



BCA COMPLIANCE REPORT IN RESPECT OF PROPOSED NEW ACCESSIBLE ENTRY TO LEVEL 1

**ROCKS CENTRE 22-26 PLAYFAIR STREET THE ROCKS
(ALSO KNOWN AS PENRHYN HOUSE & SCARBOROUGH HOUSE)**

**PREPARED BY
ENVIRONET CONSULTANCY PTY LTD**

MAY 2017

CONTENTS

PART 1.0 INTRODUCTION 3

PART 2.0 SUMMARY BCA – DTS COMPLIANCE ISSUES IDENTIFIED.....5

PART 3.0 CLAUSE BY CLAUSE ASSESSMENT (Section C, D & E BCA).....6

PART 4.0 FIRE SAFETY MEASURES 12

PART 1.0 INTRODUCTION

The property the subject of this assessment is located on the corner of Playfair and Argyle Street the Rocks and is commonly referred to as the Rocks Centre. The configuration of the subject property is such that it is comprised of two interconnected buildings being Penrhyn House (commonly known as the Rocks Centre) and Scarborough House. The two structures are considered to be a united buildings with the ground floor occupied and used as a retail shopping arcade which has direct access from , Argyle Street, Playfair Street and Kendall Lane. Level 1 of Penrhyn House is intended to be used as a restaurant.

As part of the tenancy renewal on level 1, the existing entry via Playfair Street is proposed to be reconfigured and constructed so as to enable compliant disabled access to be achieved.

1.1 REFERENCED DOCUMENTS

National Construction Code -Building Code of Australia – Volume 1 (BCA-2016).

Environmental Planning & Assessment Act 1979

Environmental Planning & Assessment Regulation 2000

Drawing No DRW/AS

1.2 PURPOSE

The purpose of this report is to:

Articulate the capacity of the proposed reconfigured entry lobby to satisfy relevant requirements of the Deemed-To-Satisfy (DTS) provisions of the National Construction Code — Volume 1, Building Code of Australia (BCA-2016).

1.3 LIMITATIONS:

The BCA assessment undertaken has been based upon the new accessible entry lobby as illustrated in the drawings identified above and is only intended as a general assessment (based upon the available information) of the capacity of the proposed design to meet the relevant Deemed – To – Satisfy (DTS) provisions of Section C, D & E of the National Construction Code – BCA 2016. No assessment with respect to Section J has been undertaken within the context of this assessment.

1.4 ABBREVIATIONS REFERRED TO IN THE REPORT

S.O.U.....	Sole occupancy unit.
F.I.S.....	Fire isolated stairway
N.F.I.S.	Non Fire Isolated Stairway
BCA	Building Code of Australia (BCA-2014)
EP&A Act.....	Environmental Planning & Assessment Act, 1979
EP&A Regs 2000.....	Environmental planning and assessment Regulation 2000
FRL.....	Fire Rating Level
PFE	Portable Fire Extinguisher
FH.....	Fire Hydrant

FHR..... Fire Hose Reel
N/A..... Not Applicable
CC..... Construction Certificate

PART 2.0 SUMMARY BCA – DTS COMPLIANCE ISSUES IDENTIFIED

The assessment undertaken within the context of this report regarding the proposed new accessible entry lobby serving level 1 has identified that it is substantially capable of satisfying the relevant DTS provisions of the National Construction Code – Volume 1 of the BCA 2016 other than as listed below.

- Specification C1.1 –Table 3 Type A construction – Fire resistance construction associated with the footbridge bounding the lift and the level 1 tenancy and structure supporting external wall to accessible entry.

Should compliance with the above DTS provisions of the BCA not be achieved a fire engineered performance based solution will need to be formulated demonstrating compliance with CP1 performance requirements.

