

10 March 2023

The Royal Motor Yacht Club
c/- Planning Ingenuity
PO Box 715
MIRANDA NSW 1490

Attention: Troy Loveday
Email: troy@planningingenuity.com.au

Dear Troy,

**RE: 46 PRINCE ALFRED PARADE, NEWPORT NSW 2106
BCA AND DDA COMPLIANCE STATEMENT FOR DA SUBMISSION**

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application submission to the Woollahra Council for the proposed development Royal Motor Yacht Club Broken Bay at 46 Prince Alfred Parade, Newport NSW 2106 against the Building Code of Australia 2022 (BCA 2022), and DDA provisions of the Premises Standards and Council DCP.

1.0 PROPOSED DEVELOPMENT

The proposed development comprises alterations and additions to the existing club including the following:

- + Internal refurbishment of existing club facility to improve amenity and upgrade member services,
- + Construction of a three-storey extension to the west of the existing clubhouse to provide improved dining and social facilities for members,

2.0 COMPLIANCE STATEMENT OBJECTIVES

The objectives of this statement are to:

- a) Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- b) Confirm that the proposed new building works can readily achieve compliance with BCA 2022 pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021*.
- c) Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.
- d) Accompany the Development Application submission to enable the Consent Authority to be satisfied the accessibility provisions required under the BCA, and Premises Standards have been met in the design, with full compliance being achievable.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject to further assessment following receipt of more detailed documentation at Construction Certificate stage.

Note: This statement has been prepared in accordance with Part 4 of the Building and Development Certifiers Regulation 2020.



3.0 REFERENCED DOCUMENTATION

This report has been prepared based on a review of the preliminary DA architectural plans prepared by MCHP Architects:

DRAWING No.	REVISION	DATE	DRAWING No.	REVISION	DATE
21-079 DA009	C	18.11.22	21-079 DA010	C	18.11.22
21-079 DA011	C	18.11.22	21-079 DA012	B	18.11.22
21-079 DA017	C	18.11.22	21-079 DA018	C	18.11.22
21-079 DA019	B	18.11.22	21-079 DA020	B	18.11.22
21-079 DA021	B	18.11.22	21-079 DA022	B	18.11.22
21-079 DA023	B	18.11.22	21-079 DA025	B	18.11.22

4.0 BUILDING CHARACTERISTICS

4.1 BUILDING CLASSIFICATION

The building has been classified as follows:

BCA Classification:	Class 5 (Offices) Class 6 (Retail) Class 9b (Club/ Function spaces)
Rise in Storeys:	Four (4)
Storeys Contained:	Four (4)
Type of Construction:	Type A Construction
Importance Level (Structural):	3
Sprinkler Protected Throughout:	No
Effective Height:	11.38m (RL 13880 – RL 2500)
Floor Area:	Ground Floor – 1476m ² First Floor – 1535 m ² Second Floor – 753 m ² Third Floor – 113 m ² Total Floor Area of entire building: 3,877 m²
Max. Fire Compartment Size:	8,000m ² & 48,000m ³ <i>Note:</i> Largest compartment for the new addition is the ground floor and first floor which is 1,395m ²
Climate Zone:	Zone 5



5.0 BCA ASSESSMENT – KEY ISSUES

The following comprises a summary of the key compliance issues that will need to be addressed prior to issue of the Construction Certificate:

LEGEND

General Note
Matters Requiring Further Information at Construction Certificate Stage
To be addressed as a Performance Solution

5.1 SECTION B – STRUCTURAL PROVISIONS

B1	<p>New building works are required to comply with the structural provisions of BCA 2022 and referenced standards.</p> <p>The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.</p> <p>As the works relate to an existing building, refer to the statutory upgrade requirements listed in Section 7.0.</p> <p>Matters Requiring Further Information at Construction Certificate Stage</p> <p>The structural engineer will need to confirm the existing building is adequate to support the new loads imposed by the extension.</p>
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5.2 SECTION C – FIRE RESISTANCE

C2D2 (Prev. C1.1)	<p><u>Type of Construction:</u> As all buildings contain three or more storeys, Type A Construction applies to all buildings. The relevant FRLs as listed in Table S5C11a of Specification 5 must be adhered to. Refer to APPENDIX A.</p> <p>General Note</p> <p>Structural engineer to ensure compliance with the requirements with regards to FRL's of the existing and proposed structure.</p>																
C2D10 (Prev. C1.9)	<p><u>Non-Combustible Building Elements:</u> Documentation is required to be provided as relevant to:</p> <ul style="list-style-type: none"> + Any external wall claddings. + Any framing or integral formwork systems. I.e. timber framing, sacrificial formwork, etc. + Any external linings or trims. I.e. external UPVC window linings, timber window blades, etc. + Any insulation contained within the wall assembly. <p>This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and provided for review. Any departures from non-combustibility or deemed non-combustible materials under this clause (C1.9[e]) will require approval.</p> <table border="1"> <thead> <tr> <th>BUILDING ELEMENT</th><th>TYPE A CONSTRUCTION</th></tr> </thead> <tbody> <tr> <td>External wall</td><td>Non-combustible</td></tr> <tr> <td>Common wall</td><td>Non-combustible</td></tr> <tr> <td>Floor and floor framing of lift pit</td><td>Non-combustible</td></tr> <tr> <td>All loadbearing internal walls (including those of shafts)</td><td>Concrete, masonry or fire-protected timber</td></tr> <tr> <td>Loadbearing fire walls</td><td>Concrete, masonry or fire-protected timber</td></tr> <tr> <td>Non-Loadbearing Internal Walls Required to be Fire-Resistant</td><td>Non-combustible</td></tr> <tr> <td>Non-loadbearing lift, ventilating, pipe, garbage and the like shafts which do not discharge hot products of combustion.</td><td>Non-combustible</td></tr> </tbody> </table>	BUILDING ELEMENT	TYPE A CONSTRUCTION	External wall	Non-combustible	Common wall	Non-combustible	Floor and floor framing of lift pit	Non-combustible	All loadbearing internal walls (including those of shafts)	Concrete, masonry or fire-protected timber	Loadbearing fire walls	Concrete, masonry or fire-protected timber	Non-Loadbearing Internal Walls Required to be Fire-Resistant	Non-combustible	Non-loadbearing lift, ventilating, pipe, garbage and the like shafts which do not discharge hot products of combustion.	Non-combustible
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C2D14 (Prev. C1.14)	<p><u>Ancillary Elements:</u></p> <p>An ancillary element must not be fixed, installed, or attached to or supported by the internal space within parts or external face of an external wall that is required to be non-combustible unless it is non-combustible, or is afforded a concession under this clause.</p>																



C3D3 (Prev. C2.2)

General Floor Area and Volume Limitations: The floor area of any one fire compartment is not permitted to exceed the maximum floor areas specified in C3D3. Refer to the table below.

