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15 December 2011

Compliance with the Building Code of Australia

Proposed residential flat development (Stage 1)
Corner of 41-45 Belmore St and 1 Rothesay Ave, Shepherds Bay

1 Purpose of report

1.1 The purpose of this report is as follows:

(a) To provide a general statement addressing the extent to which the proposed development will comply with the Building Code of Australia (BCA) [1]

(b) To advise whether there are any aspects of the design that will require modifications to comply with the BCA sufficient to alter the nature of the building to such an extent that it would be necessary to revisit any Development Consent.

2 Description of building

2.1 The proposed development as depicted on the plans listed in Appendix A is a multi-storey building containing residential units and associated uses.

2.2 The building contains the following classifications pursuant to the BCA:

(a) Undercover carparking and ancillary storage areas (Class 7a [2])

(b) Residential sole occupancy units and public areas (Class 2)

1 BCA2011 was used to prepare this report

2 The Class 7a 'carpark' classification is based on the assumption that the storage areas are the minor use and comprise not more than 10% of the floor area of the relevant storeys

3 Compliance with the BCA

3.1 Pursuant to the Environmental Planning and Assessment Act and Environmental Planning and Assessment Regulation the proposed building work must comply with the BCA [3].

3.2 Compliance with the BCA can be achieved by either complying with the deemed to satisfy provisions [4] in the BCA or by formulating an alternative solution [5] which complies with the performance requirements or is at least equivalent to the deemed to satisfy provisions.

3.3 The proposed building work has been designed to generally comply with the deemed to satisfy provisions and an alternative solution will be developed to address some areas where strict compliance with the deemed to satisfy provisions is not proposed.

3.4 The alternative solution will address at least the following issues:

(a) The effective height of the building and the resultant fire safety measures [6] that will need to be installed

(b) The location of the sprinkler valve room and some plant rooms

(c) Travel distances to some exits, and the number of exits

(d) The distance between some alternative exits

(e) Some fire compartmentation and separation issues

(f) The suitability of access to and discharge from exits

(g) The portion of the basement carpark proposed on the adjoining allotment.

4 Alterations to the building

4.1 The proposed design as depicted on the plans listed in Appendix A demonstrates a sufficient level of compliance with the BCA without requiring modifications that would alter the nature of the building to such an extent that it would be necessary to revisit any Development Consent.

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3 Pursuant to Section 80A(11) of the Act "A development consent is subject to such conditions as may be prescribed by the regulations". Pursuant to Clause 98 of the Regulation and for the purposes of section 80A (11) of the Act a prescribed condition in relation to building work is "that the work must be carried out in accordance with the requirements of the Building Code of Australia"

4 "DTS" provisions are deemed to satisfy the Performance Requirements in the BCA

5 "Alternative Solution" means a Building Solution which complies with the Performance Requirements other than by reason of satisfying the deemed to satisfy provisions

6 Pursuant to the Environmental Planning and Assessment Regulation "fire safety measure" means any measure (including any item of equipment, form of construction or fire safety strategy) that is, or is proposed to be, implemented in a building to ensure the safety of persons using the building in the event of fire.

5 Proposed fire safety measures

5.1 Any proposed fire safety measures will comply with the relevant Australian Standards. The fire safety measures required will be determined as part of the alternative solution and will include but not be limited to the following:

(a) Access panels and doors to any fire-resisting shafts

(b) Automatic fail-safe devices

(c) Automatic fire detection and alarm systems

(d) Automatic fire suppression system (sprinklers) to carpark

(e) Automatic fire suppression system to some residential portions

(f) Emergency lighting

(g) Exit signs

(h) Fire dampers

(i) Fire doors

(j) Fire hydrant systems

(k) Fire seals protecting openings in fire-resisting components

(l) Hose reel systems

(m) Lightweight construction

(n) Mechanical air handling systems

(o) Portable fire extinguishers

(p) Smoke alarms and heat alarms

(q) Smoke detectors and heat detectors

(r) Smoke doors

(s) Warning and operational signs.

Yours faithfully,

Michael Wynn-Jones

B App Sc (Bld Surv)(Hons), M App Sc (Fire Safety Design)
Accredited certifier (Building) Grade 1 No 3325/01

for Michael Wynn-Jones & Associates

6 Appendix A (Plans)

6.1 The following plans dated 12 December 2011 prepared by Robertson + Marks were used to prepare this report:

Drawing No	Issue
A 101 - Basement Plan	2
A 102 - Upper Basement Plan	2
A 103 - Lower Ground Floor Plan	2
A 104 - Ground Floor Plan	2
A 105 - Level 1 Floorplan	2
A 106 - Level 2 Floorplan	3
A 107 - Level 3 Floorplan	3
A 108 - Level 4 Floorplan	2
A 109 - Level 5 Floorplan	1
A 110 - Level 6 Floorplan	1
A 111 - Level 7 Floorplan	1
A 112 - Level 8 Plan	1
A 113 – Level 9 Plan	1
A 114 – Level 10 Plan	1
A 115 – Level 11 Plan	1
A 117 – Roof Plan	1
A 118 – Rothesay Ave Elevations	2
A 119 – Belmore St Elevations	2
A 120 – Hamilton Cr Elevations	2
A 121 – New Foreshore Link Elevations	3
A 122 – Sections	1
A 123 – Sections	2
A 124 – Existing Boundaries	1
A125 – New Boundaries	1
A 130 – Building Envelope Control Diagrams	1
A 131 – Building Envelope Control Diagrams	1