



Building Code of Australia

Compliance Capability Statement

14-22 Wentworth St & 19-21 South Steyne, Manly

Prepared for: Royal Far West

Report Number: BC-RPT-0001

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REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	10/06/2022	BCA Compliance Statement	
		Prepared by	Verified by
			
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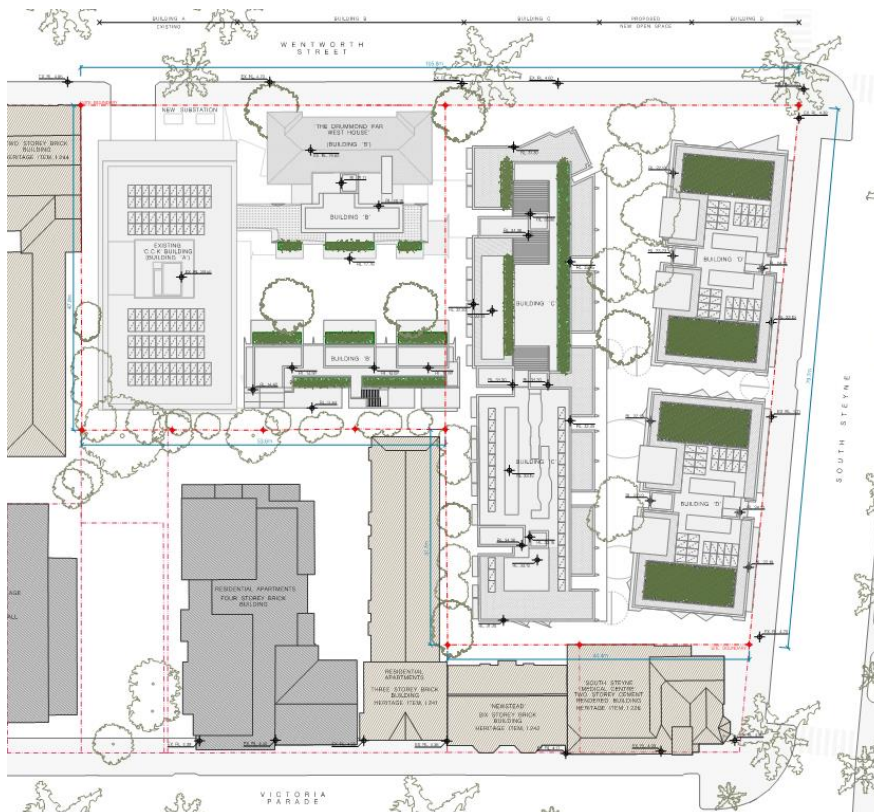
TABLE OF CONTENTS

1. Introduction	3
2. BCA Description.....	3
3. BCA Compliance capability	4
4. Plans Assessed	6
5. Conclusion.....	8

1. INTRODUCTION

We have reviewed the proposed building works identified on the plans referred to below, for compliance capability with the Building Code of Australia (BCA) 2019 Amendment 1 and provide the following description and statements.¹

This statement serves as an assessment for compliance with the Building Code of Australia for the construction and redevelopment of mixed-use united building with four towers (Building A, B, C & D). Building A is the existing CCK Building, Building B(north) is the existing Drummond House, Building C & D are new mixed-use buildings. The buildings generally incorporate tourist and visitor accommodation, residential apartments and retail/ commercial uses with basement parking and landscaping.



BCA Description

1.1. Classification (A6)

Basement 2	Class 7a Carpark*
Basement 1	Class 7a Carpark
Ground Floor	Building A: Class 5 office Building B: Class 3 Residential (Boarding accommodation) Building C: Class 6 retail; Class 9b multipurpose area Building D: Class 2 residential and Class 6 retail
Level 1 & Level 2	Building A: Class 9b school Building B: Class 3 Residential (Boarding accommodation)

	Building C: Class 5 office
	Building D: Class 2 residential
Level 3	Building A: Class 9b school Building B: Class 3 Residential (Boarding accommodation) Building C: Class 2 residential Building D: Class 2 residential
Level 4 & 5	Building A: Class 5 office Building C: Class 2 residential Building D: Class 2 residential
Level 6 to Level 8	Building C: Class 2 residential

* The aggregate storage in B2 is less than 10% the floor area of the story and therefore can adopt the class 7a carpark classification.

1.2. Type of Construction (C1.1)

Type A construction is applicable.

1.3. Effective Height (Schedule 3)

The building has an effective height of 26.72 m.

1.4. Performance Solutions

The existing CCK building is subject to a performance solution report prepared by Core Engineering Group, ref. 20041_FER_04 dated 8 March 2018. The report deals with:

- Bounding construction in Drummond House
- Fire separation between Drummond House and CCK building.
- Protection from fire of occupants discharging from CCK building fire stairs
- Non-required non-fire isolated stairs within the CCK building
- Protection of hydrant boosters
- Fire hose reels in Drummond House
- Jet fans in carpark

The project fire engineer is to ensure that the proposed building works do not prejudice the existing performance solutions.

