PLANNING
BUILDING
HERITAGE
URBAN DESIGN

CITY PLAN SERVICES

24 September 2018

**Our Ref:** 183745

**Timo Bures**
The Old Clare Hotel
1 Kensington Street,
Chippendale, NSW 2088

Dear Mr Bures,

BUILDING CODE OF AUSTRALIA ASSESSMENT
1 KENSINGTON STREET, CHEPPENDALE

We have assessed the architectural plans for internal alternations at the above mentioned premises for compliance with the Building Code of Australia (BCA) 2016 Amendment 1. The following main BCA issues associated with the proposed building work have been identified.

## 1. INTRODUCTION

### 1.1 General

The premises subject to this report is located at 1 Kensington Street, Chippendale. The existing building is used as a hotel, bar and restaurants. The proposed works include:

- Internal alterations and change of use of the existing Level 1 managers office to a hotel room.
- Change of use of the Level 2 restaurant to hotel units with associated internal alternations.
- Internal alterations to the Level 2 Boardroom hotel room to allow flexibility for use as a common lounge/function room for a maximum 50 persons.

The subject property is located within the local government area of the City of Sydney.

### 1.2 Description

The existing building contains seven (7) storeys and is used as a mixture of hotel & retail.

The existing building is constructed generally of reinforced concrete floors and masonry walls.

1.3 Purpose of the Report

This report has been prepared, on behalf of The Old Clare Hotel , to establish compliance to the Building Code of Australia and relevant Acts and Regulations of the development application documentation for the proposed works.

1.4 Report Basis

This report is based on:

i. Architectural plans prepared by Huppauf Chesterman, as identified in the attached Appendix 1
ii. The Building Code of Australia 2016 Amendment 1, inclusive of NSW variations (See Note 1).
iii. Environmental Planning and Assessment Act 1979.
iv. Environmental Planning and Assessment Regulation 2000.

Notes (1) Building Code of Australia (BCA) 2016 Amendment 1 was adopted in NSW on 12 March 2018. The amendment of the BCA in force at the date of lodgment of the CC application is the version called up by Clause 98 of the Environmental Planning & Assessment Regulation 2000 for the purpose of the building design. Therefore, comments may be subject to changes to comply with updated versions of the Building Code of Australia.

1.5 Exclusions

This report does not consider the following except where specifically mentioned;

1) Structural design.
2) The Disability Discrimination Act 1992 (access for people with disabilities has been assessed in accordance with Part D3 of the BCA, however additional measures may be required to be provided subject to the Disability Discrimination Act 1992)
3) Disability (Access to Premises – Building) Standards 2010.

## 2. BUILDING DESCRIPTION

2.1 The building classification relevant to the proposed use is Class 3.

2.2 The Building has an effective height of under 25 m.

2.3 The required type of construction under C1.1 of the BCA is Type A. This is the most fire resistant type of construction required by the BCA.

2.4 The building has a rise in storeys of six (6).

2.5 An existing Fire Engineering Report (FES1205200 Rev 8, dated 22.06.18 prepared by WSP) applies to the building.

## 3. STRUCTURAL PROVISIONS

3.1 The structural elements are required to be designed in accordance with BCA Section B and the relevant standards.

3.2 New glazed assemblies are to comply with AS 2047-2014 and AS 1288-2006 Amdt 1 & 2.

## 4. FIRE RESISTANCE

4.1 The following fire resisting construction is required:

(a) Internal walls of the fire stair S.03 on Level 1 are to have an FRL of not les than 90/90/90 or -/90/90. The door to the fire stair is to have an FRL of -/60/30.

(b) Internal walls bounding the public corridors are to have an FRL of not less than 90/90/90 or -/60/60.

(c) Internal walls bounding the residential sole occupancy units are to have an FRL of not less than 90/90/90 or -/60/60. The doors separating the residential sole occupancy units from the public corridors are to to have an FRL of -/60/30.

(d) Internal walls of fire rated service risers are to have an FRL of not less than 90/90/90 or -/90/90. Access panels and doors therein are to have an FRL of -/60/30.

4.2 Internal loadbearing walls must be concrete or masonry.

4.3 A non-loadbearing—

i. internal wall required to be fire-resisting; and
ii. lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion,

must be of non-combustible construction.

Other internal loadbearing wall frames are to be of metal construction for the purposes of termite control.

