BCA & ACCESS ASSESSMENT REPORT

4-8 Inman Road
Cromer

Reference: P23078-BCA-r1
Date: 22 January 2024
Client: Moose Investment

BCA Clarity
Ph: 1300 848 086
E: info@bcaclarity.com.au
W: www.bcaclarity.com.au

Document Control

Reference	Date	Prepared by		
P23078-BCA-r1	22/01/2024	**Name**	Wesley Vos	
		Qualification	Building Surveyor AIBS Level One (7636)	Access Consultant ACAA Associate Member (764)
		Signature		
		Comment	Final for DA lodgment	

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Executive Summary

This Report outlines an assessment of an existing building located 4-8 Inman Road, Cromer and the development proposed to be located on the upper-most storey of that building, being changing the use to a Rumble Boxing gym and associated minor internal alterations, against:

- the Disability (Access to Premises – Buildings) Standards 2010 (the "Premises Standards").
- clause 64 of the Environmental Planning and Assessment Regulation 2021 (the "Regulation").
- sections C, D, E, F, G (excluding G5 Construction in bushfire prone areas), and I of the National Construction Code, Volume One, Building Code of Australia, 2022 (the "BCA").

With reference to the assessment against cl 64 of the Regulation, the recommended upgrades are as follows:

1. The external steel columns be protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.
2. The whole building be protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 to negate the need for any additional vertical separation of openings in external walls protection measures.
3. The existing window opening (three (3) fixed glass panels) located on the eastern elevation of the Lower Ground Floor that is within 6m of another building on the allotment (approximately 5.7m) be protected by external wall-wetting sprinklers.
4. The service penetrations through the floors within the building be protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.
5. The electrical switchboard enclosure located within the subject tenancy between the kitchenette and the female sanitary compartment be inspected by a suitably qualified person and upgraded to comply with the requirements of clause D3D8 where required.
6. Locks be provided to the existing gates restricting access to the balcony area surrounding the subject tenancy.
7. The latching device serving the main/entry exit door of the building be reduced to between 900-1,100mm.
8. The subject tenancy be provided with a fire hose reel, or reels, in accordance with the requirements of clause E1D3.
9. Where required, the type and location of portable fire extinguisher be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement).
10. The building be provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 as the method of smoke hazard management.
11. Where required, the emergency lighting be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement).
12. Where required, the exit and exit direction signs be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement). Specifically, the exit signage must be amended with reference to the proposed development utilising the internal non-fire-isolated exit stairway as the only exit from the tenancy.

With reference to the assessment against the BCA, it is identified that a Performance Solution prepared by a suitably qualified fire safety engineer is required to justify extended exit travel distances.

In conclusion, based on the assessment outlined in this Report, BCA Clarity advise that the subject tenancy can achieve a level of health and safety commensurate with a building compliant with the BCA upon incorporating the recommended upgrades outlined in this Report. Also, the proposed development can readily achieve compliance with the relevant requirements of the Premises Standards and BCA.

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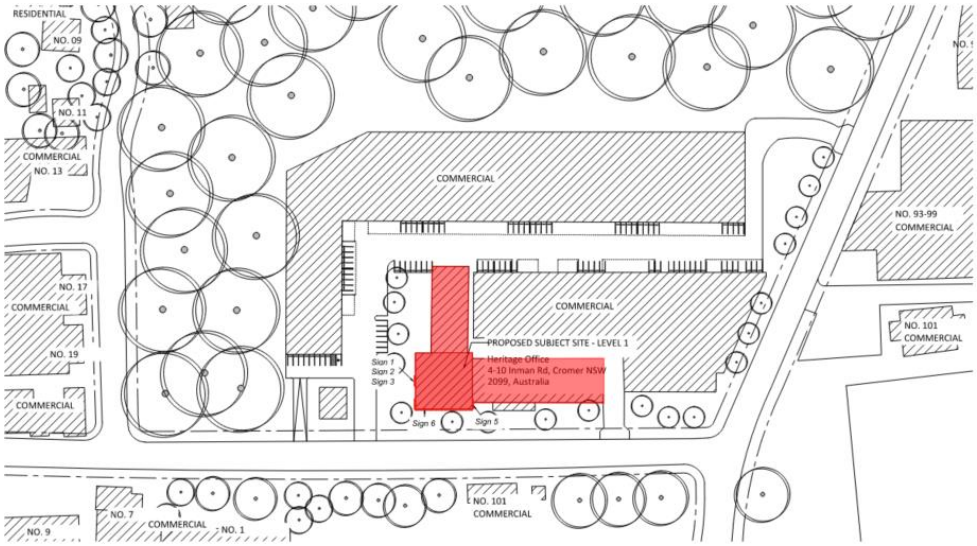
1 Introduction

1.1 Location

The development being the subject of this Report is proposed to be located within an existing building located at 4-8 Inman Road, Cromer. The subject property is bounded by adjoining properties to the north and east, South Creek Road to the south, and Inman Road to the west. The following satellite image (taken from https://maps.six.nsw.gov.au/ on 19 January 2024) shows the subject property and immediate surrounding environment.

It should be noted that the subject property no longer contains all the buildings indicated in the above image. Also, the site now contains multiple new buildings that are not indicated in the above image. The below image (taken from the Site Plan of the architectural plans referenced in Section 1.4 of this Report) highlights in red the building subject to the assessment outlined in this Report, which from this point forward is referred to as the building.



1.2 Description of Proposed Development

The proposed development consists of changing the use of the upper most storey of the building to a Rumble Boxing gym, and associated minor internal alterations.

1.3 Purpose of Report

The purpose of this Report is to advise Northern Beaches Council ("Council") whether the proposed development complies, or is capable of complying, with Sections C, D, E, F, G (excluding G5 Construction in bushfire prone areas), and I of the National Construction Code, Volume One, Building Code of Australia, 2022 (the "BCA"). Also, this Report assesses the relevant parts of the existing building against the requirements of clause 64 of the Environmental Planning and Assessment Regulation 2021 (the "Regulation") to recommend whether it is appropriate for Council to require the existing building to be brought into total or partial conformity with the BCA. This is achieved by assessing the proposed development and existing building against all relevant Deemed-to-Satisfy (DtS) clauses of the aforementioned Sections of the BCA.

With reference to the assessment outlined in this Report, the following should be noted:

- Where a BCA DtS clause is not applicable to the proposed development, it is not included in the assessment outlined in this Report. This does not mean that the proposed development was not assessed against this clause, but rather that the assessment identified the clause was not relevant.
- Where information provided is not detailed enough to specify full compliance with a BCA DtS clause, but the matter is such that achieving compliance would not trigger lodging an application to amend an approval issued by Council, the status of the matter is specified as Compliance Readily Achievable (CRA).
- Where appropriate, if the proposed development does not comply with a BCA DtS clause, achieving compliance with a Performance Solution (PS) is recommended. However, this Report does not outline an assessment of any PSs, nor does BCA Clarity assume responsibility for acceptance of any PSs by the certifying authority.

1.4 Reviewed Documentation

The assessment of the proposed development outlined in this Report is based on review of the following documentation:

- Disability (Access to Premises – Buildings) Standards 2010 (the "Premises Standards").
- clause 64 of the Environmental Planning and Assessment Regulation 2021 (the "Regulation").
- Sections C, D, E, F, G (excluding G5 Construction in bushfire prone areas), and I of the National Construction Code, Volume One, Building Code of Australia, 2022 (the "BCA").
- National Construction Code, Guide to Volume One, 2019, Amendment 1 (the "Guide").
- BCA Assessment Report prepared by BCA Logic, Reference No: 113390-BCA-r2-Heritage Office, Dated: 18 July 2022.
- Architectural plans prepared by Archispectrum and identified as Project: Rumble Cromer, Office 4, 4-10 Inman Road, Cromer, NSW, as referenced in the table below.