Peter Rossello



A1 Accredited Building Certifier
Accredited Building Certifier – Grade 1

PART 3.0 - CLAUSE BY CLAUSE ASSESSMENT (Section C, D & E - BCA)

BCA REQUIREMENTS	Capable of compliance with BCA YES/NO	COMMENTS																	
A3.2 Classifications	Class 5 & 6,	Rocks Visitor Centre <u>Existing</u> <u>proposed</u> Lower Ground floor - Class 6 Class 6 Level 1 - Class 6 Class 6 mezzanine - Class 5 Class 5 Scarborough House Lower Ground floor - Class 6 Class 6 Ground Level - Class 6 Class 6 level 1 - Class 5 Class 5 Level 2 - Class 5 Class 5																	
A4.1 When buildings are united	Yes	Scarborough House and the Penrhyn House (Rocks Centre) are considered to form a united building.																	
SECTION C FIRE RESISTANCE																			
PART C1 FIRE RESISTANCE AND STABILITY																			
C1.0 Deemed-to-Satisfy Provisions	For notation																		
C1.1 Type of construction required	(Type A)																		
C1.2 Calculation of rise in storey's	-	4																	
C1.3 Buildings of multiple classification	For notation																		
C1.4 Mixed types of construction	Type A																		
C1.5 Two storey Class 2, 3 or 9c buildings	N/A																		
C1.6 Class 4 parts of buildings	N/A																		
C1.7 Open spectator stands and indoor sports stadiums	N/A																		
C1.8 Lightweight construction	For notation																		
C1.10 Fire Hazard Properties	Yes	further details to be provided at CC stage.																	
C1.11 Performance of external walls in fire	N/A																		
C1.12 Non-combustible materials	For notation																		
PART C2 COMPARTMENTATION & SEPARATION																			
C2.0 Deemed-to-Satisfy Provisions	For Notation																		
C2.1 Application of Part	For Notation																		
C2.2 General floor area and volume limitations	Yes																		
<i>Note: The requirements of C2.2 excludes car parks that are fully sprinkler protected and do not apply to Class 2 buildings. The provisions of C2.2 are however applicable with respect to commercial components of the development.</i>																			
Table C2.2 MAXIMUM SIZE OF FIRE COMPARTMENTS OR ATRIA																			
<table><tr><th colspan="2" rowspan="2">Classification</th><th colspan="3">Type of construction of building</th></tr><tr><th>Type A</th><th>Type B</th><th>Type C</th></tr><tr><td rowspan="2">5, 9b or 9c aged care building</td><td>max floor area—</td><td>8 000 m²</td><td>5 500 m²</td><td>3 000 m²</td></tr><tr><td>max volume—</td><td>48 000 m³</td><td>33 000 m³</td><td>18 000 m³</td></tr></table>			Classification		Type of construction of building			Type A	Type B	Type C	5, 9b or 9c aged care building	max floor area—	8 000 m ²	5 500 m ²	3 000 m ²	max volume—	48 000 m ³	33 000 m ³	18 000 m ³
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C2.3 Large isolated buildings	N/A	Building not deemed large isolated building																	
C2.4 Requirements for open spaces and vehicular access	N/A																		
C2.5 Class 9a and 9c buildings	N/A																		
C2.6 Vertical separation of openings in external walls	Yes	The building is currently sprinkler protected throughout.																	
C2.7 Separation by fire walls	N/A																		