Classification	Type A construction	Type B construction	Type C construction
5, 9b or 9c	Max <i>floor area</i> —8 000 m ² Max volume—48 000 m ³	Max <i>floor area</i> —5 500 m ² Max volume—33 000 m ³	Max <i>floor area</i> —3 000 m ² max volume—18 000 m ³
6, 7, 8 or 9a (except for <i>patient care areas</i>)	Max <i>floor area</i> —5 000 m ² Max volume—30 000 m ³	Max <i>floor area</i> —3 500 m ² Max volume—21 000 m ³	Max <i>floor area</i> —2 000 m ² Max volume—12 000 m ³

General Note

The proposed extensions works are to be fire separated from the existing building where no fire compartment floor area exceeds 8,000m², the maximum floor area prescribed by this clause.

C3D7 (Prev. C2.6)

Spandrels:

In a non-sprinkler protected building of Type A construction, or a Class 9a building of Type B Construction openings above other openings within 450mm of a vertical plane must be separated by:

- + A spandrel of not less than 900mm in height (extending minimum 600mm above floor level) of non-combustible construction achieving an FRL of 60/60/60; or
- + A horizontal projection extending from the external face of the wall no less than 1100mm, extending laterally 450mm beyond each side of the openings, and of non-combustible construction achieving an FRL of 60/60/60.

Matters Requiring Further Information/Fire Engineered Performance Solution

Spandrels are required to be provided to all levels around the perimeter of the new extension building.

Alternatively, a fire engineered performance solution may be considered to not provide fire-rated spandrels to the 2 storey portion of the new extension building.

C3D8 (Prev. C2.7)

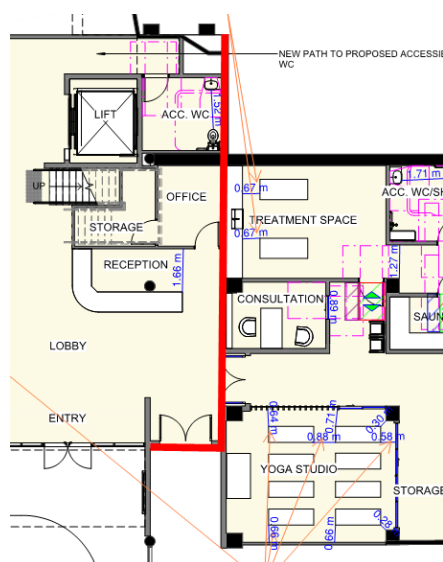
Separation by fire walls:

Separation of fire compartments: A part of a building, separated from the remainder by a fire wall, may be treated as a separate fire compartment if the fire wall extends to the underside of:

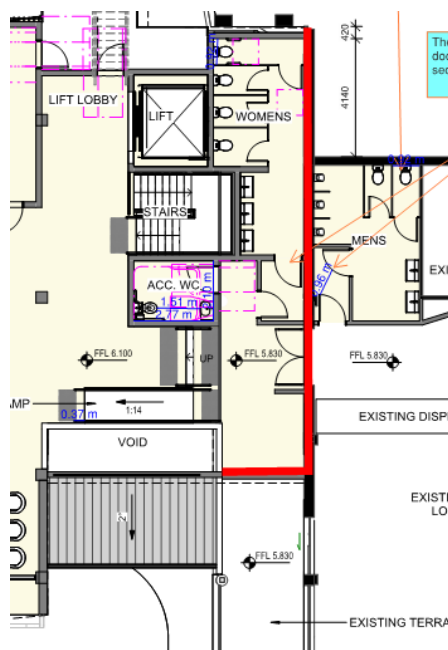
- + A floor having an FRL required for a fire wall; or
- + The roof covering.

Matters Requiring Further Information at Construction Certificate Stage

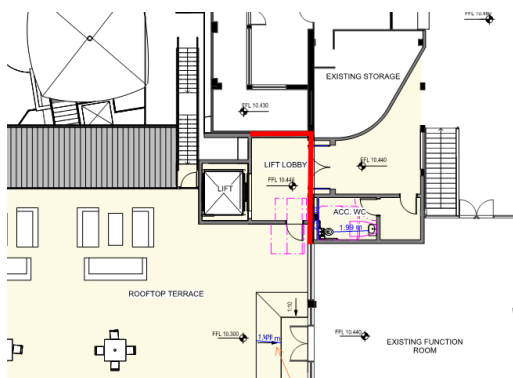
The new proposed extension is required to be fire separated by a fire wall achieving an FRL of 180/180/180; details are to be included in the design as nominated below on the respective levels.



Ground floor



First floor



Second floor

**C3D9 /
C3D10**
(Prev. C2.8 &
2.9)

Separation of Classifications: Where parts of a building with different classifications are located adjacent one another, the fire resisting construction requirements of the most stringent classification apply throughout – unless the classifications are separated via a fire wall with an FRL of that required for the most stringent classification.

Where different classifications are located above and below one another, the floor is required to achieve the FRL of that required for the classification in the storey below.

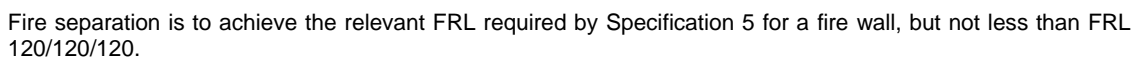
Matters Requiring Further Information at Construction Certificate Stage

The ground floor is required to be fire separated from the existing ground floor part of the building by a fire wall achieving an FRL of 180/180/180 and the first floor and second floors must achieve an FRL of 180/180/180.

**C3D13 /
C3D14**
(Prev. C2.12 &
C2.13)

Separation of Equipment: Dependent on plant and equipment to be housed within the plant rooms, fire separation may be required to separate these areas from the building remainder. This is applicable to:

- + Main switch rooms / boards; or
- + Electricity substations; or
- + Light motors and lift control panels; or
- + Emergency generators used to sustain emergency equipment operating in the emergency mode; or
- + Central smoke control plant; or
- + Boilers;
- + A battery or batteries installed in the building that have a total voltage exceeding 12 volts and a storage capacity of 200 kWh or more.



