

3 October 2023

Uniting
C/- Midson Group

Attention: Onofrio Marzulli

Email: omarzulli@midsongroup.com.au

Dear Onofrio,

RE:

**UNITING EDINGLASSIE EMU PLAINS, 1-3 EMERALD STREET, 6 TROY STREET AND 8 TROY STREET – ILU DEVELOPMENT
BCA 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 to Penrith Council for the proposed demolition of the existing villa style ILUs onsite and construction of five Independent Living Unit Blocks with 147 ILUs, basement carparking, and common room, against the Building Code of Australia 2022 (BCA).

BACKGROUND

Uniting is responsible for the Uniting Church's ministry for older people, particularly those who are disadvantaged, vulnerable and isolated.

Uniting operates more than 200 aged care services, with more than 14,000 clients in residential and community care programs and employs over 3,500 full time equivalent staff across NSW/ACT. Uniting is the single largest provider of aged care services in NSW and the ACT.

The Edinglassie Village site has been identified by Uniting as in need of redevelopment.

A 73-bed nursing home and a 53 bed hostel have made way for the recently constructed 100 bed residential aged care facility and carparking, whilst existing 45 independent living units (ILUs) remain.

A local heritage listed sandstone chapel is located mid-way along the Emerald Street boundary.

Nos 6 and 8 Troy Street are single storey residences located on the Western side of the site, to be incorporated into the redevelopment.

The site is relatively flat but does fall gently towards the south and west and is listed as flood affected on Council's maps, effected mainly by flood waters from the north and east.

There are several substantial and highly valued trees scattered across the site, primarily along the highway frontage.

PROJECT PROPOSAL

The existing 45 ILUs are in the south eastern and north western portions of the site and were constructed in the 1970's as villa style developments. Their design and features are out of step with contemporary demand and requiring increasing levels of maintenance to keep them to a serviceable condition. For these reasons, the proposal is to demolish and replace them with a more contemporary design and greater product mix that make greater use of the valuable site and provides Uniting an opportunity to accommodate and assist more residents in the Emu Plains area.

PROPOSED DEVELOPMENT

The proposed redevelopment will provide 147 ILU's with a unique identity and character that not only underpins all aspects of design and reflects the Uniting values, but also reflects upon Emu Plains as an established suburb in the west of Sydney.



Due to the common basement carpark across Blocks A,B,C,D, these four (4) Blocks are considered as one building and Block E is considered as a separate building to these Blocks.

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 Accredited Certifier.
- confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to clause 19 of the *Environmental Planning & Assessment (Development and Certifiers) Regulation 2021*.
- 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*.

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 to further assessment following receipt of more detailed documentation at the Construction Certificate stage.

This Statement is prepared in accordance with the Conflicts of Interest provisions of Part 4 of the Building and Development Certifiers Regulation 2020.

RELEVANT VERSION OF THE BCA

Pursuant to Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022, with the next revision of the BCA coming into effect 1 May 2025. As the Construction Certificate application will likely be lodged after 1 May 2023, this report assesses the design against compliance with the requirements of BCA 2022.

Where the building is a multi-storey building and multiple Construction Certificates will be issued under the same development consent, the relevant version of the BCA may be 'locked in' based on the day in which the application is made for the Construction Certificate which involves the entrance floor.

REFERENCED DOCUMENTATION

This report has been prepared based on a review of the Amended DA architectural plans prepared by Group GSA dated 2 October 2023.

BUILDING CLASSIFICATION

The new building works have been classified as follows:

+ BCA CLASSIFICATION:	<u>Block ABCD</u>
	Class 2 (Residential apartments)
	Class 5 (maintenance office)
	Class 7a (carpark)
+ IMPORTANCE LEVEL (STRUCTURAL):	Class 9b (community room)
	<u>Block E</u>
	Class 2 (Residential apartments)
	<u>Block ABCD</u>
	2
	<u>Block E</u>
	2



+ STOREYS CONTAINED:	<u>Block ABCD</u> 5 <u>Block E</u> 3
+ RISE IN STOREYS:	<u>Block ABCD</u> 4 <u>Block E</u> 3
+ TYPE OF CONSTRUCTION:	<u>Block ABCD</u> Type A <u>Block E</u> Type A
+ EFFECTIVE HEIGHT:	<u>Block ABCD</u> Less than 25m <u>Block E</u> Less than 25m
+ FLOOR AREA:	<u>Block ABCD</u> Group GSA have noted on plans <u>Block E</u> Group GSA have noted on plans
+ Maximum Volume:	<u>Block ABCD</u> TBC by Group GSA to note <u>Block E</u> TBC by Group GSA to note
+ SPRINKLER PROTECTED THROUGHOUT:	<u>Block ABCD</u> Yes – Required <u>Block E</u> Not required however, will be provided.

