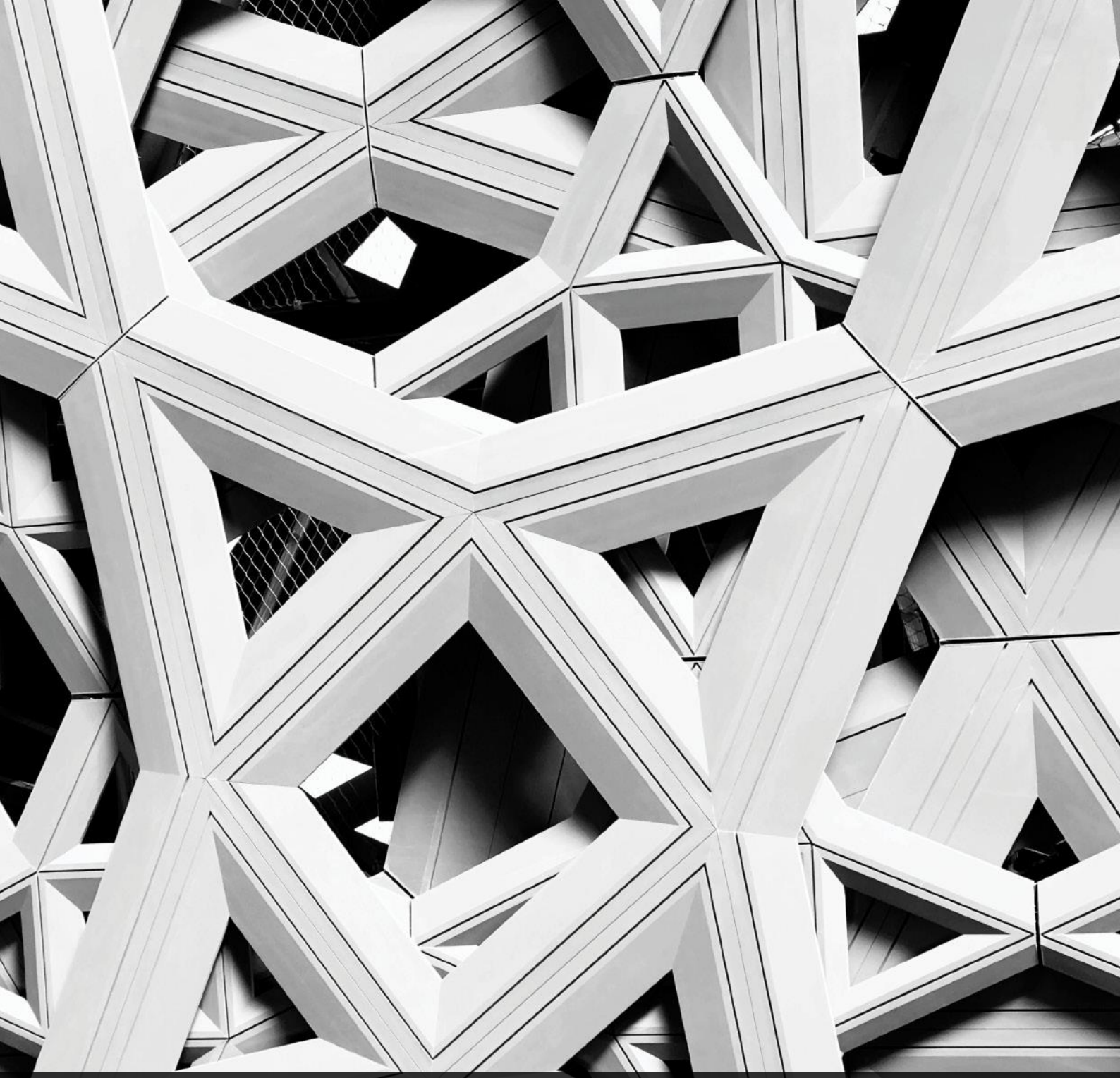

BCA Capability Statement

Seven Miles Coffee Company
4-8 Inman Road, Cromer NSW 2099

Prepared for:
Seven Miles Coffee Company C/-
TMX Transform

Revision 1
29th May, 2024

bmplusg.com.au

Contents

BCA Capability Statement

+ To	Seven Miles Coffee Club C/- TMX Transform
+ Attention	Paul O'Donnell
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+ From	B M PLUS G
+ Subject	BCA Capability Statement
+ Project No.	240165
+ Date	29.05.2024
+ Pages	15

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application (DA) to Northern Beaches Council for the proposed coffee roasting company against the Building Code of Australia 2022 (BCA).

