

Job No. 2015/1094

Tuesday, June 22, 2021

Australian Turf Club.
C/- Mostyn Copper
Suite 2 Level 8
60 Pitt Street Sydney

**RE: BCA Assessment for fitout and use - DA Submission
RANDWICK RACECOURSE- WINX STAND**

Introduction

This report presents the findings of a preliminary assessment of the proposed Winx stand amendments 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 the Australian Turf Club.

Purpose

The assessment is undertaken for the purpose of, and to the extent necessary for, submission with the Development Application to the Consent Authority under Part 6 of the Environmental Planning and Assessment Act.

Scope

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

Other consultant reports relied upon

- Disability Access Report prepared by Chung Access Ref P000445 dated 22nd September 2020
- BCA Report prepared by Steve Watson & Partners dated 15th October 2019

Description of Proposed Development

The proposed development involves the fitout and use of the Winx Stand.

Assessment

A preliminary review of the proposed design that will form part of the Development Application has been undertaken. We confirm the design as shown on the drawings referenced below are capable of achieving compliance with BCA 2019. Furthermore we note that the proposed use capable of complying with the buildings fire safety engineering and accessibility strategies.

Conclusion

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 in Appendix A are capable of achieving compliance with the BCA subject to further detail at the design development stage.

Appendix A – Referenced Documentation

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

Drawing No.	Title	Issue	Drawn By
SSDA-001	COVER PAGE	F	Cox Architecture
SSDA-100	LOCATION PLAN	A	Cox Architecture
SSDA-101	BOUNDARIES & SCOPE OF WORKS	A	Cox Architecture
SSDA-102	SITE PLAN	A	Cox Architecture
SSDA-103	SITE ANALYSIS	A	Cox Architecture
SSDA-140	DEMOLITION PLAN	A	Cox Architecture
SSDA-201	GROUND FLOOR PLAN	G	Cox Architecture
SSDA-202	MEZZANINE FLOOR PLAN	F	Cox Architecture
SSDA-203	LEVEL 1 FLOOR PLAN	E	Cox Architecture
SSDA-204	PLANT LEVEL FLOOR PLAN	E	Cox Architecture
SSDA-205	ROOF PLAN	F	Cox Architecture
SSDA-301	ELEVATIONS	F	Cox Architecture
SSDA-302	ELEVATIONS	F	Cox Architecture
SSDA-401	SECTIONS	E	Cox Architecture
SSDA-701	SOLAR STUDIES - 21 MARCH 9AM	E	Cox Architecture
SSDA-702	SOLAR STUDIES - 21 MARCH 12PM	E	Cox Architecture
SSDA-703	SOLAR STUDIES - 21 MARCH 3PM	E	Cox Architecture
SSDA-711	SOLAR STUDIES - 21 JUNE 9AM	E	Cox Architecture
SSDA-712	SOLAR STUDIES - 21 JUNE 12PM	E	Cox Architecture
SSDA-713	SOLAR STUDIES - 21 JUNE 3PM	E	Cox Architecture
SSDA-721	SOLAR STUDIES - 22 DEC 9AM	E	Cox Architecture
SSDA-722	SOLAR STUDIES - 22 DEC 12PM	E	Cox Architecture



Drawing No.	Title	Issue	Drawn By
SSDA-723	SOLAR STUDIES - 22 DEC 3PM	E	Cox Architecture
SSDA-801	SCHEDULE OF FINISHES	E	Cox Architecture
SSDA-811	GFA	F	Cox Architecture
SSDA-850	SIGNAGE	B	Cox Architecture
SSDA-902	PHOTOMONTAGE	B	Cox Architecture
A-26-10	REFLECTED CEILING PLAN -GROUND FLOOR OVERALL	C	Cox Architecture
A-26-20	REFLECTED CEILING PLAN -MEZZANINE FLOOR OVERALL	C	Cox Architecture
A-26-30	REFLECTED CEILING PLAN -LEVEL 1 FLOOR OVERALL	B	Cox Architecture
A-27-10	FINISHES PLAN - GROUND FLOOR OVERALL	C	Cox Architecture
A-27-20	FINISHES PLAN - MEZZANINE FLOOR OVERAL	C	Cox Architecture
A-27-30	FINISHES PLAN - LEVEL 1 FLOOR OVERAL	C	Cox Architecture
A-50-10	DETAIL ELEVATIONS - HALL 1 - SHEET 1	E	Cox Architecture
A-50-11	DETAIL ELEVATIONS - HALL 1 - SHEET 2	D	Cox Architecture
A-50-12	DETAIL ELEVATIONS - HALL 1 - SHEET 3	C	Cox Architecture
A-50-20	DETAIL ELEVATIONS - HALL 2	D	Cox Architecture
A-50-30	DETAIL ELEVATIONS - HALL 3	D	Cox Architecture
A-51-01	WET AREA DETAILS SHEET 1	E	Cox Architecture
A-51-02	WET AREA DETAILS SHEET 2	E	Cox Architecture
A-51-03	WET AREA DETAILS SHEET 3	D	Cox Architecture
A-51-04	WET AREA DETAILS SHEET 4	E	Cox Architecture
A-68-20	JOINERY DETAIL BARS - SHEET 11	B	Cox Architecture
A-94-10	WINX SIGNAGE AND WAYFINDING - DESIGN DEVELOPMENT	B	Cox Architecture



Drawing No.	Title	Issue	Drawn By
	Winx Signage & Wayfinding signage	Jan 21	Cox Architecture

If you have any queries please do not hesitate to contact me.

Kind regards,

Luke Denny
Senior Associate
Steve Watson and Partners Pty Ltd