C4D5
(Prev. C3.2)

Openings in an external wall required to have an FRL must be protected in accordance with C4D3 if the opening is less than:

- + 3m from a side or rear boundary; or
- + Less than 6m from another building on the allotment that is not Class 10
- + 6m from the far boundary of a road, river, lake or the like adjoining the allotment if not located at or near ground level; or

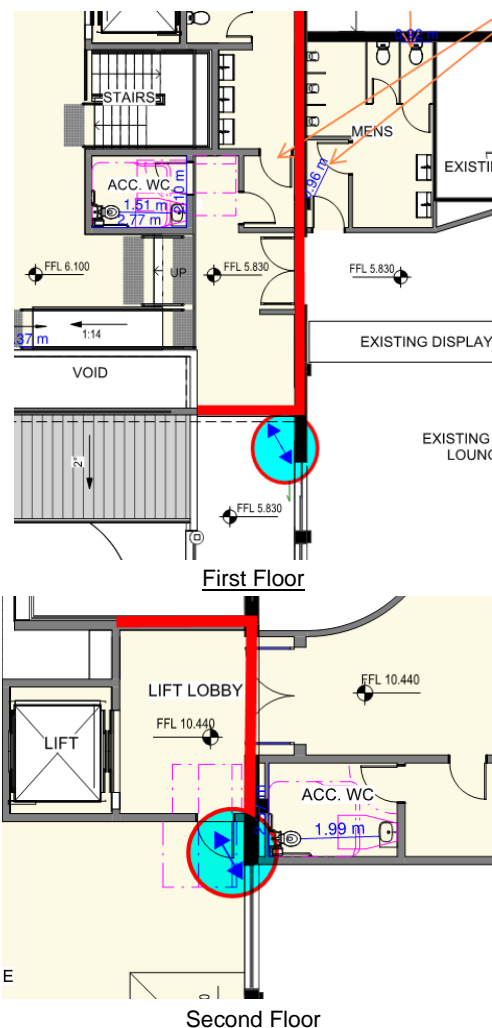
The building footprint is over inter-allotment boundaries as detailed below, a fire engineered solution is to be prepared to justify not protecting openings or fire-rate external walls where they are exposed.



Separation of Different Fire Compartments: Exposure of external walls and associated openings in different fire compartments is expected to occur. Where external walls of adjacent fire compartments cannot be protected with FRL 60/60/60 construction and glazed openings drenched externally, they will be required to be considered under a fire engineered performance solution.

As circled in blue below, the openings in the external walls and openings in adjacent fire compartments are to be justified as a fire engineered performance solution.





C4D5 (Prev. C3.4)

Acceptable Methods of Protection: Where protection is required, doorways, windows and other openings must be protected as follows:

- + Doorways –
 - Internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or
 - -/60/30 fire doors that are self-closing or automatic closing.
- + Windows –
 - Internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or
 - -/60/- automatic closing fire shutters.

General Note

Details to be developed during the detailed design stage for where the fire wall meets the external wall.

Spec 5 (Prev. Spec C1.1)

Fire-Resisting Construction: The building is required to comply with Spec 5 as relevant to FRLs required for buildings of Type A Construction. The relevant FRLs as listed in Table S5C11a of Specification 5 must be adhered to.

General Note

FRL's are generally required to be 180mins due to the new extension being predominantly class 6.

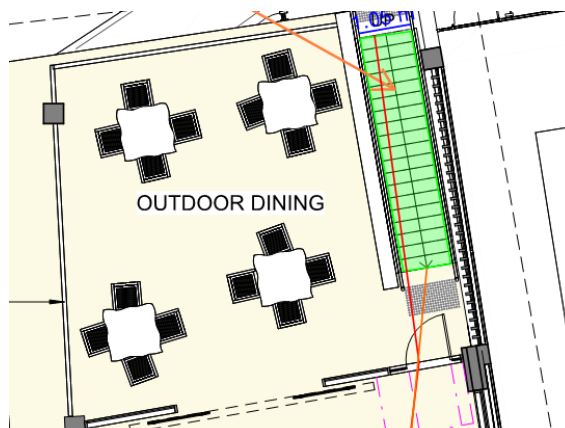
To be addressed as a Performance Solution

The building footprint is over inter-allotment boundaries as detailed below, a fire engineered solution is to be prepared to justify not protecting openings or fire-rate external walls where they are exposed.



5.3 SECTION D2 & D3– PROVISION FOR ESCAPE AND CONSTRUCTION OF EXITS

D2D3 (Prev. D1.2)	<u>Number of Exits Required:</u> The building has two or more exits provided to all areas as required by this part.
D2D4 (Prev. D1.3)	<u>Where Fire-Isolated Exits are Required:</u> All exits from the building are proposed to be fire-isolated exits. General Note The new stairways associated with the extension works are only connecting 2 storeys as such not required to be fire isolated.
D2D5 & D2D6 (Prev. D1.4 & D1.5)	<u>Travel Distances:</u> <ul style="list-style-type: none">+ Distance to a point of choice cannot exceed 20m.+ Maximum distance to one of those exits is 40m.+ Distances between alternative exits must not exceed 60m and not less than 9m. General Note Exit travel distances in relation to the extensions are in accordance with the requirements of this clause.
D2D7-D2D11 (Prev. D1.6)	<u>Dimensions of Paths of Travel to an Exit:</u> The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery). In a required exit or path of travel to an exit there is concession for the unobstructed width of a doorway to be reduced to 850mm min in lieu of 1m, and the unobstructed height for an exit doorway can be reduced to 1,980mm min. The minimum width of paths of travel must be not less than 1m wide generally (this width dimension is measured clear of any obstructions such as handrails and joinery), General Note Dimensions of paths of travel to an exit in relation to the extensions are in accordance with the requirements of this clause
D2D14 (Prev. D1.9)	<u>Travel Via Non Fire Isolated Required Stairways:</u> A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. General Note Travel by non-fire isolated stairway is in accordance with the requirements of this clause.
D2D15 (Prev. D1.10)	<u>Discharge from Exits:</u> If an exit discharges to open space that is at a different level than the public road in which it is connected to, the path of travel to the road must be via a ramp having a gradient not steeper than 1:8, or not steeper than 1:14 if required to be accessible. The discharge point of exits must be located as far away from one another as reasonably practicable.
D3D17-D3D22 (Prev. D2.16, D2.17)	<u>Stairways, Balustrades, and Handrails:</u> Stairways, balustrades and handrails to achieve the minimum requirements of the BCA. Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586-2013, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements. Does Not Comply and needs to be addressed at Construction Certificate Stage The stairway associated with the outdoor dining exceeds consists of 19 risers which exceeds the maximum number of risers within flight with no landing of 18 risers.