Drawing Number	Revision	Date	Title
DA01.01	N/A	-	SITE PLAN
DA02.01	N/A	-	EXISTING TENANCY PLAN
DA03.01	N/A	-	PROPOSED TENANCY PLAN
DA04.01	N/A	-	EXTERNAL ELEVATION & SIGNAGE DETAILS
DA04.02	N/A	-	EXTERNAL ELEVATION & SIGNAGE DETAILS

1.5 Site Inspection

The assessment of the proposed development outlined in this Report is based on an inspection of the existing building carried out by a representative of BCA Clarity on 19 January 2024. It should be noted that this inspection was visual only (non-intrusive/destructive), and limited to the subject tenancy and common areas of the building only.

1.6 Limitations and Exclusions

This Report outlines an assessment of the architectural documentation and existing building only, therefore, **does not** outline an assessment of the proposed development with reference to any matters associated with, but not limited to, the following:

- structural design.
- stormwater drainage design.
- hydraulic design.
- electrical design.
- mechanical services.
- fire services design.

Also, this Report outlines an assessment of the proposed development and existing building against the BCA only, therefore, **does not** address any matters in relation to the following:

- local government requirements.
- public health requirements.
- occupational health and safety requirements.
- WorkCover requirements.
- roads, water, drainage.
- telecommunications, electricity, water, gas, etc., supply authority requirements.

Furthermore, this Report **does not** outline an assessment of the proposed development against the Disability Discrimination Act 1992 (the "DDA"). As such, the owner of the building must ensure that their obligations under the DDA have been satisfied subject to separate investigation and/or advice. However, it should be noted that this Report can be relied upon in relation to the proposed development complying with the Disability (Access to Premises – Buildings) Standards 2010 (requirements are consistent with the disabled access requirements of the BCA).

BCA Clarity provides no guarantee regarding the acceptance of this Report by any regulatory authority.

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2 Building Code of Australia Description

With reference to the relevant clauses of the BCA, the building is described as follows for the purposes of the assessment outlined in this Report.

BCA Descriptor	Description
Building classification	Class 5 (office) – Ground and Lower Ground (existing) Class 9b (assembly building – gym) First Floor (proposed)
Rise in storeys	Three (3)
Type of construction	Type A
Maximum size of fire compartments	8,000m^2 and 48,000m^3
Effective height	Less than 12m
Climate Zone (Northern Beaches Council)	Zone 5

Notes:
Incorporating a Class 9b part on the top storey of the building requires the building to be of Type A construction, rather than the current requirement of Type B construction. This will be discussed with reference to the fire resistance and stability of the building later in this Report.

3 Fire Safety Schedule

The following Fire Safety Schedule has been prepared for the proposed development based on the Fire Safety Statement for the building issued on 11/05/202, and the BCA assessment outlined in this Report. This Schedule is subject to change regarding design amendments and/or adoption of Performance Solutions as the design is developed further.

Fire Safety Measure		Standard of Performance
1.	Automatic fail-safe devices	BCA SECTION D2.19 and D2.21
2.	Automatic fire suppression system (sprinklers)	Fire Safety Upgrade Specification 17 AS 2118.1-2017
3.	Building occupant warning system	BCA Specification 17 clause S17C8 and Specification 20 clause S20C7 AS 1670.1-2018
4.	Emergency lighting	ORD. NO. 70 CLAUSE 55.12 & BCA E4.2 & E4.4 AND AS 2293.1 – 1998 FOR BUILDINGS 1, 6, 9 & 22 AS/NZS 2293.1-2005 FOR BUILDING 2
5.	Exit signs	ORD. NO. 70 PART 55 BCA CLAUSE E4.5, 4.6 & 4.8 & AS 2293.1-1998 FOR BUILDINGS 1, 6, 9 & 22, AS/NZS 2293.1-2005 FOR BUILDING 2
6.	Fire hose reel system (Class 9b part only)	BCA clause E1D3 AS 2441-2005
7.	Fire hydrant system	ORD. NO. 70 CLAUSE 27.3 & MINISTERIAL SPEC & BCA E1.4 & AS 2419.1-1994 FOR BUILDINGS 10 & 19 (LANDING VALVES)
8.	Mechanical air handling system (automatic shutdown)	BCA clause NSW E2D16 AS 1668.1-2015
9.	Paths of travel	BCA Parts D2 & D3 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 clause 108 & 109
10.	Performance Solutions to: 1. Justify extended exit travel distances. (Class 9b part only)	TBA – Performance Solutions to be prepared at CC stage of development.
11.	Portable fire extinguishers	BCA E1.6 AS 2444-1995 FOR BLDS. 1, 6, 9 & 22
12.	Wall-wetting sprinkler and drencher system over permanently closed glazed elements	BCA clause C4D3 & C4D5 AS2118.1-2017
13.	Warning and operational signs	BCA clause D3D28 & E3D4 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 clause 108

4 Fire-Resisting Construction

In accordance with the requirements of BCA Specification 5, the following table outline the Fire-Resistance Levels (FRLs) applicable to each element of the building with reference to the required Type of construction (being Type A). Regarding reference to a Fire-Source Feature (FSF), the following definition from BCA Schedule 1 Definitions is applicable:

Fire-Source Feature: *Any one or more of the following*

(a) the far boundary of a road, river, lake or the like adjoining the allotment.

(b) a side or rear boundary of the allotment.

(c) an external wall of another building on the allotment which is not a Class 10 building.

Building Element – Type A Construction	Class 5 or 9
Loadbearing External Walls - - Less than 1.5m from a FSF - 1.5m to less than 3m from a FSF - 3m or more from a FSF	 120/120/120 120/90/90 120/60/30
Non-Loadbearing External Walls - - Less than 1.5m from a FSF - 1.5m to less than 3m from a FSF - 3m or more from a FSF	 -/120/120 -/90/90 -/-/-
External Columns (not incorporated into an external wall) - - Loadbearing - Non-loadbearing	 120/-/- -/-/-
Common Walls and Fire Walls	120/120/120
Internal Walls - Fire resisting lift and stair shafts – - Loadbearing - Non-loadbearing	 120/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – - Loadbearing - Non-loadbearing	 120/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – - Loadbearing - Non-loadbearing	 120/-/- -/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – - Loadbearing - Non-loadbearing	 120/90/90 -/90/90
Other loadbearing internal walls, internal beams, trusses and columns	120/-/-
Floors	120/120/120
Roofs (see note below regarding clause S5C15)	-/-/-

Notes:

Clause S5C15 of Specification 5 grants a concession for non-combustible roofs to **not** have a FRL where they are –

(a) part of a building provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout; or

(b) part of a building that has a rise in storeys of three (3) or less.

It should be noted that the subject building has a non-combustible roof, is proposed to be provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout, and has a rise in storeys of three (3). As such, the roof is not required to have an FRL.

Clause S5C17 of Specification 5 grants a concession for internal columns other than those referred to in S5C11 and internal walls other than fire walls and shaft walls in the storey directly below a roof without an FRL in accordance with S5C15 in Class 5 and 9 buildings with an effective height of less than 25m and a rise in storeys not exceeding three (3) to have no

FRL. It should be noted that the subject building does not include any columns referred to in S5C11, fire walls, or shaft walls required to have an FRL. Furthermore, the building has a roof without an FRL in accordance with S5C15, has an effective height of less than 25m, and has a rise in storeys of less than three (3). As such, the internal walls and columns in the storeys directly below a roof are not required to have an FRL.

The following table outlining the Fire-Resistance Levels (FRLs) applicable to each element of a Class 5 and/or 9 building of Type B construction has been included to show the similarities of the requirements applicable to Class 5 and 9 buildings of Type B construction to those of Type A construction.

