



Building Code of Australia

Compliance Capability Statement

**Project Address: 14-22 WENTWORTH STREET & 19-
21 SOUTH STEYNE, MANLY**



Client: Multiplex Australasia

Report Number: 210376

Revision: 02

14 DECEMBER 2023

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	05/12/2023	S4.55 Proposed Basement Changes	
		Prepared by	Verified by
		Tariq Sheikh <i>Senior Building Regulation Consultant</i>	Chris Michaels <i>Director</i>
02	14/12/2023	Final BCA Compliance statement - S4.55 Proposed Basement Changes	
		Prepared by	Verified by
		 Tariq Sheikh <i>Senior Building Regulation Consultant</i>	 Chris Michaels <i>Director</i>

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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) 2022 and provide the following description and statements.¹

This report serves as an assessment for compliance with the Building Code of Australia for the proposed S4.55 changes to the basements of a 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.

2. BCA DESCRIPTION

2.1. 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 (Commercial- Multifunction) 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

2.2. Type of Construction (C2D2)

Type A construction is applicable.

2.3. Effective Height (Schedule 3)

The building has an effective height greater than 25m.

2.4. 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.

3. BCA COMPLIANCE CAPABILITY

It is our opinion that the proposed building works are capable of complying with the Building Code of Australia 2022. 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 or via design modifications at the construction certificate stage.

BCA Clause	Title	Assessment and Comment	Status
C2D2 S5C11	Type of construction required Fire-resistance of building elements	The type of fire resisting construction applicable is Type A construction. Generally building elements are required to achieve the following FRL's: Carpark: 2 hrs Residential: 1½ hrs Multipurpose area and office: 2 hrs Retail: 3 hrs	Capable of Complying
NSW D2D3	Number of exits required	The basements are required to be provided with a minimum of two exits from each part.	Complies
D2D4	When fire isolated exits are required	The following proposed stairs are required to be fire isolated stairs: 1. Basement stairs have been designed as fire isolated stairs	Capable of Complying
D2D5	Exit travel distances	Class 7a parts - No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m. The following areas exceed the deemed to satisfy travel distances and are to be performance justified: Basement 02 <ul style="list-style-type: none"> Travel to a point of choice of up to 30m Travel to the nearest exit of up to 50 m Basement 01 <ul style="list-style-type: none"> Travel to a point of choice of up to 27m Travel to the nearest exit of up to 48 m 	Performance Solution

D2D6	Distance between alternative exits	<p>Exits that are required to serve as alternative means of egress must not be more than 45m apart in a residential building and not more than 60m in all other parts.</p> <p>The following areas exceed DtS distance between alternative exits and are to be performance justified:</p> <ul style="list-style-type: none"> Basement 2: 90m between alternate exits Basement 1: 85m between alternate exits 	Performance Solution
D3D3	Fire-isolated stairways and ramps	A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage to or impair the fire-resistance of the shaft.	Capable of Complying
E1D2	Fire hydrants	<p>A fire hydrant system must be provided in accordance with this clause to serve the whole building and must also be installed in accordance with AS 2419.1. Where internal hydrants are provided, they must only serve the storey in which they are located.</p> <p>The use of on floor hydrants within the car parking areas required to be performance justified.</p>	Performance Solution
		The fire sprinkler valve room is located in the pump room at Basement 01.	Performance Solution
E1D3	Fire hose reels	A hose reel system must be provided to serve the whole building except the residential areas. The hose reel system must be installed in accordance with this clause and AS 2441.	Capable of Complying
NSW E1D4	Sprinklers	<p>A sprinkler system must—</p> <ul style="list-style-type: none"> (a) be installed in a building or part of a building when required by E1D5 to E1D12 as applicable; and (b) comply with Specification 17 and Specification 18 as applicable. 	Capable of Complying
F6D11	Carparks	Each storey of the carpark must have a system of ventilation complying with AS1668.2. The new portion of the basement is provided with a plenum system.	Performance Solution

		Where Jet fans are proposed to be used in the basement carpark it is to be performance justified.	
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4. PLANS ASSESSED

Assessed plans prepared by Murcutt Candalepas

Plan Title	Drawing No	Revision	Date
Basement Floor Plan 2	S4.55 -110	A	11.12.23
Basement Floor Plan 1	S4.55 -111	A	11.12.23

5. 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. 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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 - Assessment of any existing Performance Solutions, including Fire Safety, addressing compliance with the Performance Requirements of the BCA.
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