ELITE CERTIFICATION

# BCA CAPABILITY REPORT

# FOR

# BDAI

# UNIT 10/4-8 INMAN ROAD CROMER NSW 2099

## Project No. E250049

## Date: 30th June 2025

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# 1.0 – Executive Summary

The following BCA compliance assessment report has been prepared at the request of for the purpose of the proposed conversion of an existing warehouse to an indoor pickle court centre and ancillary health facilities.

This report has been prepared to identify the extent of compliance achieved by the architectural documentation against the relevant provisions of the Building Code of Australia (BCA) 2022 AMDT 1 and adopted Australian Standards and Disability Discrimination Act.

The building, the subject of this report, is for the proposed change of use of an existing warehouse to an indoor pickle court centre and ancillary health facilities.

This report will provide the consent authority with a BCA analysis to assist in the determination of the application.

# 2.0 – Property Description

## 2.1 – Location

The subject development is to be located at Unit 10, 8 – 10 Inman Road Cromer which is within the jurisdiction of Northern Beaches Council for the purposes of development approvals.

The subject building is to be located at Unit 10, 8 – 10 Inman Road Cromer situated with Inman Road to the west, South Creek Road to south, early childhood centre and commercial/industrial developments to the north and industrial development to the east elevation.

## 2.2 – Building Description

| | |
|---|---|
| ***Use/Classification*** | • Existing Class 7b – Warehouse<br>• Proposed Class 9b – Assembly Building |
| ***Rise in Storeys*** | The subject tenancy is a two (2) storey sole-occupancy unit |
| ***Effective Height*** | The existing building has an effective height of less than 25m |
| ***Type of Construction (BCA)*** | The building is required to adopt Type A construction throughout |
| ***Floor Area*** | • Class 9b – Maximum floor area – 8,000m$^2$ |
| ***Volume*** | • Class 9b – Maximum volume – 48,000m$^3$ |
| ***Population*** | Maximum of 250 patrons and 20 staff<br>Assessed in accordance D2D18 (c) |
| ***Climate Zone*** | Zone 5 |

# 3.0 – Building Code of Australia Assessment

## *3.1 – Structural Provisions (Part B, BCA)*

| ***Item*** | ***Comment*** |
|---|---|
| *Resistance to actions* | The resistance of a building and its structure must be greater than the most critical action effect resulting from different combinations of actions;<br>▪ the most critical action effect on a building or structure is determined in accordance with Clauses B1D2 of the BCA and the general design procedures contained in AS/NZS 1170.0.<br><br>The structural engineer is to ensure all new structural works achieve compliance with the above provisions.<br><br>Having regard to the existing structural elements the structural engineer is to certify the building is capable of withstanding the intended loads for the proposed change of use of the development. |
| *Determination of individual actions* | The magnitude of the building's actions must be determined in accordance with the following with Clause B1D3 of the BCA<br>▪ Permanent and Imposed Actions – AS 1170.1,<br>▪ Wind and earthquake actions – AS 1170 Part 2 and 4.<br><br>The structural engineer is to ensure all new structural works achieve compliance with the above provisions.<br><br>Having regard to the existing structural elements the structural engineer is to certify the building is capable of withstanding the intended loads for the proposed change of use of the development. |
| *Determination of structural resistance of materials and forms of construction* | The structural resistance of the building and materials and forms of construction must be determined in accordance with Clause B1D4 of the BCA and the following, as appropriate:<br>▪ Masonry – AS 3700,<br>▪ Concrete – AS 3600, AS 5146.1, AS5416.3 and AS 5216,<br>▪ Steel Construction – AS 4100 and AS 4600,<br><br>The structural engineer is to ensure all new structural works achieve compliance with the above provisions.<br><br>Having regard to the existing structural elements the structural engineer is to certify the building is capable of withstanding the intended loads for the proposed change of use of the development. |

## 3.2 – Fire Resistance and Stability (Section C, BCA)

| ***Item*** | ***Comment*** |
|---|---|
| *Fire hazard properties* | The fire hazard properties of all materials, assemblies, fixtures and linings are to comply with Clause C2D11 and Specification 7 of Part C of the BCA, as applicable.<br><br>Further details are required to be provided during the Construction Certificate phase. |
| *Compartmentation* | The proposed fire compartments contained within the development will not exceed the maximum floor area and volume limitations as specified in Table C3D3 of the BCA. |

## 3.3 – Access and Egress (Section D, BCA)

| ***Item*** | ***Comment*** |
|---|---|
| *Number of exits required* | The number exits in the building to achieve compliance with the provisions of Clause D2D3 of the BCA being at least two (2) exits to both buildings.<br><br>Assessment of the architectural design has revealed that the development achieves compliance. |
| *Exit travel distances.* | No point on the floor must be more than 20 m from an exit or from a point at which travel in different directions to 2 exits is available with a total travel distance of 40m in accordance with Clause D2D5 of the BCA.<br><br>Assessment of the architectural design has revealed that the travel distance to a required exit does not achieve compliance with Clause D2D5 of the BCA.<br><br>Where compliance with the deemed-to-satisfy provisions cannot achieve compliance with the DTS provisions of the BCA an alternate solution will be prepared to address Performance Requirement D1P4 and E2P2 of the BCA. |