Building Element – Type B Construction	Class 5 or 9
Loadbearing External Walls -	
- Less than 1.5m from a FSF	120/120/120
- 1.5m to less than 3m from a FSF	120/90/60
- 3m to less than 9m from a FSF	120/30/30
- 9m to less than 18m from a FSF	120/30/-
- 18m or more from a FSF	-/-/-
Non-Loadbearing External Walls -	
- Less than 1.5m from a FSF	-/120/120
- 1.5m to less than 3m from a FSF	-/90/60
- 3m or more from a FSF	-/-/-
External Columns (not incorporated into an external wall) -	
- Loadbearing less than 18m from a FSF	120/-/-
- Loadbearing more than 18m from a FSF	-/-/-
- Non-loadbearing	-/-/-
Common Walls and Fire Walls	120/120/120
Internal Walls - Fire resisting lift and stair shafts –	
- Loadbearing	120/120/120
- Non-loadbearing	-/120/120
Internal Walls – Bounding public corridors, public lobbies and the like –	
- Loadbearing	120/-/-
- Non-loadbearing	-/-/-
Internal Walls – Between or bounding sole-occupancy units –	
- Loadbearing	120/-/-
- Non-loadbearing	-/-/-
Other loadbearing internal walls and columns	120/-/-
Floors (see note below)	-/-/-
Roofs	-/-/-

Note:

Clause S5C21(f) of Specification 5 specifies that within a Class 9b building, a floor separating storeys or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, must -

(i) be constructed so that it is at least of the standard achieved by a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or

(ii) have an FRL of at least 30/30/30; or

(iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.

5 Disabled Access

5.1 Disability (Access to Premises – Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 (the "Premises Standards") outline the requirements that must be incorporated into the design and construction of building work to achieve the objectives of the Disability Discrimination Act 1992 (the "DDA"). Compliance with the Premises Standards guarantees that a complaint of unlawful discrimination under the DDA regarding a matter covered by the Premises Standards will not be upheld. The Premises Standards are applicable to all applications for new buildings or upgrades to existing buildings, except where explicitly excluded from being a building to which they apply, or an exception or concession is permitted.

5.2 Application of the Premises Standards to the Subject Development

As mentioned above, there are certain and specific circumstances where the Premises Standards are not applicable to new buildings or upgrades to existing buildings. Part 2 of the Premises Standards ("Scope of Standards") outlines the buildings and/or parts of buildings to which the Premises Standards apply. A review of the proposed development against Part 2 reveals that the Premises Standards are applicable to the subject development.

However, as also mentioned above, the Premises Standards outlines circumstances where exceptions and concessions can be applied in Part 4. A review of the exceptions and concessions clauses of Part 4 reveals that the proposed development is subject to a concession because the applicant is one (1) tenant in a building containing more than one (1) tenancy. Based on this concession, the development is not required to incorporate upgrading the affected part of the building (the Principal Pedestrian Entrance (PPE) and the continuous accessible path of travel from the PPE to any new parts (modified parts of the building)). As such, the development must only ensure that new parts comply with Schedule 1 Access Code for Buildings.

5.3 Relationship of the Premises Standards with the BCA

The Australian Building Codes Board (ABCB) is a joint initiative of the Commonwealth and State and Territory Governments in Australia that is responsible for writing, updating, and publishing the BCA. Upon request from the Australian Government, the ABCB were the authority behind creation of the Premises Standards. Given the ABCBs responsibilities regarding the BCA, it was amended at the time the Premises Standards came into force to ensure consistency regarding disabled access provisions. As such, an assessment against the relevant clauses of the BCA related to the provision of disabled access is equivalent to an assessment against Schedule 1 Access Code for Buildings of the Premises Standards. To maintain consistency throughout the clause-by-clause assessment outlined in this Report, the development has been assessed against the relevant clauses of the BCA.

6 Environmental Planning and Assessment Regulation 2021

6.1 Clause 62 – Consideration of fire safety

Clause 62 of the Environmental Planning and Assessment Regulation 2021 (the "Regulation") specifies matters that Council must take into consideration when assessing a development application for a change of building use for an existing building where the applicant does not seek the rebuilding or alteration of the building. The subject development incorporates a change of use as well as the rebuilding or alteration of the building. As such, the requirements of this clause are not applicable to the proposed development, but rather the existing building must be assessed against the requirements of clause 64 (see below). However, it should be noted that, because the proposed development includes a change of use, the same matters required to be considered by Council under clause 62 (appropriateness of fire protection and structural capacity to the proposed use and compliance with Category 1 fire safety provisions) will instead need to be considered by the certifying authority when assessing the construction certificate application in accordance with clause 14 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

6.2 Clause 64 - Consent Authority May Require Upgrade of Buildings

Clause 64 of the Environmental Planning and Assessment Regulation 2021 (the "Regulation") specifies the matters that Council must take into consideration when assessing a development application for a development involving the rebuilding or alteration of an existing building where -

(a) the proposed building work and *previous building work* together represent more than half of the *total volume* of the building, or

(b) the measures contained in the building are inadequate -
   (i) to protect persons using the building, if there is a fire, or
   (ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or
   (iii) to restrict the spread of fire from the building to other buildings nearby (cl 64(1)).

It should be noted that clause 64(3) states the following:

> ***previous building work*** *means building work completed or authorised within the previous 3 years.*
>
> ***total volume*** *of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.*

If any of the circumstances specified by (a) and/or (b) above exist, Council must take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia (cl 64(2)).

As BCA Clarity understand, the proposed development and any previous building work does not represent more than half the total volume of the building. However, based on the review of the existing building outlined in this Report, the existing fire safety measures contained within the building are considered inadequate to: protect persons using the building; and/or facilitate the safe egress of persons using the building from the building, if there is a fire; and/or restrict the spread of fire from the building to other buildings nearby. As such, it is recommended that the building be upgraded in accordance with the following recommendations to provide an adequate level of fire safety.

6.3 Recommended Upgrades

1. The external steel columns be protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.
2. The whole building be protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 to negate the need for any additional vertical separation of openings in external walls protection measures.
3. The existing window opening (three (3) fixed glass panels) located on the eastern elevation of the Lower Ground Floor that is within 6m of another building on the allotment (approximately 5.7m) be protected by external wall-wetting sprinklers.
4. The service penetrations through the floors within the building be protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.
5. The electrical switchboard enclosure located within the subject tenancy between the kitchenette and the female sanitary compartment be inspected by a suitably qualified person and upgraded to comply with the requirements of clause D3D8 where required.
6. Locks be provided to the existing gates restricting access to the balcony area surrounding the subject tenancy.
7. The latching device serving the main/entry exit door of the building be reduced to between 900-1,100mm.
8. The subject tenancy be provided with a fire hose reel, or reels, in accordance with the requirements of clause E1D3.
9. Where required, the type and location of portable fire extinguisher be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement).
10. The building be provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 as the method of smoke hazard management.
11. Where required, the emergency lighting be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement).
12. Where required, the exit and exit direction signs be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement). Specifically, the exit signage must be amended with reference to the proposed development utilising the internal non-fire-isolated exit stairway as the only exit from the tenancy.

7 BCA Compliance Matters

The following matters have been identified as requiring design amendment or justification with a Performance Solution by a detailed clause-by-clause assessment of the proposed development (as outlined in Appendix A).

7.1 Type of construction required – clause C2D2

The building, having a rise in storeys of three (3) and being proposed to contain a Class 9b part on the top storey increases from being required to be of Type B construction to being required to be of Type A construction. This imposes greater FRL requirements to building components as discussed below.

External walls (full masonry construction):
The external walls, being of full masonry construction, are considered adequate to achieve an FRL of 120/60/30 (all external walls are located greater than 3m from a Fire-Source-Feature (FSF)).

