

Job No. 2019/2559

Friday, April 24, 2020

Harbord Hotel Holdings

Attention: Glen Piper

**RE: BCA Statement to Accompany DA Submission -
29 Moore Road Freshwater**

Introduction

This statement presents the findings of an assessment undertaken of the proposed design against the Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2019.

It has been prepared by building regulations consultants and certifiers Steve Watson and Partners for Harbord Hotel Holdings.

Purpose

The assessment is undertaken for the purpose of, and to the extent necessary for, submission with the Development Application to Council under Part 4 of the Environmental Planning and Assessment Act.

Limitations

The following limitations apply to the assessment:

- The plans are assessed to the extent necessary for submission with the Development Application to Council under Part 4 of the Environmental Planning and Assessment Act. This means the design has been assessed to be capable of complying with the BCA without necessarily having all the details required to issue a Construction Certificate.
- The assessment does not consider the requirements of legislation other than the nominated sections of the EP&A Act which might address building works such as OH&S, Construction Safety or the like.
- Generally, the assessment does not incorporate the detailed requirements of the Australian Standards.



Description of the work

The proposed development involves fitout to the existing pub on the ground floor at 29 Moore Road Freshwater. The proposed work does not involve change in building use.

Assessment

We have assessed the following drawings for the proposed works.

Drawing No.	Drawing Title	Issue	Date	Drawn by
DA-AXX-001	Site & Roof – Existing & Demolition Plan	A	20/04/20	Alexander & Co
DA-A00-001	Ground Floor – Existing & Demolition Plan	A	20/04/20	Alexander & Co
DA-A01-001	First Floor – Existing Plan	A	20/04/20	Alexander & Co
DA-D00-011	Ground Floor – General Arrangement Plan	A	20/04/20	Alexander & Co
DA-EXX-001	External Elevations 01	A	20/04/20	Alexander & Co
DA-EXX-002	External Elevations 02	A	20/04/20	Alexander & Co
DA-FXX-001	Section AA	A	20/04/20	Alexander & Co

A review of these plans has been undertaken against the ‘deemed-to-satisfy’ provisions of the current Building Code of Australia (BCA) 2019. The review has determined that the proposed works for the above mentioned premises is capable of complying with the ‘deemed-to-satisfy’ provisions of the BCA.

Generic compliance issues to be complied with:

We note the following compliance issues that must be adhered to as part of the proposed works.

1. Any new glazing must comply with BCA2019 Clauses F1.13 and AS 1288 – 2006.
2. All new artificial lighting must comply with the relevant sections of Part J6 of the BCA2019
3. All new mechanical ventilation must comply with the relevant sections of Part J5 of the BCA2019
4. Any new doorways must allow for compliant disabled access circulation spaces to areas other than those exempted under D3.4 in accordance with AS1428.1 – 2009.
5. Disable access into the building will be provided
6. Wall, floor & ceiling lining to comply with the fire hazard indices of Clause C1.10 of the BCA2019
7. Emergency lighting to be installed throughout the space in accordance with AS2293.1
8. Exit signs and directional exit signs to be installed through the fitout in accordance with AS2293.1
9. Street Fire Hydrant Coverage must comply to all areas of the floor
10. Fire Hose Reel Coverage must comply to all areas of the floor
11. Fire protection and structural capacity of the building will not be reduced pursuant to Clause 143 of Environmental Planning and Assessment Regulation 2000
12. Sufficient sanitary facilities will be provided including accessible toilet and ambulant toilet



Conclusion

This statement has been provided to accompany the Development Application submission following a preliminary assessment of the proposed design. The development adequately satisfies the intent of being able to comply with the requirements of the BCA for the purpose of DA submission.

We confirm the design as shown on the drawings referenced above are capable of achieving compliance with the BCA subject to further detail at the design development stage. The design will be subject to a Construction Certificate to ensure all aspects of the design will comply with BCA requirements including any performance-based determinations.

Kind regards,

A handwritten signature in black ink, appearing to read 'Liu Eddie'.

Eddie Liu
Building Regulations Consultant
Steve Watson and Partners Pty Ltd