



PRE-CONSTRUCTION CERTIFICATE BCA 2016 REVIEW FOR DA SUBMISSION

Gosford RSL 2-20 Yallambee Avenue, West Gosford 2250

Prepared for: Gosford RSL
C/- APP Corporation

Project No.: 17-141

Date: 23 March 2018

Issue: 1

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Report Revision History

Issue	Date	Prepared by	Accreditation #	Signed
1	23.03.2017	Antony Ridgway	BPB 0344	

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1.0 Introduction and Documentation

Introduction

This report contains a design philosophy review concerning the capability of the design to meet Building Code of Australia requirements. This review has found that the fundamental design is capable of meeting the requirements of BCA 2016 Amendment 1. The design will be further developed so that resolution of all relevant BCA provisions will be possible prior to the issue of a Construction Certificate.

Documentation

This report is based on the review of the following documents:

- i. Building Code of Australia 2016 (Amendment 1)
- ii. Guide to the Building Code of Australia 2016 (Amendment 1)
- iii. Environmental Planning & Assessment Act 1979
- iv. Environmental Planning & Assessment Regulation 2000
- v. Architectural drawings prepared by WMK Architecture as follows:

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Drawing No.	Issue	Drawing No.	Issue
DA000	1	DA103	1
DA004	1	DA110	1
DA005	1	DA111	1
DA006	1	DA112	1
DA007	1	DA500	1
DA008	1	DA600	1
DA100	1	ID01	P1
DA101	1	ID02	P1
DA102	1	ID03	P1

2.0 Building Characteristics

BCA Classification:	Class 7a carpark – ground floor Class 5 administration and back-of-house areas – ground floor Class 9b club – ground, Level 1, Level 2
Rise in Storeys:	3
Floor Area:	Ground – 3,086m ² Level 1 – 3,033m ² (<i>excludes terrace</i>) <u>Level 2 – 2,910m²</u> Total – 9,029m²
Volume (approx):	33,000m ³
Floor Area: (fire compartments)	Fire compartment 1 (ground floor carpark) 1,622m ² Fire compartment 2 (all remaining parts) 7,407m ²
Type of Construction:	Type A
Effective height:	10.1m
Climate zone:	5
Conditioned space:	All internal areas

3.0 BCA Section C – Fire resistance

- i. The building must comply with the fire rating requirements of Type A construction, BCA Spec C1.1, clause 3 and Table 3.
- ii. Fire compartment sizes can comply with Table C2.2 provided the ground floor carpark is fire separated from the remaining parts of the building in accordance with C2.7.

4.0 BCA Section D – Access and Egress

- i. Exit travel distances and distances between exits are capable of complying with D1.4 and D1.5 provided the design incorporates layout changes and, if necessary, a performance solution.
- ii. Aggregate egress width is capable of complying for the estimated populations.
- iii. The spiral stairway may be used as a required stairway (i.e. for egress).
- iv. Part D3 & AS1428.1-2009 will be addressed as the design develops. The fundamental requirements for an accessible pathway from the property boundary and from the proposed accessible car spaces, into the principal entry of the building and to all areas of each floor, have been addressed in the referenced plans.

5.0 BCA Section E – Services and Equipment

- i. Hydrant coverage is required in accordance with E1.3 & AS2419.1-2005.
- ii. Hose reel coverage is required in accordance with E1.4 & AS2441-2005.
- iii. Sprinkler coverage is required throughout in accordance with Spec E1.5 and AS2118.1-1999.
- iv. A smoke exhaust system is required in accordance with Spec E2.2b, activated by a detection system.
- v. An occupant warning system is required in accordance with Spec E2.2a and AS1670.1.
- vi. Automatic shutdown of air-handling systems is required in accordance with NSW Table E2.2a.
- vii. Emergency lighting and exit signage is required throughout in accordance with Part E4 & AS2293.1-2005.
- viii. Portable fire extinguishers are required in accordance with Table E1.6.

6.0 BCA Section F – Health and Amenity

- i. There are sufficient facilities proposed for the expected populations.
- ii. Compliance with AS1428.1-2009 with regard to the new accessible facilities and ambulant facilities will need to be confirmed prior to issue of the CC.
- iii. Lighting and ventilation throughout the building must be provided in accordance with the specific use of each area.

7.0 BCA Section G – Ancillary Provisions

- i. All 3 storeys of the building are connected by an atrium where the spiral stairway and escalators are located. Part G3 will not apply to the building, provided a sprinkler system is installed throughout the building complying with Specification E1.5, as required by G3.1.

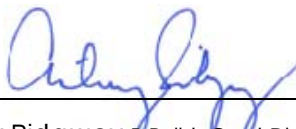
8.0 BCA Section J – Energy Efficiency

- i. J1 – external walls to conditioned space R2.8; internal walls to conditioned space R1.8; roof over conditioned space R4.2; suspended floor below the conditioned space must achieve an R value of 2 (i.e. soffit of carpark)
- ii. J2 – glazing calculator required
- iii. J3 – doors in building envelope to be sealed, main doors to be self-closing; windows in building envelope must comply with AS2047
- iv. J5 – air-conditioning must comply
- v. J6 – lighting must comply
- vi. J7 – hot water must comply
- vii. J8 – The building must have the facility to record individually the energy consumption of each category of power usage (meters).

9.0 Conclusion

We have assessed the referenced architectural documentation with respect to the Building Code of Australia 2016. The design is at a point where the inherent BCA philosophies have been checked and development consent can be sought. The finer details with respect to BCA 2016 compliance can be finalised prior to the issue of a Construction Certificate.

Signed: _____



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