SUMMARY OF KEY BCA COMPLIANCE ISSUES

Arising from our review, the following comprises a summary of the key BCA compliance issues that will need to be addressed prior to issue of the Construction Certificate:

+ MATTERS REQUIRING PLAN AMENDMENTS AND/OR SUBMISSION OF FURTHER INFORMATION

(BCA 2022 Clauses shown in brackets)

1. BCA section C, D, E. Currently the Building A,B,C,D. E is located across 3 different allotments. We understand from the client that these allotments will be consolidated prior to OC, hence have been assessed on this basis.
2. BCA cl. C3D9 (Ground Floor) Building D Club House requires 2hr fire separation wall in between class 2 and class 5/9b areas in accordance with Clause C3D9. Protection of openings between different compartments as a result of the proposed fire wall are to be addressed as a fire engineered performance solution.
3. BCA cl. D2D12 (Ground Floor) Building C South stairs requires a trafficable path for egress from exits/stair discharge to be 6m from building, or may require a fire engineered performance solution.
4. BCA cl. D3D26 (Ground Floor) Building D Club House requires panic bar door hardware as room accommodates >100 people



5. BCA cl. J9D4 The basement carpark is to be provided with facilities for electric vehicle charging equipment in accordance with the requirements of this clause.

FIRE SAFETY ENGINEERED PERFORMANCE SOLUTIONS

1. BCA cl. D2D5
 - + Building C, D (Typical all levels) distance of the nearest exit to be justified as a fire engineered solution.
 - + Building C from the Communal Terrace on Level 3 the distance to a single exit to be justified as a fire engineered solution.
 - + Building E, (Typical all levels) distance of the nearest exit to be justified as a fire engineered solution.
2. BCA cl. D2D6 Basement of building ABCD distance between alternative exits to be justified as a fire engineered solution.
3. BCA cl. D2D12
 - + (Ground Floor) Building C - path of travel of the discharge from fire stairs passes within 6m of the external walls of the building and unprotected openings.
 - + (Ground Floor) Building E - path of travel of the discharge from fire stairs passes within 6m of the external walls of the building and unprotected openings
4. BCA cl. E1D2 Fire hydrant and Sprinkler Booster location is not within sight of the principal pedestrian entry and main vehicle entry, due to multiple buildings and access points to the site.

+ OTHER PROPOSED PERFORMANCE SOLUTIONS

1. Performance Requirement F3P1 A performance solution will be required for weatherproofing of external walls where it is not in accordance with BCA Part F3 Roof and Wall Cladding.

Please note that the above matters have been identified arising from a review of the DA architectural plans. A further detailed assessment of the Construction Certificate architectural plans will be undertaken prior to issue of the Construction Certificate.

PRELIMINARY FIRE SAFETY SCHEDULE

The following comprises a preliminary fire safety schedule containing statutory fire safety measures that will apply to the new building.

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Access Panels, Doors & Hoppers	BCA 2022 Clause C4D14 AS 1530.4 – 2014 and Manufacturer's Specifications	✓
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA 2022 Clause D3D26	✓
Automatic Fire Detection & Alarm System	BCA 2022 Spec. 20 AS 1670.1 – 2018	✓
Automatic Fire Suppression Systems	BCA 2022 BCA Spec 18 AS 2118.1 – 2017	✓
Building Occupant Warning System activated by the Sprinkler System	BCA 2022 Spec. 17 Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018	✓



Emergency Lighting	BCA 2022 Clause E4D2 & E4D4 AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745 - 2010	✓
Exit Signs	BCA 2022 Clauses E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018	✓
Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001	✓
Fire Dampers	BCA 2022 Clause C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and Manufacturer's Specification	✓
Fire Doors	BCA 2022 Clause C3D13, C3D14, C4D3, C4D5 & C4D12 AS 1905.1 – 2015 and Manufacturer's Specification	✓
Fire Hose Reels	BCA 2022 Clause E1D3 AS 2441 – 2005	✓
Fire Hydrant Systems	BCA 2022 Clause E1D2 AS 2419.1 – 2021	✓
Fire Seals	BCA 2022 Clause C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification	✓
Lightweight Construction	BCA 2022 Clause C2D9 AS 1530.4 – 2014 and Manufacturer's Specification	✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2022 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓
Portable Fire Extinguishers	BCA 2022 Clause E1D14 AS 2444 – 2001	✓
Required Exit Doors (Power Operated)	BCA 2022 Clause D3D24(2)	✓
Smoke Alarms	BCA 2022 Spec 20 AS 3786 – 2014	✓
Wall-Wetting Sprinklers	BCA 2022 Clause C4D5 AS 2118.2 – 2010	✓
Warning & Operational Signs	BCA 2022 Clause C4D7, D3D28, D4D7, E4D4 & I4D14. AS 1905.1 – 2015 & Section 108 of the EP&A (DCFS) Regulation 2021	✓
Fire Engineered Performance Solutions	To be developed at CC Stage	✓

Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.



CONCLUSION

This report confirms that BM+G have undertaken a review of the Amended DA architectural plans for the proposed demolition of the existing villa style ILUs onsite and construction of five Independent Living Unit blocks with 147 ILUs, carparking, Common Room, against the deemed-to-satisfy provisions of the Building Code of Australia 2022.

It is our experience that such compliance matters raised in this report are not uncommon for a development of this nature and that they can be readily addressed at the Construction Certificate stage. In this instance, we are of the opinion that any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation of the detailed documentation for Construction Certificate without giving rise to significant changes to the proposal as submitted for Development Application.

Arising from our review and subject to addressing the matters raised above, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

Prepared by:

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BM+G

Reviewed by:

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