1.1 Proposal

bm+g have been commissioned by Seven Miles Coffee Club C/- TMX Transform to undertake an assessment of the proposed fitout of a coffee roastery in Units 5 and 6 of an existing industrial building at 4-8 Inman Road, Cromer NSW against the relevant provisions of the Building Code of Australia 2022 (BCA).

1.2 Capability Statement Objectives

The objectives of this statement are to:

- Confirm that 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 section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
- Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at Construction Certificate stage.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

1.3 Relevant Version of the BCA

Pursuant to Section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022, with the next revision of the BCA coming into effect 1 May 2025. As it is understood the Construction Certificate application will be lodged before 1 May 2025, this report assesses the design against compliance with the requirements of BCA 2022.

Where the building is a multi-storey building and multiple Construction Certificates will be issued under the same development consent, the relevant version of the BCA may be 'locked in' based on the day in which the application is made for the Construction Certificate which involves the entrance floor.

1.4 Referenced Documentation

This report has been prepared based on a review of the preliminary DA architectural plans prepared by Watson Young Architects:

+ Drawing No.	+ Revision	+ Date
DA00	A	23 May 2024
DA01	A	23 May 2024
DA02	A	23 May 2024
DA03	A	23 May 2024
DA04	A	23 May 2024
DA05	A	23 May 2024
DA06	A	23 May 2024
DA07	A	23 May 2024

1.5 Building Classification

The new building works have been classified as follows:

+ BCA Classification(s)	Existing: Class 5 (Offices) Class 7a (Carparking) Class 7b (Storage)	Proposed: Class 5 (Offices) Class 7a (Carparking) Class 7b (Storage) Class 8 (Manufacturing)
+ Rise in Storeys	3 (Three)	
+ Storeys Contained	3 (Three)	
+ Type of Construction	Type A Construction	
+ Importance Level (Structural)	2 – *To be confirmed by structural engineer*	
+ Sprinkler Protected Throughout	Yes	
+ Effective Height	Approx. 6.7m	
+ Floor Area	Approx. 28,200m^2	
+ Max. Fire Compartment Size	5,000m^2 & 30,000m^3	
+ Climate Zone	Zone 5	

Note: We understand that the occasional use of the tenancy for tours/tasting will be ancillary to the primary use as office, storage & manufacturing, thus the proposed works do not warrant a Class 6 classification.

2.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

2.1 Section B – Structure

Part B1	+ New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170. + The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary. + Consideration may be given to compliance with AS 3826-1998. + As the works relate to alterations to an existing building, the Structural Engineer is to certify that the structural capacity of the existing building will not be reduced by the new works. Comment: Verification is to be provided required from the Structural Engineer, confirming that the existing building can accommodate for the proposed change of use. This includes a review of the existing external wall and inter-tenancy fire walls to confirm they achieve a 4-hour fire rating. Note any new windows on Level 1 where the fall is >1m require certification from the Structural Engineer.

2.2 Section C – Fire Resistance

C2D10	Non-Combustible Building Elements: All materials and or components incorporated in an external wall must be non-combustible. This includes but not limited to: + Any external wall claddings. + Any framing or integral formwork systems, i.e. timber framing, sacrificial formwork, etc. + Any external linings or trims, i.e. external UPVC window linings, timber window blades, etc. + Any sarking or insulation contained within the wall assembly. This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and approved prior to the issue of a Construction Certificate Comment: Any alterations to the external wall assembly as part of the proposed works are to achieve compliance with the above.
C2D11 & Spec. 7	Fire Hazard Properties: A schedule of all wall, floor, and ceiling linings along with associated test reports are to be provided for review to ensure compliance with the fire hazard property requirements of the BCA. Noting: + Minimum Group Numbers apply to wall and ceiling linings. AS 5637 test reports must be provided to determine compliance. + Minimum Critical Radiant Flux values apply to floor linings. AS ISO 9239.1 test reports must be provided to determine compliance

TABLE S7C3 OF SPECIFICATION 7– CRITICAL RADIANT FLUX OF FLOOR LININGS AND FLOOR COVERINGS

+ Class of building	+ Building not fitted with a sprinkler system	+ Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system)	+ Fire-isolated exits and fire control rooms
Class 2, 3, 5, 6, 7, 8 or 9b.	2.2 kW/m2	1.2 kW/m2	2.2 kW/m2

TABLE S7C4 OF SPECIFICATION 7 – WALL AND CEILING LINING MATERIALS (MATERIALS GROUPS PERMITTED)

+ Class of building	+ Fire-isolated exits and fire control rooms	+ Public corridors	+ Specific areas	+ Other areas
Class 5, 6, 7, 8 or 9b schools, Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1 ,2, 3