4.4 Lightweight fire resisting construction is to comply with BCA C1.8.

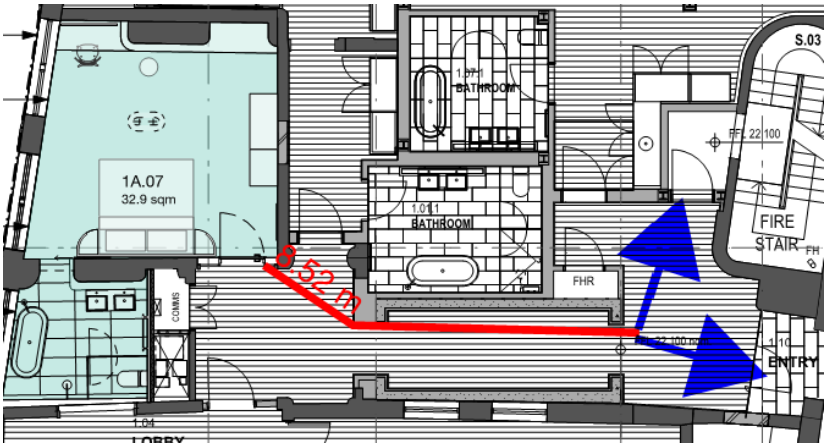
4.5 Fire Hazard properties of any material or assembly used in the building are required to comply with C1.10 and Specification C1.10 of the BCA.

4.6 Openings for service penetrations in fire rated building elements are to be fire stopped/protected in accordance with BCA Clause C3.15. \

4.7 The location of the fire separation between the boardroom and the common corridor is required to be established. If the airlock is part of the common corridor (not fire separated from main corridor), then the minibar must not be located within the airlock.

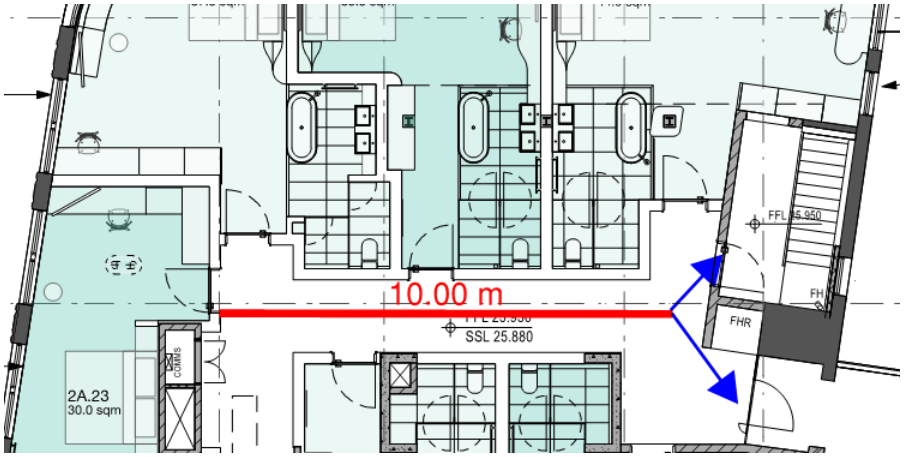
## 5. ACCESS AND EGRESS

5.1 Hotel room 1A.07 on Level 1 will have a travel distance, from the unit entry door to a point of choice, of 8.5 m, which is more than the 6 m permitted by BCA D1.4 .



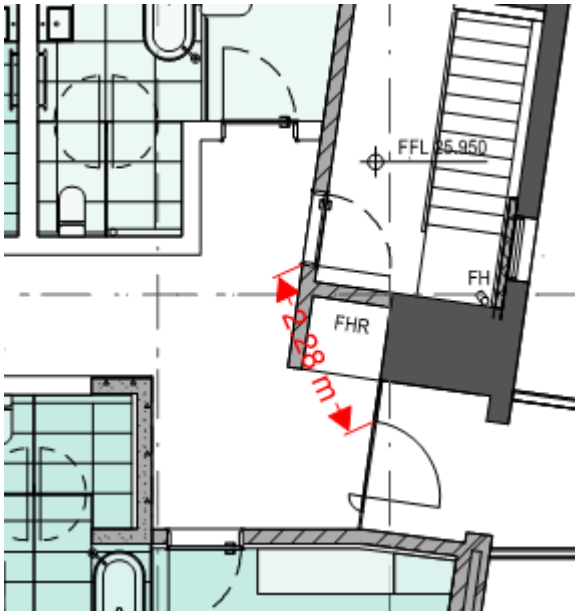

The existing FER for the building justifies extended travel to a point of choice of up to 8 m from this area of the building. The extended travel distance of 8.5 m on Level 1 is required to be performance justified.

On Level 2 the new rooms have a maximum travel to a point of choice of up to 10 m.




The extended travel distance of 10 m on Level 2 is required to be performance justified.

5.2 The distance between alternative exits (S.03 and the central stair) on Level 2 is 2.28 m which is less than less than 9 m minimum specified in BCA D1.5.




The existing FER for the building justified reduced distance between exits of 3.4 m on Level 1. The reduced distance between exits on Level 2 is required to be performance justified.

