

Date: 13 November 2024
Our Ref: P240153

Hassell Fitness Pty Ltd
Unit 1, 2-4 William St,
Brookvale NSW 2100
Att: Mr Simon Hassell

Dear Simon,

**RE: Unit 1, 2-4 William St, Brookvale
BCA COMPLIANCE ASSESSMENT**

Please find enclosed our BCA Compliance Report prepared in respect of the unauthorized use (Boxing Gym) within the subject tenancy.

In reviewing the content of this Report, particular attention is drawn to the content of Parts 2, 3 and 4, as: –

- ☐ Part 3 Provides a Key point summary
- ☐ Part 4 summarizes the compliance status of the proposed design in terms of each prescriptive provision of the BCA.

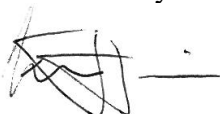
The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

- ☐ Part 5 contains a detailed analysis of the proposed design, and provides informative commentary & recommendation in respect of each instance of prescriptive non-compliance and area of preliminary only (design) detail, as applicable.

This commentary enables the project team to readily identify and understand the nature and extent of information required within the Construction Certificate application to demonstrate the attainment of BCA compliance.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Kieran Tobin', followed by a horizontal line.

**Kieran Tobin
Director**

BCA COMPLIANCE ASSESSMENT

PREPARED FOR

Hassell Fitness Pty Ltd

REGARDING

Unit 1, 2-4 William St, Brookvale

Prepared By



REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

Our Reference	Issue No.	Remarks	Issue Date
P240153	1	Design Compliance Report	13 November 2024
Author	Kieran Tobin Senior NCC Consultant Registered Building Surveyor - Fair Trading no 0409 Grad Dip Building Surveying UWS		

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1.0 INTRODUCTION

1.1 GENERAL

This “BCA Compliance Assessment” report has been prepared at the request of Hassell Fitness Pty Ltd, and relates to the premises located at Unit 1, 2-4 William St, Brookvale.

The subject building is a four storey Mixed Use Building Containing Warehouse Facilities, Retail Commercial Premises, Car parking, a Dance Studio and the subject Class 9b Boxing Gym.

This report is required to accompany a BIC Application to Council due to the unauthorised use of the Unit 1 as a Gym

1.2 REPORT BASIS

The content of this report reflects –

- (a) The principles and provisions of BCA 2022, Parts B, C, D, E & F4;
- (b) A Site Inspection of the premises on Wednesday the 12th of November 2024.

1.3 EXCLUSIONS

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

- (a) Structural and services design documentation;
- (b) General building services;
- (c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
- (d) The individual requirements of the Workcover Authority;
- (e) Disability Discrimination Act (DDA);
- (f) Assessment of any structural elements or geotechnical matters relating to the building, including any;
- (g) Consideration of any fire services operations (including hydraulic, electrical or other systems);
- (h) Assessment of plumbing and drainage installations, including stormwater;
- (i) Assessment of mechanical plant operations, electrical systems or security systems;
- (j) Heritage significance;
- (k) Consideration of energy or water authority requirements;
- (l) Consideration of Council’s local planning policies;
- (m) Environmental or planning issues;
- (n) Requirements of statutory authorities;
- (o) Sections G, H, J or I of the BCA are not considered;
- (p) This report has been prepared for the exclusive use of the client referred to on the cover sheet of this report. We do not warrant or accept liability for the reliance upon or use of this report by anyother party.
- (q) The report considers matters of a significant nature only and should not be considered exhaustive.
- (r) The report does not consider structural adequacy of the building.

1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the change of use within the existing building may comply with the relevant prescriptive provisions of BCA 2022, Parts B, C, D, E & F4

Assessment of the proposed design considers each prescriptive BCA provision, and identifies such as either: –

- (a) Being complied with; or
- (b) Not being complied with; or
- (c) Requiring the provision further detail with the future Building Permit or other application or
- (d) Not being relevant to the particular building works proposal.

The status of the design, in terms of these four (4) categories, is summarised within Part 3 of this report.