# 3.0 – BUILDING CODE OF AUSTRALIA ASSESSMENT

| ***Item*** | ***Comment*** |
|---|---|
| *Distance between alternative exits* | Distance between alternate exits to the ground floor level is not to exceed a maximum of 60m in accordance with D2D6 of the BCA.<br><br>Assessment of the architectural design has revealed that the travel distance between alternate required exits exceeds a maximum of 60m being in the order of 61.5m.<br><br>Where compliance with the deemed-to-satisfy provisions cannot achieve compliance with the DTS provisions of the BCA an alternate solution will be prepared to address Performance Requirement D1P4 and E2P2 of the BCA. |
| *Dimensions of exits.* | Aggregate egress widths for the ground and mezzanine level will achieve compliance with the provisions of Clause D2D8 of the BCA. |
| *Electrical distribution boards* | Any new or altered electrical distribution boards located in the path of travel to an exit must be enclosed in a non-combustible enclosure and sealed to prevent the escape of smoke in accordance with Clause D3D8 of the BCA.<br><br>Further details are required to be provided during the construction certificate phase. |
| *Egress Doors.* | All required doorways will swing in the direction of egress and will be provided with the appropriate hardware in accordance with Clauses D3D24 and D3D26 of the BCA.<br><br>All new required exit doorways are designed to swing in the direction of egress and are to be fitted with appropriate hardware.<br><br>Further details are required to be provided during the construction certificate phase. |
| *Access for people with disabilities.* | The building is to comply with:<br><br>▪ The Disability (Access to Premises — Buildings), Standards 2010;<br>▪ Part D4 of the BCA;<br>▪ Australian Standard AS 1428.1-2009.<br><br>Buildings and parts of buildings must be accessible as required by Clauses D4D2, D4D3 and D4D4 of the BCA, unless exempted by Clause D4D5 of the BCA.<br><br>Further details are required to be provided during the construction certificate phase. |

## *3.4 – Services and Equipment (Section E, BCA)*

| ***Item*** | ***Comment*** |
|---|---|
| *Hydrant Systems.* | The existing building is protected by an external hydrant system in accordance with the provisions of Clause E1.3 of the BCA and AS2419.1-2005.<br><br>The fire hydrant system is to be assessed to ensure hose reel coverage of the modified building achieves compliance with AS2419.1-2021.<br><br>The assessment is to be undertaken by a competent fire safety practitioner at the construction certificate phase. |
| *Hose Reel Systems.* | The existing building is protected with a fire hose reel system in accordance with the provisions of Clause E1.4 of the BCA and AS2441-2005.<br><br>The fire hose reel system is to be assessed to ensure hose coverage of the modified area achieves compliance with AS2441-2005.<br><br>The assessment is to be undertaken by a competent fire safety practitioner at the construction certificate phase. |
| *Portable Fire Extinguishers.* | The existing building is protected with portable fire extinguishers in accordance with the provisions of Clause E1.6 of the BCA and AS2441-1995.<br><br>Fire extinguishers will be provided in accordance the provisions of Clause E1D14 of the BCA and AS2444-2001.<br><br>Further details shall be provided for compliance assessment during the construction certificate design phase. |
| *Smoke Hazard Management.* | The existing building is protected with fire detection and alarm system in accordance with the provisions of Clause E2.2 of the BCA and AS1670.1-2018<br><br>The existing fire detection and alarm system is to be modified to ensure coverage of the tenancy achieves compliance with the requirements of AS1670.1-2018.<br><br>The design of the smoke hazard management system is to undertaken by a competent fire safety practitioner at the construction certificate phase. |

| ***Item*** | ***Comment*** |
|---|---|
| *Emergency Lighting.* | Emergency lighting is provided throughout the building in accordance with Clauses E4.2, E4.4 of the BCA and AS/NZS 2293.1-2005.<br><br>The modification of the emergency lighting system is to be designed in accordance with Clauses E4D2 and E4D4 of the BCA and AS/NZS2293.1-2018 and certified by competent electrical consulting engineer at the construction certificate phase. |
| *Exit Signs.* | Exit signs will be provided throughout the building in accordance with Clauses E4.5 and E4.6 of the BCA and AS/NZS 2293.1-2005.<br><br>The modification of the exit sign system is to be designed in accordance with Clauses E4D5, E4D6 and E4D8 of the BCA and AS/NZS 2293.1-2018.and certified by competent electrical consulting engineer at the construction certificate phase. |