5.3 The existing FER requires that hot temperature smoke seals be provided to all doors opening onto public corridors on Levels 1 and 2.

5.4 The existing comms cupboards on Level 2 is to be (if not already):

- enclosed internally in non-combustible construction;
- doors provided with smoke seals; and
- service penetrations through walls are to be sealed with mastic.

5.5 The two entry doors to the heritage boardroom are required to be openable from the inside by single hand downward on a single device in accordance with BCA D2.21.

5.6 Protection of openable windows is to comply with BCA D2.24, if openable.

5.7 Signage is required to the fire stair door in accordance with BCA D2.23.

## 6. ACCESS FOR PEOPLE WITH DISABILITIES

6.1 The new sole occupancy units are not required to be accessible, as the existing building contains BCA compliant number of accessible units.

6.2 Access for people with disabilities is required into the heritage boardroom. The existing doors are to be reviewed for compliance.

6.3 Signage is required to the S.03 fire stair door on Level 2 in accordance with BCA D3.6(a)(ii):

*'braille and tactile signage complying with Specification D3.6 must identify each door required by E4.5 to be provided with an exit sign and state—*
*(A) "* ***Exit*** *"; and*
*(B) "* ***Level*** *" ; and either*
*(aa) the floor level number; or*
*(bb) a floor level descriptor; or*
*(cc) a combination of (aa) and (bb)'.*

## 7. SERVICES AND EQUIPMENT

7.1 Hydrant coverage complies.

7.2 Fire hose reel coverage to the heritage boardroom complies.

7.3 The Level 1 and 2 proposed hotel rooms are required to be served by portable fire extinguishers, selected and located in the common corridor in accordance with BCA clause E1.6.

7.4 A smoke detection system in accordance with BCA E2.2 and the existing FER is required.

7.5 Emergency lighting must be provided in accordance with BCA Part E4 & AS 2293.1-2005.

7.6 Exit signs are required in accordance with BCA Part E4 and AS 2293.1-2005.

## 8. HEALTH & AMENITY

8.1 Waterproofing of wet areas must comply with BCA F1.7 & AS 3740.

8.2 Floor wastes must be provided as required by BCA F1.11.

8.3 The occupants of the heritage boardroom, in function mode, will rely on access to the accessible bathroom within room 2A.16 via a management in use plan. This will be the subject of a performance solution.

8.4 Artificial lighting is required to be provided in accordance with BCA Clause F4.4 and AS/NZS 1680.0- 2009.

8.5 Rooms not provided with natural ventilation in accordance with BCA Clause F4.6, are required to be mechanically ventilated in accordance with AS1668.2-2012.

8.6 A floor in a Class 3 building must have an $R_w + C_{tr}$ (airborne) not less than 50 and an $L_{n,w}$ (impact) not more than 62 if it separates—

(i) sole-occupancy units; or

(ii) a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification.

8.7 A wall in a Class 3 building must—

(i) have an $R_w + C_{tr}$ (airborne) not less than 50, if it separates sole-occupancy units; and

(ii) have an $R_w$ (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification; and

(iii) comply with bca F5.3(b) if it separates—

(A) a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or

(B) a sole-occupancy unit from a plant room or lift shaft.

A door may be incorporated in a wall in a Class 2 or 3 building that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, provided the door assembly has an $R_w$ not less than 30.

## 9. ENERGY EFFICIENCY

9.1 The building must be designed in accordance with energy efficiency measures as outlined the NSW variation of the BCA Part J(A) and J(B). In particular your attention is drawn to the following provisions:

i) Air conditioning and ventilating systems (BCA Part J5)

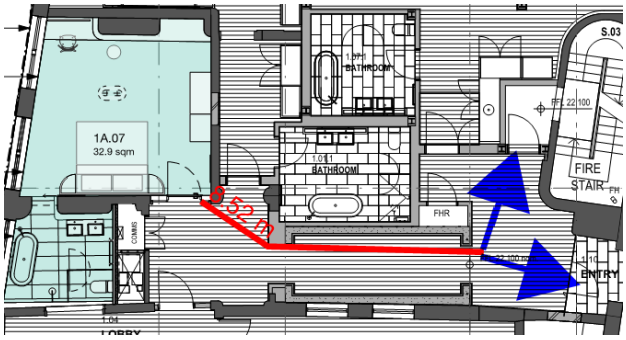
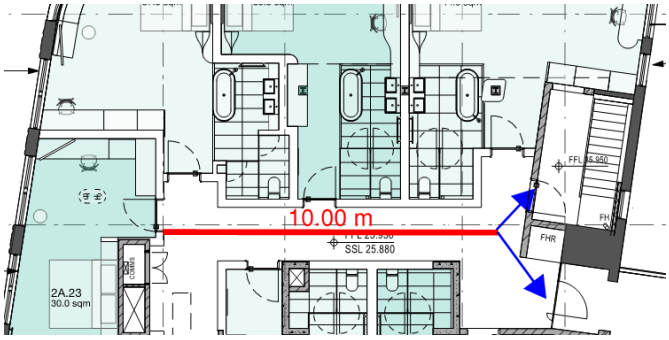
ii) Artificial lighting and power (BCA Part J6);