Where prescriptive non-compliance is identified, suitable recommendations to remedy the non-compliance shall be detailed in Part 4.

In instances where preliminary only detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Construction Certificate) shall also be outlined in Part 4.

2.0 MATTERS IDENTIFIED / RECOMMENDATIONS

2.1 COMPLIANCE PATHWAYS WITHIN THE BCA

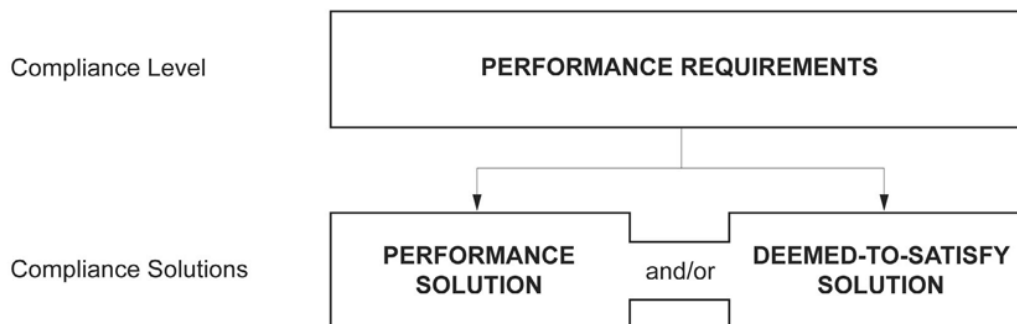
Compliance with the NCC is achieved by complying with—
(1) the Governing Requirements of the NCC; and
(2) the *Performance Requirements*.

A2.1 Compliance with the Performance Requirements

Performance Requirements are satisfied by one of the following, as shown in Figure 1:

- (1) A *Performance Solution*.
- (2) A *Deemed-to-Satisfy Solution*.
- (3) A combination of (1) and (2).

Figure 1: NCC compliance option structure



2.2 KEY COMPLIANCE ISSUES IDENTIFIED

The following table provides a list of key compliance issues within the proposed design.

Deemed-To-Satisfy Compliance – Key Considerations		
Item No.	BCA Clause	Comment
1.	C2D11	Fire Hazard Properties of Floor Finishes The floor lining or floor covering must have— (a) a critical radiant flux not less than 1.2 kW/m ² We recommend obtaining AS 1530 Fire test certificates from the supplier for the Gym Matting
2.	D2D5 D3D25 D3D26	Building Egress The Existing Front (Swing) Door is the required Exit door as the Roller Door is excluded as a compliant Exit Door. We recommend the door is altered to swing outward in the direction of egress and provided with a Lever Type Door handle that is readily openable without a key from the side that faces a person seeking egress, by a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor

		Due to the Travel distance to the current (Front Exit) exceeding the maximum 20m we recommend that the rear door is also modified and provided with compliant door hardware
3.	Part D4	<p>Building Access</p> <p>The subject tenancy enjoys a Lessees Concession in respect to the Access to Premises Code.</p> <p>In this regard the areas required to be accessible are</p> <p>The Entry Door (not access from the street)</p> <p>The general circulation space within the gym.</p> <p>In regard to compliance the following was observed:-</p> <p>The Roller door cannot be a compliant access point (however may be considered within a Performance Based Access Report – from an Access Consultant)</p> <p>The Entry Swing Door is not currently compliant as it achieves less than an 850mm clear opening and does not have a compliant door handle.</p> <p>The General floor area within the gym is required to be compliant but currently does not provide for 1m wide pathways or areas to turn.</p> <p>Our recommendation is to have the tenancy reviewed by an Access Consultant with a view to approaching compliance via a Performance Pathway.</p>
4.	Part E4	<p>Exit Signage and Emergency Lighting</p> <p>The tenancy requires AS/NZS 2293 compliant Emergency Lighting and Exit signage above the Exit Door/s</p>

3.0 BUILDING DESCRIPTION

3.1 GENERAL

In the context of the Building Code of Australia (BCA), the subject development is described within items 2.2 – 2.6 below.