External columns (steel):
There are external columns of steel construction supporting the upper-most storey of the building located along part of the northern elevation (adjacent to main entry), a small part of the eastern elevation (adjacent to main entry), and part of the western elevation (adjacent to main entry). These columns are greater than 18m from a FSF so were not required to have an FRL when the building was required to be of Type B construction. With the type of construction applicable to the building increasing from Type B to Type A, these columns are required to have an FRL of 120/-/-.

It is recommended that the building be upgraded with reference to the greater FRL applicable to these columns. However, it is the understanding of this office that these columns have heritage value and cannot be enclosed with fire rated construction. As such, it is recommended that these columns be protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.

Internal walls of a specific nature:
The FRL requirements applicable to internal walls of a specific nature within the building remain the same whether the building is of Type B or Type A construction. There was nothing obvious observed during the inspection that would trigger a requirement to upgrade the existing construction of internal walls.

Other loadbearing internal walls and columns (masonry and concrete construction on lower levels and steel construction on storeys immediately below roof):
The FRL requirements applicable to other internal walls and columns within the building remain the same whether the building is of Type B or Type A construction. It should be noted that the concession granted by clause S5C17 (no FRL applicable to internal walls and columns in the storey immediately below a roof without an FRL in accordance with S5C15) for buildings with a rise in storeys not exceeding three (3)) is applicable to this building.

Floors (concrete construction):
The FRL requirements applicable to floors throughout the building increases from not being required to have an FRL for Type B construction to being required to have an FRL of 120/120/120 for Type A construction. The floors, being of concrete construction, are considered adequate to achieve an FRL of 120/120/120.

Roofs (steel (non-combustible) construction):
The FRL requirements applicable to roofs increases from not being required to have an FRL for Type B construction to being required to have an FRL of 120/60/30 for Type A construction. However, the roof is of steel construction (non-combustible) and the building has a rise in storeys of three (3), therefore, the roof is not required to have an FRL in accordance with the concession granted by clause S5C15.

It should be noted that protection of the building throughout by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 is recommended as an upgrade for numerous and varied reasons by this Report, which will further enhance the fire resistance and stability of the building.

7.2 Vertical separation of openings in external walls – clause C3D7

The building increasing in the type of construction from Type B to Type A makes this clause applicable. However, the design team have advised that the building will be protected throughout by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. The requirements of this clause do not apply to a building which has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout.

7.3 Acceptable methods of protection – clause C4D5

There is an existing window opening (three (3) fixed glass panels) located on the eastern elevation of the Lower Ground Floor that is within 6m of another building on the allotment (approximately 5.7m) that is not currently protected. It is recommended that this existing window opening be protected in accordance with the requirements of clause C4D5. Given that the opening is served by fixed glazed panels and the building is already recommended to be protected throughout by a sprinkler system, it is recommended that this opening be protected by external wall-wetting sprinklers.

7.4 Openings for service installations – clause C4D15

The service penetrations through the floors within the building could not be observed during the inspection of the building. Given that these floors weren't previously required to have an FRL, it is assumed that the openings for service installations aren't adequately protected. As such, it is recommended that the building be protected throughout by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.

7.5 Exit travel distances – clause D2D5

The proposed development results in the subject tenancy being served by a single exit only (internal, non-fire-isolated stairway only). The exit travel distances from within the northern part of the proposed Studio Area exceed 20m to the internal non-fire-isolated exit stairway (approximately 25m). The design team have advised that this matter will be justified by a Performance Solution prepared by a suitably qualified fire safety engineer.

7.6 Installations in exits and paths of travel – clause D3D8

The door to the electrical switchboard enclosure located within the subject tenancy between the kitchenette and the female sanitary compartment was locked during the inspection so the enclosure could not be inspected. It is recommended that this enclosure be inspected by suitably qualified person and upgraded to comply with the requirements of clause D3D8 where required.

7.7 Barriers to prevent falls – clause D3D17

The barriers serving the areas associated with the subject tenancy comply. This is specified based on access to the balcony around the subject tenancy being restricted to the path of travel to/from the door within the western external wall and the adjacent external stairway only. In this regard, it is recommended that locks be provided to the gates restricting access to the rest of the balcony area (gates were not provided with locks at the time of the inspection).

7.8 Operation of latch – clause D3D26

The latching device serving the main/entry exit door of the building is installed at a height greater than 1,100mm above the floor (approximately 1,125mm). It is recommended that the height of this latching device be reduced to between 900-1,100mm.

7.9 Fire hose reels – clause E1D3

The subject tenancy, being a Class 9b, is required to be served by fire hose reels in accordance with the requirements of this clause. There were no fire hose reels observed within the subject tenancy during the inspection of the building. It is recommended that the subject tenancy be provided with a fire hose reel, or reels, in accordance with the requirements of clause E1D3.

7.10 Portable fire extinguishers – clause E1D14

The Fire Safety Statement for the building specifies that the building is adequately served by portable fire extinguishers. Where required, it is recommended that the type and location of portable fire extinguisher be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement).

7.11 Buildings not more than 25 m in effective height: Class 9b buildings – clause E2D9

The building, having a rise in storeys of three (3) and being proposed to incorporate a Class 9b part, is required to be provided with –

(a) an automatic smoke detection and alarm system complying with Specification 20; or
(b) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.

It is recommended that the building be provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.

7.12 Emergency lighting requirements – clause E4D2

The Fire Safety Statement for the building specifies that the building is adequately served by emergency lighting. Where required, it is recommended that the emergency lighting be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement).

7.13 Exit signs and exit direction signs - clauses E4D5 and E4D6

The Fire Safety Statement for the building specifies that the building is adequately served by exit signs. Where required, it is recommended that the exit and exit direction signs be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement). Specifically, the exit signage must be amended with reference to the proposed development utilising the internal non-fire-isolated exit stairway as the only exit from the tenancy.

8 Performance Solutions

The following table outlines BCA compliance matters where a Performance Solution (PS) prepared by a suitably qualified person may be a viable method of resolution. BCA Clarity provides no guarantee regarding the viability of PSs or their acceptance by the certifying authority. As such, it is recommended that you discuss the BCA compliance matter with the suitably qualified person proposed to prepare the PS to determine its viability, and seek input from the certifying authority regarding acceptance of the PS.

Item	BCA Compliance Matter	BCA Clause
1	Justify extended exit travel distances (approximately 25m).	D2D5

9 Compliance Statement

Based on the assessment outlined in this Report, BCA Clarity advise that the subject tenancy can achieve a level of health and safety commensurate with a building compliant with the BCA upon incorporating the recommended upgrades outlined in this Report. Also, the proposed development can readily achieve compliance with the relevant requirements of the Premises Standards and BCA.

Annexure A – Detailed BCA Assessment

The following table outlines a detailed assessment of the proposed development against each relevant DtS clause of the BCA. Where a BCA DtS clause could be applicable to a type of building forming part of the proposed development but is not due to specific circumstances of the proposed development, it is noted as not being applicable and a brief explanation of this assessment is provided. Where a BCA DtS clause is not relevant to a type of building forming part of the proposed development, that clause is excluded from the assessment.

Terminology

The following table outlines the terminology used throughout the detailed assessment outlined in the following BCA Clause-by-Clause Assessment Table.