BCA REQUIREMENTS	Capable of compliance with BCA YES/NO	COMMENTS
C2.8 Separation of classifications in the same storey	Yes	
C2.9 Separation of classifications in different storey's	Yes	
C2.10 Separation of lift shafts	Yes	
C2.11 Stairways and lifts in one shaft	Yes	
C2.12 Separation of equipment	Yes	
C2.13 Electricity supply system <i>A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must—</i> <i>(i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120;</i> <i>Electrical conductors located within a building that supply—</i> <i>(i) a substation located within the building which supplies a main switchboard covered by (b); or</i> <i>(ii) a main switchboard covered by (b), must—</i> <i>(iii) have a classification in accordance with AS/NZS 3013 of not less than—</i> <i>(A) if located in a position that could be subject to damage by motor vehicles — WS53W; or</i> <i>(B) otherwise — WS52W; or</i> <i>(iv) be enclosed or otherwise</i>	Yes	
C2.14 Public corridors in Class 2 and 3 buildings	N/A	
PART C3 PROTECTION OF OPENINGS		
C3.0 Deemed-to-Satisfy Provisions	For Notation	
C3.1 Application of Part	For Notation	
C3.2 Protection of openings in external walls	Yes	It is further noted that the building is fully sprinkler protected.
C3.3 Separation Openings in different fire compartments	N/A	
C3.4 Acceptable methods of protection	For Notation	
C3.5 Doorways in fire walls	N/A	
C3.6 Sliding fire doors	N/A	
C3.7 Protection of doorways in horizontal exits	N/A	
C3.8 Openings in fire-isolated exits	N/A	
C3.9 Service penetrations in fire-isolated exits	N/A	No FIS
C3.10 Openings in fire-isolated lift shafts	N/A	
C3.11 Bounding construction: Class 2, 3 and 4 buildings	N/A	
C3.12 Openings in floors and ceilings for services	Yes	Further details to be provided at CC stage
C3.13 Openings in shafts	Yes	Further details to be provided at CC stage
C3.14 *		
C3.15 Openings for service installations	Yes	Further details to be provided at CC stage
C3.16 Construction joints	N/A	
C3.17 Columns /lightweight construction -FRL	N/A	
SPECIFICATION C1.1 FIRE-RESISTING CONSTRUCTION		
1. SCOPE		
2. GENERAL REQUIREMENTS		
2.1 Exposure to fire-source features	For Notation	
2.2 Fire protection for a support of another part	Yes	
2.3 Lintels	Yes	
2.4 Attachments not to impair fire-resistance	Yes	
2.5 General concessions	For Notation	
2.6 Mezzanine floors: Concession	N/A	
2.7 Enclosure of shafts	Yes	As shaft will not connect more than 2 storeys it is not required to be encloed in a fire reisatant shaft.
2.8 Carparks in Class 2 and 3 buildings	N/A	
2.9 Residential aged care building: Concession	N/A	
3. TYPE A FIRE-RESISTING CONSTRUCTION		