BCA COMPLIANCE CAPABILITY

It is our opinion that the proposed building works are capable of complying with the Building Code of Australia 2019 Amendment 1. Detailed construction drawings are to be provided at Construction Certificate Application phase demonstrating compliance.

The following table identifies areas of non-compliance with the deemed-to-satisfy provisions of the BCA, which are intended to be addressed by performance justification.

Table 1 List of performance solutions

BCA Clause	Title	Assessment and Comment
C2.7	Separation by fire walls	Generally, the fire walls are capable of complying however, the fire wall proposed to separate Building A from Building B, on the ground floor, contains glazing.
C3.3	Separation of external walls and associated openings in different fire compartments	The separation of external walls/windows are proposed to be performance justified to the following buildings: Building A & B - Ground floor, Level 1 to 3. Building B & C - Ground floor, Level 1 & 2:
3.1	Fire resistance of building elements	The separation of the lounge space from the corridor located at level 1 and 2 of building B is proposed to contain glazing.
D1.2	Number of exits required	The following areas contain only one exit from each storey or part: <ul style="list-style-type: none"> Building B (north) Level 1 to Level 3 Building B (south) Level 1 to rooftop Building C Ground floor lobbies & retail and Level 3 to Level 7 residential portions. Building D Ground floor lobbies & Level 1 to level 4 residential portions
D1.4	Exit travel distances	The following areas exceed the deemed to satisfy travel distances: Building B: 1. Level 1 & 2 Building B (South) - up to 12 m to an exit. 2. The Building B (South) rooftop occupiable outdoor area has extended travel up to 23m to an exit. Carpark: Basement 1 & 2 <ul style="list-style-type: none"> Travel to a point of choice of up to 30 m Travel to the nearest exit of up to 52 m
D1.5	Distance between alternative exits	The following areas exceed deemed to satisfy distance between alternative exits: Basement 2: 89m between alternate exits Basement 1: 87m between alternate exits

D1.7	Travel via fire isolated exits	<p>Building A, B, C, D:</p> <p>The discharge from fire stairs requires occupants to pass the external walls and unprotected openings located within 6m.</p> <p>Building C:</p> <ul style="list-style-type: none"> ▪ The north west basement fire stair discharge into a covered area less than 3m in height. ▪ Travel to the street from the discharge of the north west tower fire stair requires travel under a covered area. <p>Building D</p> <p>Fire stairs discharge into the fire separated Ground floor lobbies in lieu of to a road or open space.</p>
E1.3	Fire hydrants	The proposed fire hydrant booster is not oriented 90 degrees perpendicular to the road, is not within sight of the main entrance and is located more than 8m from a hardstand area AS2419.1-2005 Clause 7.3(b).
E1.5	Sprinklers	Should the sprinkler system be designed as for a building under 25 m in effective height and/or the existing sprinkler system in the CCK building not comply with the design requirements for building over 25 m in effective height, performance justification is required.
E2.2	General requirements	<p>The following smoke hazard management measures are proposed to be performance justified:</p> <ul style="list-style-type: none"> ▫ Building C - omission of fire stair pressurisation ▫ Building C and D omission of zone smoke control to commercial & retail storeys. ▫ Building A - omission zone smoke control
E3.4	Emergency lifts	Should the existing CCK building not contain emergency lifts, performance justification is required.
F4.11	Car park exhaust	Jet fans are to be performance justified

2. PLANS ASSESSED

Assessed plans prepared by Murcutt Candalepas

Plan Title	Drawing No	Revision	Date
Cover Sheet	DA-100	01	10.06.2022
SITE ANALYSIS PLAN	DA-101	01	10.06.2022
Site Plan	DA-102	01	10.06.2022
Demolition Plan – Ground	DA-103	01	10.06.2022
Demolition Plan – Level 1	DA-104	01	10.06.2022
Demolition Plan – Level 2	DA-105	01	10.06.2022
Demolition Plan – Level 3	DA-106	01	10.06.2022
Basement 2 Floor Plan	DA-110	01	10.06.2022
Basement 1 Floor Plan	DA-111	01	10.06.2022
Ground Floor Plan	DA-112	01	10.06.2022
Level 1 Floor Plan	DA-113	01	10.06.2022
Level 2 Floor Plan	DA-114	01	10.06.2022
Level 3 Floor Plan	DA-115	01	10.06.2022
Level 4 Floor Plan	DA-116	01	10.06.2022
Level 5 Floor Plan	DA-117	01	10.06.2022
Level 6 Floor Plan	DA-118	01	10.06.2022
Level 7 Floor Plan	DA-119	01	10.06.2022
Level 8 Floor Plan	DA-120	01	10.06.2022
Section A	DA-125	01	10.06.2022
Section B	DA-126	01	10.06.2022
Section C	DA-127	01	10.06.2022
Section D	DA-128	01	10.06.2022
North Elevation	DA-135	01	10.06.2022
East Elevation	DA-136	01	10.06.2022

South Elevation	DA-137	01	10.06.2022
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3. 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 statement 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. Whilst the performance-based solutions are to be design developed, it is my view that the solutions will not impact on the current design.

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