

Re: 022-219465 Urbis_Bus Depot_4 Racecourse Rd_West Gosford_GC_221214

14 December 2022

Waluya Pty Ltd
C/- Urbis
Angel Place, Level 8
123 Pitt Street
Sydney NSW 2000

Attention: **Simon Wilkes**
Associate Director

Re: **Building Code of Australia 2019 Amdt 1 Pre-Construction Certificate Capability Statement for DA Submission as required by Section 19(1)(c) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021**

Project: **Proposed Transport Depot (Bus Depot)**
Address: **7A-11 Racecourse Road, West Gosford (Corner of Racecourse Road & Faunce Street West)**

INTRODUCTION

At the request of Waluya Pty Ltd, we offer an assessment in respect to the Deemed-to-Satisfy requirements Building Code of Australia 2019 compliance for the use of the site as a 'transport depot' (bus depot) and associated works including the demolition of all existing structures on the site, building for servicing of buses including wash, repair and spray painting, a detached administration building, bus and staff parking at 7 – 11 Racecourse Road, West Gosford

The boundaries of the overall site are shown in Figure 1 below.

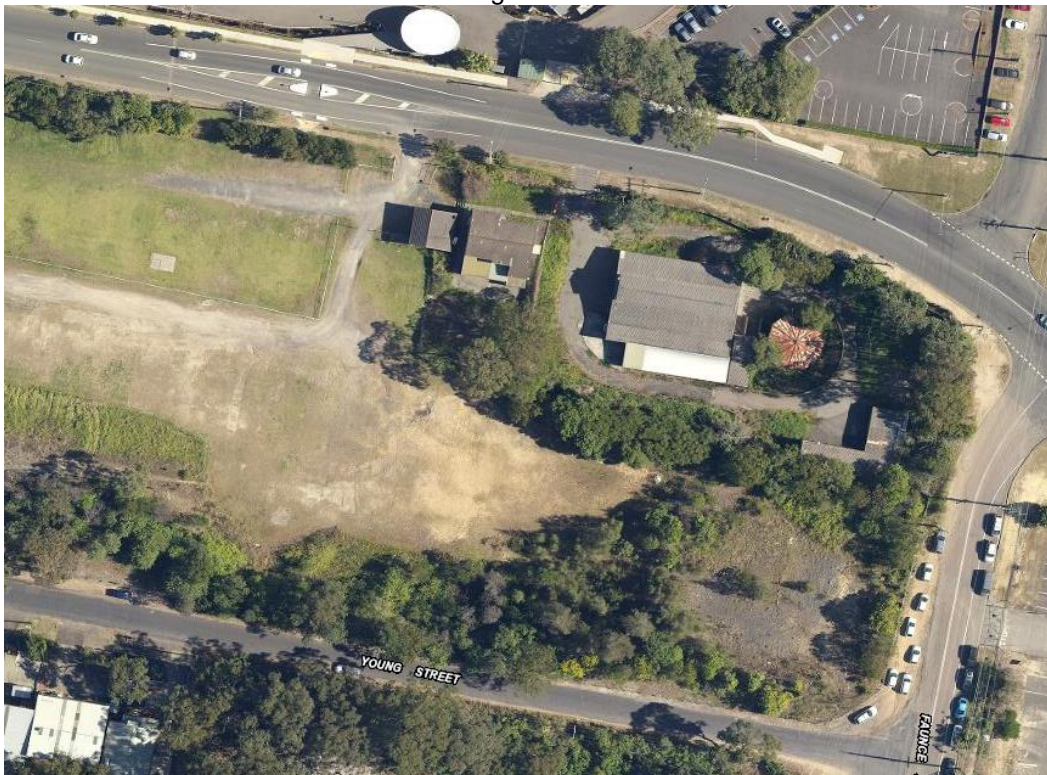


Figure 1 Bus depot – 7-11 Racecourse Road, West Gosford



In our role as the appointed BCA Consultant for the works, this capability statement has been prepared to confirm that we have commenced 'certification works' including the assessment of the proposed building for compliance with the relevant requirements of the Building Code of Australia, as required by Section 19(1)(c) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

CLASSIFICATIONS FOR THE BUILDING

The different parts of the building are classified as follows.

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Class 7: a building which is—

- (a) Class 7a — a carpark; or
- (b) Class 7b — for storage, or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

The table below designates the classifications applicable for each level of the proposed building:

Building	Use	BCA Class, Rise In Storey and Type of Construction
Workshop	Workshop including ancillary offices, workspace, storage, lunchroom and amenities.	Class 5, 7b & 8 RIS – 2 Type B Construction (Due to floor area exceeding 2000sqm)
Admin Building	Office	Class 5 RIS – 2 Type C Construction

This capability statement is based upon the drawings issued by DEM as noted below:

Drawing No. / Revision	Title	Dated
ar--0200/-02	Site plan	13/12/22
ar--0300	Demolition plan	13/12/22
ar--1200/-03	Ground floor plan	13/12/22
ar--1201/-03	First floor plan	13/12/22
ar--1202	Roof plan	13/12/22
ar--2200/-01	Sections	13/12/22
ar--2210/-01	Building sections sheet 1	13/12/22
ar--2211/-01	Building sections sheet 2	13/12/22
ar--2600/-01	Site elevations	13/12/22
ar--2610/-01	Sheet 1 building elevations	13/12/22
ar--2611	Sheet 2 building elevations	13/12/22
ar--2612/-01	Sheet 3 building elevations	13/12/22

We note the design will require fire safety performance solutions and the performance solution will be tabled later, needing justification.

Areas outside fire safety that may have variances from the deemed to satisfy provisions and hence addressable by BCA performance solutions that may also need to be considered are as follows: -

BCA Clause	Requirement	Comment	Status
FP1.4	Weatherproofing	A roof and external wall (including openings around windows and doors) must prevent the penetration	Performance solution to be provided for the wall construction and weatherproofing to ensure



	of water that could cause— (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and (b) undue dampness or deterioration of building elements	compliance. Assessment by the architects and designers required to validate that the walls will meet the performance requirements. Compliance readily achievable prior to issue of a CC.
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On review of the documentation, we confirm that the works proposed will be capable of achieving compliance with the Deemed-to-Satisfy and Performance Requirements of the Building Code of Australia 2019 Amdt 1, subject to normal design development and assessment reviews required at the next stage of documentation and prior to the issue of a Construction Certification for the works.

Fire ratings, egress, access for persons with disabilities, fire safety systems and general health and amenity have all been considered in our evaluation of the documentation provided.

In our opinion, Development Consent should not be withheld for concern that the building / works cannot meet the performance requirements of the Building Code of Australia.

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Regards,

Frank De Pasquale
Senior Associate / Registered Certifier
PHILIP CHUN BUILDING CODE CONSULTING