

# **BUILDING CODE OF AUSTRALIA**

## **OVERVIEW ASSESSMENT REPORT (3)**

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**PROSPECTIVE WORKS**  
**REMOVAL OF GOVANNI ESCALATORS & NEW CROSS SITE**  
**LINK**  
**225 GEORGE ST SYDNEY NSW**

**10 July 2015**

## **TABLE OF CONTENTS**

- 1.0 INTRODUCTION
  - 1.1 Introduction
  - 1.2 Aim of Report
  - 1.3 Documents Assessed
- 2.0 LIST OF EXISTING FIRE SERVICES
- 3.0 NEW CROSS SITE LINK
  - 3.1 Description of Works
  - 3.2 Certification of Changes
  - 3.3 Effect on Compliance (BCA)
- 4.0 NEW FITOUT
  - 4.1 Description of Works
  - 4.2 Certification of Changes
  - 4.3 Effect on Compliance (BCA)
  - 4.4 Proposed Changes to the Base Building Fire Services
- 5.0 BCA ASSESSMENT OF DOCUMENTATION
  - 5.1 Preliminary
  - 5.2 Schedule of Compliance
- 6.0 SUMMARY
  - 6.1 Compliance Cross Site Link
  - 6.2 Compliance New Fitout

## **1.0 INTRODUCTION**

### **1.1 Introduction**

As requested we have carried out an inspection of the existing escalators below Tenancy 5 (was the Giovani's Restaurant) and create a new cross site link. We now submit the following preliminary BCA assessment information.

The following assessment provides information that may be applicable to this work to ensure that all core fire services are adequately maintained and that the proposed fitout can comply with the requirements of the BCA.

### **1.2 Aim of Report**

It is the aim of this report to provide an overview assessment of the proposed works and a potential fitout and to identify any possible changes to the core fire services that may occur.

### **1.3 Documents Assessed**

The following documents have been assessed under this report;

Description	Reference No.	Revision	Date
Location Plan	DA – 4 100	A	19-06-15
Site Link George Street Level Plan	DA – 4 101	-	June 2015
Site Link Harrington Street Level Plan	DA – 4 102	-	June 2015
George Street Level Plan	DA – 4 103	C	03-07-15
Harrington Street Level Plan	DA – 4 104	C	03-07-15
North Plaza Plan	DA – 4 105	C	03-07-15
North Upper Plaza Plan	DA – 4 106	C	03-07-15
Harrington Street Glass Awning	DA – 4 107	C	03-07-15
Elevations & Wayfinding	DA – 4 108	B	03-07-15
Wayfinding Totem & Signage	DA – 4 109	A	03-07-15
Lift Alternate Solution MGAC	-	-	20 April 2015
Access Review MGAC	-	1	3 July 2015

## 2.0 LIST OF EXISTING FIRE SERVICES

MEASURE	AUS STANDARD	BCA
Access Panels, Fire-Resisting Shafts	1905.1-1994, 1530.4-2005	Ord 70-22.12, C3.15
Alt Sol - Egress & Fire Systems; Holmes Fire & Safety - Gnd and B4. (Base Building)	Alt Sol 20-11-08 Report 102081 (Rev F)	D1.4(c), D1.5(c), D1.6, D2.13, E1.4, E1.5.
Alt Sol - Excessive travel to exits, Warrington - Levels 16 to 20 (Tenancy Fitout)	Alt Sol - 26-04-07 Report number 2142102 - RPT 02 (Rev 5)	D1.4, Spec D1.12(k)
Automatic Fail-Safe Devices	1670-2004	D2.21
Automatic Fire Detection and Alarm Systems	1668.1-1998 & 2002, 1670.1-1975, 2004	Spec E2.2a (5)
Automatic Fire Suppression Systems	2118.1-1982	E1.5
Emergency Lifts	1735.2	E3.4
Emergency Lighting	2293.1-1996	E4.2, E4.4
EWIS (Emergency Warning and Intercommunication System)	2220.1 & 2 - 1989	E4.9
Exit Signs	2293.1-1995	E4.5, E4.6, E4.8
Fire Alarm Communication Link	AS 4428.6-1997, AS 1670.3-2004	E2.2a
Fire Control Room	--	Ord 70 Cl.27.7 Spec 11
Fire Dampers	1668.1-1979	C3.15
Fire Doors -	1905.1	C2.12, C2.13, C3.8, Spec C3.4
Fire Hydrant Systems	2419.1 - 1994	Ord 70-27.3 Min Spec 10, E1.3
Fire Seals Protecting Openings in Fire-Resisting Components of the Building	1530.4-2005, 4072.1	Ord 70-22.13, C3.12, C3.15, Spec C3.15
Hose Reel Systems	2441-1988	E1.4, Ord 70-27.2 Min Spec 10
Lightweight Construction	1530.4 - 1998	Ord 70-17.3, C1.8
Mechanical Air Handling Systems	1668.1-1979	E2.2a
Paths of Travel	EP&A Cl 186	Part D
Portable Fire Extinguisher	2444 - 2001	E1.6
Required Auto Exit Doors	--	D2.19 & D2.21
Smoke control system	AS 1668.1 - 1979	--
Stair pressurisation system	1668.1-1979	--
Standby Power Systems	-	Ord 70 - Cl. 55.15
Warning and Operational Signs	EP&A Regs Cl 183	D2.23, E3.3

