NATIONAL CONSTRUCTION CODE REPORT

ALTERATIONS AND ADDITIONS TO EXISTING FOOD AND DRINK PREMISES

Collaroy Hotel

1060-1066 Pittwater Road, Collaroy NSW 2097

PREPARED FOR MERIVALE

12 January 2025

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EXECUTIVE SUMMARY

This report has been prepared to identify the extent of compliance achieved by the assessment of the architectural documentation for the proposed development against the relevant provisions of the National Construction Code, Building Code of Australia (BCA) 2022 and its adopted standards.

The proposed development consists of alterations and additions to an existing food and drink premises building known as the Collaroy Hotel at 1060-1066 Pittwater Road, Collaroy NSW 2097.

This report will provide a BCA analysis to assist in the process of design development and to assist the consent authority in the determination of the Development Application relating to the works.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning & Assessment Act 1979 (As Amended) and the Environmental Planning & Assessment Regulation 2021.

REPORT DETAILS

PROPOSED DEVELOPMENT

The proposed development consists of the alterations and additions to an existing food and drink premises building known as the Collaroy Hotel at 1060-1066 Pittwater Road, Collaroy NSW 2097.

LOCATION

The subject development is located at located at Lots 20,21,22 and 23 in Deposited Plan No. 6015, known as 1060-1066 Pittwater Road, Collaroy NSW 2097

The site is within the jurisdiction of Northern Beaches Council for the purposes of development approvals.

REFERENCED DOCUMENTS

The following documents have been reviewed, referenced and/or relied upon in the preparation of this report.

- National Construction Code, Building Code of Australia (BCA) 2022
- Architectural Plans as prepared AKIN ATELIER (Appendix 1)
- Environmental Planning and Assessment Act 1979
- Environmental Planning & Assessment Regulation 2021

CURRENT LEGISLATION

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979. This Act requires that all new building works must be designed to comply with the BCA. However, the existing features of an existing building need not to comply with the BCA unless an upgrade is required by other clauses of the legislation.

The version of the BCA applicable to the development, is the version that in place at the time of the application of the Construction Certificate.

REPORT PURPOSE

This report has been prepared to identify aspects of the proposed design that require further consideration and to identify aspects of the design that may be altered subsequent to the issue of a Development Consent

This report has been prepared on the basis of an assessment of compliance only and should not be construed as being design advice. Further detailed assessment and design documentation will need to be provided prior to the issue of a Construction Certificate

EXCLUSIONS AND LIMITATIONS

The report does not address the following matters unless directly addressed by way of commentary:

- Fire resistance of primary structural elements;
- Compliance with the ***Disability Discrimination Act 1992;***
- Local Government Act and Regulations
- Performance Solution Reports
- Any certification works pursuant to the:
  a. Environmental Planning and Assessment Act 1979; and,
  b. Environmental Planning and Assessment Regulation 2021; and,
  c. Building and Development Certifiers Act 2018; and,
  d. Building and Development Certifiers Regulation 2020.
- The report excludes any review of following parts of the BCA as they do not specifically relate to aspects of the BCA or are not applicable to this building:
  - PART B – Structure.
  - PART D3 – Access for people with Disability.
  - PART G – Atriums. [The building does not contain an atrium].
  - PART H – Special Use Buildings.
  - PART J – Energy Efficiency.
- Preparation of any plans, specifications and certificates undertaken by a: architectural; structural; hydraulic; mechanical; electrical; fire engineer; fire services engineer and their respective fees;
- Engineering analysis of structural; hydraulic; mechanical; electrical; fire engineering; fire services;
- Any services undertaken by an: access consultant; town planner; architect; registered surveyor; energy consultant; acoustic consultant;
- Demolition or building works;
- Any project management services;

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NATIONAL CONSTRUCTION CODE ASSESSMENT

BUILDING DESCRIPTION

Use/Classification	Class 6* - Food and Drink Premises NSW A6G7 Class 6 buildings A Class 6 building is a shop or other building for sale of goods by retail or the supply of services direct to the public, including— (a) an eating room, cafe, restaurant, milk or soft drink bar; or (b) a dining room, bar, shop or kiosk part of a hotel or motel; or (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; (d) market or sale room, showroom, or ***service station***; or ***small live music or arts venue***.
Rise in Storeys	Two (2)
Floor Area	The floor area limitations are: Type C Construction - Class 6: 2,000m2. Class 6 building does not exceed the maximum size of fire compartments in part C2.2 of the BCA for Type 'C' construction.
Volume	The volume limitations are: Type C Construction - Class 6 : 20,000m3 Class 6 building does not exceed the maximum size of fire compartments in part C2D2 of the BCA for Type 'C' construction.
Effective Height	a two storey building
Type of Construction (BCA)	Type C construction throughout
Climate zone	For the purpose of Section J the climate zone is 5