## *3.5 – Health and Amenity (Section F, BCA)*

| ***Item*** | ***Comment*** |
|---|---|
| *Sanitary and Other Facilities* | The tenancy will be provided with sanitary facilities in accordance with Clauses F4D4, F4D5 and F4D6 of the BCA for both male and female ambulant and accessible WCs. Assessment of the design has confirmed the number of facilities will cater for the proposed occupant numbers. |
| *Room Heights* | The development is required to achieve compliance with Clause F5D2 of the BCA with respect to achieving the following minimum room heights<br><br>Habitable rooms – 2.7m<br><br>Assessment to the architectural design confirms compliance with the provisions of the BCA are capable of being achieved. |
| *Lighting* | The existing building is provided with an artificial lighting in accordance AS1680.1.<br><br>An artificial lighting system is to be provided to ensure compliance with AS1680.1-2009 is achieved.<br><br>The design is to be undertaken by an appropriately qualified electrical consulting engineer at the construction certificate phase. |
| *Ventilation* | The existing warehouse is provided with natural ventilation complying with Clause F6D7 of the BCA.<br><br>The ventilation of the church is to be assessed to ensure compliance with Clause F6D6 of the BCA and AS1668.2-2012 is achieved.<br><br>The design is to be undertaken by an appropriately qualified mechanical engineer at the construction certificate phase. |

## *3.6 – Energy Efficiency (Section J, BCA)*

| ***Item*** | ***Comment*** |
|---|---|
| *Air-Conditioning and Ventilation System* | Any new air-conditioning and ventilation systems are required to be designed to comply with Part J6 of the BCA.<br><br>The building is capable of compliance subject to detailed design.<br><br>Full documentation is to be provided for assessment at the Construction Certificate phase. |
| *Artificial Lighting and Power* | All new lighting is to maintain maximum lighting power levels and control systems as applicable. The design of lighting systems must comply with Part J7 of the BCA.<br><br>The building is capable of compliance subject to detailed design.<br><br>Full documentation is to be provided for assessment at the Construction Certificate phase. |

# 4.0 – Fire Safety and Other Measures

## 4.1 – Existing Fire Safety Measures

The existing fire safety measures contained within the building -

| Fire Safety Measure | Minimum Standard of Performance |
|---|---|
| ACCESS PANELS, DOORS AND HOPPERS TO FIRE RESISTING SHAFT | BCA2019 AMENDMENT 1 SECTION C, SPECIFICATION C3.13 AND AS 1530.4-2014 |
| AUTOMATIC FIRE DETECTION AND ALARM SYSTEM (SMOKE DETECTION SYSTEM TO AUTOMATICALLY SHUTDOWN AIR-HANDLING SYSTEM) | BCA2019 AMENDMENT 1 CLAUSE E2.2, CLAUSE 6 OF SPECIFICATION E2.2A AND AS 1670.1-2018 |
| AUTOMATIC FIRE DETECTION AND ALARM SYSTEM (SMOKE DETECTION SYSTEM) - INCLUDING: | BCA2019 AMENDMENT 1 CLAUSE E2.2, CLAUSE 4 OF SPECIFICATION E2.2A, AS 1670.1-2018 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| AUTOMATIC FIRE SUPPRESSION SYSTEM (SPRINKLER) AUTOMATIC FIRE SUPPRESSION SYSTEMS (SPRINKLERS) - INCLUDING:<br>•FAST RESPONSE SPRINKLER HEADS ARE BE PROVIDED THROUGHOUT THE BUILDING WITH A RESPONSE TIME INDEX (RTI) NO GREATER THAN 50M 1/2S1/2;<br>•THE LOWER GROUND FLOOR TENANCIES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED TO AS2118.1-2017 BASED ON AN ORDINARY HAZARD 3 CLASSIFICATION WITH THE FOLLOWING ADDITIONAL MEASURES TAKING PRECEDENCE;<br>O THE SYSTEM SHALL BE DESIGNED TO ENSURE IT IS CAPABLE OF 130 SPRINKLERS ACTIVATING SIMULTANEOUSLY.<br>•A 500MM CLEARANCE MUST BE MAINTAINED BETWEEN SPRINKLER HEAD DEFLECTOR AND THE TOP OF THE STORED COMMODITY VIA A FIXED MESH LID TO STORAGE CAGES FOR THE LOWER GROUND FLOOR TENANCIES.<br>•THE PLACEMENT OF FIRE SPRINKLER HEADS MUST BE COORDINATE WITH THE WAREHOUSE TRANSLUCENT SHEET PANELS SUCH THAT THE SPRINKLER HEADS ARE NOT LOCATED DIRECTLY BELOW A TRANSLUCENT SHEET PANEL. | BCA2019 AMENDMENT 1 CLAUSE E1.5, SPECIFICATION E1.5, AS 2118.1-2017 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| BUILDING OCCUPANT WARNING SYSTEM - INCLUDING:<br>•THE BUILDING OCCUPANT WARNING SYSTEM MUST INCORPORATE A PRE-RECORDED VOICE MESSAGE INSTRUCTING OCCUPANTS TO EVACUATE.<br>•THE SYSTEM MUST BE PROGRAMMED SUCH THAT THE 'EVACUATION COMMAND' IS INITIATED UPON FIRE DETECTION. THE SYSTEM MUST NOT INCORPORATE 'ALERT TONES' | BCA 2019 AMENDMENT 1 CLAUSE E2.2, CLAUSE 7 OF SPECIFICATION E2.2A, AS 1670.1-2018 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| EMERGENCY LIGHTING | BCA2019 AMENDMENT 1 CLAUSE E4.2, E4.4 AND AS/NZS 2293.1-2018 |
| EXIT SIGNS | BCA2019 AMENDMENT 1 CLAUSE E4.5, NSW E4.6, E4.8 AND AS/NZS 2293.1- 2018 |