BCA REQUIREMENTS	Capable of compliance with BCA YES/NO	COMMENTS																																																																																																																																																															
1.1 Fire-resistance of building elements – Specification C1.1 <table><caption>Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS</caption><thead><tr><th rowspan="2">Building element</th><th colspan="4">Class of building — FRL (in minutes)</th></tr><tr><th colspan="4">Structural adequacy/Integrity/Insulation</th></tr><tr><th></th><th>2, 3 or 4 star</th><th>5, 6 or 7</th><th>8</th><th>7b or 8</th></tr></thead><tbody><tr><td>EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire source to which it is exposed is—</td><td></td><td></td><td></td><td></td></tr><tr><td>For loadbearing parts—</td><td></td><td></td><td></td><td></td></tr><tr><td>less than 1.5 m</td><td>00/00/00</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr><tr><td>1.5 to less than 3 m</td><td>00/00/00</td><td>120/00/00</td><td>180/180/120</td><td>240/240/180</td></tr><tr><td>3 m or 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units—					Loadbearing	00/00/00	120/—/—	180/—/—	240/—/—	Non-loadbearing	—/00/00	—/—/—	—/—/—	—/—/—	Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion—					Loadbearing	00/00/00	120/00/00	180/120/120	240/120/120	Non-loadbearing	—/00/00	—/00/00	—/120/120	—/120/120	OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—	00/—/—	120/—/—	180/—/—	240/—/—	FLOORS	00/00/00	120/120/120	180/180/180	240/240/240	ROOFS	00/00/00	120/00/00	180/00/00	240/00/00	No	The relevant FRL requirements associated with a Class 6 building required to be constructed in accordance with Type A construction are highlighted in Table 3. Whilst the lift is not required to be enclosed within a fire resitant shaft the footbridge bounding the lift and level 1 is required to achieve an FRL of 180/180/180. However as the remainder of the level 1 tenancy to Penrhyn house is not fire rated there is considered to be a substantial performance based fire engineered argument that can be made at CC stage to not include any FRL construction. The external walls of the accessible entry lobby appear to comprise glass and can be considered to be non load bearing. The framing however that supports the glazing is required to achieve an FRL of at least 180/180/180. If the required FRL is not able to be achieved then a fire engineered perfoamce based solution will need to be formulated .
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1.2 Concessions for floors	For Notation																																																																																																																																																																
1.3 Floor loading of Class 5 and 9b buildings: Concession	N/A																																																																																																																																																																
1.4 Roof superimposed on concrete slab: Concession	N/A																																																																																																																																																																
1.5 Roof: Concession	Yes																																																																																																																																																																
1.6 Rooflights	N/A																																																																																																																																																																
3.7 Internal columns and walls: Concession	Yes																																																																																																																																																																
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3.10 Class 2 buildings: Concession	N/A																																																																																																																																																																
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3.1 Walls of certain Class 9b buildings	N/A																																																																																																																																																																
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3. Floor linings and floor coverings	Yes	Further details to be provided at CC stage.																																																																																																																																																															
4. Wall and ceiling linings	Yes																																																																																																																																																																
5. Air-handling ductwork	N/A																																																																																																																																																																
6. Lift cars	Yes																																																																																																																																																																
7. Other materials	For Notation																																																																																																																																																																

BCA REQUIREMENTS	Capable of compliance with BCA YES/NO	COMMENTS
SPECIFICATION C1.11 PERFORMANCE OF EXTERNAL WALLS IN FIRE		
1. Scope	For Notation	
2. Application	For Notation	
3. General requirements for external wall panels	N/A	
4. Additional requirements panels adjacent to columns	N/A	
SPECIFICATION C2.5 SMOKE-PROOF WALLS IN HEALTH-CARE AND AGED CARE BUILDINGS		
1. SCOPE	N/A	
2. Class 9a health-care buildings	N/A	
3. Class 9c aged care buildings	N/A	
4. Doorways in smoke-proof walls	N/A	
SPECIFICATION C3.4 FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS		
1. SCOPE		
2. FIRE DOORS	N/A	
3. SMOKE DOORS	N/A	
3.1 General requirements	N/A	
3.2 Construction deemed-to-satisfy	N/A	
4. FIRE SHUTTERS	N/A	
5. FIRE WINDOWS	N/A	
SECTION D ACCESS AND EGRESS		
PART D1 PROVISION FOR ESCAPE		
D1.0 Deemed-to-Satisfy Provisions	For notation	
D1.1 Application of Part	For notation	
D1.2 Number of exits required	Yes	
D1.3 When fire-isolated exits are required	N/A	Due to the rise in storey fire isolated exits are not required.
D1.4 Exit travel distances	Yes	
D1.5 Distance between alternative exits	N/A	
D1.6 Dimensions of exits and paths of travel to exits	Yes	Further details to be provided at CC stage
D1.7 Travel via fire-isolated exits	N/A	
D1.8 External stairways in lieu of fire-isolated exits	N/A	
D1.9 Travel by non-fire-isolated stairways or ramps	Yes	
D1.10 Discharge from exits	Yes	
D1.11 Horizontal exits	N/A	
D1.12 Non-required stairways, ramps or escalators	N/A	
D1.13 Number of persons accommodated	N/A	Not applicable within the context of this assessment
D1.14 Measurement of distances	For Notation	
D1.15 Method of measurement	For Notation	
D1.16 Plant rooms and lift machine rooms: Concession	N/A	
D1.17 Access to lift pits	N/A	
PART D2 CONSTRUCTION OF EXITS		
D2.0 Deemed-to-Satisfy Provisions	For Notation	
D2.1 Application of Part	For Notation	
D2.2 Fire-isolated stairways and ramps	N/A	
D2.3 Non-fire-isolated stairways and ramps	N/A	
D2.4 Separation of rising and descending stair flights	N/A	
D2.5 Open access ramps and balconies	N/A	
D2.6 Smoke lobbies	N/A	
D2.7 Installations in exits and paths of travel	Yes	
D2.8 Enclosure of space under stairs and ramps	N/A	
D2.9 Width of stairways	Yes	Further details to be provided at CC stage
D2.10 Pedestrian ramps	N/A	
D2.11 Fire-isolated passageways	N/A	

