

9 April 2015

Dockside Group
Suite 501/35, Lime Street,
King Street Wharf,
Sydney NSW 2000

Attention: Philip Beauchamp

Dear Philip,

**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) 2015.

It is understood that the proposed development will be subject to a Review of Environmental Factors application and a Development Consent 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 2015 (BCA)
- + National Construction Code Series (Volume 2) Building Code of Australia 2015 (BCA)
- + Guide to the Building Code of Australia 2015 (BCA Guide)
- + Environmental Planning and Assessment Act 1979 (EP&A)
- + Environmental Planning and Assessment Regulation 2000 (EP&AR)
- + Architectural plans prepared by Johnson Pilton Walker:

Drawing No.	Revision	Date
PD-A-00-0001	01	-
PD-A-00-1000	01	-
PD-A-01-1001	01	-
PD-A-01-1005	01	-
PD-A-01-1006	01	-
PD-A-01-2000	01	-
PD-A-01-2001	01	-
PD-A-01-2002	01	-
PD-A-01-2003	01	-
PD-A-01-2005	01	-
PD-A-01-2006	01	-
PD-A-01-2007	01	-
PD-A-01-2008	01	-
PD-A-02-2010	01	-
PD-A-02-2015	01	-
PD-A-03-1020	01	-



PD-A-03-1025	01	-
PD-A-03-1026	01	-
PD-A-03-2020	01	-
PD-A-03-2021	01	-
PD-A-03-2025	01	-
PD-A-03-2026	01	-
PD-A-03-8001	01	-
PD-A-03-8002	01	-
PD-A-03-8003	01	-
PD-A-03-8004	01	-
PD-A-04-1030	01	-
PD-A-04-1035	01	-
PD-A-04-2030	01	-
PD-A-04-2035	01	-
PD-A-05-1040	01	-
PD-A-05-1045	01	-
PD-A-05-2040	01	-
PD-A-05-2045	01	-
PD-A-05-8001	01	-
PD-A-06-1050	01	-
PD-A-06-1055	01	-

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.
 - + No part of this document may be reproduced in any form or by any means without written permission from BM+G Pty Ltd. This report 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 2015 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 2015, the following key compliance matters are noted.

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

Officers Mess:

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

Gap Bluff Cottage:

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

The Armoury:

	EXISTING	PROPOSED
BCA CLASSIFICATION:	Class 9b	Class 9b
RISE IN STOREYS:	One (1)	Two (2)
TYPE OF CONSTRUCTION:	Type C	Type B
EFFECTIVE HEIGHT:	<12m	<12m
TOTAL FLOOR AREA:	400m ²	865m ²
CLIMATE ZONE:	5	5

33 Cliff Street:

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



Constables Cottage:

	EXISTING	PROPOSED
BCA CLASSIFICATION:	Class 1b	Class 6
RISE IN STOREYS:	One (1)	One (1)
TYPE OF CONSTRUCTION:	-	Type B
EFFECTIVE HEIGHT:	-	<12m
TOTAL FLOOR AREA:	135m ²	240m ²
CLIMATE ZONE:	-	5

Green Point Cottage:

	EXISTING	PROPOSED
BCA CLASSIFICATION:	Class 1b	Class 1b (guest house)
RISE IN STOREYS:	One (2)	One (2)
TYPE OF CONSTRUCTION:	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 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 & The Armoury

Essential Fire and Other Safety Measures	Standard of Performance
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2004
Automatic Fail Safe Devices	BCA Clause D2.21
Building Occupant Warning System	BCA Clause 3.22 of AS 1670.1 – 2004
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	Clause E1.3 & AS 2419.1 – 2005



Essential Fire and Other Safety Measures	Standard of Performance
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 – 1998 & 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.

Constables Cottage

Essential Fire and Other Safety Measures	Standard of Performance
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001
Paths of Travel	EP & A Regulation Clause 186
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001

Gap Bluff Cottage, 31 Cliff St, & 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 – 1993

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 2015.

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
Building Regulations Consultant
Blackett Maguire + Goldsmith Pty Ltd