Terminology	Explanation	Abbreviation
Complies	The design complies, or facilitates compliance, with the clause, as can be determined by details provided on plan.	-
Compliance Readily Achievable	The design has been assessed to the fullest extent based on information able to be provided on plan, and no areas of non-compliance with the clause have been identified. Compliance of the design with the relevant clause cannot be fully determined based on information provided on plan, however, compliance is deemed readily achievable without any amendment to the design.	CRA
Satisfactory	The matter does not comply, or compliance cannot be fully determined because the building is existing, but it is considered satisfactory for reasons explained.	SAT
Further Information	Further information must be provided to determine whether the design complies with the clause.	FI
Performance Solution	The design does not comply with the clause and the design team have advised that the matter will be resolved with a Performance Solution.	PS
Does Not Comply	The design does not comply with the clause and requires design amendment.	DNC
Not Recommended For Upgrade	The existing building does not comply with the clause, but the subject matter is not recommended for upgrade for reasons explained.	NRFU
Recommended For Upgrade	The existing building does not comply with the clause and the subject matter is recommended for upgrade.	RFU
Not Applicable	The clause could be applicable to a type of building forming part of the development but is not due to specific circumstances as explained.	NA
Noted	The clause specifies information applicable to the development only, but no assessment is required.	-

Clause-by-Clause Assessment Table

SECTION C – FIRE RESISTANCE			
Clause		**Comments**	**Assessment**
Part C2 – Fire resistance and stability			
C2D1	Deemed-to-Satisfy Provisions	Information only.	Noted
C2D2	Type of construction required	The building, having a rise in storeys of three (3) and being proposed to contain a Class 9b part on the top storey increases from being required to be of Type B construction to being required to be of Type A construction. This imposes greater FRL requirements to building components as discussed below.	Noted
		External walls (full masonry construction): The external walls, being of full masonry construction, are considered adequate to achieve an FRL of 120/60/30 (all external walls are located greater than 3m from a Fire-Source-Feature (FSF)).	SAT
		External columns (steel): There are external columns of steel construction supporting the upper-most storey of the building located along part of the northern elevation (adjacent to main entry), a small part of the eastern elevation (adjacent to main entry), and part of the western elevation (adjacent to main entry). These columns are greater than 18m from a FSF so were not required to have an FRL when the building was required to be of Type B construction. With the type of construction applicable to the building increasing from Type B to Type A, these columns are required to have an FRL of 120/-/-. It is recommended that the building be upgraded with reference to the greater FRL applicable to these columns. However, it is the understanding of this office that these columns have heritage value and cannot be enclosed with fire rated construction. As such, it is recommended that these columns be protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	RFU
		Internal walls of a specific nature: The FRL requirements applicable to internal walls of a specific nature within the building remain the same whether the building is of Type B or Type A construction. There was nothing obvious observed during the inspection that would trigger a requirement to upgrade the existing construction of internal walls.	SAT
		Other loadbearing internal walls and columns (masonry and concrete construction on lower levels and steel construction on storeys immediately below roof): The FRL requirements applicable to other internal walls and columns within the building remain the same whether the building is of Type B or Type A construction. It should be noted that the concession granted by clause S5C17 (no FRL applicable to internal walls and columns in the storey immediately below a roof without an FRL in accordance with S5C15) for buildings with a rise in storeys not exceeding three (3)) is applicable to this building.	SAT
		Floors (concrete construction): The FRL requirements applicable to floors throughout the building increases from not being required to have an FRL for Type B construction to being required to have an FRL of 120/120/120 for Type A construction. The floors, being of concrete construction, are considered adequate to achieve an FRL of 120/120/120.	SAT

Clause		Comments	Assessment
		Roofs (steel (non-combustible) construction): The FRL requirements applicable to roofs increases from not being required to have an FRL for Type B construction to being required to have an FRL of 120/60/30 for Type A construction. However, the roof is of steel construction (non-combustible) and the building has a rise in storeys of three (3), therefore, the roof is not required to have an FRL in accordance with the concession granted by clause S5C15. It should be noted that protection of the building throughout by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 is recommended as an upgrade for numerous and varied reasons by this Report, which will further enhance the fire resistance and stability of the building.	SAT Noted
C2D3	Calculation of rise in storeys	The building has a rise in storeys of three (3).	Noted
C2D4	Buildings of multiple classification	The top storey of the building contains a Class 9b part.	Noted
C2D5	Mixed types of construction	The building will be a single Type of construction – Type A.	Noted
C2D10	Non-combustible building elements	The building is required to be of Type A construction, therefore, the building elements listed in this clause must be non-combustible. Where a building element is required to be non-combustible, all materials forming that element are to be non-combustible. This clause also identifies building elements to which it does not apply. There was nothing obvious observed throughout the inspection to indicate non-compliance with the requirements of this clause.	SAT
C2D11	Fire hazard properties	There was nothing obvious observed throughout the inspection to indicate non-compliance with the requirements of this clause. The fire hazard properties of all new materials must comply with Specification 7, as required by this clause.	SAT CRA
C2D14	Ancillary elements	There was nothing obvious observed throughout the inspection to indicate non-compliance with the requirements of this clause. All new “ancillary elements” (as defined by the BCA) must not be fixed, installed, attached to, or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless explicitly excluded from this requirement by this clause.	SAT CRA
Part C3 – Compartmentation and separation			
C3D1	Deemed-to-Satisfy Provisions	Information only.	Noted
C3D2	Application of Part	Information only.	Noted
C3D3	General floor area and volume limitations	Class 5 and 9b — Maximum Floor Area 8,000m^2; Maximum Volume 48,000m^3 The BCA Report prepared by BCA Logic specifies that the building has a floor area of 3,344m^2. Based on this floor area and the ceiling heights observed during the inspection, the volume of the building is well below 48,00m^3.	Complies
C3D7	Vertical separation of openings in external walls	The building increasing in the type of construction from Type B to Type A makes this clause applicable. However, the design team have advised that the building will be protected throughout by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. The requirements of this clause do not apply to a building which has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout.	RFU

Clause		Comments	Assessment
C3D9	Separation of classifications in the same storey	The building contains only Class 5 and 9b parts, which have the same FRL requirements. As such, these classifications are not required to be separated from each other on the same storey.	Complies
C3D10	Separation of classifications in different storeys	The building contains only Class 5 and 9b parts, which have the same FRL requirements. As such, these classifications are not required to be separated from each other on different storeys.	Complies
C3D11	Separation of lift shafts	The building does not incorporate any lifts that connect more than two (2) storeys.	NA
C3D12	Stairways and lifts in one shaft	Neither the stairways or the lifts are required to be enclosed within a fire-isolated shaft.	NA
C3D13	Separation of equipment	Access was not provided to these areas of the building during the inspection of the building. It is assumed that the building complies with these requirements based on the BCA Assessment Report prepared by BCA Logic.	SAT
C3D14	Electricity supply system	Access was not provided to these areas of the building during the inspection of the building. It is assumed that the building complies with these requirements based on the BCA Assessment Report prepared by BCA Logic.	SAT
Part C4 – Protection of openings			
C4D1	Deemed-to-Satisfy Provisions	Information only.	Noted
C4D2	Application of Part	Information only.	Noted
C4D3	Protection of openings in external walls	There is an existing window opening (three (3) fixed glass panels) located on the eastern elevation of the Lower Ground Floor that is within 6m of another building on the allotment (approximately 5.7m) that is not currently protected. It is recommended that this opening be protected by one (1) of the methods specified by clause C4D5.	RFU
C4D5	Acceptable methods of protection	It is recommended that the existing window opening (three (3) fixed glass panels) located on the eastern elevation of the Lower Ground Floor that is within 6m of another building on the allotment (approximately 5.7m) be protected in accordance with the requirements of this clause. Given that the opening is served by fixed glazed panels and the building is proposed to be protected throughout by a sprinkler system, it is recommended that this opening be protected by external wall-wetting sprinklers	RFU
C4D15	Openings for service installations	The service penetrations through the floors within the building could not be observed during the inspection of the building. Given that these floors weren't previously required to have an FRL, it is assumed that the openings for service installations aren't adequately protected. As such, it is recommended that the building be protected throughout by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	RFU
C4D16	Construction joints	There was nothing obvious observed throughout the inspection to indicate non-compliance with the requirements of this clause.	SAT
Specification 5 – Fire-resisting construction			
S5C1	Scope	This Specification contains the requirements for fire-resisting construction of building elements.	Noted
S5C2	Exposure to fire-source features	A part of a building element is exposed to a fire-source feature if any of the horizontal straight lines between that part and the fire-source feature, or vertical projection of the feature, is not obstructed by another part of the building that - (a) has an FRL of not less than 30/–/–; and (b) is neither transparent nor translucent.	Noted
S5C3	Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL, that supporting part, if located within the same fire compartment, must have a FRL not less than that required for the supporting part itself or the part it is supporting.	SAT

