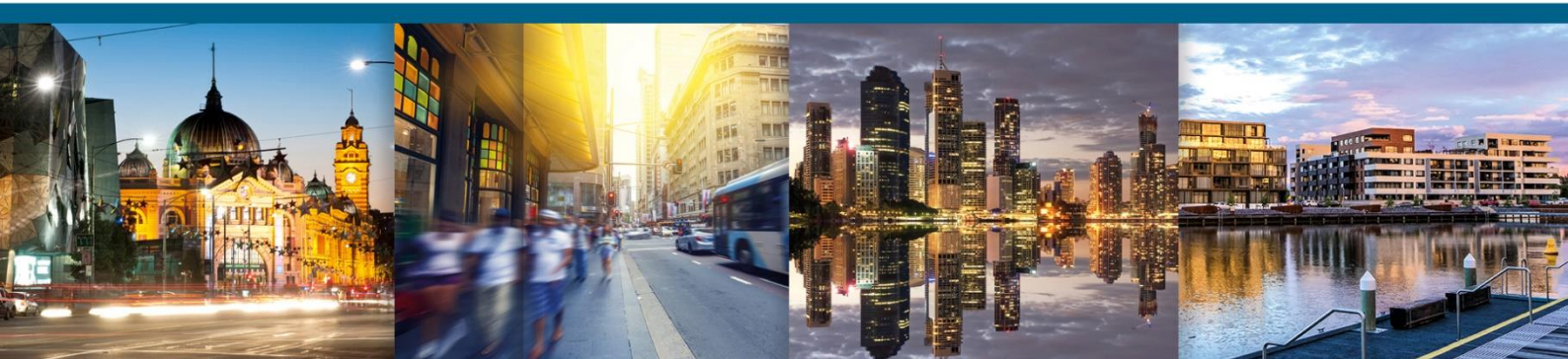




DA Stage BCA and Access Report

Broadlands South West Rocks Clubhouse



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Report Revision History

Revision History	
Revision Number:	2024/2685-2
Revision Details:	DA Stage
Date:	Wednesday, 26 February 2025
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1. Introduction

This report presents the findings of a DA Stage BCA and Access assessment for a proposed Clubhouse with external swimming pool as well as a proposed workshop at Broadlands SWR Lot 3 DP 801467 South West Rocks. It is noted that the club house and external swimming pool will be used by the residents of the surrounding development, however the workshop will be restricted to staff use. The development has been assessed against the relevant Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2022.

This report has been prepared by Steve Watson and Partners for South West Rocks Living Pty Ltd.

1.1. Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy Provisions of BCA 2022, and to clearly outline those areas (if any) where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of BCA 2022.

1.2. Scope

The scope of this assessment is limited to the design documentation referenced in Appendix A of this report.

1.3. Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

1. the structural adequacy or design of the building;
2. the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and

This report does not include, or imply compliance with:

1. The National Construction Code – Plumbing Code of Australia Volume 3
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
3. The Energy Efficiency parts of BCA2022 (Section J).
4. Demolition Standards not referred to by the BCA;
5. Work Health and Safety Act 2011;
6. Requirements of Australian Standards unless specifically referred to;
7. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
8. Conditions of Development Consent issued by the Local Consent Authority.

Note: The BCA report and associated compliance advice is not intended or permitted to be relied on by any other party with respect to their obligations to ensure compliance including but not limited to the making of a compliance declaration under the NSW Design and Building Professionals Act.



2. Description of Proposed Development

The proposed development comprises a single storey clubhouse, indoor swimming pool/gym and maintenance shed.

Summary of Construction Determination	
BCA Classification	Club house – Class 9b External swimming pool – Class 10b External pool cabana – Class 10a Workshop – Class 7b
Number of storeys contained	2 (club house) 1 (workshop)
Rise in storeys	2 (clubhouse) 1 (workshop)
Type of construction required	Type B (club house) Type C (workshop)
Effective height	Club house – 3.6 metres.

3. BCA Assessment

The assessment undertaken is in relation to the plans prepared for the Development Consent Application. The technical details required for a Development Consent are far less than that required for a Construction Certificate and as such, this assessment is designed to address a higher level assessment of the building against the provisions of the BCA.

The main purpose of this report is to address any major design changes required to the building, services required to be installed, and the fundamentals of design required by sections C, D, E, F and G of the BCA. This report does not address the design requirements for the structure of the building (Section B), or for the detailed design of services (Section E).

3.1. Section C: Fire Resistance

The clubhouse building is required to comply with B Construction requirements and the workshop is required to comply with Type C Construction requirements. Compliance is readily achievable at CC stage.

The clubhouse building is required to have all external walls and load bearing fire rated walls to be constructed from non-combustible materials in accordance with Clause C2D10. Compliance is readily achievable at CC stage.

Both buildings will be required to have internal linings which comply with the relevant fire hazard indices of Clause C2D11. Compliance is readily achievable at CC stage.

The Clubhouse will be required to have non-combustible ancillary attachments to the external walls (if any). A further assessment will be required at CC stage.



3.2. Section D: Access and Egress

The club house has access to at least one exit per storey, those being the internal non-fire-isolated stairway and the entry swing doors on each level. Furthermore, the workshop has access to a single exit, therefore compliance with Clause D2D3 is achieved.

The club house has travel distances that do not exceed 20 metres to an exit or a point of choice in which case the total travel distance to one of the alternate exits does not exceed 40 metres, therefore compliance with Clause D2D5 is achieved.

The travel distance between alternate exits within the club house do not exceed 60 metres nor do the paths of travel converge and become within 6 metres of each other, therefore compliance with Clause D2D6 is achieved.

