



Building Code of Australia

Compliance Capability Statement


**Project Address: 7 Martin Close & 42 Stronach Avenue,
East Maitland**

Client: Fresh Hope Care

Report Number: RE200033

12 October 2021

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description
01	07/06/21	Pre-DA S4.55 Compliance Check Prepared by Tariq Sheikh <i>Building Regulations Consultant</i>
02	12/10/21	DA S4.55 Compliance Check Prepared by  Tariq Sheikh <i>Building Regulations Consultant</i>

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1. INTRODUCTION

We have reviewed the proposed building works identified on the plans referred to below, for compliance capability with the Building Code of Australia (BCA) 2019 Amendment 1 and provide the following description and statements.¹

2. BCA DESCRIPTION

2.1. Classification (A6)

The proposed use is Class 9c (Residential Aged Care)

2.2. Type of Construction (C1.1)

Type A construction is applicable.

2.3. Effective Height (Schedule 3)

The building has an effective height of less than 12 m.

2.4. Performance Solutions

The building is the subject of a Fire Engineering report prepared by Stantec Australia, Ref. 46834 Revision 01 dated 10/05/2021

3. BCA COMPLIANCE CAPABILITY

It is our opinion that the proposed building works are capable of complying with the Building Code of Australia 2019 Amendment 1. Detailed construction drawings are to be provided at Construction Certificate Application phase demonstrating compliance.

The following table identifies areas of non-compliance with the deemed-to-satisfy provisions of the BCA, which are intended to be addressed by performance justification or via design modifications at the construction certificate stage.

BCA Clause	Title	Assessment and Comment	Status
C1.9	Non-combustible building elements	<p>External walls and common walls, including all components incorporated in them including the façade covering, framing and insulation must be non-combustible.</p> <p>The following materials are proposed that are strictly not non-combustible: Rediwall is proposed to be used as part of the carpark external walls Kooltherm K17 & K18 insulation (the external walls are proposed to be fire rated walls with the insulation fixed within the building to the outer lining of the fire rated wall.</p>	Performance Solution
NSW C2.5	Smoke Compartments	The BCA requires smoke compartments in aged care building not to exceed 500m ² and ancillary use areas to be no	Performance Solution

		<p>more than 30m² alternatively smoke separated.</p> <p>The following matters were identified:</p> <ul style="list-style-type: none"> • A number of smoke compartments exceed 500m². • The dual opening lift to BOH links two smoke compartments 2 & 4 together. • Ancillary areas greater than 30m². 	
C3.16	Construction Joints	Construction joints, spaces and the like are required to be fire sealed in accordance with this Clause to avoid the spread of fire between fire compartments.	Performance Solution
D1.4	Exit Travel Distance	<p>No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>The exit travel distances in a number of areas exceed DtS provisions.</p>	Performance Solution
D1.5	Distance between alternate exits	<p>Alternative exits must be distributed uniformly around the storey and not be less than 9m apart, located so that the alternative paths of travel do not converge such that they become less than 6m apart and not be more than 60m apart in accordance with NCC clause D1.5</p> <p>A number of exits are located more than 60m apart and are not in accordance with DtS provision:</p>	Performance Solution
E1.3	Fire hydrants	<p>A hydrant system is proposed to the building.</p> <p>The proposal involves the hydrant system being designed off the AS2419.1-2017 which is a non-ratified standard in lieu of AS2419.1-2005.</p>	Performance Solution
E1.4	Fire hose reels	<p>Fire hose reels are required to be provided to the Class 7a part.</p> <p>Portable fire extinguishers are proposed in lieu of Fire hose Reels.</p>	Performance Solution

4. PLANS ASSESSED

Assessed plans prepared by Calderflower Architects

Plan Title	Drawing No	Revision	Date
TITLE PAGE	A000	D	07/10/21
SITE ANALYSIS	A001	D	07/10/21
EXISTING/PROPOSED SITE	A002	D	07/10/21
DEMOLITION PLAN	A003	D	07/10/21
SITE PLAN	A004	D	07/10/21
HEIGHT PLANE DIAGRAMS	A005	D	07/10/21
AREA CALCULATIONS	A006	D	07/10/21
LOWER GROUND FLOOR PLAN	A100	D	07/10/21
GROUND FLOOR PLAN	A101	D	07/10/21
LEVEL 1 FLOOR PLAN	A102	D	07/10/21
LEVEL 2 FLOOR PLAN	A103	D	07/10/21
ROOF PLAN	A104	D	07/10/21
SMOKE COMPARTMENTS	A110	D	07/10/21
FIRE COMPARTMENTS	A111	D	07/10/21
ELEVATIONS	A200	D	07/10/21
SECTIONS	A210	D	07/10/21
SHADOW DIAGRAMS	A700	D	07/10/21
SUN EYE VIEW DIAGRAM 01	A701	D	07/10/21
SUN EYE VIEW DIAGRAM 02	A702	D	07/10/21
MATERIALS	A800	D	07/10/21
PHOTOMONTAGE	A900	D	07/10/21
PRIVACY ANALYSIS No. 44 STRONACH AVE	A1002	D	07/10/21
PRIVACY ANALYSIS FOR ERIN CLOSE HOUSES	A1003	D	07/10/21
PRIVACY ANALYSIS FOR MARTIN CLOSE HOUSE	A1004	D	07/10/21

5. CONCLUSION

The design as proposed is capable of complying with the Building Code of Australia and will be subject to construction documentation that will provide appropriate details to demonstrate compliance. This report has identified areas of non-compliance with the deemed-to-satisfy provisions and indicates the design intent to modify the design or demonstrate compliance with the Performance Requirements of the BCA. Whilst the performance-based solutions are to be design developed, it is my view that the solutions will not impact on the current design.

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 - Assessment of any existing Performance Solutions, including Fire Safety, addressing compliance with the Performance Requirements of the BCA.
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 - Prepare a holistic BCA, Access or Fire Safety strategy for the building or carry out a full assessment of all information and documentation relating to the project, or the potential BCA, Access, or Fire Safety aspect derivatives thereof.
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