C2D14	**Ancillary Elements:** An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible, unless it is in accordance with this clause. **Comment:** Any alterations to the external wall assembly as part of the proposed works are to achieve compliance with the above. This applies to any proposed external signage.
C3D3	**General Floor Area and Volume Limitations:** The building is to achieve fire compartment sizes not in excess of the DtS requirements of this clause. The following maximum fire compartment sizes apply to the building: + 5,000m^2 + 30,000m^3 **Comment:** The proposed works do not result in any impact upon the existing fire compartmentation.
C3D9 & C3D10	**Separation of Classifications:** Separate classifications will either need to be separated by a fire wall achieving the higher FRL requirement between the two classes, or alternatively the higher FRL must apply to both areas subject to Spec 5. **Comment:** No fire separation is required between the areas of different classifications, as a uniform FRL is to be applied throughout. This aligns with the base-building compliance methodology.
C4D15	**Openings for Service Installations:** Openings for service installations are to be protected in accordance with a tested system when tested to AS 1530.4 and AS 4072.1. **Comment:** Any existing unprotected penetrations through the inter-tenancy fire walls are to be protected as part of the works.
Spec. 5	**Fire-Resisting Construction:** The building is required to comply with Table 3 as relevant to FRLs required for buildings of Type A Construction. **Comment:** The existing fire resisting construction must not be adversely impacted by the proposed works.

2.3 Section D – Access and Egress

D2D3	**Number of Exits Required:** The building comprises an effective height of <25m and so requires access to one exit from each storey. **Comment:** Access to no less than one exit has been provided from all areas. Compliance is achieved in this regard.

D2D5	**Exit Travel Distances:** Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from Class 5 / 8 areas. **Comment:** The provided plans demonstrate that compliance with the travel distance requirements of this clause are readily achievable, though further assessment will be required with respect to passages in and around equipment, prior to the issue of the relevant Construction Certificate.
D2D7/ D2D8/ D2D9/ D2D10/ D2D11	**Dimensions of Paths of Travel to an Exit:** The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (except through doorways). This width dimension is measured clear of any obstructions such as handrails and joinery. **Comment:** The provided plans demonstrate compliance is readily achievable with the dimensional requirements of these clauses.
D3D9	**Enclosure of Space Under Stairs and Ramps:** The space below a required non fire-isolated stairway must not be enclosed to form a cupboard or other enclosed space unless— + The enclosing walls and ceilings have an FRL of not less than 60/60/60; and + Any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door. **Comment:** The provided plans demonstrate compliance with the above is readily achievable, subject to further design development of the server rack location, prior to the issue of the relevant Construction Certificate.
D3D14/ D3D15/ D3D16/ D3D22	**Stairways, Balustrades, and Handrails:** Stairways, balustrades and handrails are to be upgraded to achieve compliance with the current provisions of the BCA and AS 1428.1-2009. Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements. **Comment:** The lowest riser in the two warehouse stairs were found to be inconsistent with the adjacent risers, in that they were >5mm shorter than the second lowest riser. These are to be amended so that the variation between adjacent risers does not exceed 5mm.
D3D25/ D3D26	**Doors and Latching:** All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor. **Comment:** Door schedule submitted with CC application to demonstrate compliance with the above.
Part D4	**Access for People with a Disability:** The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Clause D4D2 unless exempted by Clause D4D5. The building is required to comply with AS 1428.1-2009. **Comment**: Access for persons with a disability is required into all areas normally used by occupants and the public. Compliance with access-related requirements are readily achievable. Door circulation spaces throughout to be in accordance with AS 1428.1 – 2009 and threshold plates to be reinstated to external doors. A hearing augmentation system is required to all office rooms, where an "inbuilt amplification system" is proposed. Verification will be required with the CC application that doorway circulation spaces for each door on an accessible path of travel achieve compliance with the requirements of AS 1428.1. It is noted that the provided plans indicate compliance is readily achievable, subject to design development. The existing upper office levels are not provided with lift access and have a combined floor area greater than 200m^2. Please provide the existing access Performance Solution, or alternatively a new access Performance Solution will need to be implemented for the omission of lift access to the upper storey, prior to the issue of the relevant Construction Certificate.