**D3D24,
D3D25,
D3D26**
(Prev. D2.19 /
D2.20 / D2.21)

Doors and Latching: All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.

General Note

All required exit doorways swing in the direction of egress, details are to be provided at CC stage regarding the operation of the latch associated with the extensions works.

D3D29
(Prev. D2.24)

Where the lowest level of the window opening is less than 1.7m above the floor, a window opening must be protected in accordance with sub-clause (b).

A barrier no less than 865mm is required to an openable window when a child resistant release mechanism is required, as well as when the floor below the window is >4m above the surface beneath.

General Note

Details are to be provided at CC stage for the new windows associated with the extensions works and new windows in the existing building.

5.4 PART E – SERVICES AND EQUIPMENT

E1D2
(Prev. E1.3)

Fire Hydrants: Fire hydrant coverage is required to be provided to all buildings in accordance with AS2419.1-2021.

General Note

An assessment will be required at detail design stage from the fire services designer to confirm fire hydrant coverage, pressures and flows is in accordance with AS 2419.1-2021.

E1D3
(Prev. E1.4)

Fire Hose Reels: Fire hose reel coverage is required to be provided to the building in accordance with AS2441-2005.

General Note

It is required to detail FHR locations associated with the proposed extensions works on the architectural plans where it is to be in accordance with the requirements of this clause. An assessment will be required at detail design stage from the fire services designer to confirm fire hose reel coverage is in accordance with AS 2441-2005.

E1D5
(Prev. E1.6)

Fire Extinguishers: To be provided and designed in accordance with AS 2444-2001.

E2D3
(Prev. E2.2)

Smoke Hazard Management: The building is required to be provided with the following smoke hazard management systems as required by BCA E2 / NSW E2:

- + An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and S20C6.
- + Any ducted mechanical air handling systems, or non-ducted systems exceeding a capacity of 1000L/s, must shut down on activation of smoke detection.

General Note

A smoke exhaust system is not required for this building as the largest fire compartment in the new alteration area is 1,395m² and does not exceed 2000m².

Part E3

Lifts: The following provisions are required to be provided to the lifts:

- + Lift provisions complying with E3D7.



E4D2-E4D8
(Prev. E4.2 – E4.8)

Emergency Lighting and Exits Signs: Emergency lighting and exit signage to be provided in accordance with E4D2-E4D5 complying with AS 2293.1 – 2018.

5.5 PART F – HEALTH AND AMENITY

Part F1

Surface Water Management, Rising Damp and External Waterproofing: Damp and weatherproofing to comply with the prescriptive requirements of Part F1.

Part F2

Wet areas and overflow protection: Wet areas are to comply with the prescriptive requirements of Part F2.

F3P1

(Prev. FP1.4)

Weatherproofing: A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—

- + unhealthy or dangerous conditions, or loss of amenity for occupants; and
- + undue dampness or deterioration of building elements.

Note: There are no Deemed-to-Satisfy Provisions for this Performance Requirement in respect of external walls.

To be addressed as a Performance Solution

This matter will need to be addressed as a Performance Solution via a façade engineer during Design Development.

F3D2

(Prev. F1.5)

Roof Coverings: Roof coverings is to be provided in accordance with one of the requirements as listed from this clause. and

F3D3

(Prev. F1.6)

Sarking: Sarking type material is to be provided in accordance with AS 4200.1 & 2–2017.

F3D4

(Prev. F1.13)

Glazed assemblies: Glazed assemblies in an external wall is to be provided in accordance with AS 2047–2014 requirements for resistance to water penetration.

F3D5

Wall cladding: External wall cladding is to be provided in accordance with one or a combination of the requirements as listed from this clause.

To be addressed as a Performance Solution

This matter will need to be addressed as a Performance Solution via a façade engineer during Design Development.

F4D4

(Prev. F2.3)

Sanitary facilities: Sanitary facilities are required to be provided in accordance with the Tables F4D4a, F4D4d & F4D4i:

Table F4D4a: Sanitary facilities in Class 3, 5, 6 and 9 buildings other than schools

User group	Closet pans		Urinals		Washbasins	
	Design occupancy	Number	Design occupancy	Number	Design occupancy	Number
Male employees	1 - 20	1	1 - 10	0	1 - 30	1
	>20	Add 1 per 20	11 - 25	1	>30	Add 1 per 30
	-	-	26 - 50	2	-	-
	-	-	>50	Add 1 per 50	-	-
Female employees	1 - 15	1	N/A	N/A	1-30	1
	>15	Add 1 per 15	N/A	N/A	>30	Add 1 per 30



Table F4D4d: Sanitary facilities in Class 6 buildings – restaurants, cafes, bars

User group	Closet pans		Urinals		Washbasins	
	Design occupancy	Number	Design occupancy	Number	Design occupancy	Number
Male patrons	1 - 100	1	1 - 50	1	1 - 50	1
	101 - 300	2	51 - 100	2	51 - 200	2
	>300	Add 1 per 200	101 - 150	3	>200	Add 1 per 200
	-	-	151 - 200	4	-	-
	-	-	201 - 250	5	-	-
	-	-	>250	Add 1 per 100	-	-
Female patrons	1 - 25	1	N/A	N/A	1 - 50	1
	26 - 50	2	N/A	N/A	51 - 150	2
	51 - 100	3	N/A	N/A	51 - 150	2
	101 - 150	4	N/A	N/A	>150	Add 1 per 200
	151 - 200	5	N/A	N/A	-	-
	201 - 250	6	N/A	N/A	-	-
	>250	Add 1 per 100	N/A	N/A	-	-

Table F4D4i: Sanitary facilities in Class 9b buildings – public halls, function rooms or the like

User group	Closet pans		Urinals		Washbasins	
	Design occupancy	Number	Design occupancy	Number	Design occupancy	Number
Male patrons	1 - 100	1	1 - 50	1	1 - 50	1
	>100	Add 1 per 200	51 - 100	2	51 - 200	2
	-	-	101 - 150	3	>200	Add 1 per 200
	-	-	151 - 200	4	-	-
	-	-	201 - 250	5	-	-
	-	-	>250	Add 1 per 100	-	-
Female patrons	1 - 25	1	N/A	N/A	1 - 50	1
	26 - 50	2	N/A	N/A	51 - 150	2
	51 - 100	3	N/A	N/A	>150	Add 1 per 200
	101 - 150	4	N/A	N/A	-	-
	151 - 200	5	N/A	N/A	-	-
	201 - 250	6	N/A	N/A	-	-
	>250	Add 1 per 100	N/A	N/A	-	-

Matters Requiring Further Information at Construction Certificate Stage

It is permissible for employees and the patrons to share the same facilities where the provided number of facilities provided is not less than the total number of facilities required for employees plus those required for the public. Therefore, provide the population number for the number of employees and patrons to ground floor and level 1. Regarding the second floor indicate the number of facilities provided to the existing male and female sanitary facilities.

