

5 October 2018

Gran Associates Australia
Level 1, 597 Darling Street
ROZELLE NSW 2039

Attention: Michael Clarke
Email: mclarke@granassociates.com.au

Dear Michael,

RE: BUILDING CODE OF AUSTRALIA – CAPABILITY STATEMENT
PROPOSAL: ULLUDULLA HEALTH ONE PROJECT
PREMISES: 130 PRINCES HIGHWAY, ULLADULLA NSW
OUR REF: R1272

Accredited Building Certifiers have been commissioned to carry out an assessment of the proposed development against the requirements of the National Construction Code Series (Volume 1) - Building Code of Australia (BCA) 2016, amendment 1.

It is understood that the proposed development will be subject to a Development Consent application and this BCA compliance Statement will form part of the submission to Council for their consideration as part of the determination.

Our assessment of the concept design documentation was based on the following:

- » National Construction Code Series (Volume 1) Building Code of Australia 2016 (BCA), amendment 1,
- » Guide to the Building Code of Australia 2016 (BCA Guide)
- » Environmental Planning and Assessment Act 1979 (EP&A)
- » Environmental Planning and Assessment Regulation 2000 (EP&AR)
- » Architectural plans prepared by Gran Associates, as follows:

Drawing Number	Revision	Date
DA – 100	B	12.09.2018
DA – 101	B	12.09.2018
DA – 102	B	12.09.2018
DA – 103	B	12.09.2018
DA – 200	B	12.09.2018
DA – 201	B	12.09.2018
DA – 202	B	12.09.2018
DA – 203	B	12.09.2018
DA – 600	B	12.09.2018
DA – 800	B	12.09.2018

BUILDING DESCRIPTION:

This report is based upon an assessment of the architectural plans prepared by Gran Associates Australia Architects Pty Ltd, dated 02.05.2018.

The existing site comprises of a single storey residential premises, which is currently situated over two (2) allotments being Lot 5 & 6 in DP22193, which is located on the corner of Princes Highway and South Street Ulladulla.

The building is located at 130 Princes Highway Ulladulla, is identified below:



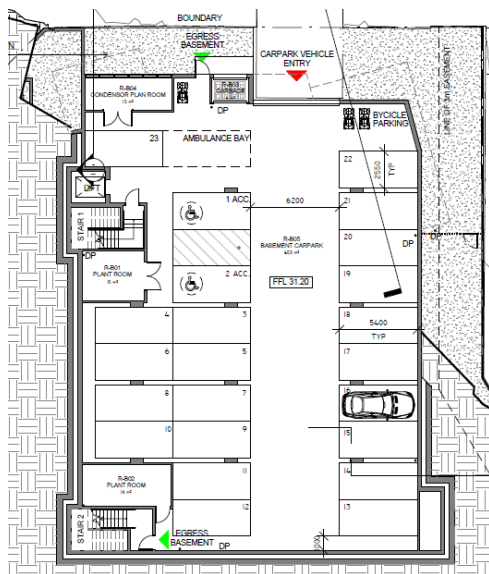
Site Location Map – Courtesy of Six Maps

PROPOSED DEVELOPMENT:

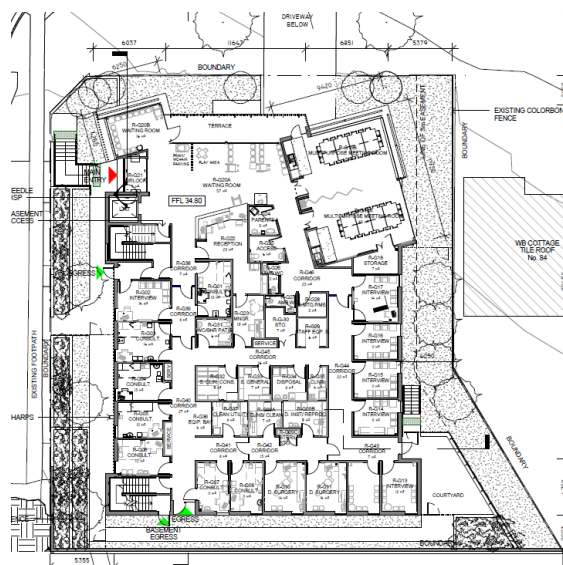
The building subject to this assessment consists of a three (3) storey commercial development, which is proposed to be used by Illawarra Shoalhaven Local Health as a community Health Building.

The development comprises of basement level carparking, ground floor consultancy rooms and first floor level administration / office area.