The egress widths can readily achieve a minimum width of 1 metre in accordance with Clause D2D8.

All external stairways and ramps must maintain a minimum clear width of 1 metre (measured clear of the double handrails). At CC stage, details of the stairways and all subsequent barriers where there is a fall more than 1 metre, will be required to confirm compliance with Clause D3D14 – D3D22.

3.2.1. Part D4: Access for people with a disability

The proposed clubhouse must have access to all areas normally used by the occupants. Furthermore, the swimming pool has a total perimeter greater than 40 metres, therefore the swimming pool must also be accessible as per Clause D4D2.

Access throughout all accessible areas within the clubhouse is readily achievable, noting that an accessway from the accessible parking spaces is also provided to the principal pedestrian entrance which leads into the club house.

The workshop is deemed to be used by the staff who will carry out maintenance duties throughout the surrounding development, therefore it is considered that these staff members will need to be able-bodied to undertake their work and therefore the workshop is not deemed to be accessible due to a Clause D4D5 exemption.

The external ramps and stairways will be required to comply with Clause D4D4 and AS 1428.1-2009.

If the clubhouse or gym has an inbuilt amplification system installed, then a hearing augmentation system will be required to be installed as per Clause D4D8.

The swimming pool will require an accessible entry/exit in accordance with Clause D4D11. The plans currently show a sling style lift which can readily comply, subject to further details being provided at CC stage.

3.3. Section E: Services and Equipment

The buildings are required to be provided with the services and equipment set out in Appendix B of this report. The annexure also outlines the standard of performance to be achieved by the services and equipment.



3.4. Section F: Health and Amenity

A maximum population assessment has been undertaken using the proposed sanitary facilities as the limiting factor.

Club house building

Proposed sanitary facilities

- Males – x3 WC's, x2 urinals, x3 wash basins
- Females – x4 WC's, x3 wash basins
- Accessible – x2

The proposed sanitary facilities will allow for the following population numbers:

- Max 20 staff (10 males and 10 females)
- Max 400 patrons (200 males and 200 females)

Workshop

Proposed sanitary facilities

- X1 unisex compartment

The proposed sanitary facilities will allow for the following population numbers:

- Max 10 staff (5 males and 5 females)

The clubhouse and swimming pool buildings both have accessible sanitary compartments as well as ambulant compartments in the male and female bathrooms. Further details of these sanitary compartments will be required at CC stage to confirm compliance with AS 1428.1-2009.

Ceiling heights of 2700mm must be maintained throughout the clubhouse building (except for the bathrooms), given that the buildings can accommodate more than 100 persons. Section drawings will be required at CC stage to confirm compliance with Clause F5D2.

All buildings will require either natural or mechanical ventilation in accordance with Clause F6D6. Compliance is readily achievable at CC stage.

3.5. Section G: Ancillary Provisions

The indoor swimming pool will require a swimming pool barrier to be installed in accordance with Clause G1D2 and AS 1926.1. Further details will be required at CC stage to demonstrate compliance.



4. Conclusion

The plans assessed were developed to a standard suitable for submission as a Development Application and do not contain all the details necessary to allow a CC to be issued. As such, this assessment was limited to the major items of the BCA with the view of identifying any items that may result in a modified Development Consent being required, or additional key items that need to be included in the design.

The architectural design documentation as referred to in the report have been assessed against the applicable provisions of the Building Code of Australia, (BCA) and it is considered that such documentation is capable of complying with that Code.



Appendix A – Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
SK1.1	SITE PLAN	D	25.02.2025	King + Campbell
SK1.2	POOL STORE FLOOR PLAN	D	25.02.2025	King + Campbell
SK1.3	GROUND FLOOR PLAN	D	25.02.2025	King + Campbell
SK1.4	FIRST FLOOR PLAN	D	25.02.2025	King + Campbell
SK1.5	ROOF PLAN	D	25.02.2025	King + Campbell
SK1.6	WORKSHOP SHED	D	25.02.2025	King + Campbell
SK2.1	SECTION A	D	25.02.2025	King + Campbell
SK2.2	SECTION B + C	D	25.02.2025	King + Campbell
SK3.1	ELEVATIONS SHEET 1	D	25.02.2025	King + Campbell
SK3.2	ELEVATIONS SHEET 2	D	25.02.2025	King + Campbell
SK5.1	AREA SCHEDULE	D	25.02.2025	King + Campbell
SK7.1	PERSPECTIVE 1	D	25.02.2025	King + Campbell
SK7.2	PERSPECTIVE 2	D	25.02.2025	King + Campbell
SK7.3	PERSPECTIVE 3	D	25.02.2025	King + Campbell
SK7.4	HEIGHT CONTROL	D	25.02.2025	King + Campbell



Appendix B – Schedule of proposed statutory Fire Safety Measures

Measure	Standard of Performance
Emergency Lighting (clubhouse only)	BCA 2022 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018
Exit Signs	BCA 2022 Clause E4D5, NSW E4D6, E4D8 and AS/NZS 2293.1 - 2018
Fire Hydrants Systems (clubhouse only)	BCA 2022 Clause E1D2 and AS2419.1-2021
Hose Reel System (clubhouse only)	BCA 2022 Clause E1D3 and AS 2441 - 2005
Mechanical Air Handling System (<i>Automatic Shut Down Of Air-Handling System</i>) <i>Only required if the mechanical ventilation system has a capacity over 1000L/sec</i> (clubhouse only)	BCA 2022 Clause E2D3 and AS 1668.1 - 2015
Portable Fire Extinguishers	BCA 2022 Clause E1D14 and AS 2444 - 2001