



Building Code of Australia

Compliance Capability Statement


14-22 Wentworth St & 19-21 South Steyne, Manly

Prepared for: Royal Far West

Report Number: BC-STA-0001

Revision: Issue 02

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	10/06/2022	BCA Compliance Statement	
		Prepared by	Verified by
		Tariq Sheikh <i>Building Regulations Consultant</i>	Chris Michaels <i>Director</i>
02	19/10/2022	S4.55 BCA Compliance Statement	
		Prepared by	Verified by
		 Tariq Sheikh <i>Building Regulations Consultant</i>	 Chris Michaels <i>Director</i>

This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement. Unauthorised use of this document in any form whatsoever is prohibited. City Plan Services Pty Ltd undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.

Copyright © City Plan Services P/L
ABN 30 075 223 353

All Rights Reserved. No material may be reproduced without prior permission.

Disclaimer

This report is and shall remain the property of City Plan Services P/L and has been prepared with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Services P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

TABLE OF CONTENTS

1. Introduction	3
1.1. Classification (A6)	3
1.2. Type of Construction (C1.1)	4
1.3. Effective Height (Schedule 3).....	4
1.4. Performance Solutions	4
2. BCA Compliance capability	5
3. Plans Assessed	7
4. Conclusion.....	8

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

This statement serves as an assessment for compliance with the Building Code of Australia for the construction and redevelopment of mixed-use united building with four towers (Building A, B, C & D). Building A is the existing CCK Building, Building B(north) is the existing Drummond House, Building C & D are new mixed-use buildings. The buildings generally incorporate tourist and visitor accommodation, residential apartments and retail/ commercial uses with basement parking and landscaping.



BCA Description

1.1. Classification (A6)

Basement 2	Class 7a Carpark
Basement 1	Class 7a Carpark
Ground Floor	Building A: Class 5 office Building B: Class 3 Residential (Boarding accommodation) Building C: Class 6 retail; Class 9b multipurpose area Building D: Class 2 residential and Class 6 retail
Level 1 & Level 2	Building A: Class 9b school Building B: Class 3 Residential (Boarding accommodation) Building C: Class 5 office Building D: Class 2 residential
Level 3	Building A: Class 9b school Building B: Class 3 Residential (Boarding accommodation) Building C: Class 2 residential Building D: Class 2 residential

Level 4 & 5	Building A: Class 5 office Building C: Class 2 residential Building D: Class 2 residential
Level 6 to Level 8	Building C: Class 2 residential

1.2. Type of Construction (C1.1)

Type A construction is applicable.

1.3. Effective Height (Schedule 3)

The building has an effective height of 26.75m*

RL 31.45 (rooftop) - RL 4.70 (Ground floor) = 26.75m

*The rooftop communal area is provided with a lift and awning that triggers this storey to be counted in the rise in storeys

1.4. Performance Solutions

The existing CCK building (Building A) is subject to a performance solution report prepared by Core Engineering Group, ref. 20041_FER_04 dated 8 March 2018. The report deals with:

- Bounding construction in Drummond House
- Fire separation between Drummond House and CCK building.
- Protection from fire of occupants discharging from CCK building fire stairs
- Non-required non-fire isolated stairs within the CCK building
- Protection of hydrant boosters
- Fire hose reels in Drummond House
- Jet fans in carpark

The project fire engineer is to ensure that the proposed building works do not prejudice the existing performance solutions.

2. 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.

It is noted that the existing fire measures installed in Building A are to remain with the exception of departures identified below that require performance justification.

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.

Table 1 List of performance solutions

BCA Clause	Title	Assessment and Comment
C1.9 C1.14	Non-combustible building elements	Ancillary elements must not be fixed to external walls required to be non-combustible. Building C: <ul style="list-style-type: none"> Proposed planters for vine trellis and deemed combustible attachments and is required to be performance justified.
C2.7	Separation by fire walls	Generally, the fire walls are capable of complying however, the fire wall proposed to separate Building A from Building B, on the ground floor, contains glazing.
C3.3	Separation of external walls and associated openings in different fire compartments	The separation of external walls/windows are proposed to be performance justified to the following buildings: <ul style="list-style-type: none"> Building A & B - Ground floor, Level 1 to 3. Building B & C - Ground floor.
3.1	Fire resistance of building elements	The separation of the lounge space from the corridor located at level 1 and 2 of building B is proposed to contain glazing.
D1.2	Number of exits required	The following areas contain only one exit from each storey or part: <ul style="list-style-type: none"> Building B (north) Level 1 to Level 3 Building B (south) Level 1 Building C Ground floor lobbies & retail and Level 3 to Level 7 residential portions. Building D Ground floor lobbies & Level 1 to level 4 residential portions
D1.4	Exit travel distances	The following areas exceed the deemed to satisfy travel distances: Building B: <ul style="list-style-type: none"> Level 1 & 2 Building B (South) - up to 12 m to an exit. Level 3 - 25m to a point of choice Building C: <ul style="list-style-type: none"> Rooftop plant - up to 24m to Point of Choice Carpark: Basement 1 & 2 <ul style="list-style-type: none"> Travel to a point of choice of up to 30 m Travel to the nearest exit of up to 52 m

