

DEVELOPMENT REPORT

PREMISES – 1039 OXFORD FALLS ROAD, OXFORD FALLS

CHILD CARE BUILDINGS

by

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29TH NOVEMBER 2017

Amended 08/05/2018

Report Purpose;

This report addresses potential BCA issues in respect of an application to obtain Development Consent from Northern Beaches Council in relation to a child care facility at Portion 1039 Oxford Falls Road, Oxford Falls.

The application is an attempt to;

- increase the number of children using the existing child care centre,
- change the use of the existing cottage, from a storage facility, to be used in conjunction with the child care facility, and
- adapt the use of an existing garden shed into an art workroom associated with the child care centre.

Approval History;

The subject building is a single storey building designed and erected for the use of a child care facility (defined by clause A1.1 as an *Early Childhood Centre*).

The facility will be subject to the Centre Based and Child Care Services Regulation 1996, and the licensing provisions by the Department of Community Services.

The original development was granted Consent (No. 2006/0339) for additions to an existing building to create a child care facility by Warringah Council in November 2007 and subsequent Construction Certificate in June 2008.

Various Section 96 approvals and amended Construction Certificates for adjustments to carparking, OSD systems and minor changes ensued.

The main child care building is located in the south-western portion on a triangular shaped allotment on the southern side of Oxford Falls Road.

The building is single storey of approximately 570m² in floor area, of full brick construction on a concrete floor slab with a metal roof.

The development has been provided with an On-site Sewerage Management System and an On-site Stormwater Detention System and off street carparking for staff, visitors and people with disabilities.

Increase in Numbers

The Development Application submission to Council proposes to increase the number of children using the facility from 60 to 108.

This will have no Building Code of Australia implications, subject to proper management of the amenities already existing in the main building.

Alterations and Additions for Use of Cottage for Child Care

Based on the change of building *Classification* from a Class 1a to a Class 9b, the former cottage can be adapted for use as child care in accordance with the Building Code of Australia – Volume One, with the following design parameters being incorporated;

- Access for people with disabilities being in accordance with Part D3 and AS 1428.1, into the building, within the building and on to the attached deck areas.

- Amenities being in accordance with Part F2 and AS 1428.1 to enable use by people with disabilities. A separate report from a Disability consultant will be provided.
- A fire extinguisher being provided in an accessible location for use in an emergency by staff in accordance with Part E1 and AS 2444.
- The final exit door may swing against the direction of egress, as the floor area of the building is less than 200m², subject to a device being fitted to hold the final exit door in the open position being fitted, in accordance with Part D2.20(b)(i).
- The door latches for the final exit door are meant to comply with the requirements of Part D2.21 but special provisions are made for child care centres, providing the door can be opened by hand by anyone specifically nominated by the owner and who is properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that persons in the building may immediately escape if there is a fire, in accordance with Part D2.21(a)(iii)(B).

Alterations for Use of Shed for Child Care 'Art Room'.

Based on the change of building *Classification* from a Class 10a to a Class 9b, the former shed can be adapted for use as child care in accordance with the Building Code of Australia – Volume One, with the following design parameters being incorporated;

- Access for people with disabilities being in accordance with Part D3 and AS 1428.1, into the building, within the building and on to the attached deck areas.
- A fire extinguisher being provided in an accessible location for use in an emergency by staff in accordance with Part E1 and AS 2444.
- The final exit door may swing against the direction of egress, as the floor area of the building is less than 200m², subject to a device being fitted to hold the final exit door in the open position being fitted, in accordance with Part D2.20(b)(i).
- The door latches for the final exit door are meant to comply with the requirements of Part D2.21 but special provisions are made for child care centres, providing the door can be opened by hand by anyone specifically nominated by the owner and who is properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that persons in the building may immediately escape if there is a fire, in accordance with Part D2.21(a)(iii)(B).

Notes

It should be noted that the Building Code of Australia – Volume One, does not require smoke alarms to be provided to either building, but the NSW State Authority licencing child care facilities may have conditions relating to smoke alarms.

The Building Code of Australia – Volume One limits the use of building materials of high smoke development and/or high flammability in respect of Specification C1.10 and C1.10a.

Both buildings are of a Class 9b with a 'rise in storeys' of 1, and as such require compliance with Type C construction. Due to the building's location, being remote from the side boundaries and being well separated and therefore well away from 'fire-source-features', there is no minimum Fire Resistance Rating, and as such the existing wall constructions are satisfactory.

No Emergency Lighting or illuminated Exit Signs are required due to the limited floor areas of each building.

Any artificial lighting installed in the building must meet the output limits referred to in Part J6 of the BCA.

The Building Code of Australia exempts non-residential buildings from the requirements of Bushfire construction.

It is hoped that the above information is of assistance, but should you require assistance or clarification in respect of any issue, please call me on 0408 235 285.

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