

16 April 2019

Our Ref: 183695

Angela Muller

Merivale Group
330 George Street,
SYDNEY NSW 2000

Angela.muller@merivale.com

Dear Ms Muller,

**BUILDING CODE OF AUSTRALIA COMPLIANCE STATEMENT
1060-1066 PITTWATER ROAD, COLLAROY NSW**

We have assessed the architectural plans for the development application at the above-mentioned premises for compliance with the Building Code of Australia (BCA) 2016 Amendment 1. The following main BCA issues associated with the proposed building work have been identified.

1. INTRODUCTION

1.1. General

The premises subject to this report is located at 1060-1066 Pittwater Road, Collaroy. It is understood that works will involve minor alterations to an existing enclosed outdoor deck area adjacent to the Collaroy Beach Hotel.

The subject property is located within the local government area of the Northern Beaches Council.

1.2. Description

The existing single storey ancillary development is currently being used as a dining area (class 6) for the main building (Collaroy Beach Hotel).

The existing building is constructed generally of timber framed floor, wall cladding, & canvas roof lining.

The proposed works involve:

- Replacement of existing canvas roof
- New awning window to eastern elevation
- Demolish steps and partial balustrade to eastern elevation
- Internal partition alterations
- New roller security shutter
- Replace door with new window and wall underneath to western elevation

1.3. Purpose of the Report

This report has been prepared, on behalf of Merivale Group, to establish compliance to the Building Code of Australia (BCA) and relevant Acts and Regulations of the development application documentation for the proposed works.

1.4. Report Basis

This report is based on:

- a. Architectural plans prepared by Akin Creative, as identified in the attached Appendix A
- b. The Building Code of Australia 2016 Amendment 1, inclusive of NSW variations (Note 1).
- c. Access to Premises – Building Standard 2010 (Access Code)
- d. Environmental Planning and Assessment Act 1979.
- e. Environmental Planning and Assessment Regulation 2000.

Notes (1) Building Code of Australia (BCA) 2016 Amendment 1 was adopted in NSW on 12 March 2018. The amendment of the BCA in force at the date of lodgement of the Construction Certificate is the version called up by Clause 98 of the Environmental Planning & Assessment Regulation 2000 for the purpose of the building design. Therefore, comments may be subject to changes to comply with updated versions of the Building Code of Australia.

The objectives of this statement are to:

- a. Undertake an assessment of the proposed architectural design documentation against the Performance Requirements of National Construction Code Series 2016 (Volume 1) - Building Code of Australia (BCA).
- b. Accompany the submission of the Development Application to Randwick City 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 & J of the BCA will not give rise to further design changes to the building.
- c. Identify any fire safety or other consideration relevant to a change of use (if applicable) where the Consent Authority may take into consideration pursuant to Clause 93 of the EP&A Regulation 2000.
- d. Identify matters where appropriate to require the existing building to be brought into total or partial conformity with the BCA (if applicable) where the Consent Authority may take into consideration pursuant to CI 94 of the EP&A Regulation 2000.
- e. Identify the fire safety schedule specifying the fire safety measures (both current and proposed) that should be implemented in the building premises where the Consent Authority may take into consideration pursuant to CI 168 of the EP&A Regulation 2000.
- f. This Capability Statement is not intended to identify all issues of compliance or noncompliance with the BCA with such other issues to be appropriately addressed prior to issue of the Construction Certificate.

2. BUILDING DESCRIPTION

- 2.1. The building classification relevant to the proposed use is Class 6.
- 2.2. The Building has an effective height of 4.5m.
- 2.3. The required type of construction under C1.1 of the BCA is Type C. This is the most resistant type of construction required by the BCA.
- 2.4. The building has a rise in storeys of one (1).
- 2.5. The proposed fire safety schedule is provided in Appendix B.

3. STRUCTURAL PROVISIONS

- 3.1. The building is not undergoing structural modification.
- 3.2. New glazed assemblies are to comply with AS 2047-2014 and AS 1288-2006 Amdt 1 & 2.
- 3.3. Termite risk management is required in accordance with this section and AS 3660.1-2014.

4. FIRE RESISTANCE

- 4.1. Small portion south-eastern corner of the eastern wall to the enclosed outdoor deck is less than 3m to an exposed fire source feature (the external wall of the adjacent existing building on the allotment that is not a class 10 building). Table 5 of Spec C1.1 requires the southern wall of this structure to have an FRL of 60/60/60.
- 4.2. Additionally, Clause C3.2 of the BCA requires opening within this wall to be protected in accordance with clause C3.4
- 4.3. The scope of works proposed does not warrant an upgrade of the existing wall and survey certificate is to be submitted to verify the minor encroachment.
- 4.4. Fire Hazard properties of any material or assembly used in the building are required to comply with C1.10 and Specification C1.10 of the BCA.

5. ACCESS AND EGRESS

- 5.1. The enclosed outdoor deck has an existing exit that will not be reduced as result of the proposed works.
- 5.2. Point of travel to an exit will not be more than 30m as a result of the proposed works.
- 5.3. The dining room can serve up to 94 patrons as defined by Table D1.3.

6. ACCESS FOR PEOPLE WITH DISABILITIES

- 6.1. Accessway for people with a disability to and from the building is existing and unaffected due to the scope of works.
- 6.2. Access for people with a disability into the building is to be provided through the principal pedestrian entrance.
- 6.3. Access for people with disabilities is required in accordance with Part D3 & AS1428.1.

7. SERVICES AND EQUIPMENT

The following services are required to be installed to service the building;

- 7.1. No impact to firefighting equipment has been noted and building is capable of facilitating the needs of the occupants and fire brigade.

8. HEALTH & AMENITY

- 8.1. The external walls must prevent the penetration of water that could cause—
 - a. unhealthy or dangerous conditions, or loss of amenity for occupants; and
 - b. undue dampness or deterioration of building elements.

The building is adequately waterproof.

- 8.2. The existing stormwater drainage system is to be maintained.
- 8.3. Roof coverings must comply with BCA F1.7.
- 8.4. The subject building is operated as an ancillary building to the existing Collaroy Hotel. Suitable sanitary facilities are provided within the hotel building to accommodate patrons and staff.
- 8.5. Artificial lighting is required to be provided in accordance with BCA Clause F4.4 and AS/NZS 1680.0- 2009.

9. 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.

Should you need to discuss any issues, please do not hesitate to contact the undersigned on 8270-3500.

Yours faithfully,



Brendan Bennett
Managing Director

On behalf of City Plan Services

APPENDIX A

Assessed plans prepared by Akin Creative.

Plan Title	Drawing No	Revision	Date
Drawing Register and Location plan	0468 DA-A400	A	07.06.18
Site Analysis Plan	0468 DA-A401	A	07.06.18
Proposed Site Plan	0468 DA-D400	A	07.06.18
Elevations – Proposed Works	0468 DA-E400	A	07.06.18
Notification – Proposed Site Plan and Elevation	0468 DA-NN400	A	07.06.18

APPENDIX B

Fire Safety Schedule

The following table is a list of the required fire safety measures for this development. This list is to be treated as a guide as to what the buildings are considered to require

NO	FIRE SAFETY MEASURES (AS SET OUT UNDER CLAUSE 166 OF EP&A ACT REGULATIONS)	STANDARD OF PERFORMANCE	EXISTING	PROPOSED
1.	No fire safety measures are applicable to the building	-	-	-