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BUILDING REGULATIONS CONSULTANTS

BUILDING CODE OF AUSTRALIA COMPLIANCE STATEMENT

**WALLACIA GOLF COURSE REDEVELOPMENT
13 PARK ROAD, WALLACIA NSW**

PREPARED FOR

Catholic Cemeteries Board

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Date: 25th October, 2017
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1.0 PLANS

The assessment is based on DA submission drawings prepared by Ignite Architects (Job No.A138-016).

2.0 B.C.A VERSION

The version of the BCA against which this assessment is made is BCA 2016, incorporating the NSW variations.

3.0 BUILDING DESCRIPTION

The proposed development consists of two (2) separate buildings. Building 1 is a single (1) storey administration building. Building 2 consists of two (2) storeys with the top level being a chapel & the lower storey being the crematorium.

For the purposes of the BCA, the development may be described as follows:

- Having a rise in storeys of two (2) for the chapel/crematorium building & one (1) for the administration building.
- Being of the following Classification:
 - a) Administration building- Class 5
 - b) Chapel- Class 9b
 - c) Crematorium- Class 8
- Required to be of Type “C” Construction for the administration building & Type “B” Construction for the chapel/crematorium building.
- Having an “effective height” of less than 25 metres for both buildings.
- Type “C” Construction, subject to a maximum fire compartment size of 2,000m² and 12,000m³. Type “B” Construction, subject to a maximum fire compartment size of 3,500m² and 21,000m³.

4.0 BCA ASSESSMENT

This proposal has been considered under the major BCA headings of:

- Fire Resistance and Compartmentation
- Access and Egress
- Services and Equipment
- Health and Amenity

4.1 Fire Resistance and Compartmentation – Section C

The premises is required to be of Type “C” Construction for the administration building & Type “B” for the chapel/crematorium building in accordance with the BCA Part C1.

The size of the fire compartments does not exceed the maximum permitted (subject to confirmation after assessment of the final construction drawings).

In accordance with Part C3 there are no openings in external walls requiring protection.

4.2 Access and Egress – Section D

In general terms, the design of the egress system will comply with the requirements of Section D of the BCA, in respect of number of exits, travel distances, distances between exits, exit widths and construction of exits.

Access for people with disabilities in accordance with AS 1428.1 will be provided throughout the buildings.

4.3 Services & Equipment – Section E

Part E of the BCA requires the following services and equipment to be provided:

- Fire hydrants in accordance with AS 2419.1- 2005
- Fire hose reels in accordance with AS 2441- 2005
- Emergency lighting and exit signs in accordance with AS 2293.1 -2005
- Portable fire extinguishers in accordance with AS 2444 -2001

4.4 Health & Amenity – Section F

The provision of sanitary facilities shall comply with Part F2.

Room sizes are to be in accordance with Part F3.

The provision of ventilation shall comply with Part F4 provided spaces without natural ventilation are mechanically ventilated.

5.0 CONCLUSION/DESIGN STATEMENT

To the extent the drawings enable assessment against BCA 2016 requirements the proposed building is readily capable of complying with the requirements of the BCA 2016.

Signed



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Anthony Protas

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