

3 July 2017

BEAUCON Pty Ltd  
pb@beaucon.net.au

Attention: Philip Beauchamp

Dear Philip,

**REVISED EXHIBITION DRAFT**

**REFERENCE: GAP BLUFF - SYDNEY HARBOUR NATIONAL PARK  
REVIEW OF ENVIRONMENTAL FACTORS AND DEVELOPMENT  
APPLICATION SUBMISSION  
BUILDING CODE OF AUSTRALIA (BCA) CAPABILITY STATEMENT**

Blackett Maguire + Goldsmith Pty Ltd have been commissioned to carry out an assessment of the proposed development against the requirements of the National Construction Code Series (Volume 1 and Volume 2) - Building Code of Australia (BCA) 2016.

It is understood that the proposed development will be subject to a Review of Environmental Factors application and this BCA Capability Statement will form part of the submission to NSW Government and 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)
- + National Construction Code Series (Volume 2) Building Code of Australia 2016 (BCA)
- + 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 Ray Fitz-Gibbon Architects:

Drawing No.	Revision	Date
DC-0-01	A	26/07/2016
DC-A-01	B	27/06/2017
DC-A-02	B	27/06/2017
DC-A-03	D	22/06/2017
DC-A-04	B	27/06/2017
DC-B-01	B	27/06/2017
DC-B-02	B	27/06/2017
DC-C-01	A	26/07/2016
DC-C-02	C	06/06/2017
DC-C-03	C	08/06/2017
DC-D-01	A	26/07/2016
DC-D-02	B	27/06/2017
DC-E-01	A	26/07/2016
DC-E-02	B	27/06/2017
DC-F-01	A	26/07/2016
DC-F-02	C	27/06/2017



### **BUILDING DESCRIPTION:**

We note that the proposed development comprises of the adaptive reuse of six (6) buildings at Gap Bluff in the Watson's Bay area of Sydney's Eastern Suburbs for the purpose of using the buildings with the following functions - operate and manage functions, short stay visitor accommodation, hospitality and visitor services/experiences.

### **STATEMENT OBJECTIVES:**

The objectives of this statement are to:

- + Confirm that a preliminary review of the 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*.

### **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:
  - i. Local Government Act and Regulations.
  - ii. NSW Public Health Act 1991 and Regulations.
  - iii. Occupational Health and Safety (OH&S) Act and Regulations.
  - iv. Work Cover Authority requirements.
  - v. Water, drainage, gas, telecommunications and electricity supply authority requirements.
- + BM+G Pty Ltd do not guarantee acceptance of this report by Local Council, NSW Fire Brigades or other approval authorities.
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### **BUILDING CODE OF AUSTRALIA 2016 COMPLIANCE:**

Arising from our preliminary assessment of the proposed development against the Deemed-to-Satisfy provisions and Performance Requirements of National Construction Code Series – Volume 1 and Volume 2 – Building Code of Australia 2016, the following key compliance matters are noted.

The principal building characteristics as defined by the BCA are as follows for each building:

#### **Officers Mess:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>BCA CLASSIFICATION:</b>	Class 3, 5 & 9b	Class 9b
<b>RISE IN STOREYS:</b>	Two (2)	Two (2)
<b>TYPE OF CONSTRUCTION:</b>	Type B	Type B
<b>EFFECTIVE HEIGHT:</b>	<12m	<12m
<b>TOTAL FLOOR AREA:</b>	745m <sup>2</sup>	745m <sup>2</sup>
<b>CLIMATE ZONE:</b>	5	5



**Gap Bluff Cottage:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>BCA CLASSIFICATION:</b>	Class 1b	Class 1b (guest house)
<b>RISE IN STOREYS:</b>	One (1)	One (1)
<b>TYPE OF CONSTRUCTION:</b>	Volume 2	Volume 2

**The Armoury:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>BCA CLASSIFICATION:</b>	Class 9b	Class 9b
<b>RISE IN STOREYS:</b>	One (1)	One (1)
<b>TYPE OF CONSTRUCTION:</b>	Type C	Type C
<b>EFFECTIVE HEIGHT:</b>	<12m	<12m
<b>TOTAL FLOOR AREA:</b>	350m <sup>2</sup>	350m <sup>2</sup>
<b>CLIMATE ZONE:</b>	5	5

**33 Cliff Street:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>BCA CLASSIFICATION:</b>	Class 1b	Class 1b (guest house)
<b>RISE IN STOREYS:</b>	One (1)	One (1)
<b>TYPE OF CONSTRUCTION:</b>	Volume 2	Volume 2

**Constables Cottage:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>BCA CLASSIFICATION:</b>	Class 1b	Class 1b (guest house)
<b>RISE IN STOREYS:</b>	One (1)	One (1)
<b>TYPE OF CONSTRUCTION:</b>	Volume 2	Volume 2

**Green Point Cottage:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>BCA CLASSIFICATION:</b>	Class 1b	Class 1b (guest house)
<b>RISE IN STOREYS:</b>	One (1)	One (1)
<b>TYPE OF CONSTRUCTION:</b>	Volume 2	Volume 2

The detailed BCA desktop assessment was carried out against the provisions of the BCA. It is noted that the proposed development must comply with the relevant requirements and this can be achieved by complying with 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.

Accordingly, BM+G can verify that the proposed building designs will entail a combination of compliance with the DTS provisions and Performance Requirements of the BCA, by the

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development and justification of Performance Based Alternative Solutions prepared by suitably Accredited Consultants.

**PROPOSED ESSENTIAL FIRE & OTHER SAFETY MEASURES:**

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

**Officers Mess**

Essential Fire and Other Safety Measures	Standard of Performance
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS 2293.1 – 2005
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 1998 & AS 1682.1 & 2 – 1990
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005
Fire Seals	BCA Clause C3.15 & AS 1530.4 – 2005 & AS 4072.1 – 2005
Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1999
Mechanical Air Handling Systems (automatic shutdown)	BCA Clause E2.2 (NSW Variation), AS/NZS 1668.1 – 2015 & AS 1668.2 – 1991
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 Review to confirm the works are permissible and do not contradict the base building Alternative Solutions.*

**The Armoury**

Essential Fire and Other Safety Measures	Standard of Performance
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**Gap Bluff Cottage, 31 Cliff St, Constables Cottage & Green Point Cottage**

Essential Fire and Other Safety Measures	Standard of Performance
Evacuation/Emergency Lighting	BCA Part 3.7.2.5 & AS2293.1 - 2005
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001
Smoke Alarms (interconnected through each bedroom and corridor)	AS 3786 - 2014



### **CONCLUSION:**

This report contains an assessment of the referenced architectural documentation for the proposed development located at the Gap Bluff, against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1 and Volume 2) Building Code of Australia 2016.

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.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 02 9211 7777.

Kind Regards,

Michael Potts  
Senior Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**

### DISCLAIMER

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