



Building Code of Australia 2019

BCA CAPABILITY STATEMENT



Activation/Fitout of Level 1 Roof Terraces associated with
Sake / El Camino Restaurants
Manly Wharf, East Esplanade, Manly NSW 2095

Prepared for: Rockpool | Issue date: 17 October 2019

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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
4	Sanitary calculations included	17.10.2019		
			Chris Bailey	Eric Bailey

Revision History

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Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	Final	04.09.2019	Chris Bailey
2	Amended to incorporate updated plans – revised patron numbers	11.09.2019	Chris Bailey
3	Amended to incorporate comments from Northern Beaches Council dated 26 September 2019	11.10.2019	Chris Bailey
4	Sanitary calculation included	17.10.2019	Chris Bailey

Commercial in Confidence

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Executive Summary

Modern Building Certifiers have been commissioned to carry out a detailed assessment of the proposed Level 1 Roof Terrace activation/fitout for Sake/El Camino restaurants, located at Manly Wharf, East Esplanade Manly being Lot 1 DP 1170245, against the requirements of the National Construction Code Series (Volume 1) – Building Code of Australia (BCA) 2019.

The purpose of the assessment is to provide surety to the Consent Authority, Northern Beaches Council, that the buildings design is capable of complying with the BCA and that subsequent compliance with the provisions of Parts C, D E & F of the BCA will not give rise to further modifications to the building that may necessitate additional design changes.



Chris Bailey
Senior Building Surveyor
Modern Building Certifiers

Introduction

The following Modern Building Certifiers Team Members have contributed to this assessment:

- Eric Bailey – Director & A1 Accredited Certifier
- Chris Bailey – Senior Building Surveyor

Our assessment of the concept design documentation was based on the following:

- National Construction Code Series (Volume 1) Building Code of Australia 2019 (BCA).
- Architectural Drawings – Refer to Appendix A
- Guide to the Building Code of Australia 2019.
- Access to Premises – Buildings Standards 2010 (Access Code)
- Environmental Planning and Assessment Act 1979 (EP&A)
- Environmental Planning and Assessment Regulation 2000 (EP&AR)

The objectives of this statement are to:

- Undertake an assessment of the proposed architectural design documentation against the Performance Requirements of National Construction Code Series 2019 (Volume 1) - Building Code of Australia (BCA).
- Accompany the submission of the Development Application to Northern Beaches Council to enable the Consent Authority to be satisfied that the building design is capable of complying with the BCA and that subsequent compliance with Parts C, D, E, & F of the BCA will not give rise to further design changes to the building.
- Identify any BCA compliance issues that require resolution at the Construction Certificate stage. These matters are to be considered pursuant to Cls 53 .4 of the EP&A Regulation 2000.
- Enable the certifying authority to satisfy its statutory obligations under Clause 145 of the Environmental Planning and Assessment Regulation, 2000.
- Enable the certifying authority to satisfy its statutory obligations under Clause 17 & 18 of the Building Professionals Regulation 2007.
- This Capability Statement is not intended to identify all issues of compliance or non-compliance with the BCA with such other issues to be appropriately addressed prior to issue of the Construction Certificate.

Building Description Summary

Proposed Works

The proposed development involves the activation/fitout of Level 1 roof terraces as part of the expansion of the existing Sake & El Camino restaurants at Manly Wharf.

As part of the BCA assessment of Architectural plans referenced in Appendix A, consideration has been given to the increase in patron numbers as follows:

- Tenancy 1 ‘Sake’
Existing patron numbers – 300 persons
Proposed patron numbers – 464 persons

- Tenancy 2 ‘El Camino’
Existing patron numbers – 207 persons
Proposed patron numbers – 400 persons

The allotment is currently identified as Manly Wharf, East Esplanade, Manly, Lot 1 DP 1170245.

Building Assessment Data

Summary of Construction and Building	
Use(s)	Restaurant, Food & Drink Premises, Retail, Assembly Building – Ferry Terminal, Hotel, Carpark
Classification(s)	6, 9b, 7a
Number of Storeys contained	3
Rise in Storeys	2
Type of Construction	Type B
Effective Height	< 12m
Climate Zone	Zone 5

Assessment

Relevant BCA Edition

The proposed building will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made. In this regard it is assumed that the Construction Certificate application will be made prior to the 1st May 2022, as such BCA 2019 Version applies to the new works proposed at the subject development.

Compliance with the BCA

The detailed desktop assessment was carried out against the technical provisions of the BCA and compliance matters will be addressed in the Construction Certificate documentation. It is noted that the proposed development must comply with the relevant requirements and this can be achieved by complying with the following:

- a) Complying with the Deemed-to-satisfy (DTS) Provisions; or
- b) Formulating an Alternative Solution which –
 - i) Complies with the performance requirements; or
 - ii) Is shown to be at least equivalent to the DTS provisions; or
- c) A combination of the above.

In accordance with the above, Modern Building Certifiers can verify that the proposed building design will entail a combination of compliance with the DTS provisions and Performance Requirements of the BCA.

It is also advised that the proposed design and associated Fire Engineering proposal will be requiring formal referral to Fire & Rescue NSW pursuant to Clause 144 of the Environmental Planning & Assessment Regulation 2000 (where any Category 2 fire safety provisions identified), and this process will need to be undertaken prior to a Part 4a Construction Certificate being issued by the Principal Certifying Authority (PCA).