STRUCTURE (SECTION B, BCA)

STRUCTURAL PROVISIONS

The development is to be designed so the structure will resist loads determined:

- AS 1170.0 – 2002 General Principles
- AS 1170.1 – 2002, including certification for balustrades (dead and live loads)
- AS 1170.2 – 2021, Wind loads
- AS 1170.4 – 2007, Earthquake loads
- AS 1288 – 2021, Glass in buildings + B1.4(h)(iii) – To protect against nickel sulphide inclusions.
- AS1530.4–2014, Fire-Resistance Tests on Elements of Construction
- AS/NZS 1664.1 and 2 – 1997, Aluminium construction
- AS/NZS 1684.1, 2 and 3 – 2021, Residential Timber Framing Construction
- AS 1720.1 – 2010, Design of Timber Structure
- AS 1720.4 – 2019, Fire resistance for structural adequacy of timber members
- AS 1720.5 – 2015, Nail plated timber roof structures
- AS 2159 – 2009, Piling
- AS 2047 – 2014, Windows in buildings
- AS 3600 – 2018, Concrete code – Including but not limited to Section 5 Fire Resistance of Concrete
- AS 3700 – 2018, Masonry code – Including but not limited to Section 6 Fire Resistance of Masonry
- AS3666.0-2014 Termite Management
- AS 4100 – 2020, Steel Structures and/or AS 4600 – 2018, Cold formed steel
- AS/NZS4600 - 2018 Cold Steel Formed Structures
- AS5146.1-2015 – Reinforced Autoclave Aerated Concrete Structures
- All other relevant Australian Standards, guidelines and referenced/cross referenced applicable
- standards.
- AS 2327 - 2017 – Composite Steel Construction in Buildings
- Structural engineer to consider Importance Levels in their design declarations.
- BCA Specification 5 – Fire Resistance of Building Elements

Structural Engineering Drawings and Design Certification is required for the new works at Construction Certificate Stage. Certification and details are to also address FRL's as specified under BCA Spec 5 (for Type A and C Construction) and nominate all applicable Australian Standards and Importance Levels.

FIRE RESISTANCE AND STABILITY (SECTION C, BCA)

FIRE RESISTANCE

The Class 6 Bar/Hotel building is to comply with Clause C2D21 and S5C1 & S5C11 of Specification 5, for a building required to have Type C construction. Refer to Table S5C11 of Specification 5 for the specific Fire Resistance Levels [FRL's].

Class	FRL
Class 6:	90/90/90

Structural: the ability to maintain stability and adequate load-bearing capacity as determined by AS 1530.4.
Integrity: the ability to resist the passage of flames and hot gases specified in AS 1530.4.
Insulation: The ability to maintain a temperature on the surface not exposed to the furnace below the limits specified in AS 1530.4.

Where it is proposed to incorporate permanent Polymer Formwork wall type systems such as Dincel/AFS/Ritek etc, the use of these wall/load bearing systems are to be disclosed by the project structural engineer and addressed under a Performance Based Solution by a qualified Fire Safety Engineer.

LIGHTWEIGHT CONSTRUCTION

Where lightweight fire rated construction is proposed for walls, the system must comply with Specification C2D9 of BCA and the manufactures tested specification. Furthermore, the system proposed must be consistent with sound and energy efficiency requirements with Part F6 and Part J of BCA.

Columns protected with lightweight fire rated construction that are subject to mechanical damage must be protected and/or internally filled in accordance with Clause C2D9 (b) of BCA.

FIRE HAZARD PROPERTIES

The wall and floor linings must achieve the fire hazard properties stipulated in BCA Specifications C2D11.

Compliance assumed and will require verification test data for all timber and other combustible linings and materials, including:

- Carpets
- Vinyls (walling and flooring)
- Timber flooring and wall lining
- Veneered wall panelling
- Spray-on insulation material
- Other combustible finishes
- Carpark soffit insulation fire test reports based on 'room fire testing' will be required to meet fire brigade consent conditions if applicable.

PROTECTION OF EQUIPTMENT

The following equipment is to be fire separated with construction complying with Clause C3D13 of BCA.

(i) lift motors and lift control panels; or
(ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or
(iii) central smoke control plant; or
(iv) boilers; or
(v) a battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours.

Separation of on-site fire pumps must comply with the requirements of AS 2419.1-2005.

ELECTRICAL SUPPLY SYSTEM

Electrical equipment is to be separated from the building in accordance with Clause C3D14 of BCA

Any substation and/or main switchboard is to be constructed to achieve a fire resistance level of 120/120/120 with the door being -/120/30 fire rated, unless higher FRL's required by electrical providers.

