



A Bureau Veritas Group Company

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Warren and Mahoney
Suite 13.03, Plaza Building
95 Pitt Street
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Attention: Andy Ostojic

Dear Andy,

**Re: Mona Vale Surf Club – Modification to Development Application
BCA Compliance**

McKenzie Group prepared a BCA report Revision 01 dated 16 October 2018 and have reviewed the revised design documentation against the provisions of the Building Code of Australia 2019. We confirm that, based on the below documentation, the building has the ability meet the provisions of the Building Code of Australia 2019.

As per standard regulatory process, ongoing BCA assessments will be undertaken upon the issuance of construction details including services and engineering design. Upon review it will be confirmed that the development complies with the BCA Deemed-To-Satisfy provisions, or performance requirements where required.

Drawings reviewed:

Drawing No.	Title	Date	Drawn By	Rev
A.DA.00.001	Cover Sheet/ Development Application Drawing List	15/10/18	AW	A
A.DA.01.001	Location Plan	15/10/18	AW	A
A.DA.02.001	Site Analysis Plan	15/10/18	AW	A
A.DA.02.002	Existing / Demolition Plan	15/10/18	AW	A
A.DA.02.003	Staging / Temporary Building Plan	15/10/18	AW	A
A.DA.02.004	Proposed Site Plan	13/09/19	AW	B
A.DA.10.001	GA Plan – Ground Level	25/10/19	-	-
A.DA.10.002	GA Plan – First Level	25/10/19	-	-
A.DA.11.001	Roof Plan	15/10/18	AW	A
A.DA.12.001	Landscape Plan	15/10/18	AW	A
A.DA.20.001	North & East Elevations	13/09/19	AW	B

A.DA.20.002	South & West Elevations	13/09/19	AW	B
A.DA.30.001	Sections	13/09/19	AW	B
A.DA.40.001	Material Schedule Sheet 01	15/10/18	AW	A

Occupant and Sanitary Facility Calculations:

Building Assessment Date						
Part of Building	Class	Floor Area	Volume	Occupant No.	Staff	Patrons
Ground Floor	6 & 9b	735m²	2,425m³ (Approx 3.3m FTC)	118	24	94 Total 14 Gym 80 food
Gym	9b	44		15 (3m ² pp)	1 Staff	14 gym
Lifeguard Store	9b	295		10 (30m ² pp)	10 Staff	-
Office / Patrol / First aid	9b	43		5 (10m ² pp)	5 Staff	-
Café	6	47		40 (seats)	-	40 food
Kitchen	6	40		4 (10m ² pp)	4 Staff	-
Canteen	9b	14		2 (3m ² pp)	2 Staff	-
Nippers Shop	9b	44		2 (30m ² pp)	2 Staff	-
Circulation	9b	-		N/A	-	N/A
Sanitary Facilities	6	-		N/A	-	N/A
Out door seating (Café)		-		40	-	40 food
First Floor	6 & 9b	626m²	2,265 m³ (Approx 3.6m FTC)	312	13	299 food
Function & Lounge	9b	206		206 (1m ² pp)	4 STAFF	202 food
Kitchen	6	75		8 (10m ² pp)	8 Staff	-
Restaurant	6	195		95 (seats)		95 food
Meeting Room	9b	17		2 (10m ² pp)		2 food
Storage	9b	24		1 (30m ² pp)	1 Staff	-
Circulation	9b	-		N/A		
TOTAL	6 & 9b	1,361 m²	4,690 m³	430	37	14 gym 379 food

Sanitary Facility Calculations						
F2.4 - Sanitary Facility Calculations						
Description of building or part	Occupant Number	Population No.		Required		
				WC	Urinals	Basins
Staff total	37	Male	19	1	1	1
		Female	19	2	-	1
		Accessible	-			
Food and Bev Patrons total	379	Male	190	2	4	2
		Female	190	5	-	3
		Accessible	-			
Gym Patrons total	14	Male	7	1	1	1
		Female	7	1	-	1
		Accessible	-			
TOTAL Facilities	430	Male	208	4	6	4
		Female	208	8	-	5

required for the building		Accessible	-	2	-	2
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Sanitary Facility Calculations						
F2.4 - Sanitary Facility Calculations						
	Sanitary Facilities Provided			Difference between required / provided		
	WC	Urinals	Basins	WC	Urinals	Basins
Male	7 (4 + 3 Accessible)	7	9 (6 + 3 Accessible)	+3	+1	+5
Female	12 (9 + 3 Accessible)	-	9 (6 + 3 Accessible)	+4	--	+4
Accessible	3	-	3	+1	-	+1

The above demonstrates that the number of sanitary facilities provided exceeds the DTS requirement.

Sanitary Facility For the Use of the Public:

In relation to the provision of Public Sanitary Facilities, we refer to part F2 of BCA 2019 which outlines that sanitary facilities are to be provided in accordance with the number of persons accommodated within a building. For the purposes of calculating the number of occupants within the building we have used BCA clause D1.13. This clause of the BCA outlines various building uses and how many people to allow for per square meter of that use.

The BCA does not consider areas such as parks or beaches within the occupancy calculation of a building – because the exterior uses are not considered as part of the building. The BCA only accounts for building use, and outdoor areas directly associated with the building (eg the outdoor dining area for café). Therefore, there is no BCA requirement to provide Public Sanitary Facilities for the use of the beach goers and therefore this is a planning consideration rather than a BCA compliance matter.

Don't hesitate to contact me if you have any questions.

Yours faithfully

Zoe Brown
 Building Surveyor
 McKenzie Group Consulting (NSW) Pty Ltd
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