BCA REQUIREMENTS	Capable of compliance with BCA YES/NO	COMMENTS
D2.12 Roof as open space	N/A	
D2.13 Goings and risers	Yes	Further details to be provided at CC stage
D2.14 Landings	Yes	Further details to be provided at CC stage
D2.15 Thresholds	Yes	Further details to be provided at CC stage
D2.16 Balustrades or other barriers	Yes	Further details to be provided at CC stage
D2.17 Handrails	Yes	Further details to be provided at CC stage
D2.18 Fixed platforms, walkways, stairways and ladders	N/A	
D2.19 Doorways and doors	Yes	Further details to be provided at CC stage
D2.20 Swinging doors	Yes	Further details to be provided at CC stage
D2.21 Operation of latch	Yes	
D2.22 Re-entry from fire-isolated exits	N/A	
D2.23 Signs on doors	N/A	
D2.24 Protection of openable windows	N/A	
PART D3 ACCESS FOR PEOPLE WITH DISABILITIES		
D3.0 Deemed-to-Satisfy Provisions	For notation	
D3.1 Application of Part	Yes	Further details to be provided at CC stage
D3.2 General building access requirements	Yes	Further details to be provided at CC stage
D3.3 Parts of buildings to be accessible	Yes	Further details to be provided at CC stage
D3.4 Concessions	N/A	
D3.5 Accessible Carparking	N/A	
D3.6 Signage	Yes	Further details to be provided at CC stage
D3.7 Hearing augmentation	N/A	
D3.8 Tactile indicators	Yes	Further details to be provided at CC stage
D3.7 Hearing augmentation	N/A	
D3.8 Aged care building	N/A	
D3.9 Wheelchair seating spaces in Class 9b assembly buildings	N/A	
D3.10 Swimming pool	N/A	
D3.11 Ramps	N/A	
D3.12 Glazing on an access way	Yes	Further details to be provided at CC stage
SECTION E SERVICES AND EQUIPMENT		
E1.0 Deemed-to-Satisfy Provisions		
E1.3 Fire Hydrants	Yes	Further details to be provided at CC stage
E1.4 Fire hose reels	Yes	Further details to be provided at CC stage
E1.5 Sprinklers	N/A	Not required however it is noted that the building is fully sprinkler protected.
E1.6 Portable fire extinguishers	Yes	
E1.7 *		
E1.8 Fire control room	N/A	
E1.9 Fire precautions during construction	For notation	
E1.10 Provision for special hazards	N/A	No special hazards exist
PART E2 SMOKE HAZARD MANAGEMENT		
E2.0 Deemed-to-Satisfy Provisions	For Notation	
E2.1 Application of Part	For Notation	
E2.2 General requirements	Yes	Building is fitted with automatic fire suppression system and smoke detection system.
E2.3 Provision for special hazards	N/A	
PART E3 LIFT INSTALLATIONS		
E3.0 Deemed-to-Satisfy Provisions	For notation	
E3.1	For notation	
E3.2 Stretcher facility in lifts	N/A	
E3.3 Warning use of lifts in fire	For notation	
E3.4 Emergency lifts	N/A	
E3.5 Landings	Yes	
E3.6 Facilities for the disabled	Yes	
E3.7 Fire service controls	N/A	