### **3.0 NEW CROSS SITE LINK**

#### **3.1 Description of Works**

New cross site link involves removal of the escalators, new stairs and glass canopy, and upgrades of existing, stairs, lift and signage.

#### **3.2 Certification of Changes**

All changes to electrical, mechanical, hydraulic and fire service installations must be certified at the completion of the works.

#### **3.3 Effect on Compliance (BCA)**

It is our opinion that subject to the attached schedule the proposed new works may affect some of the existing fire services within the building.

The main issue to be addressed is access for persons with a disability and this has been addressed in the two reports from Morris Goding Accessibility Consulting. These issues will be further detailed in the Construction Certificate documentation but the reports confirm compliance is possible.

## 4.0 NEW FITOUT

### 4.1 Description of Works

New use not defined – shall assume that it will be used as part of the proposed new bar/restaurant (Class 6) – **Not being a Place of Public Entertainment – Class 9b.**

The works involve removal of the escalators and sanitary facilities, and infilling of the floor to Tenancy 5.

### 4.2 Certification of Changes

All changes to electrical, mechanical, hydraulic and fire service installations must be certified at the completion of the works.

### 4.3 Effect on Compliance (BCA)

It is our opinion that subject to the attached schedule the proposed new use may affect some of the existing fire services within the building.

The existing sanitary facilities will be removed from within the restaurant spaces and catered for in a common facility on Basement Level 5. The sanitary facilities provision is to be addressed as part of a separate application for use of Tenancy 5.

### 4.4 Proposed Changes to the Base Building Fire Services

We would anticipate that the following base building fire services could be affected by a proposed fitout.

MEASURE	AUS STANDARD	BCA
Automatic Fire Detection and Alarm Systems	1668.1-1998 & 2002, 1670.1-1975, 2004	Spec E2.2a (5)
Automatic Fire Suppression Systems	2118.1-1982	E1.5
Emergency Lighting	2293.1-1996	E4.2, E4.4
EWIS (Emergency Warning and Intercommunication System)	2220.1 & 2 - 1989	E4.9
Exit Signs	2293.1-1995	E4.5, E4.6, E4.8
Fire Seals Protecting Openings in Fire-Resisting Components of the Building	1530.4-2005, 4072.1	Ord 70-22.13, C3.12, C3.15, Spec C3.15
Paths of Travel	EP&A CI 186	Part D

## **5.0 BCA ASSESSMENT OF DOCUMENTATION**

### **5.1 Preliminary**

The proposed works has been assessed against the requirements of the BCA and how it may affect the remainder of the building.

### **5.2 Schedule of Compliance**

#### **5.2.1 General**

- (1) That compliance shall be given to the provisions of the Environmental Planning and Assessment (EP&A) Act, 1979, EP&A Regulation 2000 and the Building Code of Australia (BCA) 2014;
- (2) That all materials, linings and surface finishes used in this fit out shall comply with specification C1.10 of the BCA;
- (3) All paths of travel must be no less than 1m clear throughout the floor to comply with clause D1.6 of the BCA;
- (4) That the efficient coverage and operation of all fire-fighting equipment and egress provisions must not be diminished by a proposed new fitout;
- (5) That all new lighting modifications will comply with AS1680 and Part J6 of the BCA;
- (6) That any new mechanical modifications will comply with AS1668 and Part J6 of the BCA;
- (7) All plumbing works to comply with AS3500 and Part J7 of the BCA;
- (8) Any new Glazing installed to comply with AS1288-2006;
- (9) Infill of the slab opening of the escalators and any other structural works undertaken must comply with AS1170.1 & 2 and Part B of the BCA;
- (10) Ceiling heights are to be maintained at 2.4m above the floor in all areas;
- (11) At least two means of egress must be retained from the main floor to ensure that travel distances and capacity requirements are retained, See D1.2 and D1.13 of the BCA;
- (12) Travel distance to the exits must comply with Part D1,5 of the BCA;