3.1 RISE IN STOREYS (CLAUSE C2D3)

The building has a rise in storeys of 4 (Four).

3.2 BUILDING CLASSIFICATION (CLAUSE A3.2)

The Building will contain the following classifications

Class	Description
5	An Office
6	A Retail Premises
7b	Premises Used for Storage
7a	A carpark.
9b	An Assembly Building – Subject Gym -Dance Studio

3.3 Effective Height

The buildings have an effective height of less than 12m.

3.4 TYPE OF CONSTRUCTION (CLAUSE C2D2, TABLE 5)

Specification 5 - Type A Construction

Table SFC1 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building — FRL: (in minutes)			
	<i>Structural adequacy/ Integrity/ Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For <i>loadbearing</i> parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 60	120/ 90/ 90	180/180/120	240/240/180
3 m or more	90/ 60/ 30	120/ 60/ 30	180/120/ 90	240/180/ 90
For non- <i>loadbearing</i> parts—				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 60	–/ 90/ 90	–/180/120	–/240/180
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an <i>external wall</i> —				
For <i>loadbearing</i> columns—				
	90/–/–	120/–/–	180/–/–	240/–/–
For non- <i>loadbearing</i> columns—				

Building element	Class of building — FRL: (in minutes)			
	<i>Structural adequacy/ Integrity/ Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
	—/—/—	—/—/—	—/—/—	—/—/—
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
<i>Fire-resisting lift and stair shafts—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
<i>Non- loadbearing</i>	—/ 90/ 90	—/120/120	—/120/120	—/120/120
<i>Bounding public corridors, public lobbies and the like—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/—/—	180/—/—	240/—/—
<i>Non- loadbearing</i>	—/ 60/ 60	—/—/—	—/—/—	—/—/—
<i>Between or bounding sole-occupancy units—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/—/—	180/—/—	240/—/—
<i>Non- loadbearing</i>	—/ 60/ 60	—/—/—	—/—/—	—/—/—
<i>Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
<i>Non- loadbearing</i>	—/ 90/ 90	—/ 90/ 90	—/120/120	—/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—				
	90/—/—	120/—/—	180/—/—	240/—/—
FLOORS	90/ 90/ 90	120/120/120	180/180/180	240/240/240
ROOFS	90/ 60/ 30	120/ 60/ 30	180/ 60/ 30	240/ 90/ 60

3.5 GENERAL FLOOR AREA LIMITATIONS (TABLE C3D3)

Note – Not applicable to residential portion

Subject to the following maximum fire compartment floor area and volume limits for Construction: –

Table C2.2 – Maximum size of Fire Compartments

Building Class		Type A	Type B	Type C
5, 9b, 9c	Max Floor area	8000 m²	5,500 m ²	3000 m ²
	Max Volume	48,000 m³	33,000 m ³	18,000 m ³

3.6 PART B1 - STRUCTURAL PROVISIONS

Structural Engineers Details prepared by an Appropriately qualified Structural Engineer will be required within the Construction Certificate Documentation.

Confirmation will be required that the design achieves compliance with the following standards (where relevant):-

- AS 1170.0 – 2002 – General Principles
- AS 1170.1 – 2002 – Certification of Barriers to Prevent Falls (Dead and Live Loads)
- AS 1170.2 – 2011 – Wind Loads
- AS 1170.4 – 2007 – Earthquake Actions
- AS 3700 – 2018 – Masonry Structures

- AS 3600 – 2018 – Concrete Structures
- AS 4100 – 1998 – Steel Structures
- AS 4600 – 2018 – Cold Formed Steel Structures
- AS 2519- 2009 – Piling Design and Installation
- AS 1720.1 – 2010 – Design of Timber Structures
- AS/NZS 1664.1 and 1664.2 – 1997 – Aluminium Construction
- AS 2047 – 2014 – Windows and External Glazed Doors in Buildings
- AS 1288 – 2006 – Glass In Buildings Selection and Installation
- A building in a *flood hazard area* must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.