Matters Requiring a Performance Assessment

#	Non-Compliance	DTS Clause	Description & Comment	Performance Requirement
1.	Exit Travel Distances	D1.4	Extended travel distance to a point of choice up to 35m, in lieu of required 20m (El Camino Tenancy). To be addressed by Fire Safety Engineer	DP4 EP2.2

2.	Exit Travel Distances	D1.4	Extended travel distance to exit up to 62.5m, in lieu of required 40m (El Camino Tenancy) To be addressed by Fire Safety Engineer	DP4 EP2.2
3.	Exit Travel Distances	D1.4	Extended travel distance to exit up to 50m, in lieu of required 40m (Sake Tenancy) To be addressed by Fire Safety Engineer	DP4 EP2.2
4.	Type of Construction Required	C1.1 Spec C1.1	It is proposed to delete requirement for fire rated construction to external cabana structures on Sake Roof Terrace. To be addressed by Fire Safety Engineer	CP1 CP2
5.	Sprinklers	E1.5 Spec E1.5 G6.6	It is proposed to delete sprinkler coverage to the retractable awnings over cabanas on Sake Roof Terrace To be addressed by Fire Safety Engineer	EP1.4

Matters Requiring Design Development

- Hydraulic Consultant to confirm compliant hydrant and hose reel coverage is provided to the occupiable outdoor areas. Details to be provided as part of Construction Certificate documentation.
- As part of Construction Certificate documentation, fire hazard properties (test reports from registered testing authority) are to be provided for all linings, materials and assemblies proposed to occupiable outdoor areas, demonstrating compliance with BCA C1.10 and G6.2.
- In accordance with BCA Clause G6.8 – visibility in an emergency, exit signs and warning systems for occupiable outdoor areas – exit signage and occupant warning is to be extended to roof terraces. Details to be provided as part of Construction Certificate documentation.
- Details demonstrating compliance with BCA D2.16 in relation to balustrading to be provided as part of Construction Certificate documentation.

- No access for people with disabilities is currently afforded to the raised seating areas on the Sake Roof Terrace.
Provision for ramp access to be made available, or alternatively, to be addressed by way of a performance solution from an Accredited Access Consultant.
- Stair details, including accessible features complying with AS1428.1-2009, to be provided for raised seating areas on the Sake Roof Terrace.
Details to be provided as part of Construction Certificate documentation.
- As part of Construction Certificate documentation, suitability of floor finish to El Camino Roof Terrace to be reviewed to ensure compliance with requirements of AS1428.1-2009.

Sanitary Calculations

- Tenancy 1 ‘Sake’

F2.4 - Sanitary Facility Calculations - Patrons															
Description of building or part	Occupant Number	Population No.		Required			Provided			Unisex Accessible added to (if applicable)			Difference		
				WC	Urinals	Basins	WC	Urinals	Basins	WC	Urinals	Basins	WC	Urinals	Basins
Tenancy 1 ‘Sake’	464	Male	232	2	5	3	3	4	3	1		1	2	-1	1
		Female	232	6	NA	3	5	NA	4	1		1	0	NA	2

Noting; unisex accessible sanitary facility can be counted once for each sex.

Existing sanitary facilities are capable of catering for the increase in population.

- Tenancy 2 ‘El Camino’

F2.4 - Sanitary Facility Calculations - Patrons															
Description of building or part	Occupant Number	Population No.		Required			Provided			Unisex Accessible added to (if applicable)			Difference		
				WC	Urinals	Basins	WC	Urinals	Basins	WC	Urinals	Basins	WC	Urinals	Basins
Tenancy 2 ‘El Camino’	400	Male	200	2	4	2	3	4	3	1		1	2	0	2
		Female	200	5	NA	3	4	NA	3	1	NA	1	0	NA	1

Noting; unisex accessible sanitary facility can be counted once for each sex.

Existing sanitary facilities are capable of catering for the increase in population.

It is understood that staff sanitary facilities are available within the dock.

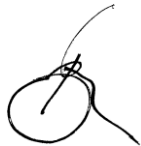
Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions & Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019.

In view of the above assessment we can confirm that subject to the above measures being appropriately considered, that compliance with the Deemed-to-Satisfy Provisions and Performance Requirements of the BCA are readily achievable.

We trust that the above submission is of assistance to Council and should you wish to discuss any aspect of this advice, please do not hesitate to contact me.

Best regards,



Eric Bailey BPB0016
Director
Modern Building Certifiers

Appendix A – Design Documentation

The following documentation was used in the assessment and preparation of this report

Title	Prepared by	Reference No.
Proposed Floor Plan – Sake Rooftop Terrace	SGB Group	0101[B]
Overall Reference Plan – Sake Rooftop Terrace	SGB Group	0102[B]
Partition Plan – Sake Rooftop Terrace	SGB Group	0103[B]
Reflected Ceiling Plan – Sake Rooftop Terrace	SGB Group	0104[B]
Floor Finishes Plan – Sake Rooftop Terrace	SGB Group	0106[B]
Proposed Floor Plan – El Camino Rooftop Terrace	SGB Group	0101[A]
Overall Reference Plan – El Camino Rooftop Terrace	SGB Group	0102[A]
Partition Plan – El Camino Rooftop Terrace	SGB Group	0103[A]
Reflected Ceiling Plan – El Camino Rooftop Terrace	SGB Group	0104[A]
Floor Finishes Plan – El Camino Rooftop Terrace	SGB Group	0106[A]



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COMPLIANCE SUMMARY REPORT