# 4.0 – FIRE SAFETY AND OTHER MEASURES

| Fire Safety Measure | Minimum Standard of Performance |
|---|---|
| FIRE ALARM MONITORING SYSTEM | BCA2019 AMENDMENT 1 CLAUSE E2.2, CLAUSE 8 OF SPECIFICATION E2.2A AND AS 1670.3-2018 |
| FIRE CONTROL CENTRE - INCLUDING:<br>•ACCESS TO THE FIRE CONTROL CENTRE NECESSITATES A CHANGE IN LEVEL OF 960MM FROM INMAN ROAD; EXCEEDING THE 300MM MAXIMUM<br>•THE FIRE CONTROL CENTRE MUST BE PROVIDED AS A DEDICATED ENCLOSURE ON THE SOUTHERN EXTERNAL WALL OF UNIT G.1.<br>•THE FIRE CONTROL CENTRE WILL HOUSE THE FDCIE AND BE IDENTIFIED BY A RED VISUAL ALARM DEVICE (VAD) ABOVE THE ENCLOSURE PER AS 1670.1-2018 | BCA2019 AMENDMENT 1 CLAUSE E1.8, SPECIFICATION E1.8 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| FIRE CURTAIN - INCLUDING:<br>WITHIN THE FIREWALL<br>SEPARATING FIRE COMPARTMENT<br>B.1 AND B.2 IS AN AUTOMATIC FIRE CURTAIN ACHIEVING A --/240/-- FRL IN LIEU OF A DTS REQUIRED --<br>/240/30 FRL FOR A SHUTTER.<br>AS PART OF THE PERFORMANCE SOLUTION THE FOLLOWING REQUIREMENTS APPLY:<br>A SMOKE CONTROL - FIBERSHIELD 4 CURTAIN MUST BE PROVIDED WITHIN THE DISCUSSED FIREWALL OPENING IN SELF-STORAGE UNIT B.1 ENTRY.<br>THE AUTOMATIC FIRE CURTAIN MUST BE TESTED TO ACHIEVE A MINIMUM --/240/-- FRL IN ACCORDANCE WITH AS1530.4-2014. THE CURTAIN MUST AUTOMATICALLY DESCEND ON POWER FAILURE AND A GENERAL FIRE TRIP.<br>A SENSOR MUST BE INSTALLED BENEATH THE DESCENT PATH OF THE FIRE CURTAIN LINKED TO A PIEZO ALARM WHICH MUST SOUND A LOCALISED ALARM IF ANY OBSTRUCTION IS LOCATED UNDER THE FIRE CURTAIN FOR A PERIOD OF 60 SECONDS OR LONGER.<br>TESTING OF THE FIRE CURTAIN AND THE ASSOCIATED PIEZO ALARM ARE TO BE UNDERTAKEN MONTHLY | BCA2019 AMENDMENT 1 CLAUSE C1.1, C2.7, C2.8, AS1530.4-2014 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| FIRE DAMPERS | BCA2019 AMENDMENT 1 CLAUSE C3.15 AND AS 1668.1-2015 (AS 1682.1-2015 AND AS 1682.2-2015) |
| FIRE DOORS - INCLUDING:<br>•THE EXIT DOORS OPENING TO THE CENTRAL HARDSTAND AND LOCATED ADJACENT TO THE WAREHOUSE TENANCY FIREWALLS ON GROUND FLOOR MUST:<br>BE CONSTRUCTED OF STEEL OR BE PROVIDED A NON-COMBUSTIBLE COVERING ON THE EXTERNAL FACE; AND<br>BE FITTED WITH A SELF-CLOSING DEVICE. | BCA2019 AMENDMENT 1 SPECIFICATION C3.4, AS/NZS 1905.1- 2015 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |

# 4.0 – FIRE SAFETY AND OTHER MEASURES

| Fire Safety Measure | Minimum Standard of Performance |
|---|---|
| FIRE HOSE REELS - INCLUDING:<br>•FIRE HOSE REELS MUST PROVIDE COVERAGE IN THE LOWER GROUND LEVEL CARPARK AREA THROUGH FIRE HOSE REEL LENGTHS OF 50M IN LIEU OF 36M.<br>•WHERE USING 50M HOSE REELS, COVERAGE FROM THOSE HOSES MUST NOT INCORPORATE ANY MORE THAN TWO (2) BENDS IN THE UNREELED HOSE.<br>•ALL 50M LENGTH FIRE HOSE REELS MUST BE TESTED IN ACCORDANCE WITH AS1221 TO ENSURE HOSE PULLING FORCE, UNROLLING FRICTION/FORCE, PRESSURES AND FLOWS ARE AS REQUIRED FOR A 36M LONG FIRE HOSE REEL | BCA2019 AMENDMENT 1 CLAUSE E1.4, AS2441-2005 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| FIRE HYDRANT SYSTEM - INCLUDING:<br>•EXTERNAL HYDRANTS ARE NOT PROVIDED WITH THE PROTECTIVE WALLS AS REQUIRED BY CLAUSE<br>3.2.2.2 OF AS2419.1:2005 WHERE THE AREAS THESE HYDRANTS SERVE ARE SPRINKLER PROTECTED INSIDE.<br>•HYDRANT LOCATED BENEATH THE WAREHOUSE DISPATCH AWNINGS ARE CLASSIFIED AS EXTERNAL HYDRANTS FOR THE PURPOSES FOR SYSTEM COVERAGE AND THUS PERMITS THE USE OF TWO HOSE LENGTHS<br>•FIRE HYDRANTS LOCATED UNDER A DISPATCH AWNING IS TO BE POSTED WITH A “H” SIGNAGE TO ACHIEVE THE FOLLOWING REQUIREMENTS:<br>TEXT OF THE “H” MUST IN RED LETTERING ON A WHITE BACKGROUND SURFACE, BE CAPITAL LETTERING AND A HEIGHT NO LESS THAN 100MM.<br>BE PERMANENTLY MOUNTED AT A HEIGHT NO LESS THAN 1.5M TO 2.0M ABOVE THE RESPECTIVE FFL.<br>BE CONSTRUCTED OF WEATHER AND FADE RESISTANT MATERIALS.<br>AS THE HERITAGE BUILDING IS NOT SPRINKLER PROTECTED, ANY HYDRANTS PROVIDING COVERAGE TO THESE PARTS AND LOCATED WITHIN 10M OF THE NON- SPRINKLER PROTECTED PARTS ARE TO BE PROVIDED WITH COMPLIANT 90/90/90 FRL SHIELDING. | BCA2019 AMENDMENT 1 CLAUSE E1.3, AS 2419.1-2005 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS OF THE BUILDING - JOINTS, GAPS AND MISCELLANEOUS PENETRATIONS - INCLUDING:<br>•ALL PENETRATIONS IN THE EXTERNAL GROUND FLOOR HARDSTAND SLAB ARE TO BE SEALED TO ACHIEVE A MINIMUM<br>-/120/120 FRL. | BCA2019 AMENDMENT 1 CLAUSE C3.15, SPECIFICATION C3.15, AS 1530.4-2014, AS 4072.1-2005 AND INSTALLED IN ACCORDANCE WITH THE TESTED PROTOTYPE AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS OF THE BUILDING- ELECTRICAL PENETRATIONS - INCLUDING:<br>•ALL PENETRATIONS IN THE EXTERNAL GROUND FLOOR HARDSTAND SLAB ARE TO BE SEALED TO ACHIEVE A MINIMUM<br>--/120/120 FRL | BCA2019 AMENDMENT 1 CLAUSE C3.15, SPECIFICATION C3.15, AS 1530.4-2014, AS 4072.1-2005 AND INSTALLED IN ACCORDANCE WITH THE TESTED PROTOTYPE AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |

# 4.0 – FIRE SAFETY AND OTHER MEASURES

| Fire Safety Measure | Minimum Standard of Performance |
|---|---|
| FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS OF THE BUILDING- **PLUMBING AND PENETRATIONS** - INCLUDING:<br>• ALL PENETRATIONS IN THE EXTERNAL GROUND FLOOR HARDSTAND SLAB ARE TO BE SEALED TO ACHIEVE A MINIMUM<br>• --/120/120 FRL. | BCA2019 AMENDMENT 1 CLAUSE C3.15, SPECIFICATION C3.15, AS 1530.4-2014, AS 4072.1-2005 AND INSTALLED IN ACCORDANCE WITH THE TESTED PROTOTYPE AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS OF THE BUILDING - **MECHANICAL PENETRATIONS** - INCLUDING:<br>• ALL PENETRATIONS IN THE EXTERNAL GROUND FLOOR HARDSTAND SLAB ARE TO BE SEALED TO ACHIEVE A MINIMUM<br>• --/120/120 FRL | BCA2019 AMENDMENT 1 CLAUSE C3.15, SPECIFICATION C3.15, AS 1530.4-2014, AS 4072.1-2005 AND INSTALLED IN ACCORDANCE WITH THE TESTED PROTOTYPE AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| LIGHTWEIGHT CONSTRUCTION (FIRE RATED) | BCA2019 AMENDMENT 1 CLAUSE C1.8, SPECIFICATION C1.8 AND AS 1530.4- 2014 |
| MECHANICAL AIR HANDLING SYSTEM (AUTOMATIC SHUT DOWN OF AIR-HANDLING SYSTEM) | BCA2019 AMENDMENT 1 CLAUSE E2.2 AND AS 1668.1-2015 |
| MECHANICAL AIR HANDLING SYSTEM (CARPARK MECHANICAL VENTILATION SYSTEM) | BCA2019 AMENDMENT 1 CLAUSE E2.2, TABLE E2.2A, CLAUSE 5.5 OF AS 1668.1-2015 AND FANS WITH METAL BLADES SUITABLE FOR OPERATION AT NORMAL TEMPERATURE MAY BE USED AND THE ELECTRICAL POWER AND CONTROL CABLING NEED NOT BE FIRE RATED |
| PORTABLE FIRE EXTINGUISHERS - INCLUDING:<br>•A 4.5KG ABE-TYPE PORTABLE FIRE EXTINGUISHER MUST BE LOCATED WITHIN WAREHOUSE UNIT 10 IN THE VICINITY OF THE NORTH-WESTERN CORNER OF THE WAREHOUSE. | BCA2019 AMENDMENT 1 CLAUSE E1.6, AS 2444-2001 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| FIRE CURTAINS - INTERNAL STAIR CONNECTING LEVELS 5, 6, 7, 8 & 9 SOLAR PANELS - INCLUDING:<br>•A MINIMUM OF AN A3 SIZED BLOCK PLAN MUST BE PROVIDED AT ALL FIRE INDICATING PANELS TO ALERT THE ATTENDING FIREFIGHTERS OF THE PRESENCE OF ALL KEY COMPONENTS INCLUSIVE, BUT NOT LIMITED TO THE LOCATION OF THE SOLAR PANELS, INVERTERS, OPERATING VOLTAGE AND CURRENT, LOCATION OF STORAGE EQUIPMENT AND RESPECTIVE BATTERY TYPE.<br>•THE LOCATION OF THE ALL ASSOCIATED SOLATION SWITCHES, AC AND DC ISOLATORS FOR THE SHUT-OFF OF GENERATED ELECTRICITY MUST BE DISPLAYED AT ALL FIRE INDICATING PANELS WITH BRIEF INSTRUCTIONS OF THE SAFE PROCESS TO SUBDUE THE HAZARD. | FIRE ENGINEERING REPORT 212018_FER_05 REVISION 05 DATED 30 MAY 2022 PREPARED BY THOMAS NEWTON (BDC 3149) OF AFFINITY FIRE ENGINEERING |