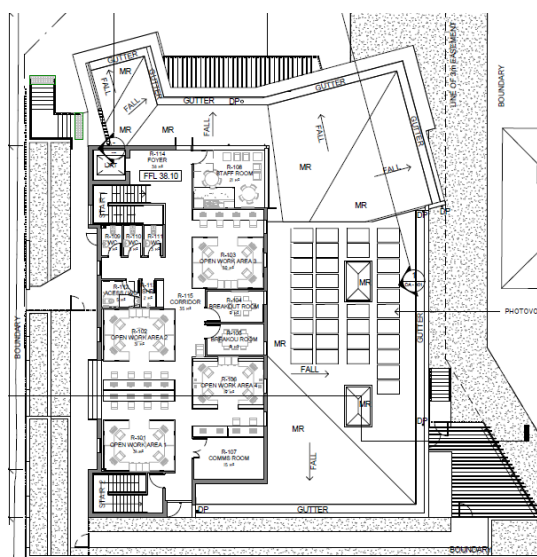
The proposed development subject to this assessment are indicated within the following Architectural Plans prepared by Gran Associates Australia:



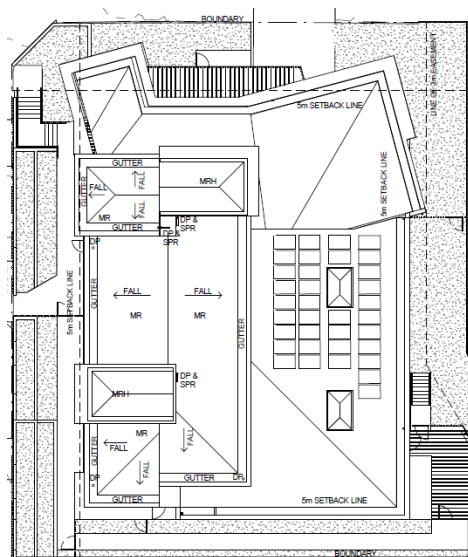
Basement Floor Plan



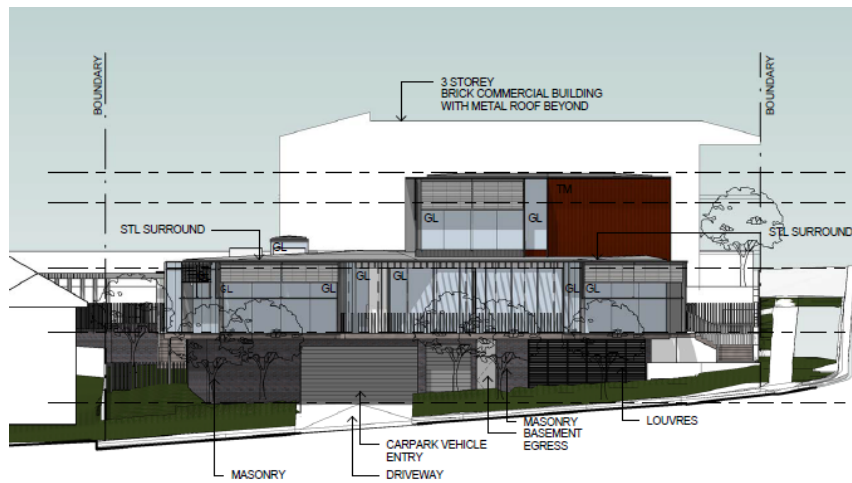
Ground Floor Plan



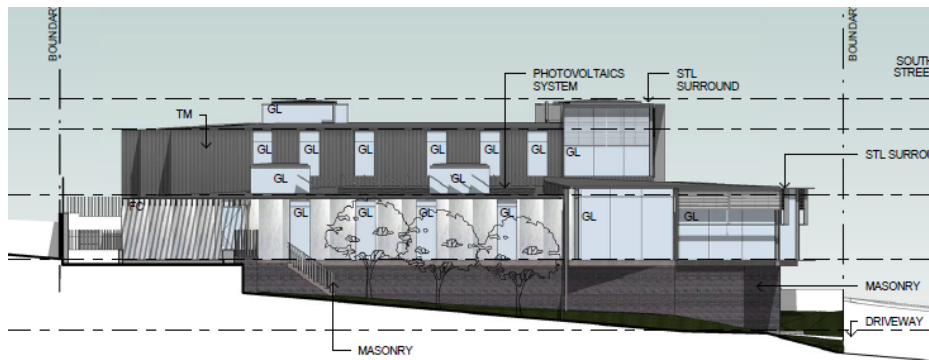
First Floor Plan



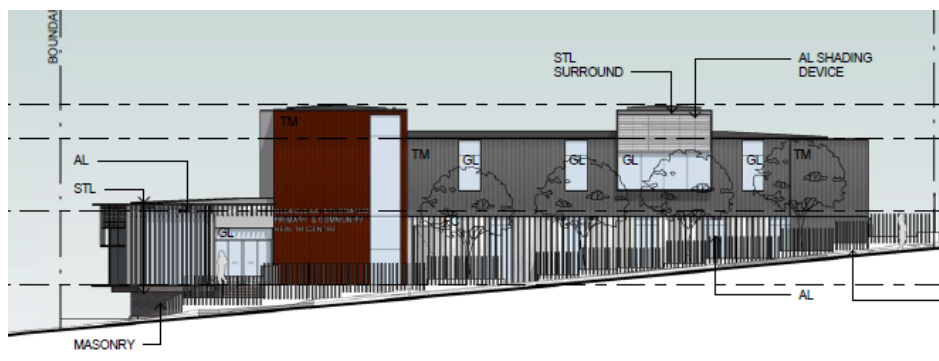
Roof Plan



North Elevation



East Elevation



West Elevation

OBJECTIVES:

The objectives of this statement are to:

- » Confirm that a preliminary review of the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- » Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- » Accompany the Development Application submission to enable the consent Authority to be satisfied that subsequent compliance with the fire & life safety and health and amenity requirements of the BCA.
- » It is noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development, as a further assessment will be undertaken once the architectural plans are further documented.

LIMITATIONS & EXCLUSIONS

The limitations and exclusions of this report are as follows:

- » The following assessment is based upon a review of the architectural documentation.
- » No assessment has been undertaken with respect to the Disability Discrimination Act (DDA) 1992. The building owner should be satisfied that their obligations under the DDA have been addressed.
- » The Report does not address matters in relation to the following:
 - » Local Government Act and Regulations.
 - » NSW Public Health Act 1991 and Regulations.
 - » Occupational Health and Safety (OH&S) Act and Regulations.
 - » Work Cover Authority requirements.