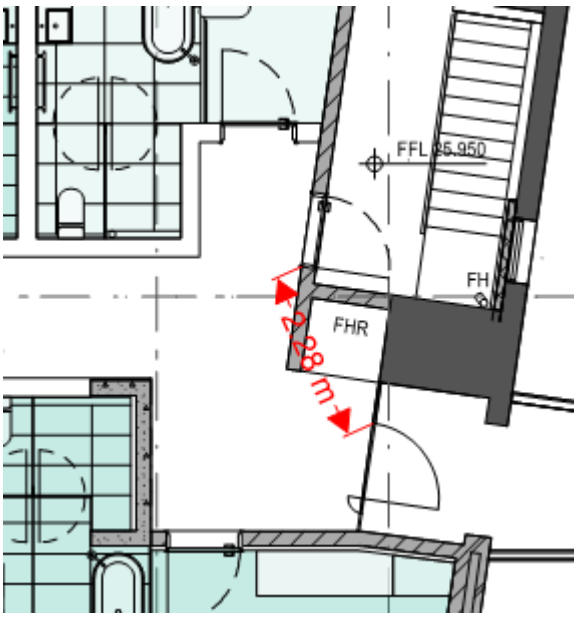
## 10. CONCLUSION

The design as proposed is capable of complying with the Building Code of Australia, and will be subject to construction documentation that will provide appropriate details to demonstrate compliance. This report has identified areas of non-compliance with the deemed-to-satisfy provisions and indicates the design intent to modify the design or demonstrate compliance with the Performance Requirements of the BCA. Whilst the performance based solutions are to be design developed, it is my view that the solutions will not impact on the current design.

A summary of the performance solutions in contain below in Table 1.

Table 1 Proposed Performance Solutions

| BCA Clause | Issue | Comment |
|---|---|---|
| D1.4 | Extended travel distances | Hotel room 1A.07 on Level 1 will have a travel distance from the unit entry door to a point of choice of 8.5 m, which is more than the 6 m permitted by BCA D1.4 .<br>  <br><br>The existing FER for the building justifies extended travel to a point of choice of up to 8 m from this area of the building. The extended travel distance of 8.5 m on Level 1 is required to be performance justified.<br><br>On Level 2 the new rooms have a maximum travel to a point of chose of 10 m.<br>  <br><br>The extended travel distance of 8.5 m on Level 1 is required to be performance justified. |

| | | |
|---|---|---|
| D1.5 | Distances between exits | The distance between alternative exits (S.03 and the central stair) on Level 2 is 2.28 m which is less than less than 9 m minimum specified in BCA D1.5.<br>  <br><br>The existing FER for the building justified reduced distance between exits of 3.4 m on Level 1. The reduced distance between exits on Level 2 is required to be performance justified. |
| F2.4 | Access to accessible sanitary facility by Heritage boardroom occupants in function mode | The occupants of the heritage boardroom, in function mode, will rely on access to the accessible bathroom within room 2A.16 via a management in use plan. This will be the subject of a performance solution. |

Should you need to discuss any issues, please do not hesitate to contact the undersigned on 8270-3500.

Yours Faithfully,

**Chris Michaels**
Executive Director

On behalf of City Plan Services

# APPENDIX 1

Assessed plans prepared by Huppauf Chesterman Architects Pty Ltd

| Plan Title | Drawing No | Revision | Date |
|---|---|---|---|
| Title Page - Location Plan | A-000 | - | 19/09/18 |
| Ground Floor Plan Access/Egress | A-010 | - | 19/09/18 |
| Level 1 Existing Floor Plan | A-011 | - | 19/09/18 |
| Level 2 Existing Floor Plan | A-012 | - | 19/09/18 |
| Level 2 Existing Part Floor Plan – North | A-013 | - | 19/09/18 |
| Level 2 Existing Part Floor Plan – South | A-014 | - | 19/09/18 |
| Level 1 Floor Plan | A-100 | - | 19/09/18 |
| Level 2 Floor Plan – North | A-101 | - | 19/09/18 |
| Level 2 Floor Plan – South | A-102 | - | 19/09/18 |
| Level 1 – Room 1A.07 Heritage Works | A-150 | - | 19/09/18 |
| Long Section Showing Proposed Fit-Out Location | A-200 | - | 19/09/18 |