satisfy provisions or the Performance Requirements of these parts of the Building Code of Australia 2019 Amendment 1 is yet to be completed. The design will be reviewed again during the design development phase and prior to the issue of the Crown Works Certificate.

If you have any questions in relation to the above, please do not hesitate to contact this office.

Regards



Sean Moore

Metro Building Consultancy

Building Professionals Board – A1 Accredited Certifier – Building Surveying Grade 1 – No.0764