Clause		Comments	Assessment
S5C4	Lintels	A lintel must have the FRL required for the part of the building in which it is situated unless it complies with the exemption requirements of this clause.	SAT
S5C5	Method of attachment not to reduce the fire-resistance of building elements	The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required.	SAT
S5C11	Type A fire-resisting construction - fire-resistance of building elements	See discussion of C2D2 above.	RFU
S5C15	Type A fire-resisting construction — roof: Concession	A roof need not comply with Table S5C11g if its covering is non-combustible and the building - (a) has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout; or (b) has a rise in storeys of 3 or less; or (c) is of Class 2 or 3; or (d) has an effective height of not more than 25 m and the ceiling immediately below the roof has a resistance to the (d)incipient spread of fire to the roof space of not less than 60 minutes.	Noted
S5C17	Type A fire-resisting construction — internal columns and walls: Concession	For a building with an effective height of not more than 25 m and having a roof without an FRL in accordance with S5C15, in the storey immediately below that roof, internal columns other than those referred to in S5C11(1)(d) and internal walls other than fire walls and shaft walls may have - (a) in a Class 2 or 3 building: FRL 60/60/60; or (b) in a Class 5, 6, 7, 8 or 9 building - (i) with rise in storeys exceeding 3: FRL 60/60/60; or (ii) with rise in storeys not exceeding 3: no FRL.	Noted
Specification 7 – Fire hazard properties			
S7C1	Scope	This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in Class 2 to 9 buildings as set out in Table S7C2.	Noted
S7C2	Application	Linings, materials and assemblies must comply with the appropriate requirement outlined in this clause.	Noted
S7C3	Floor linings and floor coverings	The fire hazard properties of floor linings and floor coverings must comply with this clause.	SAT/CRA
S7C4	Wall and ceiling linings	The fire hazard properties of wall and ceiling linings must comply with this clause.	SAT/CRA
S7C5	Air-handling ductwork	The fire hazard properties of air-handling ductwork must comply with this clause.	SAT/CRA
S7C6	Lift cars	The fire hazard properties of lift cars must comply with this clause.	SAT
S7C7	Other materials	The fire hazard properties of materials and assemblies not included in S7C3, S7C4, S7C5 or S7C6 must comply with this clause.	SAT

SECTION D – ACCESS AND EGRESS

Clause		Comments	Assessment
Part D2 – Provision for escape			
D2D1	Deemed-to-Satisfy Provisions	Information only.	Noted
D2D2	Application of Part	Information only.	Noted
D2D3	Number of exits required	The provision of exits to tenancy subject to the proposed development complies. It should be noted that this is specified based on the design team advising that the occupant capacity of the tenancy will not exceed 50.	Complies Noted

Clause		Comments	Assessment
		The provision of exits throughout the rest of the building is assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	SAT
D2D4	When fire-isolated stairways and ramps are required	None of the exit stairways serving the building observed during the inspection are required to be fire isolated (do not connect, pass through, or pass by more than two (2) consecutive storeys).	Noted
D2D5	Exit travel distances	The proposed development results in the subject tenancy being served by a single exit only (internal, non-fire-isolated stairway only). The exit travel distances from within the northern part of the proposed Studio Area exceed 20m to the internal non-fire-isolated exit stairway (approximately 25m). The design team have advised that this matter will be justified by a Performance Solution prepared by a suitably qualified fire safety engineer. The exit travel distances throughout the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	PS SAT
D2D6	Distance between alternative exits	The subject tenancy as proposed is served by a single exit only (internal, non-fire-isolated stairway) – no alternative exits. The alternative exits serving the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	NA SAT
D2D7	Height of exits, paths of travel to exits and doorways	The height of exits, paths of travel to exits and doorways serving the subject tenancy comply. The height of exits, paths of travel to exits and doorways serving the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D2D8	Width of exits and paths of travel to exits	The width of exits and paths of travel to exits serving the subject tenancy comply. The width of exits and paths of travel to exits serving the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D2D9	Width of doorways in exits or paths of travel to exits	The width of doorways in exits or paths of travel to exits serving the subject tenancy comply. The width of doorways in exits or paths of travel to exits serving the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D2D10	Exit width not to diminish in direction of travel	The unobstructed width of the required exit serving the subject tenancy does not diminish in the direction of travel to a road or open space. The unobstructed width of the required exits serving the serving the rest of the building are assumed to not diminish in the direction of travel to a road or open space based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D2D11	Determination and measurement of exits and paths of travel to exits	For the purposes of D2D7 to D2D10 the following apply: (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must - (i) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less than 2m vertically above a line along the nosings of the treads or the floor surface of the ramp or landing. (b) To determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D2D18.	Noted

Clause		Comments	Assessment
D2D14	Travel by non-fire-isolated stairways or ramps	The travel by the non-fire-isolated stairway associated with the subject tenancy complies. The travel by the non-fire-isolated stairways associated with the rest of the building is assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D2D15	Discharge from exits	The discharge from and access to exits associated with the subject tenancy complies. The discharge from and access to exits associated with the rest of the building is assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D2D18	Number of persons accommodated	Determination of the occupant capacity of the building must be in accordance with this clause. The design team have advised that occupant capacity of the subject tenancy will not exceed 50.	Noted
D2D19	Measurement of distances	Information only.	Noted
D2D20	Method of measurement	Information only.	Noted
Part D3 – Construction of exits			
D3D1	Deemed-to-Satisfy Provisions	Information only.	Noted
D3D2	Application of Part	Information only.	Noted
D3D4	Non-fire-isolated stairways and ramps	The construction of the non-fire-isolated exit stairway serving the subject tenancy is a combination of steel beams and concrete treads, which is considered adequate regarding the requirements of this clause. The construction of the non-fire-isolated exit stairways serving the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	SAT
D3D8	Installations in exits and paths of travel	The door to the electrical switchboard enclosure located within the subject tenancy between the kitchenette and the female sanitary compartment was locked during the inspection so the enclosure could not be inspected. It is recommended that this enclosure be inspected by suitably qualified person and upgraded to comply with the requirements of this clause where required. The installation of any new services within the subject tenancy that are subject to requirements under this clause must comply with the requirements of this clause. The installations in exits and paths of travel throughout the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	RFU CRA SAT
D3D9	Enclosure of space under stairs and ramps	The space below the non-fire-isolated stairway serving the subject tenancy is not enclosed to form a cupboard or other enclosed space. The spaces below the exit stairways serving the rest of the building are assumed to comply with the requirements of this clause based on the BCA Assessment Report prepared by BCA Logic.	NA SAT
D3D11	Pedestrian ramps	The floor surfaces of ramps are considered to have an adequate level of slip-resistance.	SAT
D3D14	Goings and risers	The geometry of the non-fire-isolated stairway and slip-resistance of the stairway treads serving the subject tenancy is considered adequate. The geometry of the stairways and slip-resistance of the stairway treads serving the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	SAT