3.7 FIRE SAFETY UPGRADES TO EXISTING BUILDINGS (EP & A REGS)

Subject to the following maximum fire compartment floor area and volume limits for Construction: –

62 FIRE SAFETY AND OTHER CONSIDERATIONS

Sub clause	Requirement	Comment/Advice
1	This <u>clause</u> applies to a <u>development application</u> for a change of building use for an existing building where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.	A BCA Change of use has occurred
2	In determining the <u>development application</u> , the consent authority is to take into consideration whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.	For reference
3	Consent to the change of building use sought by a <u>development application</u> to which this <u>clause</u> applies must not be granted unless the consent authority is satisfied that the building complies (or will, when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed use. Note: The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.	For reference

64 CONSENT AUTHORITY MAY REQUIRE BUILDINGS TO BE UPGRADED

Sub clause	Requirement	Comment/Advice
1	This clause applies to a development application for development involving the rebuilding, alteration, enlargement or	Physical upgrade works are proposed to less than 50% of the

2	<p>extension of an existing building where: premises</p> <p>(a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or does not apply</p> <p>(b) the measures contained in the building are inadequate:</p> <p>(i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or</p> <p>(ii) to restrict the spread of fire from the building to other buildings nearby.</p> <p>In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the <i>Building Code of Australia</i>.</p> <p>For Reference</p>
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Performance Ref	Performance Requirement	Compliance Comments
EP1.3	<p>A fire hydrant system must be provided to the degree necessary to facilitate the needs of the <i>fire brigade</i> appropriate to</p> <ul style="list-style-type: none"> a) Fire-fighting operations; and b) The floor area of the building; and c) The fire hazard 	<p>Fire Hydrant Coverage is provided. Flow and Pressure compliance to the Hydrant have not been qualified</p>
EP1.4	<p>An <i>automatic</i> fire suppression system must be installed to the degree necessary to control the development and spread of fire appropriate to</p> <ul style="list-style-type: none"> a) The size of the Fire Compartment; and b) The function or use of the building; and c) The Fire Hazard; and d) The Height of the Building 	<p>A Fire Suppression System is NOT required</p>
EP1.6	<p>Suitable facilities must be provided to the degree necessary in a building to co-ordinate <i>fire brigade</i> intervention during an emergency appropriate to</p> <ul style="list-style-type: none"> a) The function or use of the building and b) The Floor area of the building; and c) The height of the building. 	<p>A Fire Control room is not required within the subject building</p>
EP2.1	<p>In a building providing sleeping accommodation, occupants must be</p>	<p>The Building does not contain sleeping facilities</p>

	provided with <u>automatic</u> warning on the detection of smoke so they may evacuate in the event of a fire to a <u>safe place</u> .	
EP2.2	In the event of a fire in a building the conditions in any evacuation route must be maintained for the period of time occupants take to evacuate the part of the building so that <ul style="list-style-type: none"> i) the temperature will not endanger human life; and ii) the level of visibility will enable the evacuation route to be determined and iii) the level of toxicity will not endanger human life. 	For Reference
EP3.2	The period of time occupants take to evacuate referred to in (a) must be appropriate to <ul style="list-style-type: none"> i) the number, mobility and other characteristics of the occupants; and ii) the function or use of the building; and iii) the travel distance and other characteristics of the building; and iv) the <u>fire load</u>; and v) the potential <u>fire intensity</u>; and vi) the <u>fire hazard</u>; and vii) any active <u>fire safety systems</u> installed in the building; and viii) <u>fire brigade</u> intervention. 	For Reference

3.6 ACCESS TO PREMISES STANDARD

1.1 Name of Standards

These Standards are the Disability (Access to Premises — Buildings) Standards 2010.

1.2 Commencement

These Standards commenced on 1 May 2011.

1.3 Objects

The objects of these Standards are:

- (a) to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and
- (b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.