BCA REQUIREMENTS	Capable of compliance with BCA YES/NO	COMMENTS
E3.8 Aged care buildings	N/A	
E3.9 Fire services recall control switch	N/A	
E3.10 Lift car fire service drive control switch	N/A	
PART E4 EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS		
E4.2 Emergency lighting	Yes	
E4.3 Measurement of distance	For notation	
E4.4 Design emergency lighting	For notation	
E4.5 Exit signs	Yes	
E4.6 Direction signs	Yes	
E4.7 Class 2 and 3 buildings and Class 4 parts: Exemptions	For notation	
E4.8 Design and operation of exit signs	For notation	
E4.9 Sound & intercom systems for emergency purposes	N/A	

PART 4.0 – FIRE SAFETY MEASURES

Existing fire safety measures applicable to the building are identified within the Annual Fire Safety Statement below.

Note: – The measures listed below as well as the nominated standard of performance are subject to change pending any fire engineered solutions formulated to achieve compliance with nominated performance provisions in circumstances where DTS compliance is not able to be achieved.

Existing Annual Fire Safety Statement

Annual Fire Safety Statement

Issued under Part 9 of the Environmental Planning and Assessment Regulation 2000

Type of statement	Critical ☐ Annual ☒	
Name	I <u>Brian Cock</u>	
Address	Of <u>66 Harrington st, The Rocks</u>	
	certify that: 1) Each essential fire safety measure listed below has been assessed by a properly qualified person; and 2) Each essential fire safety measure was found, when it was assessed: a) Where an essential fire safety measure applies because it is specified in the fire safety schedule for the building, to be capable of performing to at least the standard set out in the schedule; or b) Where an essential fire safety measure applies although it is not specified in a fire safety schedule for the building, to be capable of performing to at least the standard for which the measure was originally designed and implemented; and 3) The building has been inspected by a properly qualified person and was found, when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7. 4) The information contained in this statement is true and accurate to the best of my knowledge and belief.	
Identification of building	Street Suburb Number / name Building assessed Part/whole	Playfair Street The Rocks 10 – 26 (E/2004/1468-The Rocks Visitors Centre) Whole (includes Discovery Museum 2-6 Kendall)
Date of assessment	Dated this	17 th February 2015
Owners details	Name Address	Sydney Harbour Foreshore Authority L6, 66 Harrington st, The Rocks
Essential Fire Safety Measures	Existing Measure	Standard of Performance
	Automatic failsafe devices	Clauses D2.19 & D2.21 BCA
	Automatic fire detection & alarm systems (monitoring of sprinklers & pumps only)	AS 1670 - 1986
	Automatic fire suppression systems - Sprinkler	AS 2118 - 1982
	Emergency lighting	part 55.12 Ordinance 70, AS2293.1 – 1987
	Exit signs	part 24.29 Ordinance 70, AS2293.1 – 1987
	Fire alarm monitoring & communication link	Specification E2.2a (7) BCA & AS 4428.6 - 1997
	Fire doors	AS 1905.1-1984
	Fire hydrant systems	Parts 27.1 & 27.3 Ord. 70 & Min. Specification 10
	Fire seals protecting openings in fire resisting components of the building	part 22.13 Ordinance 70
	Hose reel systems	Part 27.2 Ordinance 70, AS2441-1988
	Lightweight construction (Main electrical switch room)	AS 1530.4-1990
	Mechanical air handling systems	AS 1668.1 – 1979 & AS 1668.2-1980
	Paths of travel, stairways, passageways & ramps	Division 7 EP&A Regulations 2000
	Portable fire extinguishers	Part 27.4.1 Ordinance 70, AS2444-1985
	Smoke detectors & heat detectors (Upper level HVAC unit only)	AS 2665 – 2001 & AS 1668.1-1979
Date of statement	30 April 2015	
Signature	Owner / owners behalf	