



Building Code of Australia

Compliance Capability Statement

Project Address: 19-21 THE CORSO, MANLY


Client: Forma Projects

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REPORT REVISION HISTORY

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1. INTRODUCTION

We have reviewed the proposed amendments identified on the plans to the building works approved under development consent DA2020/1711 issued by Northern Beaches Council. The purpose of this report is to establish compliance capability with the Building Code of Australia (BCA) 2022 and provide the following description and statements, in respect to the subject amendments.¹

Furthermore, the building is also subject to fire safety upgrade works that will be undertaken within the scope of works defined in the fire order EPA2020/0234 dated 22/07/24 issued by Northern Beaches Council.

The development consists of alterations to and the refurbishment of an existing mixed - use building located at 19 - 21 The Corso, Manly. The building has frontages to The Corso and Market Lane to the east and west respectively. Retail and office tenancies are located on the Ground Floor and residential apartments occupy Levels 1 to 3.

The building is constructed of internal and external loadbearing masonry walls, timber floors and a timber framed, metal clad roof.

The building is located within the Local Government area of Northern Beaches Council.

2. BCA DESCRIPTION

2.1. Classification (A6)

The Building Consists of:

Ground floor	Class 2 – Residential (Lobby)
	Class 5 – Office
	Class 6 – Retail
Levels 1 to 3	Class 2 Residential

2.2. Type of Construction (C2D2)

Type A construction is applicable.

2.3. Effective Height (Schedule 3)

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

3. BCA COMPLIANCE CAPABILITY

It is our opinion that the proposed building works are capable of complying with the Building Code of Australia 2022. 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	Assessment and Comment	Status
Part B Structural Provisions		
B1D2 Resistance to actions	New structural elements are to be designed by a Structural Engineer to meet the requirements of this provision. Structural adequacy of the existing building to accommodate the proposed works are to be verified in accordance with regulations.	Capable of complying
Part C Fire Resistance		
C2D2 Type of construction required	The type of fire resisting construction applicable is Type A construction. New structural works are to comply with this provision.	Capable of complying
NSW C2D11 Fire hazard properties	Proposed internal linings, materials and assemblies are to be selected to comply with the required fire hazard properties of Specification 7. Evidence of compliance (test certificates) shall be provided at Construction Certificate stage.	Capable of Complying
Part C3 Compartmentation and Separation		
C3D3 General floor area and volume limitations	The compartmentation strategy for the building has been addressed within the Fire Order EPA2020/0234 dated 22/07/24. The proposed modifications will impact on the current compartmentation strategy for ground floor. It is intended that this compartmentation strategy will be addressed via a performance solution.	Performance Solution
C3D7 Vertical separation of openings in external walls	The building is required to be protected with sprinkler system in accordance with AS 2118.1 as specified under the Fire Order EPA2020/0234 dated 22/07/24.	N/A
C3D9 Separation of classifications in the same storey	The compartmentation strategy for the building has been addressed within the Fire Order EPA2020/0234 dated 22/07/24. The proposed modifications will impact on the current compartmentation strategy for ground floor. It is intended that this compartmentation strategy will be addressed via a performance solution.	Performance Solution
C3D10 Separation of classifications in different storeys	The compartmentation strategy for the building has been addressed within the Fire Order EPA2020/0234 dated 22/07/24. The proposed modifications will impact on the current compartmentation strategy for ground floor. It is intended that this compartmentation strategy will be addressed via a performance solution.	Performance Solution
C3D14 Electricity supply system	Any main switchboard located in the building which sustains emergency equipment operating in emergency mode, is required to be fire separated from the remainder of the building by 2 hr fire resisting construction. Electrical conductors and switchboards are required to comply with this clause. All switchboards in the electrical distribution system, which sustain the electricity supply to the emergency equipment, must provide full segregation by way of enclosed metal partitions designed to prevent the spread of any fault from non-emergency equipment switchgear to the emergency equipment switchgear.	Capable of complying

BCA Clause	Assessment and Comment	Status
	The position of the main switch board is proposed to be relocated under the subject modification application.	
C4D3 Protection of openings in external walls	Openings located on the eastern and western elevations are within 3m of the allotment boundaries. Openings on the western elevation are protected with wall – wetting sprinklers. The protection of opening strategy will be addressed under the Fire Order EPA2020/0234 dated 22/07/24. The proposed modifications will not impact on the protection of openings strategy.	Note
C4D6 Doorways in fire walls	Doors in fire walls are to have the FRL's, and features required by this clause. Fire doors are to be addressed under the Fire Order EPA2020/0234 dated 22/07/24. The proposed modifications will impact on the fire door strategy for ground floor. It is intended that this compartmentation strategy will be addressed via a performance solution.	Performance Solution
NSW C4D12 Bounding construction: Class 2 and 3 buildings and Class 4 parts	Doors from sole occupancy units opening into enclosed public corridors are required to be protected by -/60/30 self-closing fire doors. A doorway from any other room not within a SOU, must be protected by -/60/30 self-closing fire doors if it opens to a public corridor, public lobby or the like within the residential portion of the building. The bounding construction strategy will be addressed under the Fire Order EPA2020/0234 dated 22/07/24. The proposed modifications will not impact on bounding construction.	Note
C4D17 Columns protected with lightweight construction to achieve an FRL	The new retail columns are to be protected with fire resisting lightweight construction to achieve an FRL in accordance with this provision.	Capable of Complying
Part D Access and Egress		
NSW D2D3 Number of exits required	The building is required to be provided with a minimum of 1 exit. The proposed modification removes a second means of egress from the residential corridor at ground floor.	Complies
D2D4 When fire-isolated stairs and ramps are required.	The proposed modification seeks to remove the fire isolated passageway that services the residential portion of the building. It is intended to address the egress strategy by a performance solution.	Performance Solution
D2D5 Exit travel distances	Class 2 part - The entrance doorway of any sole-occupancy unit must be not more than 6m from an exit. Class 5 and 6 parts - The distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m Travel distances throughout the building complies with this provision and will not be impacted by the proposed modifications.	Note