2.4 Section E – Services and Equipment

E1D1	**Fire Hydrants:** Fire hydrant coverage is required to be provided to the building in accordance with AS2419.1 – 2021. Design consultant to confirm compliance at the Construction Certificate stage. **Comment:** Fire hydrant coverage plans required from the hydraulic consultant to confirm compliant coverage is provided throughout. The existing system is understood to comply with AS 2419.1-2005, however, due to the change in use, the components of the fire hydrant system serving the areas of new works are required to comply with AS 2419.1-2021. The CC application is required to include design documentation outlining all required upgrades (if any) to bring the relevant components of the system to compliance with AS 2419.1 – 2021.
E1D3	**Fire Hose Reels:** Fire hose reel coverage is required to be provided to the basement car park levels only. Where required to be provided, fire hose reels are to comply with AS 2441 – 2005. Design consultant to confirm compliance at the Construction Certificate stage. **Comment:** The provided plans indicate that Fire Hose Reel coverage is readily achievable throughout the tenancy.
E1D4 – E1D13	**Sprinklers:** An automatic fire sprinkler system is required to be provided to the building. **Comment:** The sprinkler system is to be modified/extended to suit the new layout, in accordance with AS 2118.1 & relevant FER requirements. Design documentation & certification from an FPAS accredited designer is to be provided with the CC application verifying compliance.
E2D4 – E2D20	**Smoke Hazard Management:** An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and S20C6 is required throughout the tenancy. **Comment:** The smoke detection and alarm system is to be modified/extended to suit the new layout and in accordance with AS 1670.1 & relevant FER requirements. Design documentation & certification from an FPAS accredited designer is to be provided with the CC application verifying compliance.
E4D2 - E4D8	**Emergency Lighting and Exits Signs:** Emergency lighting and exit signage to be provided in accordance with E4D2-E4D5 complying with AS 2293.1 – 2018. **Comment:** Design statement to be provided with the CC application verifying compliance.

2.5 Section F – Health and Amenity

Part F1	**Damp and Weatherproofing:** Damp and weatherproofing to comply with the prescriptive requirements of clauses F1D1-F1D8. **Comment:** The proposed penetrations through the roof are required to comply with the DtS provisions set out in the cl. F1D5. Where the proposed works do not conform to the DtS provisions, nor to the allowances in the existing FP1.4 Weatherproofing Performance Solution, a new/updated Performance Solution will be required.
Part F4	**Sanitary Facilities:** Sanitary facilities must be provided to comply with the relevant requirements of this part, as applicable to the building's classification and use. **Comment:** Compliant existing sanitary facilities are provided.
F5D2	**Ceiling Heights:** The floor to ceiling heights must be as follows: *The minimum ceiling heights in a Class 5 / 8 building are as follows:* + Generally - 2.4m. + Corridor, passageways, or the like - 2.1m. *In any building:*

	+ Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m, + A commercial kitchen – 2.4m, Above a stairway, ramp, landing or the like – 2m. **Comment:** Design capable of compliance. Reflected ceiling plans are to be provided with the CC application, demonstrating compliance.
Part F6	**Light and Ventilation:** Artificial lighting systems are required to comply with Clause F6D5 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with AS 1668.2-2012. **Comment:** Certification is to be provided with the CC application verifying compliance is achieved throughout the tenancy.

2.6 Section J – Energy Efficiency

Part J	**Energy Efficiency:** The new building works subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J relating to: + J1: Energy Efficiency Performance Requirements + J2: Energy Efficiency + J3: Elemental Provisions for a Class 2 Building and a Class 4 Part + J4: Building Fabric + J5: Building Sealing + J6: Air-Conditioning and Ventilation + J7: Artificial Lighting and Power + J8: Heated Water Supply and Swimming Pool and Spa Pool Plant + J9: Energy Monitoring and On-Site Distributed Energy Resources The Construction Certificate documentation from the architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines). **Comment:** Energy efficiency consultant to provide an energy efficiency report to confirm that the proposed Class 8 complies with the Section J provisions of NCC 2022.

3.0 Statutory Upgrade Requirements

The following statutory upgrade triggers apply to the subject building works:

- Section 142 of EPA Reg 2021: The building will, whether or not any building work is carried out—
  - contain measures that are adequate, if there is a fire, to facilitate the safe egress of persons from the part of the building affected by the change of building use, and
  - comply with the Category 1 fire safety provisions that apply to the proposed use,

  The fire protection and structural capacity of the building will, on completion of the building work, be appropriate to the proposed use.
- Section 14 of EPA Reg (DCFS) 2021: A certifier must not issue a construction certificate for building work under a development consent that authorises a change of building use unless—
  - the fire protection and structural capacity of the building will be appropriate to its new use, and
  - the building will comply with the Category 1 fire safety provisions that apply to the new use.

  A certifier must not issue a construction certificate for alteration building work unless, on completion of the building work, the fire protection and structural capacity of the building will not be reduced.
- The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards): requires the building to comply with the Access Code (BCA Part D4 & AS 1428.1-2009).