 - » Water, drainage, gas, telecommunications and electricity supply authority requirements.
 - » Compliance with the relevant Australian Standards,
 - » Accredited Building Certifiers do not guarantee acceptance of this report by Local Council, NSW Fire Brigades or any other approval authority.
- » No part of this document may be reproduced in any form or by any means without written permission from Accredited Building Certifiers. This statement is based solely on client instructions, and therefore, should not be used by any third party without prior knowledge of such instructions.

BUILDING CODE OF AUSTRALIA 2016 COMPLIANCE:

Arising from our preliminary assessment of the proposed documentation against the Deemed-to-Satisfy provisions and Performance Requirements of National Construction Code Series – Volume 1 – Building code of Australia 2016, the following key compliance matters are noted.

BCA CLASSIFICATION:	Class 5 (Commercial / Professional Office) Class 7a (Car Parking)
RISE IN STOREYS:	Three (3)
STOREYS CONTAINED:	Three (3)
TYPE OF CONSTRUCTION:	Type B Construction
EFFECTIVE HEIGHT:	6.9m (RL38.100 – RL 31.200)
TOTAL FLOOR AREA:	Approx. 1,886m ²
CLIMATE ZONE:	Zone 6

COMPARTMENTATION SIZES:

The maximum size of fire compartment for the new parts complies with the following maximum permissible limitations for Type B Construction:

CLASSIFICATION	TYPE B CONSTRUCTION	
Class 5 (Professional Offices)	Max floor area	5,500m ²
	Max volume	33,000m ³
Class 7a (Carparking)	Max floor area	3,500m ²
	Max volume	21,000m ³

BCA COMPLIANCE STRATEGY:

The following comprises a summary of the key BCA compliance strategy associated with the proposed development:

