

17 November 2016

Our Ref: 163136

Sonrac Developments Pty Ltd
C/- Extern
55 Brisbane St,
SURRY HILLS NSW 2010

Dear Mr Athanassiou,

**RE: BUILDING CODE OF AUSTRALIA ASSESSMENT
1 KENSINGTON STREET, CHIPPENDALE**

Further to our engagement, we have assessed the architectural plans for rooftop enclosure of the pool terrace at the above mentioned premises for compliance with the Building Code of Australia (BCA) 2016. 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 1 Kensington Street, Chippendale and is known as The Old Clare Hotel. The proposed development involves the construction of an enclosure to the pool terrace on the roof of the building.

The subject property is located within the local government area of the City of Sydney.

1.2 Description

The existing building contains 5 storeys and consists of hotel accommodation, a bar and meeting rooms.

The existing building is constructed generally of reinforced concrete floors and load bearing masonry walls and a concrete roof.

1.3 Purpose of the Report

This report has been prepared, on behalf of Sonrac developments Pty Ltd, to establish compliance to the Building Code of Australia and relevant Acts and Regulations of the development application documentation for the proposed works

1.4 Report Basis

This report is based on:

- i. Architectural plans prepared by Huppauf Chesterman Architects, as identified in the attached Appendix 1
- ii. The Building Code of Australia 2016, inclusive of NSW variations (See Note 1).
- iii. Environmental Planning and Assessment Act 1979.
- iv. Environmental Planning and Assessment Regulation 2000.

Notes (1) Building Code of Australia (BCA) 2016 was adopted in NSW on 1 May 2016. The amendment of the BCA in force at the date of lodgment 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.

1.5 Exclusions

This report does not consider the following except where specifically mentioned;

- 1) Structural design.
- 2) The Disability Discrimination Act 1992 (access for people with disabilities has been assessed in accordance with Part D3 of the BCA, however additional measures may be required to be provided subject to the Disability Discrimination Act 1992)
- 3) Disability (Access to Premises – Building) Standards 2010.

2. BUILDING DESCRIPTION

2.1 The building classification relevant to the proposed use is Class 6 - bar.

2.2 The Building has an effective height of 24.3m.

2.3 The required type of construction under C1.1 of the BCA is Type A. This is the most resistant type of construction required by the BCA.

2.4 The building has a rise in storeys of 6.

2.5 The proposed fire safety schedule is provided in Appendix 2.

3. FIRE RESISTANCE

3.1 The roof of the proposed enclosure is not required to have a FRL if the ceiling has a resistance to the incipient spread of fire of not less than 60 minutes.

3.2 The fire resistance levels of the columns supporting the roof are to be performance justified.

3.3 Light fire resisting construction is to comply with BCA C1.8.

3.4 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.

3.5 Openings for service penetrations in fire rated building elements are to be fire stopped/protected in accordance with BCA Clause C3.15.

4. ACCESS AND EGRESS

- 4.1 The travel distance to a point of choice from the northern plant area exceeds 20m (29.7m) and will be performance justified.
- 4.2 Installations in exits and paths of travel are to comply with BCA D2.7.
- 4.3 Goings and risers are required to be design to comply with D2.13 of the BCA. Particular attention is required to the external stairs to ensure that the goings are not more than 355 mm.
- 4.4 Treads must have—
 - a) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or
 - b) a nosing strip with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586.
- 4.5 Landings must comply with BAC D2.14. Landings must have—
 - a) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or
 - b) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586, where the edge leads to a flight below.
- 4.6 Thresholds are to comply with BCA D2.15.
- 4.7 Handrails are to be provided to stairs and ramps in accordance with BCA D2.17 Handrails must comply with Clause 12 of AS1428.1. Handrails within units are to comply with BCA D2.17(d).
- 4.8 Door hardware is to comply with BCA D2.21.

5. ACCESS FOR PEOPLE WITH DISABILITIES

- 5.1 Access for people with a disability is provided in accordance with the deemed-to-satisfy provisions of the BCA.
- 5.2 Tactile indicators are required to the stairs and ramps (excluding fire isolated exits) in accordance with BCA D3.8 and sections 1 & 2 of AS/NZS 1428.4.1 Amdt 1 & 2.

6. SERVICES AND EQUIPMENT

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

- 6.1 The building is required to be served by a hydrant system in accordance with BCA Clause E1.3 and AS2419.1-2005.
- 6.2 Fire hose reels are required in accordance with BCA E1.4 & AS 2441 2005.
- 6.3 Portable fire extinguishers must be provided in accordance with BCA clause E1.6 and AS2444-2001.

6.4 Emergency lighting must be provided in accordance with BCA Part E4 & AS 2293.1-2005.

6.5 Exit signs are required in accordance with BCA Part E4 and & AS 2293.1-2005.

7. HEALTH & AMENITY

7.1 Stormwater drainage must comply with AS/NZS 3500.3-2015

7.2 Roof coverings must comply with BCA F1.7.

7.3 Waterproofing of wet areas must comply with BCA F1.7 & AS 3740.

7.4 Sanitary facilities are provided in accordance with the BCA.

7.5 Where sanitary compartment doors swing into the sanitary compartment room and the hinge side of the door is less than 1.2 m from the WC pan, lift off hinges are required to the door. Refer to BCA F2.5(b).