Part B1	Structural engineer to confirm that the existing structure is capable of withstanding the proposed loads imposed as a result of the subject works.
E1D2	Fire hydrant coverage is required throughout. The components of the fire hydrant system serving the areas of new works are to comply with the requirements of E1D2 and AS 2419.1 – 2021.
Part D4	The non-provision of access to the office mezzanine levels is proposed to be addressed via a Performance Solution. Where the proposed works do not meet compliance with the existing Performance Solution, an updated/new Performance Solution will be required to be prepared by an Access Consultant.

Note: All new works must comply with the BCA. The above list is to be read in addition to Section 2.0 which relates to all new works proposed.

4.0 Preliminary Fire Safety Schedule

The following table is a **preliminary** list of the required fire safety measures within the building. These measures may be subject to further change prior to the issue of the Construction Certificate, pending the outcomes of the final compliance review.

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Modified
Access Panels, Doors & Hoppers	BCA 2019 (Amdt. 1) Clause C3.13 AS 1530.4 – 2014 Manufacturer's Specifications	✓	
Alarm Signalling Equipment	AS 1670.3 – 2018	✓	
Automatic Fail Safe Devices	BCA 2019 (Amdt. 1) Clause D2.21	✓	
Automatic Fire Detection & Alarm System	BCA 2019 (Amdt. 1) Spec. E2.2a AS 1670.1 – 2018	✓	✓
	BCA 2022 Spec. 20 AS 1670.1 – 2018		✓
Automatic Fire Suppression Systems	BCA 2019 (Amdt. 1) Spec. E1.5 AS 2118.1 – 2017	✓	✓
	BCA 2022 Spec. 17 AS 2118.1 – 2017		✓
Building Occupant Warning System	BCA 2019 (Amdt. 1) Spec. E1.5 Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018	✓	
	BCA 2022 Spec. 17 Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018		✓
Emergency Lighting	BCA 2019 (Amdt. 1) Clauses E4.2 & E4.4 AS 2293.1 – 2018	✓	
	BCA 2022 Clauses E4D2 & E4D4 AS 2293.1 – 2018		✓
Emergency Evacuation Plan	AS 3745 – 2010	✓	✓
Exit Signs	BCA 2019 (Amdt. 1) Clauses E4.5, NSWE4.6 & E4.8 AS 2293.1 – 2018	✓	
	BCA 2022 Clauses E4D5, NSWE4D6 & E4D8 AS 2293.1 – 2018		✓
Fire Dampers	BCA 2019 (Amdt. 1) Clause C3.15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 Manufacturer's Specification	✓	

Fire Doors	BCA 2019 (Amdt. 1) Clauses C2.12, C2.13, C3.2, C3.4, C3.5, C3.6, C3.7 & C3.11 AS 1905.1 – 2015 Manufacturer's Specification	✓	
Fire Hose Reels	BCA 2019 Clause E1.4 AS 2441 – 2005	✓	
Fire Hydrant Systems (External Hydrants)	BCA 2019 (Amdt. 1) Clause E1.3 AS 2419.1 – 2021	✓	
	BCA 2022 Clause E1D2 AS 2419.1 – 2021		✓
Fire Seals	BCA 2019 (Amdt. 1) Clause C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2014 Manufacturer's Specification	✓	
	BCA 2022 Clause C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 Manufacturer's Specification		✓
Lightweight Construction	BCA 2019 (Amdt. 1) Clause C1.8 AS 1530.4 – 2014 Manufacturer's Specification	✓	
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2019 (Amdt. 1) Clause E2.2 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓	✓
Portable Fire Extinguishers	BCA 2019 (Amdt. 1) Clause E1.6 AS 2444 – 2001	✓	
	BCA 2022 Clause E1D14 AS 2444 – 2001		✓
Required Exit Doors (Power Operated)	BCA 2019 (Amdt. 1) Clause D2.19	✓	
Wall-Wetting Sprinklers	BCA 2019 (Amdt. 1) Clause C3.5 AS 2118.2 – 2010	✓	
Fire Engineered Performance Solutions.	Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212018_FER_05 dated 30/05/2023	✓	

Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.

5.0 Conclusion

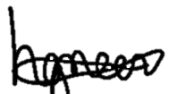
This report contains an assessment of the referenced architectural documentation for the proposed Seven Miles Coffee Company fit out located at 4-8 Inman Road, Cromer against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

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 require further assistance or clarification please do not hesitate to contact the undersigned on 02 9211 7777 or 0438 457 665.

Prepared by:



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