Ground Floor & First Floor (class 6 area)

Indicate the desired population (TBC females & TBC males)

Note: The count includes two accessible toilets, one the ground floor and one on the second floor

	Closet Pans		Urinals		Washbasins		Complies
	Required	Proposed	Required	Proposed	Required	Proposed	Yes/No



Male	TBC	4	TBC	3	TBC	4	
Female	TBC	6	-	-	TBC	5	

F5D2
(Prev. F3.1)

Ceiling Heights: The following floor to ceiling heights are applicable to the building:

The ceiling minimum heights for a Class 3-building are as follows:

- + Assembly building or part accommodating not more than 100 persons - 2.4m.
- + Assembly building or part accommodating more than 100 persons - 2.7m
- + In a class 5/6 building general areas 2.4m, corridor, passageways, or the like 2.1m

In any building:

- + *Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m,*
- + *A commercial kitchen – 2.4m,*
- + *Above a stairway, ramp, landing or the like – 2m.*

F6D6
(Prev. F4.5)

Ventilation of Rooms: Any room occupied by a person for any purpose must be provided with natural ventilation complying with this clause, or a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS 3666.1.

F6D12
(Prev. F4.12)

A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and 1668.2.

5.6 PART J – ENERGY EFFICIENCY

Section J

Energy Efficiency: The building works are subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J relating to:

- + J4: Building Fabric
- + J5: Building Sealing
- + J6: Air-conditioning and ventilation systems
- + J7: Artificial lighting and power
- + J8: Heated water supply and swimming pool
- + J9: Energy monitoring and on-site distributed energy resources

The architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines).

We understand new glazing is proposed in the existing building, these works will need to comply with current BCA provisions for Glazing.



6.0 DDA ASSESSMENT – KEY ITEMS

This part comprises a review of the residential areas with regard to:

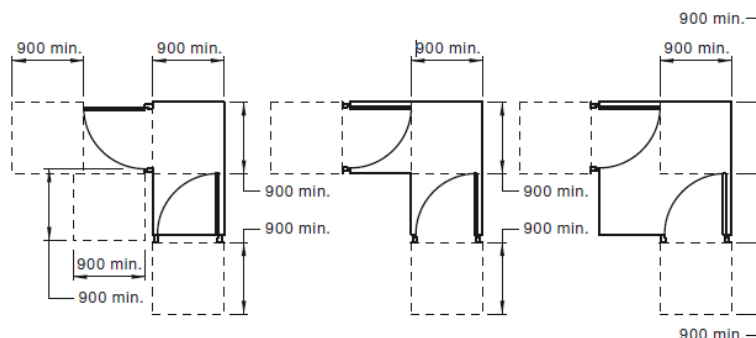
- + BCA Section D4, clauses E3D7, and F4D5, including AS 1428.1 – 2009.
- + Disability (Access to Premises – Buildings) Standards 2010.

6.1 ACCESS TO PREMISES STANDARDS

DDA	<p>The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).</p> <p>With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:</p> <ul style="list-style-type: none">+ BCA clauses D4D2 to D4D12+ BCA clause E3D7+ BCA clauses F4D5. <p>Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. However, our review of the DA documentation indicates that compliance with the above mentioned provisions will be readily achievable. In the event that DTS compliance is not achieved, an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.</p> <p>‘AFFECTED’ PART UPGRADE REQUIREMENTS</p> <p>Refer to <u>Section 7.2 of the Report</u> also the following items are noted regarding upgrading the principal pedestrian entry and the path of travel to the new works:</p> <p>We understand an accessway cannot be provided from street level to the main pedestrian entry due to topography issues. Recommend a performance solution be prepared by a suitably qualified access consultant.</p> <p>Existing stair between first and second floor shall be upgraded to fully comply with AS 1428.1-2009 in regards to contrasting nosing's, handrails both sides and TGS's</p>
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6.2 BCA PART D4, CLAUSES E3D7 AND F4D5

D4D2 (Prev. D3.1)	<p><u>General Building Access Requirements</u></p> <ul style="list-style-type: none">+ Access is provided to and within all areas unless exempted under D3.4.
D4D3 (Prev. D3.2)	<p><u>Access to Buildings:</u></p> <ul style="list-style-type: none">+ Access is to be provided from the main points of pedestrian entry.+ All pedestrian entrances are to be accessible. <p>To be addressed as a Performance Solution</p> <p>An accessway cannot be provided from street level to the main pedestrian entry due to topography issues. Recommend performance solution be prepared by a suitably qualified access consultant.</p>
D4D4 (Prev. D3.3)	<p><u>Parts of Buildings to be Accessible:</u></p> <ul style="list-style-type: none">+ Every ramp and stairway (except for fire-isolated stairways) are required to comply with AS 1428.1 – 2009.+ Accessways must have turning and passing space complying with AS 1428.1 – 2009.+ Compliance is readily achievable with the requirements of AS 1428.1 – 2009 as required by this part. <p>Does Not Comply and needs to be addressed at Construction Certificate Stage</p> <p>From the first-floor male and female sanitary facilities the airlock doors are required to be provided with a clear 900mm x 900mm clear passageway as indicated in the below snippet between successive doors in path of travel to an ambulant toilet.</p> <p>Doorway circulation to the sauna room on the ground floor is obstructed from the proposed FF&E.</p>



(b) Path of travel to ambulant toilets

D4D5 (Prev. D3.4)

Exemptions: The use of certain parts of the building are not required to be accessible in the following instances:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by the above two items

Some examples of the above include:

- + Cleaner's rooms used by cleaning staff only
- + Plantrooms and specialty equipment rooms (e.g., Main Comms Room and Main Distribution Board Room)
- + Bar area

D4D6 (Prev. D3.5)

Accessible Parking: Is required to comply with the requirements of AS 2890.6 – 2009

General Note

Provide details of the proposed accessible parking with details of the path of travel between the parking and the entry of the building. Gradients across bitumen cannot be steeper than 1:33 in any direction. If the gradients are across a surface other than bitumen the cross gradient cannot be steeper than 1:40.