# 4.0 – FIRE SAFETY AND OTHER MEASURES

| Fire Safety Measure | Minimum Standard of Performance |
|---|---|
| WALL WETTING SPRINKLER AND DRENCHER SYSTEMS - INCLUDING:<br>•WALL-WETTING DRENCHERS MUST BE DESIGNED IN ACCORDANCE WITH BCA CLAUSE C3.4 AND AS 2118.1- 2017 AND SUPPLIED OFF THE FIRE HYDRANT SYSTEM;<br>•SPRINKLER HEADS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS TECHNICAL DATA SHEET TO ENSURE FULL COVERAGE OF THE GLAZING;<br>•THE SPRINKLERS MUST BE DESIGNED TO OPERATE SIMULTANEOUSLY (I.E., PRESSURE AND FLOWS) WITH THE FIRE HYDRANT SYSTEM, SPRINKLER SYSTEM AND ANY OTHER DRENCHERS LOCATED WITHIN THAT FIRE COMPARTMENT;<br>•THE WALL-WETTING SPRINKLERS HAVE AN INDEPENDENT ISOLATION VALVE THAT IS LOCKED IN THE OPEN POSITION AND LOCATED IN A SECURE LOCATION (FIRE PUMP ROOM);<br>•THE LOCATION OF THE ISOLATION VALVE, FLOW SWITCH AND THE DRENCHERS MUST BE DETAILED ON THE HYDRANT BLOCK PLANS | BCA 2019 AMENDMENT 1 CLAUSE C3.4, AS 2118.1-2017 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| WARNING AND OPERATIONAL SIGNS<br>- INCLUDING:<br>•NO STANDING SIGNAGE MUST BE DISPLAYED ON THE WESTERN SIDE OF THE FIRE CURTAIN AND ACHIEVE THE FOLLOWING REQUIREMENTS:<br>BE A TYPICAL RED SIGN WITH WHITE WRITING; AND<br>BE PERMANENTLY FIXED TO A VERTICAL WALL WITHIN 3M OF THE FIRE CURTAIN DESCENT PATH; AND<br>BE AT A HEIGHT OF 1.8M TO 2.0M ABOVE THE RESPECTIVE FFL.<br>THE SIGNAGE MUST BE WEATHERPROOF AND FADE RESISTANT | BCA2019 AMENDMENT 1 CLAUSES D3.6, SPECIFICATION D3.6 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| PATHS OF TRAVEL, STAIRWAYS, PASSAGEWAYS AND RAMPS | BCA2019 AMENDMENT 1 CLAUSE 186, EP&A REG 2000 |
| LINE MARKING - INCLUDING:<br>•LINE MARKING MUST BE PROVIDED IN THE ZONE BETWEEN THE DISPATCH ROLLER DOORS OF THE GROUND FLOOR WAREHOUSE TENANCIES<br>THIS MUST BE YELLOW CHEVRON, EXTEND FROM THE EXIT DOORS TO THE END OF THE DISPATCH AWNING AND COVER THE WIDTH OF THE EXIT DOORS<br>YELLOW CHEVRON LINE MARKING WITH THE WORDS “KEEP CLEAR - NO STORAGE” IS REQUIRED ON THE FLOOR EXTENDING 3M ON BOTH SIDES OF THE LOWER GROUND FLOOR FIRE CURTAIN | FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |

| Fire Safety Measure | Minimum Standard of Performance |
|---|---|
| INSULATED SANDWICH PANELS - INCLUDING:<br>•ALL SANDWICH PANELS MUST BE INSTALLED IN ACCORDANCE WITH THE "INSULATED PANEL COUNCIL AUSTRALASIA (IPCA) CDE OF PRACTICE (COP) - VERSION 4.3".<br>•THE PANELS MUST BE INSTALLED BY AN ACCREDITED INSTALLER AS RECOGNISED BY THE CODE OF PRACTICE PREPARED BY IPCA<br>LOCATION OF ALL SANDWICH PANELS INSTALLED.<br>TYPE OF SANDWICH PANELS INSTALLED (COMMERCIAL BRAND AND CORE MATERIAL). | FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| **HERITAGE ADMINISTRATION BUILDING** | |
| EMERGENCY LIGHTING | BCA2019 AMENDMENT 1 CLAUSE E4.2, E4.4 AND AS/NZS 2293.1-2018 |
| EXIT SIGNS | BCA2019 AMENDMENT 1 CLAUSE E4.5, NSW E4.6, E4.8 AND AS/NZS 2293.1- 2018 |
| FIRE HYDRANT SYSTEM - INCLUDING<br>•EXTERNAL HYDRANTS ARE NOT PROVIDED WITH THE PROTECTIVE WALLS AS REQUIRED BY CLAUSE 3.2.2.2 OF AS2419.1-2005 WHERE THE AREAS THESE HYDRANTS SERVE ARE SPRINKLER PROTECTED INSIDE.<br>•HYDRANT LOCATED BENEATH THE WAREHOUSE DISPATCH AWNINGS ARE CLASSIFIED AS EXTERNAL HYDRANTS FOR THE PURPOSES FOR SYSTEM COVERAGE AND THUS PERMITS THE USE OF TWO HOSE LENGTHS<br>•FIRE HYDRANTS LOCATED UNDER A DISPATCH AWNING IS TO BE POSTED WITH A "H" SIGNAGE TO ACHIEVE THE FOLLOWING REQUIREMENTS:<br>TEXT OF THE "H" MUST IN RED LETTERING ON A WHITE BACKGROUND SURFACE, BE CAPITAL LETTERING AND A HEIGHT NO LESS THAN 100MM. BE PERMANENTLY MOUNTED AT A HEIGHT NO LESS THAN 1.5M TO 2.0M ABOVE THE RESPECTIVE FFL.<br>BE CONSTRUCTED OF WEATHER AND FADE RESISTANT MATERIALS.<br>AS THE HERITAGE BUILDING IS NOT SPRINKLER PROTECTED, ANY HYDRANTS PROVIDING COVERAGE TO THESE PARTS AND LOCATED WITHIN 10M OF THE NON- SPRINKLER PROTECTED PARTS ARE TO BE PROVIDED WITH COMPLIANT 90/90/90 FRL SHIELDING. | BCA2019 AMENDMENT 1 CLAUSE E1.3, AS 2419.1-2005 AND FIRE ENGINEERING REPORT 212018_FER_05 PREPARED BY AFFINITY FIRE ENGINEERING DATED 30TH MAY 2023 |
| PORTABLE FIRE EXTINGUISHERS | BCA2019 AMENDMENT 1 CLAUSE E1.6 AND AS 2444-2001 |
| WARNING AND OPERATIONAL SIGNS | BCA2019 AMENDMENT 1 CLAUSES D3.6 AND SPECIFICATION D3.6 |
| PATHS OF TRAVEL, STAIRWAYS, PASSAGEWAYS AND RAMPS | BCA2019 AMENDMENT 1 CLAUSE 186, EP&A REG 2000 |
| **CAFE** | |
| PORTABLE FIRE EXTINGUISHERS | BCA2019 AMENDMENT 1 CLAUSE E1.6 AND AS 2444-2001 |