- (13) Capacity of the proposed use must be in accordance with part D1.13 of the BCA – based on the information provided this would allow for approximately 350 persons in total;
- (14) All new doors must comply with Part D2.19 of the BCA;
- (15) All door swings must comply with Part D2.20 of the BCA;
- (16) That any door, shutter, grille or the like which is installed in a path of travel to a required exit shall comply with the requirements of D2.21 of the BCA. Lever type handles must be provided to all doors at a height of 900mm to 1.1m above a floor;

### **5.2.2 Disable Access**

- (17) That circulation space must be provided to all access doors throughout the shop in accordance with AS 1428.1-2009;
- (18) That compliance shall be given to the provisions of the Premises Standards - 2010, AS 1428.2-2009 and Part D3 (Disable Access) of the BCA;
- (19) Handrails must be provided to each side of the stairs adjacent to the external lift installed in accordance with Part D3.3(a)(ii) and AS 1428.1 Part 11.2. This item is also a requirement of the external lift alternative solution;
- (20) Disable Access Alternative Solution prepared by MGAC 20 April 2015 requires that the existing external lift must be upgraded to comply with item 5.2 of the report;
- (21) Disable Access Alternative Solution prepared by MGAC July 2012 requires that accessible disable toilets are provided on ground floor, and on levels 21 and 32. All new works must observe the provisions of this solution

### **5.2.3 Fire Services**

- (22) Automatic Fire Detection System - any changes to this service shall be carried out in accordance with the requirements of AS 1668.1 and Part E2.2a of the BCA;
- (23) Fire Suppressions System (Sprinklers) - any changes to this service shall be carried out in accordance with the requirements of AS 2118.1 and Part E1.5 of the BCA;
- (24) Emergency Lighting System - any changes to this service shall be carried out in accordance with the requirements of AS 2293.1 and Part E4.2 of the BCA;



- (25) EWIS - any changes to this service shall be carried out in accordance with the requirements of AS 1670.4 and Part E4.9 of the BCA;
- (26) Exit Sign System - any changes to this service shall be carried out in accordance with the requirements of AS 2293.1 and Part E4.5 of the BCA;
- (25) Portable Fire Extinguishers (PFE's) are required within the shop, installation of this service shall be carried out in accordance with the requirements of AS 2444-2001 and Part E1.6 of the BCA;
- (26) Paths of travel to the exists must comply with Part D1.6 and D2.7 of the BCA;

#### **5.2.4 Health**

- (27) Sanitary facilities must comply with the requirements of Table F2.3 of the BCA of the BCA.
- (28) Air conditioning and mechanical ventilation systems within the tenancy must comply with the requirements of AS 1668.1 and part F4 of the BCA.

#### **5.2.3 Energy Efficiency**

- (29) New air conditioning and mechanical ventilation must comply with the requirements of Part F5 (Energy Efficiency) of the BCA.
- (30) New artificial lighting within the floor must comply with the requirements of Part F6 (Energy Efficiency) of the BCA.

## **6.0 SUMMARY**

### **6.1 Compliance Cross Site Link**

The main issue to be addressed is access for persons with a disability.

The proposal improves this access and these issues have been addressed in the two reports from Morris Goding Accessibility Consulting. These issues will be further detailed in the Construction Certificate documentation but the reports confirm compliance is possible

### **6.2 Compliance New Fitout**

All altered fire services must be certified for compliance. This assessment is based on the use of the premises as being Class 6 (Restaurant/Bar).

If it is to be used as a Class 9b (Place of public Entertainment) premises then different rules of compliance to the BCA will need to be applied.

There are currently new sanitary facilities under construction in the Basement Level 5. These should cater for all of the restaurants at this end of the site and assessment of the required number of sanitary facilities will be carried out as part of the fit out of each space.