Accessible spaces are required to be provided with a shared area in accordance with figure 2.2 or 2.5 of AS 2890.6.2009.

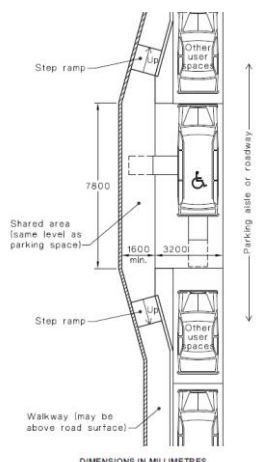


FIGURE 2.5 EXAMPLE OF A PARALLEL PARKING SPACE WITH SHARED AREA AT SAME LEVEL—DIMENSIONS FOR AUSTRALIA ONLY*

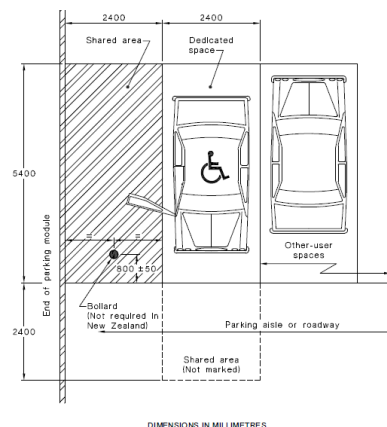


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

D4D7 (Prev. D3.6)

Signage: In a building required to be accessible, braille and tactile signage must be provided to all:

- + Required accessible sanitary facilities
- + Spaces with hearing augmentation
- + Ambulant sanitary facilities
- + Non-accessible pedestrian entrances
- + Each door required to be provided with an exit sign

Braille and tactile signage are to comply with sub-clause (a) and Specification 3.6.

Signage Specification: -

The signage is to be: -

- (a) Located between 1200-1600mm above FFL



- (b) Signs with single lines of characters are to have the line of the tactile characters between 1250mm-1350mm above FFL
- (c) Signage tactile characters must be raised or embossed to a height between 1mm-1.5mm
- (d) Upper case letter to be between 20mm-55mm
- (e) Signage is to be contrasting & is to comply with BCA Specification E3.6.

Signage Locations

The Braille & tactile egress signage is to be located adjacent or on (see above) each door that:-

- (a) Provides direct egress into a fire isolated stairway
- (b) Provides direct discharge from the storey into a passageway or lobby (airlock) associated with the fire isolated stairway
- (c) Provide direct discharge from a fire isolated stairway to open space (discharge door)
- (d) Forms part of a horizontal exit (---/120/30 fire doors in the fire compartment walls)

General Note

Details are to be provided at CC stage for the proposed signage associated with the extension works. Note, wayfinding signage is required to be installed on ground floor which is to direct occupants to the first floor male and female sanitary facility.

D4D8 (Prev. D3.7)

Hearing Augmentation: A hearing augmentation system must be provided where an inbuilt amplification system (excluding emergency warning systems) is present in the following areas:

- + In a room in a Class 9b
- + In an auditorium, conference room, meeting room, or judicatory room,
- + In a ticket office, teller's booth, reception area of the like where the public is screened by the service provider.

A hearing augmentation system is required to comply in the following way:

- + An induction loop – it must serve >80% of the floor area of the space served by the inbuilt amplification system; or
- + A system requiring the use of receivers or the like. It must be available to not less than 95% of the floor of the space served and provide the applicable number of receivers;
 - a) 500 people – 1 receiver for every 25 persons and a minimum of 2 receivers; and
 - b) 500-1000 people – 20 receivers plus 1 receiver for every 33 people in excess of 500; and
 - c) 1000-2000 people – 35 receivers plus 1 receiver for every 50 people in excess of 1000; and
 - d) >2000 people – 55 receivers plus 1 receiver for every 100 people in excess of 2000.

Any screen or scoreboard capable of displaying public announcements must be capable of supplementing any public address system.

The below symbol shall be provided on a sign in ultramarine blue in accordance with clause 5.1 of AS 1428.5-2010.



General Note

It is required to confirm if there are any inbuilt amplification systems within the existing facility. It is required to be provided to the extension works where a reception area and consultation room on the ground floor.

D4D9 (Prev. D3.8)

Tactile Indicators: Tactile ground surface indicators must be provided to:

- + A stairway, other than a fire-isolated stairway; and
- + An escalator or passenger conveyor; and
- + A ramp other than a fire-isolated ramp; and
- + In the absence of a suitable barrier-
 - a) An overhead obstruction <2m above floor level; and
 - b) An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building including a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point.



General Note

Tactile indicators are required to be designed in accordance with AS 1428.4.1-2009.

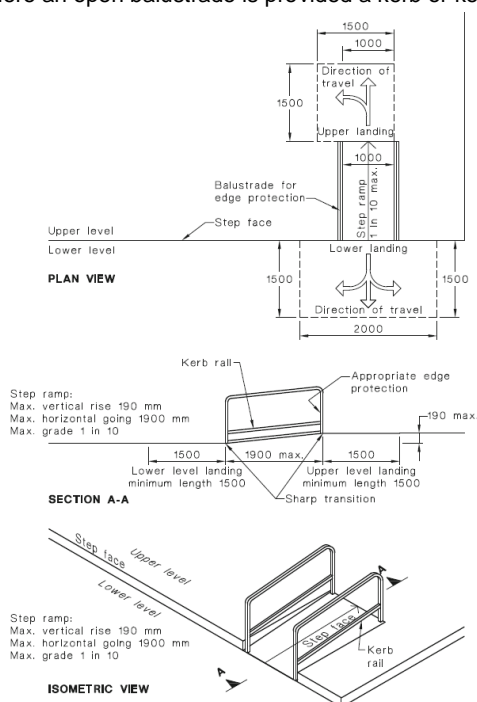
D4D12

(Prev. D3.11)

Ramps: Ramps are readily able to meet compliance with AS 1428.1 – 2009.

Matters Requiring Further Information at Construction Certificate Stage

The rooftop terrace on the second floor incorporates a 1:10 ramp, it is required to propose a step ramp in accordance with clause 10.6 of AS 1428.1-2009. Ensure the edges of the step ramp is protected by a suitable barrier, with a minimum height of 450 mm or where an open balustrade is provided a kerb or kerb rail shall be provided.



