DESIGN CONFIDENCE
DUBAI & SYDNEY

27 January 2022

Our Ref: P221_408

Initium Management
Sent Via Email

Attention: Max Hayson

Lot 1 – 63-67 The Corso, Manly
BCA + ACCESS Capability Statement for DA Submission

1. INTRODUCTION

An assessment of the subject development has been undertaken by Design Confidence on behalf and at the request of Initium Management.

This assessment has been prepared as part of the ongoing design development for the proposed refurbishment works within the existing building located at 63-67 The Corso, Manly. The subject works relate to the internal fit-out of the existing ground floor tenancy, known as Lot 1, to be used as a general bar, the works are proposed over two levels, with the upper level being a mezzanine.

2. BACKGROUND

Design Confidence has been engaged to provide building regulatory advice regarding the compliance status of the proposed development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2019 Amendment 1 – Volume 1, including the Part D3 *Access for People with a Disability* and Part F2.4 *Accessible Sanitary Facilities.*

This correspondence has been provided to assist with development of the design documentation, a broad assessment has been undertaken of the proposed design (as detailed within the documentation listed in **Table 01** below).

The advice being provided to date has been in the context of the following—

- Building Code of Australia (BCA) 2019 – amendment 1;
- AS1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work; and
- The Disability (Access to Premises – Buildings) Standards 2010.

Note the correspondence contained herein relates solely to the works proposed / depicted in the architectural documentation listed in Table 1 below.

Table 01 – Architectural Drawings

PLAN TITLE	DRAWING NO	REVISION	DATE
Cover Sheet, Drawing List & Project Summary	DA00	01	01.12.2021
Site Analysis	DA01	01	01.12.2021
Existing / Demolition Plan	DA02	01	01.12.2021
Proposed Ground Floor Plan	DA03	01	01.12.2021
Proposed Mezzanine Level	DA04	01	01.12.2021
Elevations South	DA08	02	03.12.2021
Section 01	DA09	01	01.12.2021
Section 02	DA10	01	01.12.2021
Signage	DA11	03	07.12.2021

3. ASSESSMENT

3.1 BCA Assessment

Table 02 provides a brief outline of the building's characteristics

DESCRIPTION OR REQUIREMENT		
Building Classification	Class 6	Retail
Rise in Storeys	Four (4)	
Construction Type	Type A	

Table 03 below outlines the relevant BCA matters that will need to be resolved as part of the ongoing design development such that compliance with the BCA is achieved, specifically Sections C, D, E, F & G, as applicable.

Table 03 – BCA Measures

STATUTORY MEASURES	LOCATION	REQUIRED DESIGN DETAIL	PROPOSED STANDARD OF PERFORMANCE
FRLs	Ground Floor & Mezzanine	The works proposed relate predominantly to internal fit-out works which do not impact or propose any new building elements. In the event any new loadbearing walls / columns are proposed (including shafts) they will need to achieve an FRL not less than 180/180/180. The internal wall separating the subject tenancy from the existing building has been considered a fire wall, hence any new works to this wall (including the penetration with services) needs to ensure the integrity of this wall is maintained.	C1.1
Fire Hazard Properties	Ground Floor & Mezzanine	The general materials of construction must have fire hazard properties compliant with the following – i. Floor linings and floor coverings ▪ A critical radiant flux not less than 1.2kW/m^2; and	BCA C1.10 & Spec C1.10

STATUTORY MEASURES	LOCATION	REQUIRED DESIGN DETAIL	PROPOSED STANDARD OF PERFORMANCE
		▪ Group 1 or 2 for any portion of the floor covering that continues more than 150mm up a wall. ii. Wall lining and ceiling linings ▪ A material used as a finish, surface, lining or attachment to a wall must be a Group 1 or Group 2 or Group 3, as appropriate iii. Air-handling ductwork ▪ Rigid and flexible ductwork must comply with the fire hazard properties set out in AS4254-2012. iv. Other materials ▪ Other materials & insulation materials are to have a spread-of-Flame index of not more than 9 and a smoke-developed index not more than 8 if the spread-of-flame is more than 5	
External Walls & Signage	Ground Floor	The subject works propose modifications to the front façade as well as the inclusion of signage. The external wall build-up proposed is to be consist of non-combustible building elements. The signage proposed is permitted to be combustible provided it achieves a Group Number of 1 or 2.	C1.14
Egress	Ground Floor & Mezzanine	The number of exits provided and the distance to them is compliant, reference should be made to Appendix A1 as this outlines the compliant travel distances. It is noted the applicant intends to provide for up to 534 standing patrons. Based off the number of exits, the aggregate width not not comply with the Deemed to Satisfy provisions. Additional exits are to be provided, or alternatively there may be scope to justify the current layout via a fire engineered solution.	D1.2, D1.4 & D1.5
Width of Exits	Ground Floor & Mezzanine	The path of travel to an exit and any required exit is to have an unobstructed height throughout of not less than 2m (except a doorway which can be 1980mm) and an unobstructed width not less than 1m (except at the doorway where it can be 850mm).	D1.6