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ACCESS & EGRESS (SECTION D, BCA)

NUMBER OF EXITS REQUIRED

The minimum number of exits comply on all levels as per D2D3 of the BCA

EXIT TRAVEL DISTANCE

Exit travel distances to a required exit or a point of choice between exits comply with D2D5 of the BCA.

DISTANCE BETWEEN ALTERNATIVE EXITS

The distance between alternative exits comply with clause D2D6 of BCA.

DIMENSIONS OF EXITS

Exits and paths of travel to exits are to comply with D2D7, D2D8, D2D9, D2D10, D2D11 of BCA. Minimum dimensions of 1000mm and 2000mm height to be provided within exits, with the paths of travel should provide a minimum width of 1000mm (note that all maintenance access, cat walks, etc. may comply with AS1657 in which case a 600mm clear width is required).

Doorways are permitted to contain a clear opening width of the required width of the exit minus 250mm, with a height of 1980mm as part of egress requirements are to comply with D2D7 of BCA. Access for persons with disabilities however requires a clear doorway opening width of 850mm (i.e minimum 870 mm doors).

The minimum exit widths within the kitchen and bar areas are less than 1000mm in some locations and required in D2D7 of the BCA.

The non-compliance with the Deemed To Satisfy provisions will be subject to an performance solution to address the relevant Performance Requirements of the BCA.

ELECTRICAL DISTRIBUTION BOARDS

Electrical distribution boards located in the path of travel to an exit must be enclosed in a non-combustible enclosure and sealed to prevent the escape of smoke as per D3D8 of the BCA.

EGRESS DOORS

All required exit doorways are either swinging or automatic doors complying with the provisions of BCA Clause D3D24.

All doors acting, as exits are required to swing in the direction of egress are also required to be provided with the appropriate hardware in accordance with Clauses D3D25 & D3D26 of the BCA.

OPERATION OF LATCH

The door hardware to the final discharge doors including the main entrance and the all entry/exit doors from each units, are to be installed with D-handles that activate on a single hand, located between 900-1100mm in height from the finished floor level, which complies with D3D26.

SIGNAGE

Signage must be provided to all fire safety doors (except those doorways providing access to sole occupancy units) and to doors leading from enclosed stairways as required Clause D3D28 and D4D7 of the BCA.

ACCESS FOR PEOPLE WITH DISABILITIES.

The building will be capable of providing disabled access compliant with Part D4 of the BCA and Access to Premises Standards.

The proposed building is required to comply with the following:

- The Disability Discrimination Act 1992 (Commonwealth);
- The Disability (Access to Premises — Buildings), Standards 2010;
- Part D4 of BCA;
- Australian Standard AS 1428.1-2009.

Buildings and parts of buildings must be accessible as required by D4D2, unless exempted by D4D5, which requires access as follows:

Class 6 - To and within all areas normally used by the occupants.

A separate Access report by has been provided on this project by a Access Consultant.

SERVICES AND EQUIPMENT (SECTION E, BCA)

HYDRANT SYSTEMS

The building has coverage with a hydrant system in accordance with the provisions of Clause E1D2 of the BCA and AS 2419.1.

HOSE REEL SYSTEMS

The building is provided with a fire hose reel system in accordance with the provisions of Clause E1D3 of the BCA and AS 2441.

Locations of fire hose reels are required to be located 4m from an exit.

The alteration/design of the service will be subject to review by a hydraulic fire service consultant and confirmed compliance prior to the issue of the Construction Certificate stage.

PORTABLE FIRE EXTINGUISHERS

Fire extinguishers are provided in accordance the provisions of Clause E1D14 of the BCA and AS2444.

SMOKE HAZARD MANAGEMENT

The building has been provided with a smoke management system in accordance with the provisions of Clause E2D5, E2D6 and Specification 20 of the BCA.

The design of the relocation of these service will be subject to review by a fire services consultant. Evidence with compliance with E2 of BCA is required prior to the issue of the Construction Certificate.

EMERGENCY LIGHTING.

Emergency lighting is provided throughout the building in accordance with Clauses E4D1 & E4D4 of the BCA and AS2293.1.

The design/relocation of the service will be subject to review by the electrical fire services practitioner.

EXIT SIGNS.

Exit signs are provided throughout the building in accordance with Clauses E4D5, E4D6 & E4D8 of the BCA and AS2293.1.

The alteration/design of the service will be subject to review by the electrical fire services practitioner.

HEALTH AND AMENITY (SECTION F, BCA)

SANITARY & OTHER FACILITIES.

Facilities for the building are provided and not altered as part of this Development Application.