7.6 The ceiling height must be not less than 2.4 m.

7.7 Artificial lighting is required to be provided in accordance with BCA Clause F4.4 and AS/NZS 1680.0- 2009.

7.8 Sound transmission and insulation between residential sole occupancy units and separating sole occupancy units from common areas are required to be designed in accordance with BCA Part F5.

8. 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.

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

Yours Faithfully,



Scott Reid
Senior Building Regulations Consultant

On behalf of City Plan Services

APPENDIX 1

Assessed plans prepared by Huppauf Chesterman

Plan Title	Drawing No	Revision	Date
TITLE PAGE – LOCATION PLAN	A - 000		17.11.16
POOL TERRACE PLAN	A - 100		17.11.16
ROOF PLAN	A -101		17.11.16
POOL TERRACE PART PLAN	A - 102		17.11.16
ROOF PART PLAN	A - 103		17.11.16
CROSS SECTIONS	A - 200		17.11.16
LONG SECTION/EAST ELEVATION	A - 201		17.11.16
DETAIL CROSS SECTION	A - 202		17.11.16
WEST ELEVATION	A - 300		17.11.16

APPENDIX 2

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. Statutory Fire Safety Measures.

NO:	FIRE SAFETY MEASURES (AS SET OUT UNDER CLAUSE 166 OF EP&A REGULATIONS)	CURRENTLY IMPLEMENTED	PROPOSED IMPLEMENTATION	STANDARD OF PERFORMANCE
1	Access panels, doors and hoppers to fire resisting shaft	YES	NO	BCA2012 C3.13 & AS1905.1-2005, AS1905.2-2005
2	Automatic fail safe devices	YES	NO	BCA2012 D2.21, C3.4 Spec C.4 D2.22
3	Automatic fire detection and alarm system	YES	YES	BCA2012 E2.2, Spec E2.2a & AS1670.1- 2004, AS3786-1993 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
4	Emergency lighting	YES	YES	BCA2012 E4.2, E4.4 & AS2293.1-2005
5	Exit signs	YES	YES	BCA2012 E4.5, E4.6, E4.8 & AS2293.1-2005
6	Fire blankets	YES	NO	AS2444-2001 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
7	Fire dampers	YES	NO	BCA2012 C3.12, C3.15 & AS/NZS1668.1-1998, AS1668.2-1991, AS1682.1-1990, AS1682.2-1990 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP

8	Fire doors	YES	NO	BCA2012 Spec C3.4 & AS1905.1-2005 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
9	Fire rated lift landing doors	YES	NO	BCA 2012 C3.10 & AS1735.11-1986
10	Fire hydrant systems	YES	YES	BCA2012 E1.3 & AS2419.1-2005 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
11	Fire seals protecting openings in fire resisting components of the building	YES	YES	BCA2012 C3.12, C3.15 & Spec C3.15
12	Hose reel system	YES	YES	BCA2012 E1.4 & AS2441-2005 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
13	Lightweight construction	YES	YES	BCA2012 C1.8 & Spec C1.8
14	Portable fire extinguishers	YES	YES	BCA2012 E1.6 & AS2444-2001 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
15	Power Operated Sliding Exit Doors	YES	NO	BCA 2012 D2.19 (iv)
16	Smoke detectors and heat detectors	YES	NO	BCA2012 E2.2, Spec E2.2a & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP

17	Smoke & heat vents	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
18	Smoke dampers	YES	NO	BCA2012 E2.2 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
19	Wall wetting sprinkler and drencher systems	YES	NO	BCA2012 C3.4 & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
20	Warning and operational signs	YES	NO	EPA Regulation (reg 183), BCA2012 E3.3 (lifts), BCA2012 C3.6 sliding doors, BCA2012 D2.23 Signs on exit doors & Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
21	Door Smoke Seals	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
22	Fire Curtain	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
23	Mullion slab connection smoke seals	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
24	Easement for egress	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP

25	Lift operation	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
26	Glazing elements protected by wall wetting sprinklers	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
27	Sprinkler to heritage brewery display at ground floor	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
28	Block Plan	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
29	Loading dock door & restaurant door facing into fire isolated passageway	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
30	Management in use and maintenance of essential services	YES	YES	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
31	Lift operation on fire trip	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
32	Natural ventilation at top of foyer voids	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
33	Building occupant warning system	YES	YES	Clause 6 of BCA 2012 Spec E2.2a
34	Alarm system monitoring	YES	NO	Clause 7 of BCA 2012 Spec E2.2a
35	Open head sprinkler deluge heads in fire stair entry foyer	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP

36	Combustible free zone	YES	NO	Fire Engineering Report FES1205200 Rev 8 dated 22/06/15 prepared by WSP
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