Excerpt from Disability (Access to Premises Buildings) Standards 2010

Clause (4) A part of a building is a ***new part*** of the building if it is an extension to the building or a modified part of the building about which:

(a) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or

(b) all of the following apply:

(i) the building work is carried out for or on behalf of the Crown;

(ii) the building work commences on or after 1 May 2011;

(iii) no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or Territory where the building is located.

(5) An affected part is:

(a) the principal pedestrian entrance of an existing building that contains a new part; and

(b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Subsection 2.1(5) - Affected part

The Premises Standards introduce a new concept referred to as the ‘affected part’ of an existing building. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrades of a building are not taking place.

The requirement for upgrading of the ‘affected part’ of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts.

Subsection 2.1(5) defines the term ‘affected part’ of a building.

Affected part means the path of travel between (and including) the principal pedestrian entrance of an existing building to the ‘new part’ or modified part of the building. This path of travel must provide a continuous accessible path of travel (see ‘Accessway’ as defined in A1.1 of the Access Code) from the principal pedestrian entrance to the new part or modified part of the building.

Note on extent of ‘affected part’

The definition of ‘affected part’ of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work.

4.0 BCA ASSESSMENT – SUMMARY

4.1 GENERAL

The tables contained within items 3.2 – 3.5 below summarise the compliance status of the proposed architectural design in terms of each prescriptive provision of the Building Code of Australia.

For those instances of either “prescriptive non-compliance” or “preliminary only detail”, a detailed analysis and commentary is provided within Part 4.

4.2 SECTION C – FIRE RESISTANCE

BCA reference	Complies	Does not comply	Detail Required	Not relevant
C2D1 - Deemed-to-Satisfy Provisions	✓			
C2D4 - Buildings of multiple classification				✓
C2D5 - Mixed types of construction				✓
C2D6 - Two storey Class 2, 3 or 9c buildings				✓
C2D7 - Class 4 parts of buildings				✓
C2D8 - Open spectator stands and indoor sports stadiums				✓
C2D9 - Lightweight construction				✓
C2D10 - Non-combustible building elements				✓
C2D11 - Fire hazard properties			✓	
C2D12 - Performance of external walls in fire				✓
C2D13 - Fire-protected timber: Concession				✓
C2D14- Ancillary elements				✓
C2D15-Fixing of bonded laminated cladding panels				✓
C3D3 - General floor area and volume limitations				✓
C3D4 - Large isolated buildings				✓
C3D5 - Requirements for open spaces and vehicular access				✓
C3D6 - Class 9 buildings				✓
C3D7 - Vertical separation of openings in external walls				✓
C3D8 - Separation by fire walls	✓			
C3D9 - Separation of classifications in the same storey	✓			
C3D10 - Separation of classifications in different storeys	✓			
C3D11 - Separation of lift shafts				✓
C3D12 - Stairways and lifts in one shaft				✓
C3D13 - Separation of equipment				✓
C3D14 - Electricity supply system				✓
C3D15 - Public corridors in Class 2 and 3 buildings				✓
C4D3 - Protection of openings in external walls	✓(*)			
C4D4- Separation of external walls and associated openings in different fire compartments				✓
C4D5- Acceptable methods of protection	✓(*)			
C4D6- Doorways in fire walls				✓
C4D7-Sliding fire doors				✓
C4D8- Protection of doorways in horizontal exits				✓
C4D9- Openings in fire-isolated exits				✓
C4D10- Service penetrations in fire-isolated exits				✓
C4D11- Openings in fire-isolated lift shafts				✓
C4D12- Bounding construction: Class 2 and 3 buildings and Class 4 parts				✓
C4D13- Openings in floors and ceilings for services				✓
C4D14- Openings in shafts				✓
C4D15- Openings for service installations				✓
C4D16- Construction joints				✓
C4D17- Columns protected with lightweight construction to achieve an FRL				✓
✓(*) = Window Drenchers provided – flow, pressure and compliance of this older system not qualified by BCA Vision				