Clause		Comments	Assessment
D3D15	Landings	The geometry and slip-resistance of the landing within the non-fire-isolated exit serving the subject tenancy complies. The geometry and slip-resistance of the landings throughout the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D3D16	Thresholds	The thresholds associated with the subject tenancy comply. The thresholds throughout the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D3D17	Barriers to prevent falls	The barriers serving the areas associated with the subject tenancy comply. This is specified based on access to the balcony around the subject tenancy being restricted to the path of travel to/from the door within the western external wall and the adjacent external stairway only. In this regard, it is recommended that locks be provided to the gates restricting access to the rest of the balcony area (gates were not provided with locks at the time of the inspection). The barriers serving the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies RFU SAT
D3D22	Handrails	The handrails serving the non-fire-isolated stairway associated with the subject tenancy are considered adequate. The handrails serving areas throughout the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	SAT
D3D24	Doorways and doors	The doorways and doors serving the subject tenancy comply. The doorways and doors throughout the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D3D25	Swinging doors	The swinging exit doors associated with the subject tenancy comply. The swinging exit doors throughout the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	Complies SAT
D3D26	Operation of latch	The latching device serving the main/entry exit door of the building is installed at a height greater than 1,100mm above the floor (approximately 1,125mm). It is recommended that the height of this latching device be reduced to between 900-1,100mm. All new latching devices must comply with the requirements of this clause. The operation of latches throughout the rest of the building are assumed to comply based on the BCA Assessment Report prepared by BCA Logic.	RFU CRA SAT
Part D4 – Access for people with a disability			
D4D1	Deemed-to-Satisfy Provisions	Information only.	Noted
D4D2	General building access requirements	Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. In this regard, access must be provided throughout the subject tenancy to all new areas normally used by the occupants.	CRA
D4D3	Access to buildings	Existing building.	NA
D4D4	Parts of buildings to be accessible	Parts of the building must comply with the relevant requirements of this clause.	CRA
D4D5	Exemptions	No new part of the subject tenancy is exempt under this clause.	Noted

Clause		Comments	Assessment
D4D7	Signage	Braille and tactile signage must be provided in accordance with this clause and Specification 15. Where illuminated exit signage is provided to an exit door, a braille and tactile sign complying with this clause must be provided stating "Exit" and "Level XX" (XX being the relevant floor level number, descriptor, or a combination of both).	CRA
D4D8	Hearing augmentation	A hearing augmentation system must be provided if an inbuilt amplification system, other than one used only for emergency warning, is installed.	CRA
D4D9	Tactile indicators	Tactile Ground Surface Indicators (TGSIs) must be provided in accordance with Sections 1 and 2 of AS/NZS1428.4.1-2009 to warn people who are blind or have a vision impairment that they are approaching - (a) a stairway, other than a fire-isolated stairway; and (b) an escalator; and (c) a passenger conveyor or moving walk; and (d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (e) in the absence of a suitable barrier - (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5.	CRA
D4D13	Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.	CRA
Specification 15 – Braille and tactile signs			
S15C1	Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D3D26, D4D7 and Specification 27.	Noted
S15C2	Location of braille and tactile signs	Signs including symbols, numbering and lettering must be designed and installed in accordance with the requirements of this clause	CRA
S15C3	Braille and tactile sign specification	Braille and tactile signage must comply with the relevant requirements of this clause.	CRA
S15C4	Luminance contrast	The following applies to luminance contrast: (a) The background, negative space, fill of a sign or border with a minimum width of 5mm must have a luminance contrast with the surface on which it is mounted of not less than 30%. (b) Tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted. (c) Luminance contrasts must be met under the lighting conditions in which the sign is to be located.	CRA
S15C5	Lighting	Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.	CRA
S15C6	Braille	Braille must comply with the requirements of this clause.	CRA

SECTION E – SERVICES AND EQUIPMENT

Clause		Comments	Assessment
Part E1 – Fire fighting equipment			
E1D1	Deemed-to-Satisfy Provisions	Information only.	Noted
E1D2	Fire hydrants	The Fire Safety Statement for the building specifies that the building is adequately served by a fire hydrant system.	SAT

Clause		Comments	Assessment
E1D3	Fire hose reels	The subject tenancy, being a Class 9b, is required to be served by fire hose reels in accordance with the requirements of this clause. There were no fire hose reels observed within the subject tenancy during the inspection of the building. It is recommended that the subject tenancy be provided with a fire hose reel, or reels, in accordance with the requirements of this clause.	RFU
E1D4	Sprinklers	The building is not required to be provided with a sprinkler system under clauses E1D4-E1D13. However, due to some of the shortcomings with the fire resistance and stability of the existing building, it is recommended that the building by provided with a sprinkler system that complies with Specification 17.	RFU
E1D11	Where sprinklers are required: Class 9b buildings	There are no triggers within this clause for the building to be provided with a sprinkler system.	NA
E1D14	Portable fire extinguishers	The Fire Safety Statement for the building specifies that the building is adequately served by portable fire extinguishers. Where required, it is recommended that the type and location of portable fire extinguisher be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement).	RFU
Part E2 – Smoke hazard management			
E2D1	Deemed-to-Satisfy Provisions	Information only.	Noted
E2D2	Application of Part	Information only.	Noted
E2D9	Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings	The building, having a rise in storeys of three (3) and being proposed to incorporate a Class 9b part, is required to be provided with – (a) an automatic smoke detection and alarm system complying with Specification 20; or (b) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. It is recommended that the building be provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	RFU
NSW E2D16	Class 9b – assembly buildings: all	The building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of - (i) smoke detectors installed complying with S20C6; and (ii) any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	CRA
NSW E2D19	Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16 to E2D18)	Gymnasiums are exempted from the requirements of sub-clause (1) of this clause under sub-clause (2).	NA
Part E4 – Visibility in an emergency, exit signs and warning systems			
E4D1	Deemed-to-Satisfy Provisions	Information only.	Noted
E4D2	Emergency lighting requirements	The Fire Safety Statement for the building specifies that the building is adequately served by emergency lighting. Where required, it is recommended that the emergency lighting be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement).	RFU
E4D3	Measurement of distance	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.	Noted

Clause		Comments	Assessment
E4D4	Design and operation of emergency lighting	The Fire Safety Statement for the building specifies the appropriate standard of performance for the emergency lighting system serving the building.	Noted
E4D5	Exit signs	The Fire Safety Statement for the building specifies that the building is adequately served by exit signs. Where required, it is recommended that the exit signs be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement). Specifically, the exit signage must be amended with reference to the proposed development utilising the internal non-fire-isolated exit stairway as the only exit from the tenancy.	RFU
E4D6	Direction signs	The Fire Safety Statement for the building specifies that the building is adequately served by exit signs. Where required, it is recommended that the exit direction signs be amended with reference to the proposed development to maintain compliance with the relevant standard of performance (as specified on the Fire Safety Statement). Specifically, the exit direction signage must be amended with reference to the proposed development utilising the internal non-fire-isolated exit stairway as the only exit from the tenancy.	RFU
E4D8	Design and operation of exit signs	The Fire Safety Statement for the building specifies the appropriate standard of performance for the exit signs serving the building.	Noted
Specification 17 – Fire sprinkler systems			
S17C1	Scope	This Specification sets out requirements for the design and installation of fire sprinkler systems.	Noted
S17C2	Application of automatic fire sprinkler standards	The building must be served by a sprinkler system compliant with – (a) AS 2118.1-2017; or (b) AS 2118.4-2012; or (c) FPAA101D; or (d) FPAA101H. In accordance with this clause. Alternatively, a combined sprinkler and fire hydrant system compliant with AS 2118.6-2012 may be used to serve the building.	CRA
S17C3	Separation of sprinklered and non-sprinklered areas	Where a part of a building is not protected with sprinklers, the sprinklered and non-sprinklered parts must be fire separated in accordance with the requirements of this clause.	CRA
S17C4	Protection of openings	Any openings, including those for service penetrations, in construction separating sprinklered and non-sprinklered parts of a building, including the construction separating the areas nominated for omitted protection in AS 2118.1, must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4.	CRA
S17C5	Quick response sprinklers	Quick response sprinklers may be installed only if they are suitable for the type of application proposed and it is demonstrated that the sprinkler system is designed to accommodate their use.	Noted
S17C6	Sprinkler valve enclosures	(1) Sprinkler alarm valves must be located in a secure room or enclosure which has direct egress to a road or open space. (2) All sprinkler valve rooms and enclosures must be secured with a system suitable for use by the fire brigade.	CRA
S17C7	Water supply	(1) A required sprinkler system must be provided with at least one water supply. (2) A required sprinkler system in a building greater than 25m in effective height must be provided with a dual water supply except that a secondary water supply storage capacity of 25,000 litres may be used if - (a) the storage tank is located at the topmost storey of the building; and (b) the building occupancy is classified as no more hazardous than Ordinary Hazard 2 (OH2) under AS 2118.1-2017; and (c) an operational fire brigade service is available to attend a building fire.	CRA