	BCA CLAUSE	COMMENTS
1.	C1.1	The proposed building structure is to be verified by the structural engineer to satisfy the minimum type of fire-resisting construction of the building as applicable to Table 4 of Specification C1.1 for Type B Construction.
2.	C2.6	As the proposed building will not be provided with a sprinkler system throughout, then it will be necessary to provide fire rated spandrels between openings situated within different Storey's. Any window or other opening in an external wall which is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by and horizontal or vertical spandrel with an FRL of 60/60/60.
3.	C3.2	Any openings located within 3m of a side or rear boundary or within 6m of another building (not being a Class 10) must be protected in accordance with Clause C3.4. In this regard, it is understood that the allotments will be consolidated into a single allotment to remove the inter allotment boundary (Fire Source Feature)
4.	C1.10	The proposed floor, wall or ceiling coverings will need to comply with the relevant provisions of Specification C1.10 so that the product achieves the relevant Group rating. Further details will need to be provided with the Construction Certificate application.
5.	C3.15	New service installations that penetrate the walls or floors which are required to have an FRL with respect to integrity and insulation, are to be protected by fire seals having an FRL of the building element concerned. Fire seals are required to comply with Specification C3.15.
6.	D1.2	The number of required exits to serve the building indicate compliance.
7.	D1.4	Travel distances for the proposed development indicate compliance.
8.	D1.6	The proposed minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery). In a required exit or path of travel to an exit there is concession for the unobstructed width of a doorway to be reduced to 850mm min in lieu of 1m, and the unobstructed height for an exit doorway can be reduced to 1980mm min.
9.	D1.10	The discharge of exits will necessitate direct connection of the egress paths to the public roadways.
10.	D2.7	Electricity and communications cupboards located within a nominated egress paths within the proposed building will be required to be suitably smoke sealed and enclosed in non-combustible construction in accordance with D2.7(d).
11.	D2.13	Stairways will be required to have risers and goings in accordance with Table D2.14.

12.	D2.16	Balustrades are required where the fall to the level below is more than 1m in height. The minimum height of a balustrade is 1m above the floor of the landing, walkway or the like; and 865mm above the floor of a stairway or a ramp. Balustrades must be constructed so as to not permit a sphere of 125mm diameter to pass through. All balustrades and barrier screens will need to be designed to prevent climbing.
13.	D2.17	Handrails to be provided to the stairways in accordance with BCA.
14.	D2.20	All swinging doorways in a required exit (final exit door from the building) are required to swing in the direction of egress.
15.	D3	Buildings and parts of buildings must be accessible as set out in Table D3.1 unless exempted by Clause D3.4. In this regard, the building is required to comply with the provisions of AS1428.1-2009.
16.	E1.3	Fire hydrants are required to serve the building and comply with AS2419.1-2005.
17.	E1.4	Fire hose reels will be provided to serve each level of the building and comply with AS2441-2005.
18.	E1.6	Portable fire extinguishers are required to serve the Class 5 & 7a building and comply with AS2444-2001.
19.	E2	A smoke detection system is required to be provided in accordance with Specification E2.2a & AS1670.1-2015.
20.	E3	The proposed passenger lift is to be compliant with AS1428.1 in relation to accessibility.
21.	F2	Sanitary facilities will be provided as required in accordance with BCA. Plans indicate that compliance is readily achievable.
22.	F3	The FFL to ceiling heights must not be less than 2.4 metres in habitable rooms.
23.	J1 – J8	All new building works will be compliant with BCA Section J as required.

SUMMARY:

This assessment was carried out against the provisions of the BCA. It is noted that the proposed development will comply with the relevant requirements of BCA and this can be achieved by complying with either of the following:

- a) Complying with the Deemed-to-satisfy (DTS) Provisions; or
- b) Formulating an Alternative Solution which –
 - i) Complies with the performance requirements; or
 - ii) Is shown to be at least equivalent to the DTS provisions; or
- c) A combination of the above.

In accordance with the above, Accredited Building Certifiers verify that the proposed building design will entail a combination of compliance with the DTS provisions and Performance Requirements of the BCA.

PROPOSED ESSENTIAL FIRE SAFETY MEASURES:

Based on the information provided, the following essential fire safety measures are required to be incorporated into the design to satisfy the requirements of the BCA:

Essential Fire Safety Measure	Design / Installation Standard
Automatic Fail-Safe Devices	BCA Clause D2.21
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2015
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2015
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005
Emergency Evacuation Plan	AS 3745-2010

Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001
Fire Doors	BCA Clause C2.13 and AS 1905.1 – 2015 and manufacturer's specification
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005
Fire Seals	BCA Clause C3.15, AS 1530.4-2014 & AS 4072.1 – 2005 and manufacturer's specification
Mechanical Air Handling Systems (shutdown)	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2015
Paths of Travel	EP&A Regulation Clause 186
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001

Note: The above measures may be subject to further change pending the outcomes of the final Fire Safety Engineering report.

CONCLUSION:

This report contains an assessment of the referenced architectural documentation for the proposed development located at 130 Princess Highway Ulladulla, against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2016, amendment 1.

In view of the above assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

Should you have any questions or require further information please do not hesitate to contact the undersigned.



Matthew Morrisey
Director – A1 Accredited Certifier
Accredited Building Certifiers (NSW) Pty Ltd