BCA Clause	Assessment and Comment	Status
D2D7 Height of exits, paths of travel to exits and doorways	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm. The proposed modifications do not impact on exit dimensions.	Note
NSW D2D8 Width of exits and paths of travel to exits	The unobstructed width of each required exit or path of travel to an exit must be not less than 1 m. The proposed modifications do not impact on exit dimensions.	Note
D2D14 Travel via non-fire-isolated stairways or ramps	The proposed modification seeks to remove the fire isolated passageway that services the residential portion of the building. It is intended to address the egress strategy by a performance solution.	Performance Solution
NSW D2D15 Discharge from exits	All exits discharge directly to the road in accordance with this condition.	Complies
NSW D2D18 Number of persons accommodated	Populations have been assessed in accordance with Table D2D18.	Note
Part D3 Construction of exits		
D3D10 Width of stairways	The proposed modifications do not impact of stair widths.	Note
Part E1 Firefighting Equipment		
E1D2 Fire hydrants	A fire hydrant system must be provided in accordance with this clause to serve the whole building and must also be installed in accordance with AS 2419.1-2021. The upgrade works for Fire hydrants are to be completed under fire order EPA2020/0234 dated 22/07/24.	Note
E1D3 Fire hose reels	A hose reel system must be provided to serve Class 5 – Office and Class 6 - Retail parts of the building on the Ground Floor in accordance with this clause and AS 2441. The upgrade works for Fire hose reels are to be completed under fire order EPA2020/0234 dated 22/07/24	Note
E1D4 Sprinklers	A sprinkler system must be installed throughout the whole building: (a) be installed in a building or part of a building when required by E1D5 to E1D13 as applicable; and (a) comply with Specification 17 and Specification 18 as applicable. The upgrade works for Sprinklers are to be completed under fire order EPA2020/0234 dated 22/07/24	Note
E1D14 Portable fire extinguishers	Portable fire extinguishers are to be provided in accordance with this clause and comply with this provision and sections 1, 2, 3 and 4 of AS 2444.	Capable of Complying

BCA Clause	Assessment and Comment	Status
Part E2 Smoke Hazard Management		
E2D3 General requirements	The upgrade works for the existing detection and alarm system are to be completed separately under the fire order EPA2020/0234 dated 22/07/24.	Note
Part E4 Visibility in an Emergency, Exit Signs and Warning Systems		
E4D2 to E4D4 Emergency lighting requirements	Emergency lighting must be provided in accordance with these clauses. Emergency lighting is required to comply with AS 2293.1-2018.	Capable to complying
E4D5 to E4D8 Exit signs	Exit signage must be provided in accordance with these clauses. Exit signage is required to comply with AS 2293.1-2018 and be clearly visible at all times.	Capable to complying
Part F2 Wet Areas and Overflow Protection		
F2D2 Wet area construction	Wet areas, as required by this clause, must be water resistant or waterproof in accordance with Specification 26; and comply with AS 3740-2021.	Capable of Complying
F2D4 Floor wastes	Floor wastes and falls to floor wastes are required to be provided in accordance with this clause.	Capable of Complying
Part F4 Sanitary and Other Facilities		
NSW F4D4 Facilities in Class 3 to 9 buildings	Sanitary facilities must be provided in accordance with this clause Tables F4D4a and NSW F4D4d.	Capable of Complying

4. PLANS ASSESSED

Assessed plans prepared by SRH Architecture

Plan Title	Drawing No	Revision	Date
EXISTING & DEMOLITION PLAN GF - 02	S4.55-002	01-WIP	27/11/24
EXISTING & DEMOLITION PLAN LEVEL 03	S4.55-005	01 - WIP	27/11/24
PROPOSED GROUND FLOOR PLAN - 02	S4.55-100	01 - WIP	27/11/24
PROPOSED LEVEL 01 PLAN	S4.55-101	01 - WIP	27/11/24
PROPOSED LEVEL 02 PLAN	S4.55-102	01 - WIP	27/11/24
PROPOSED LEVEL 03 PLAN	S4.55-103	01 - WIP	27/11/24
AREA CALCULATIONS	S4.55-140	01 - WIP	27/11/24
THE CORSO ELEVATION	S4.55-200	01 - WIP	27/11/24
MARKET LANE ELEVATION	S4.55-201	01 - WIP	27/11/24

Plan Title	Drawing No	Revision	Date
EAST ELEVATION	S4.55-202	01 - WIP	27/11/24
WEST ELEVATION	S4.55-203	01 - WIP	27/11/24
SECTION A	S4.55-300	01 - WIP	27/11/24
SECTION B	S4.55-301	01 - WIP	27/11/24
SECTION C	S4.55-304	01 - WIP	27/11/24
SECTION D	S4.55-305	01 - WIP	27/11/24

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 solutions are to be design developed, it is my view that the solutions will not impact on the current design.

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 - 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.
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 - 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.