E3D7

(Prev. E3.6)

Passenger Lifts: All passenger lifts provided exceed the minimum dimensions required to comply as accessible lifts. In this regard, access to every floor in the development is achieved in the design.

F4D5

(Prev. F2.4)

Accessible Sanitary Facilities: The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability satisfy the requirements of this clause.



7.0 STATUTORY UPGRADE REQUIREMENTS

7.1 BCA FIRE AND LIFE SAFETY

The following statutory upgrade triggers apply to the subject building works:

- + **Registered Certifier Consideration: Existing building – alteration / extension and no change of use:** Pursuant to Section 14 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a certifier must not issue a construction certificate for building work that authorises alteration, enlargement, or extension of an existing building (where no change of use is proposed), unless on completion of the building work, the fire protection and structural capacity of the building will not be reduced.
- + **Existing building – building works >50% of building or building measures contained are inadequate:** Pursuant to Section 64 of the Environmental Planning and Assessment Regulation 2021, the consent authority (Council) may require the building to be brought into total or partial conformity with the Building Code of Australia. In relation to the subject project, this upgrade provision is triggered by the proposed building works representing more than half the total volume of the building.
- + **Registered Certifier Consideration: Existing building – significant fire safety issues:** Pursuant to Section 60 of the Environmental Planning and Assessment Regulation (Development Certification and Fire Safety) 2021, If a Certifier becomes aware of any *significant fire safety issues* in the process of determining a CC, OC there are two options:
 - Address the *significant fire safety issue* in the proposed development, **or**
 - Notify Council of the *significant fire safety issue* (noting Council may then issue a Fire Safety Order on the building compelling the building owner to rectify the issue).

Note: **Category 1** fire safety measures mean the following:

- | | | |
|---------------------|------------------------------------|--------------------------|
| ▪ Fire Hydrants | ▪ Fire Detection and Alarm Systems | ▪ Safe Evacuation Routes |
| ▪ Sprinkler Systems | ▪ Fire Control Centres | ▪ Emergency Lifts |

In relation to the above statutory upgrade triggers, the following upgrade works are required to existing elements of the building were proposed to be retained either in full or in part:

ITEM	ISSUE	DESCRIPTION/NON-COMPLIANCE	UPGRADE RECOMMENDATION OR COMMENTS	PHOTO
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FIRE RESISTANCE

Part C3 – Compartmentation and Separation

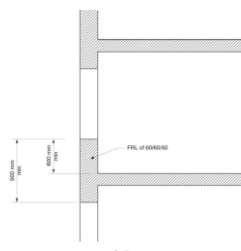
Review of fire and smoke walls, separation of spaces, separation of openings, and separation of stairways and shafts.

C3D7
(Prev. C2.6)

Vertical Separation of Openings in External Walls

Given the building is Type A construction, spandrels are required to be provided where openings in external walls are located above one another.

Examples:



Vertical Spandrel

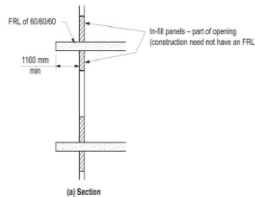

For the existing areas of the building shown in red below, further information is required to determine if the existing up turn is of min 60 min FRL construction and provides for overall 900mm with min 600mm from floor levels.



First floor





ITEM	ISSUE	DESCRIPTION/NON-COMPLIANCE	UPGRADE RECOMMENDATION OR COMMENTS	PHOTO
		 <p>(a) Section</p> <p><u>Horizontal Spandrel</u></p>	 <p><u>Second Floor</u></p>	
C3D8 (Prev. C2.7)	Separation by fire walls	Fire wall is required to be provided to separate the new extensions and the existing works.	Refer to the assessment made from <u>Section 5.2 BCA cl C3D8 of this report.</u>	

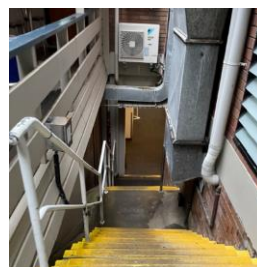

Part C4 – Protection of Openings

Review of fire and smoke stopping systems and protection of openings.

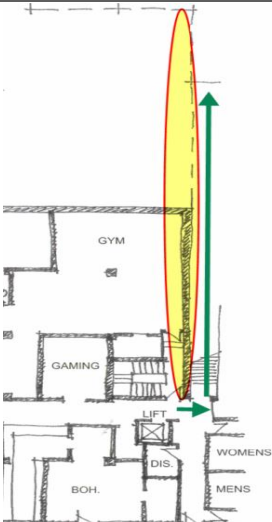



ACCESS AND EGRESS

Part D2 - Provisions of Escape

Review of stairways and discharge of exits

D2D12 (Prev. D1.7)	Discharge of Fire isolated exits	The discharge of the existing Eastern Fire stair serving all levels does not discharge to open space or a complying enclosed area	Re-configure the stairway to discharge to open space or seek fire engineered performance solution, may require creation of a sterile lobby or space.	 
		The path of travel from the Eastern Fire stair, to open space involves passing within 6m of unprotected openings of the same building (windows in eastern façade).	Provide window protection to windows within 6m of path of travel, alternatively seek fire engineered performance solution, which may involve an option to go in alternative directions from the discharge of the stair.	




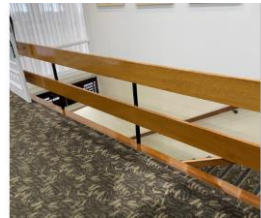

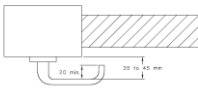



ITEM	ISSUE	DESCRIPTION/NON-COMPLIANCE	UPGRADE RECOMMENDATION OR COMMENTS	PHOTO
				
		<p>The kitchen on the second floor opens directly into the fire stair.</p> 	<p>Install an additional door to create a lobby before entering the fire stair.</p>	
		<p>The boiler room on Level 4 (plant room) opens directly into the fire stair.</p> 	<p>Create fire rated wall between Boiler room and fire stair (This will also address non-compliance with BCA C3D11 {old clause C2.11} with the lift opening into fire isolated stair)</p>	