Clause		Comments	Assessment
S17C8	Building occupant warning system	A required sprinkler system, except a FPAA101D sprinkler system, must be connected to and activate a building occupant warning system complying with S20C7.	CRA
S17C9	Connection to other systems	Where a smoke hazard management system is installed and is actuated by smoke detectors, the sprinkler system must, wherever practicable, be arranged to also activate the smoke hazard management system.	CRA
S17C10	Anti-tamper devices	(1) Where a sprinkler system is installed - (a) over any stage area in a theatre, public hall or the like, visual and audible status indication of sprinkler valves must be provided at the location normally used by the stage manager; or (b) in a space housing lift electrical and control equipment (including machine rooms, secondary floors and sheave rooms), any valves provided to control sprinklers in these spaces must be located adjacent to the space. (2) Any valves provided to control sprinklers required by (1) must be fitted with anti-tamper monitoring devices connected to a monitoring panel.	CRA
S17C11	Sprinkler systems in carparks	A sprinkler system protecting a carpark complying with S5C19(3) in a multi-classified building must - (a) be independent of the sprinkler system protecting any part of the building not used as a carpark; or (b) if forming part of a sprinkler system protecting a part of the building not used as a carpark, be designed such that the section protecting the non-carpark part can be isolated without interrupting the water supply or otherwise affecting the effective operation of the section protecting the carpark.	CRA
S17C12	Residential care buildings	(1) In addition to the provisions of AS 2118.4-2012, a sprinkler system in - (a) a Class 3 building used as a residential care building; or (b) a Class 9a health-care building used as a residential care building; or (c) a Class 9c building, must comply with sub-clause (2). (2) Any sprinkler system referred to in (1) must - (a) be provided with a monitored main stop valve in accordance with AS 2118.1-2017; and (b) be permanently connected with a direct data link or other approved monitoring system to a fire station or fire station dispatch centre.	CRA
S17C13	Sprinkler systems in lift installations	(1) Where sprinklers are installed in a space housing lift electrical and control equipment, including machine rooms, secondary floors and sheave rooms, sprinklers in these spaces must - (a) have heads protected from accidental damage by way of a guard that will not impair the performance of the head; and (b) be capable of being isolated and drained, either separately or collectively, without isolating any other sprinklers within the building. (2) Valves provided to control sprinklers referred to in (1) must be installed in accordance with S17C10(2).	CRA
S17C14	Early childhood centres	Quick response sprinklers must be provided to a Class 9b early childhood centre required to have an automatic fire sprinkler system. S17C14 does not apply to a Class 9b early childhood centre - (a) wholly within a storey that provides direct egress to a road or open space; or (b) with a rise in storeys of not more than 2, where the Class 9b early childhood centre is the only use in that building.	CRA

SECTION F – HEALTH AND AMENITY			
Clause		**Comments**	**Assessment**
Part F4 – Sanitary and other facilities			
F4D1	Deemed-to-Satisfy Provisions	Information only.	Noted
F4D3	Calculation of number of occupants and facilities	(1) The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means. (2) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. (3) In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex. (4) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	Noted
F4D4	Facilities in Class 3 to 9 buildings	The subject tenancy is provided with the following sanitary facilities: <u>Male:</u> Two (2) closet pans Two (2) urinals Two (2) washbasins <u>Females:</u> Two (2) closet pans Two (2) washbasins <u>Accessible:</u> One (1) accessible unisex sanitary compartment <u>Staff:</u> One (1) closet pan One (1) washbasin One (1) shower These facilities will adequately cater for the following number of occupants (see Table F4D4j: Sanitary facilities in Class 9b buildings – sports venues or the like): Males – no greater than 30 (limited by the provision of washbasins). Females – no greater than 30. Staff – no greater than 10 (shared facilities – see clause F4D4(3)).	SAT
F4D5	Accessible sanitary facilities	The tenancy is provided with One (1) accessible unisex sanitary compartment, which is considered adequate.	SAT
F4D8	Construction of sanitary compartments	All sanitary compartments are provided with partitions in accordance with the requirements of this clause. None of the sanitary compartments located within the male and female compartments are fully enclosed. The accessible unisex sanitary compartment is provided with clearance from the door in accordance with Figure F4D8.	Complies NA Complies
F4D9	Interpretation: Urinals and washbasins	A urinal may be— (i) an individual stall or wall-hung urinal; or (ii) each 600 mm length of a continuous urinal trough; or (iii) a closet pan used in place of a urinal.	Noted

Clause		Comments	Assessment
		The closet pan within the accessible unisex sanitary compartment has been counted as a urinal to specify the maximum number of males able to be served by the existing provision of sanitary facilities in F4D4 above. A washbasin may be - (a) an individual basin; or (b) a part of a hand washing trough served by a single water tap.	
Part F5 – Room heights			
F5D1	Deemed-to-Satisfy Provisions	Information only.	Noted
F5D2	Height of rooms and other spaces	The height of all spaces and rooms throughout the building complies with the requirements of this clause. A height of no less than 2,400mm must be maintained upon completion of the proposed development.	Complies CRA
Part F6 – Light and ventilation			
F6D1	Deemed-to-Satisfy Provisions	Information only.	Noted
F6D5	Artificial lighting	Artificial lighting must be provided throughout the subject tenancy in accordance with the requirements of AS 1680.0-2009.	CRA
F6D6	Ventilation of rooms	All occupiable spaces throughout the building must be provided with natural or mechanical ventilation.	CRA
F6D7	Natural ventilation	Where natural ventilation is utilised, a ventilating area of no less than 5% of the floor area must be provided.	CRA
F6D8	Ventilation borrowed from adjoining room	Ventilation can be borrowed from an adjacent room in accordance with the requirements of this clause.	CRA
F6D9	Restriction on location of sanitary compartments	The location of the sanitary compartments complies with this clause.	Complies

SECTION I – SPECIAL USE BUILDINGS

Clause		Comments	Assessment
Part I1 – Class 9b buildings			
NSW I1D1	Application of Part	(1) For a Class 9b building or part of a building that is not an entertainment venue - (a) the Deemed-to-Satisfy Provisions of Part I1 apply to every enclosed Class 9b building or part of a building which - (i) is a school assembly, church or community hall with a stage and any backstage area with a total floor area of more than 300m^2; or (ii) otherwise, has a stage and any backstage area with a total floor area of more than 200m^2; or (iii) has a stage with an associated rigging loft; and (b) notwithstanding (1)(a)— (i) I1D4 applies to every open or enclosed Class 9b building; and (ii) I1D7 applies to every enclosed Class 9b building. (2) For a Class 9b building that is an entertainment venue, NSW Part I4 applies in replacement of Part I1.	NA NA Noted Noted NA
I1D4	Seating area	The proposed development incorporates a gymnasium that does not include seating areas.	NA
I1D7	Aisle lights	The proposed development incorporates a gymnasium that does not include seating areas.	NA