STATUTORY MEASURES	LOCATION	REQUIRED DESIGN DETAIL	PROPOSED STANDARD OF PERFORMANCE
Installation in exits and paths of travel	Ground Floor & Mezzanine	Gas or other fuel services must not be installed within the required exits contained within the confines of the building. Any services or equipment (being electrical meters, distribution boards or the like) installed within the path of travel are to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.	D2.7
Operation of Latch	Ground Floor & Mezzanine	All new doors must be readily operable without a key from the side that faces a person seeking egress and: i. By a single hand pushing or downward action on a single device located between 900mm and 1100mm from the floor. ii. Be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and ▪ Have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35mm nor more than 45mm; or ▪ A single hand pushing action on a single device which is located between 900mm and 1.2m above the floor.	D2.21
Fire Hydrants	Ground Floor & Mezzanine	Wet fire services engineer to confirm that the proposed works are provided with sufficient coverage from a fire hydrant system as required by AS2419.1-2005.	E1.3
Fire Hose Reels	Ground Floor & Mezzanine	Wet fire services engineer to confirm that the proposed works are provided with sufficient coverage from a fire hose reel system as required by AS2441-2005.	E1.3
Portable Fire Extinguishers	Ground Floor & Mezzanine	Portable fire extinguishers complying with AS2444-2001 are required to be provided	E1.6
Smoke Hazard Management System	Ground Floor & Mezzanine	Any base building / existing fire safety measures (detection / mechanical air-handling) which are modified due to the works proposed are to be designed and certified by a relevant building services engineer.	E2.2
Emergency Lighting	Ground Floor & Level 1	Emergency lighting complying with AS2293.1-2005 be installed throughout.	E4.2
Exit Signage	Ground Floor & Mezzanine	Exit signage complying with AS2293.1-2005 be installed above both external doorways.	E4.5

STATUTORY MEASURES	LOCATION	REQUIRED DESIGN DETAIL	PROPOSED STANDARD OF PERFORMANCE
Sanitary Facilities	Ground Floor & Mezzanine	A specific defined use of the building is still be developed by the client, however based upon the number of sanitary facilities currently proposed the building can accommodate up to 700 persons.	F2.3
Ceiling Heights	Ground Floor & Mezzanine	It is recommended the following ceiling heights be provided – i. All habitable areas – 2.4m ii. Storeroom & bathrooms – 2.1m	F3.1
Artificial Lighting	Ground Floor & Mezzanine	Artificial lighting to comply with AS/NZS1680.0-2009 is required.	F4.4
Mechanical Ventilation	Ground Floor & Mezzanine	Mechanical services engineer to ensure that any modifications to the existing system are compliant with AS1668.2.	F4.5

3.2 Access Assessment

Table 03 below outlines the relevant accessibility measures that will be provided as part of the development such that compliance with the BCA is achieved, specifically D3, F2.4 and E3.6.

Table 03 – Accessibility Measures

STATUTORY ACCESSIBILITY MEASURES	LOCATION	REQUIRED DESIGN DETAIL	PROPOSED STANDARD OF PERFORMANCE
Accessway	Ground Floor & Mezzanine	The subject works can comply with the relevant accessibility provisions of the BCA. To ensure compliance is achieve, we recommend the following – i. Doorways be treated with appropriate features as per AS1428.1-2009' ii. All new stairways are to comply with AS1428.1-2009, this relates to internal and external stairways; iii. Way-signage be provided on the doorways to ensure persons are away of the entry and exit points Access for wheelchair users is not provided to the upper mezzanine level, hence a performance solution will need to be adopted to justify this design approach.	D3.1
Sanitary Compartments	Ground Floor & Mezzanine	With respect to the sanitary facilities proposed the location, number and type proposed are compliant, however the designs are to developed such to ensure compliance with AS1428.1-2009 can be confirmed. The facilities on the upper level need not contain ambulant facilities as no accessible is provided.	F2.4

4. SUMMARY

Based upon the information contained in the above tables it one can determine that the works proposed can achieve compliance with the relevant requirements of the BCA, subject to building systems and services being designed in accordance with the relevant design standards contained herein.

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

Design Confidence possess Indemnity Insurance to the satisfaction of the building owner.

Yours Faithfully,

Luke Sheehy
Principal
For Design Confidence (Sydney) Pty Ltd

APPENDIX A1

Marked up architectural drawings with BCA / Access comments.