Part D3 - Construction of Exits

Review of exits, such as doors, door swings, door latching, and signs on doors



ITEM	ISSUE	DESCRIPTION/NON-COMPLIANCE	UPGRADE RECOMMENDATION OR COMMENTS	PHOTO
D3D17 (Prev.D2.16)	Barriers to Prevent Falls	Horizontal wires to Western balcony on the first and second floor have gaps exceeding 125mm.	Adjust wires or replace balustrade infill so gaps are less than 125mm.	
		Level 3 western balcony balustrade is less than 1m from FFL.	Rectify balustrade so as min 1m or higher.	
		Existing eastern Fire stair has gaps greater 150mm from the nosing line and exceeding 450mm between the rails.	Rectify balustrade to comply with requirements of D2.16	
		The Existing internal stair between First and second floor has a balustrades less than 1m and gaps aps exceeding 125mm.	Rectify balustrade so as min 1m or higher and gaps less than 125mm	
D3D26 (Prev. D2.21)	Operation of Latch	Numerous door handles and door hardware noted as non-compliant.	Upgrade non complying door hardware to single handed downward action door hardware.   <small>FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS</small>	

SERVICES AND EQUIPMENT

Part E1 - Fire Fighting Equipment

Review of fire hydrants, fire hose reels, wall-wetting drenchers, and portable fire extinguishers

E1D2 (Prev. E1.3)	Fire Hydrant System Performance	The building is served by existing External Fire Hydrants	Provide confirmation from fire services designer that pressures, flows and coverage will comply with AS 2419.1-2021.
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ITEM	ISSUE	DESCRIPTION/NON-COMPLIANCE	UPGRADE RECOMMENDATION OR COMMENTS	PHOTO
E1D5 (Prev. E1.6)	Portable Fire Extinguisher	Portable Fire Extinguisher to be provided to all areas	New Portable Fire Extinguishers are to be provided throughout in compliance with BCA E1D14 and AS 2444 – 2001	

Part E2 - Smoke Hazard Management & Warning Systems

Review of smoke detection and alarm systems, warnings systems, and smoke hazard systems

Spec 20 (Prev. E2.2a)	Smoke Hazard Management	As the existing building is Class 9b with a fire compartment >2,000m ² and has a RIS of more than 2, the building is required to be provided with either; + Smoke exhaust system complying with Spec E2.2b; or + Roof mounted smoke and heat vents.	With consideration of the fire separation of the new western extension, and the primary new building work within the existing building being on Ground floor only, we believe the existing fire safety measures within the building are adequate to provide a suitable level of fire and life safety, commensurate to the existing and proposed building uses, and the scope of refurbishment.	
E2D3 (Prev. E2.2)	Fire detection and alarm system	Fire detection and alarm system to be provided to all areas.	Fire detection and alarm system is to be fully upgraded throughout to comply with BCA E2, BCA Spec E.2.2 (BCA Specification 20 from BCA 2022), and AS 1670.1 – 2018.	

Part E4 – Visibility in an Emergency, Exit Signs and Warning System

Review of emergency lighting and exit signs

E4D2-E4D8 (Prev. E4.2 – E4.8)	Emergency lighting and exit signs	Emergency lighting and exit signs to be provided to all areas.	Exit signage and emergency lighting is to be upgraded throughout to comply fully with BCA E4 and AS 2293.1 – 2018	
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7.2 ACCESSIBILITY

The existing parts of the building will be assessed against the ‘affected part’ provisions of the Access to Premises Standard 2010 – Affected Part is an assessment of existing accessibility provisions from the point of principal entrance of the existing building to the location of the new works.

This may require an upgrade of the ‘affected part’, being:

- + The principal pedestrian entry (i.e. entry door and ramp), and
- + The pathway / corridor / lift / ramp which forms an accessible path of travel to any area of new work (note: only one accessible path of travel is required to any new part under this requirement).


Notwithstanding any of the above, all new works must comply.

ACCESS FOR PEOPLE WITH DISABILITY

Part D3- General building access requirements

Cl. D3.2	Access to Buildings	The access pathway from the street to the principal pedestrian entry is non-compliant due to the grade/scope of the site.	Have a suitably qualified access consultant prepare a performance solution. This may require preparation of a management/transport plan by the club outlining how people with disability	
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			can travel to the club. In addition, accessible car spaces will need to be located where there is a compliant accessible pathway from the car spaces to the principal pedestrian entry.	
Cl. D3.8, D2.17	Handrails & TGSIs	Existing stair between first and second floor	Existing stair shall be upgraded to fully comply with AS 1428.1-2009 in regards to contrasting nosing's, handrails both sides and TGSIs	

Note: All new works must comply with the BCA. The above list is to be read in addition to Section 5.0 which relates to all new works proposed.



8.0 FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final Fire Safety Engineering Review to confirm the works are permissible.

Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Automatic Fire Detection & Alarm System	BCA Spec. 20 AS 1670.1 – 2018	✓	✓
Emergency Lighting	<u>Existing:</u> AS 2293.1 <u>Proposed:</u> BCA Clause E4D2 & E4D4, AS 2293.1 – 2018	✓	✓
Exit Signs	<u>Existing:</u> AS 2293.1 <u>Proposed:</u> BCA Clauses E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018	✓	✓
Emergency Evacuation Plan	AS 3745 - 2010		✓
Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001		✓
Fire Doors	<u>Existing:</u> AS 1905.1 – 1997 and BCA C3.4 <u>Proposed:</u> BCA Clause C3D13, C3D14, C4D3, C4D5, C4D8 AS 1905.1 – 2015 and Manufacturer's Specification	✓	✓
Fire Hose Reels	<u>Existing:</u> AS 2441 <u>Proposed:</u> BCA Clause E1D3, AS 2441 – 2005	✓	✓
Fire Hydrant Systems	<u>Existing:</u> AS 2419 <u>Proposed:</u> BCA Clause E1D2 AS 2419.1 – 2021	✓	✓
Fire Seals	BCA Clause C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification		✓
Lightweight Construction	BCA Clause C2D9 AS 1530.4 – 2014 and Manufacturer's Specification		✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA Clause E3D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Portable Fire Extinguishers	BCA Clause E1D14 AS 2444 – 2001	✓	✓
Warning & Operational Signs	BCA Clause D3D28, E3D4 EP&A (DC&FS) Reg. 2021 Section 108		✓
Fire Engineered Performance Solutions <i>To be developed with the design</i>	BCA Performance Requirements ...		✓



9.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed development located at 46 Prince Alfred Parade, Newport NSW 2106 against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

In view of the above assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

Furthermore, it is concluded that the development satisfies the accessibility provisions of the BCA pertaining access to 46 Prince Alfred Parade, Newport NSW 2106. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

If you have any questions or require further information, please do not hesitate to contact me on 02 9211 7777.

Regards

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