BCA Clause	Title	Assessment and Comment
D1.5	Distance between alternative exits	The following areas exceed deemed to satisfy distance between alternative exits: Basement 2: 89m between alternate exits Basement 1: 95m between alternate exits
D1.7	Travel via fire isolated exits	Building A, B, C, D: The discharge from fire stairs requires occupants to pass the external walls and unprotected openings located within 6m. Building D: Fire stairs discharge into the fire separated Ground floor lobbies in lieu of to a road or open space.
E1.3	Fire hydrants	The proposed fire hydrant booster is not oriented perpendicular facing the road, is not within sight of the main entrance and is located more than 10m from a hardstand area. Building A: The existing fire hydrant system is a standalone fire hydrant system not combined with sprinkler system. The existing system is proposed to be connected to the proposed combined sprinkler and hydrant system of Building B to D. The separate risers with Building A in lieu of combined riser is strictly not in accordance with AS2118.6. Building B/C/D: It is proposed to adopt the latest Australian Standards for fire hydrants (AS2419.1-2021) for buildings B/C/D that has not been referenced under BCA 2019 Amdt 1.
E2.2	General requirements	The following smoke hazard management measures are proposed to be performance justified: <ul style="list-style-type: none"> ▪ Building C - omission of fire stair pressurisation ▪ Building C and D omission of zone smoke control to commercial & retail storeys. ▪ Building A - omission zone smoke control The existing jet fans within the basement carpark have been previously covered under a performance solution. The performance solution it to be updated as a result of the basement alterations.
F4.11	Carparks	Performance justification is required for use of jet fans as part of the mechanical ventilation systems in car parks.

3. PLANS ASSESSED

Assessed plans prepared by Murcutt Candalepas

Plan Title	Drawing No	Revision	Date
Basement 2 Floor Plan	DA-110	Issue 02	13.10.2022
Basement 1 Floor Plan	DA-111	Issue 02	13.10.2022
Ground Floor Plan	DA-112	Issue 02	13.10.2022
Level 1 Floor Plan	DA-113	Issue 02	13.10.2022
Level 2 Floor Plan	DA-114	Issue 02	13.10.2022
Level 3 Floor Plan	DA-115	Issue 02	13.10.2022
Level 4 Floor Plan	DA-116	Issue 02	13.10.2022
Level 5 Floor Plan	DA-117	Issue 02	13.10.2022
Level 6 Floor Plan	DA-118	Issue 02	13.10.2022
Level 7 Floor Plan	DA-119	Issue 02	13.10.2022
Level 8 Floor Plan	DA-120	Issue 02	13.10.2022
Section A	DA-125	Issue 02	13.10.2022
Section B	DA-126	Issue 02	13.10.2022
Section C	DA-127	Issue 02	13.10.2022
Section D	DA-128	Issue 02	13.10.2022
North Elevation	DA-135	Issue 02	13.10.2022
East Elevation	DA-136	Issue 02	13.10.2022
South Elevation	DA-137	Issue 02	13.10.2022

4. 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 statement 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 our view that the solutions will not impact on the current design.

1 Exclusions and Limitations

1. This report has been prepared by City Plan for **Royal Far West** and may only be used and relied on by **Royal Far West** for the purpose agreed between City Plan and **Royal Far West**, as set out in this report.
2. City Plan otherwise disclaims responsibility to any person other than **Royal Far West** arising in connection with this report. City Plan also excludes implied warranties and conditions, to the extent legally permissible.
3. City Plan Services Pty Ltd undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
4. The services undertaken by City Plan in connection with preparing this report are limited to those specifically detailed within the report and subject to scope limitations as set out in the report but specifically exclude:
 - Structural design in any form or content.
 - The Disability Discrimination Act 1992.
 - Disability (Access to Premises – Building) Standards 2010.
 - The existing level of Building Code of Australia compliance unless specifically identified within this report.
 - The operational capabilities or compliance of any existing services installed within the building.
 - Assessment of any existing Performance Solutions, including Fire Safety, addressing compliance with the Performance Requirements of the BCA.
5. This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000.
6. The opinions, conclusions and any recommendations within this report are based on conditions encountered and information reviewed at the date of preparation of the report. City Plan has no responsibility or obligation to update this report to account for events or changes occurring after the date that the report was prepared.
7. The methodologies adopted within this report specifically relate to the subject building and must not be used for any other purpose.
8. City Plan has prepared this report based on information provided by others, including but not limited to Architectural Plans and Annual Fire Safety Statements. City Plan has not independently verified or checked beyond the agreed scope of work the validity of the documentation prepared and provided by others. City Plan accepts no liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions within the information relied upon.
9. The documentation relied upon has been reviewed only to the degree reasonable as pertaining to City Plan's scope, as defined within the contract and fee agreement. It is expressly not City Plan's responsibility to:
 - Familiarise ourselves with all information and documentation relating to the project, or the potential BCA, Access, or fire safety aspect derivatives thereof,
 - Conduct a "full BCA audit or compliance assessment" in any way defined, implied, or assumed, for matters outside of City Plans scope.
 - 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.
10. Where the report relied on a site inspection, the inspection was based on a visual, non-invasive check of representative samples of the building to which the report and scope applied, and to which safe and reasonable access was available/permitted on the date and time of the inspection. The inspection should not be considered as a testing, commissioning or maintenance procedure nor act as a guarantee or warranty of any kind.