## 4.2 – Proposed Fire Safety Measures

In terms of the proposed place of public worship the following fire safety measures are proposed to be installed: -

| Fire Safety Measure | Minimum Standard of Performance |
|---|---|
| AUTOMATIC FIRE DETECTION AND ALARM SYSTEM | BCA 2022 AMDT 1 E2D3, E2D9, Specification 20<br>AS1670.1 – 2018<br>(If subject to Section 74 exemption AS1670.1-2004) |
| AUTOMATIC FIRE SUPPRESSION SYSTEM | BCA 2022 AMDT 1 E1D5, E1D11, Specification 17<br>AS 2118.1-2017 |
| AUTOMATIC SHUTDOWN OF AIR HANDLING SYSTEM | BCA 2022 AMDT 1 NSW E2D16 and S20C6<br>AS1670.1-2018 |
| EMERGENCY LIGHTING | BCA 2022 AMDT 1 E4.2, E4.4<br>AS/NZS 2293.1-2018 |
| EXIT AND DIRECTIONAL SIGNAGE | BCA 2022 AMDT 1 E4D5, E4D6, E4D8<br>AS/NZS 2293.1-2018 |
| FIRE SAFETY ENGINEERING REPORT ADDRESSING:<br>1. TO PERMIT AN EXTENDED DISTANCE OF TRAVEL TO A POINT OF CHOICE TO A REQUIRED EXIT<br>2. TO PERMIT AN EXTENDED DISTANCE OF TRAVEL BETWEEN REQUIRED EXITS | FIRE SAFETY ENGINEERING GUIDELINES. |
| FIRE HOSE REEL SYSTEM | BCA 2022 AMDT 1 E1D3<br>AS2441-2005 |
| FIRE HYDRANT SYSTEMS | BCA 2022 AMDT 1 E1D2<br>AS 2419.1 – 2021<br>(If subject to Section 74 exemption AS2419.1-2005) |
| PORTABLE FIRE EXTINGUISHERS | BCA 2022 AMDT 1 E1D14<br>AS2444-2001 |

# 5.0 – Conclusion

Assessment of the proposed conversion of an existing warehouse facility to a pickle court arena (indoor recreational facility) located at Unit 10/4-8 Inman Road Cromer will, in our opinion, be capable of achieving compliance with the Building Code of Australia (BCA) 2022 Amdt 1 and relevant adopted standards.

Signed,

Vic Lilli
**VPL Consulting Pty Ltd**

# 6.0 – References

## 6.1 – Basis of Report

This BCA Capability report has been prepared on the basis of the following-

(i) Architectural Plans as prepared by BDAI

| Drawing No. | Title | Revision | Date |
|---|---|---|---|
| DA01.01 | SITE PLAN | DA1 | 16.06.2025 |
| DA01.02 | EXISTING & DEMOLITION PLAN – GROUND FLOOR | DA1 | 16.06.2025 |
| DA01.03 | EXISTING & DEMOLITION PLAN – MEZZANINE LEVEL | DA1 | 16.06.2025 |
| DA03.01 | GA PLAN – GROUND FLOOR | DA1 | 16.06.2025 |
| DA03.02 | GA PLAN – MEZZANINE LEVEL | DA1 | 16.06.2025 |
| DA03.03 | GA PLAN – ROOF PLAN | DA1 | 16.06.2025 |
| DA04.01 | EXTERNAL ELEVATION | DA1 | 16.06.2025 |
| DA04.02 | EXTERNAL ELEVATION | DA1 | 16.06.2025 |
| DA06.01 | BUILDING SECTIONS – SECTION A – A | DA1 | 16.06.2025 |
| DA06.02 | BUILDING SECTIONS – SECTION A – A | DA1 | 16.06.2025 |

(ii) Building Code of Australia (BCA) 2022 Amendment 1

(iii) Environmental Planning and Assessment Act, 1979, and Regulations.

(iv) Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021