CEILING HEIGHT

The following minimum building ceiling heights must be maintained as per F5D2:

- Common kitchen, laundry or the like – 2.1m
- Corridor, passageway or the like – 2.1m
- Bathroom, shower, sanitary compartment or the like – 2.1m
- Habitable rooms including common areas – 2.4m
- Stairways – 2.0m
- Car parking areas – 2.2m
- Disabled car parks – 2.5m including a 2.3m path of travel height

Confirmation of height compliance to be provided on the construction Architectural Details and Specifications at CC stage.

LIGHTING

Natural lighting and artificial lighting must be provided throughout the building for safe movement in accordance with F6D2, F2D3 of the BCA and AS/NZS1680.0-1998.

Artificial lighting may be provided throughout the remainder of the building where deemed a workplace (Food preparation, back of house, waste storage area) or where natural lighting can not be sought in accordance with the provisions of Clause F6D5 of the BCA and AS1680.1.

VENTILATION

The building is required to be provided with ventilation in accordance with the provisions of Clause F6D6, F2D7 of the BCA.

Ventilation may be provided by a natural means or a mechanical system complying with AS 1668.2.

Location of the sanitary facilities that opens directly must comply with F6D9. The access must be by an airlock, hallway or the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.

KITCHEN LOCAL EXHAUST VENTILATION

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

ANCILLARY PROVISIONS (SECTION G, BCA)

COOL ROOMS

A refrigerated or cooling chamber, which is of sufficient size for a person to enter must have a door which is capable of being opened by hand from inside without a key; and internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber.

An indicator lamp positioned outside the chamber, which is illuminated when the interior lights required by are switched on; and an alarm that is located outside but controllable only from within the chamber able to achieve a sound pressure level outside the chamber, strongroom or vault of 90 dB when measured 3 m from the sounding device.

A door required by in a refrigerated or cooling chamber must have a doorway with a clear width of not less than 600 mm and a clear height not less than 1.5 m.

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ENERGY EFFICIENCY CONSTRUCTION (SECTION J, BCA)

FOR CLASS 3-9 THE BCA 202 APPLIES FROM 1 OCTOBER 2023

It is recommended at the time of obtaining a Construction Certificate that a separate report is provided by an Energy Efficiency Consultant.

CLAUSE	ITEM	COMMENT
NSW J1D1	Deemed-to-satisfy provisions	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements NSW J1P1 to NSW J1P7 are satisfied by complying with— (a) NSW J2D2; and (a) NSW J3D2 to J3D10; and (b) NSW J4D2 to J4D7; and (c) NSW J5D2 to J5D8; and (d) NSW J6D2 to J6D13; and (e) NSW J7D2 to J7D9; and (f) J8D2 to NSW J8D4; and (g) J9D2 to J9D5.
NSW J2D2	Application of Section J	For a Class 3 and 5 to 9 building, Performance Requirement NSW J1P1 is satisfied by complying with— (a) Part J4, for the building fabric; and (b) Part J5, for building sealing; and (c) Part J6, for air-conditioning and ventilation; and (d) Part J7, for artificial lighting and power; and (e) Part J8, for heated water supply and swimming pool and spa pool plant; and (f) J9D3, for facilities for energy monitoring. For a Class 2 to 9 building, Performance Requirement NSW J1P4 is satisfied by complying with J9D4 and J9D5.

RECOMMENDATIONS

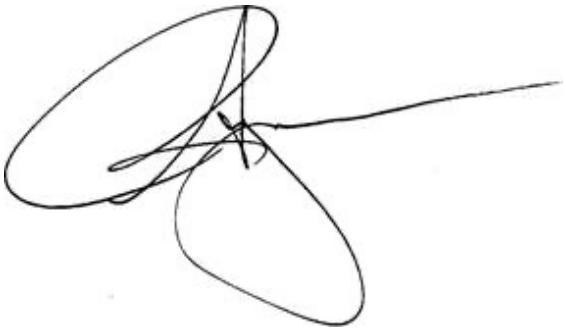
Subsequent to our assessment of the proposed development, it is recommended that the following matters are to be addressed to comply with the BCA utilising either as the 'deemed to satisfy' provisions or via an alternate solution under the performance requirements (as advised by the client):

- The minimum exit widths within the kitchen and bar areas are less than 1000mm in some locations and required in D2D7 of the BCA.

CONCLUSION

It is the opinion of this office that, on satisfaction of the above recommendation, the proposed building is capable of achieving compliance with the requirements of the National Construction Code, Building Code of Australia (BCA) 2022, and relevant adopted standards without undue modification to the design or appearance of the building.

Whilst the above recommendation have been made as a means of achieving compliance with the various provisions of BCA Performance Requirements their acceptability has not been verified at this time. It will be necessary for the design to be reviewed by an appropriately qualified person prior to the issue of a Construction Certificate for the works.



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DIRECTOR

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