4.3 SECTION D – ACCESS AND EGRESS

BCA reference	Complies	Does not comply	Detail Required	Not relevant
D2D3 - Number of exits required	✓			
D2D4 - When fire-isolated stairways and ramps are required				✓
D2D5 - Exit travel distances		✓		
D2D6 - Distance between alternative exits				✓
D2D7 - Height of exits, paths of travel to exits and doorways	✓			
D2D8 - Width of exits and paths of travel to exits	✓			
D2D9 - Width of doorways in exits or paths of travel to exits	✓			
D2D10 - Exit width not to diminish in direction of travel	✓			
D2D12 - Travel via fire-isolated exits				✓
D2D13 - External stairways or ramps in lieu of fire-isolated exits				✓
D2D14 - Travel by non-fire-isolated stairways or ramps				✓
D2D15 - Discharge from exits	✓			
D2D16 - Horizontal exits				✓
D2D17 - Non-required stairways, ramps or escalators				✓
D2D18 - Number of persons accommodated				✓
D2D19 - Measurement of distances				✓
D2D20 - Method of measurement				✓
D2D21 - Plant rooms, lift machine rooms and electricity network substations: Concession				✓
D2D22 - Access to lift pits				✓
D2D23 - Egress from primary schools				✓
D3D3 - Fire-isolated stairways and ramps				✓
D3D4 - Non-fire-isolated stairways and ramps				✓
D3D5 - Separation of rising and descending stair flights				✓
D3D6 - Open access ramps and balconies				✓
D3D7 - Smoke lobbies				✓
D3D8 - Installations in exits and paths of travel				✓
D3D9 - Enclosure of space under stairs and ramps				✓
D3D10 - Width of required stairways and ramps				✓
D3D11 - Pedestrian ramps				✓
D3D12 - Fire-isolated passageways				✓
D3D13 - Roof as open space				✓
D3D14 - Goings and risers				✓
D3D15 - Landings				✓
D3D16 - Thresholds	✓			
D3D17 - Barriers to prevent falls				✓
D3D18 - Height of barriers				✓
D3D19 - Openings in barriers				✓
D3D20 - Barrier climbability				✓
D3D21 - Wire barriers				✓
D3D22 - Handrails				✓
D3D23 - Fixed platforms, walkways, stairways and ladders				✓
D3D24 - Doorways and doors				✓
D3D25 - Swinging doors		✓		
D3D26 - Operation of latch		✓		
D3D27 - Re-entry from fire-isolated exits				✓
D3D28 - Signs on doors				✓
D3D29 - Protection of openable windows				✓
D3D30 - Timber stairways: Concession				✓
D4D2 -General building access requirements			✓	
D4D3 -Access to buildings			✓	
D4D4 -Parts of buildings to be accessible			✓	
D4D5 -Exemptions				✓
D4D6 -Accessible carparking				✓
D4D7 -Signage				✓
D4D8 -Hearing augmentation				✓
D4D9 -Tactile indicators				✓
D4D10- Wheelchair seating spaces in Class 9b assembly buildings				✓

D4D11-Swimming pools				✓
D4D12-Ramps				✓
D4D13-Glazing on an accessway				✓

4.4 SECTION E – SERVICES AND EQUIPMENT

BCA reference	Complies	Does not comply	Detail Required	Not relevant
E1D2 - Fire hydrants	✓(*)			
E1D3 -Fire hose reels	✓(*)			
E1D4 - Sprinklers	✓(*)			✓
E1D5 - Where sprinklers are required: all classifications				✓
E1D6 - Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings				✓
E1D7 -Where sprinklers are required: Class 3 building used as a residential care building				✓
E1D8 - Where sprinklers are required: Class 6 building				✓
E1D9 - Where sprinklers are required: Class 7a building, other than an open-deck carpark				✓
E1D10 -Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings				✓
E1D11 - Where sprinklers are required: Class 9b buildings				✓
E1D12 - Where sprinklers are required: additional requirements				✓
E1D13 -Where sprinklers are required: occupancies of excessive hazard				✓
E1D14 -Portable fire extinguishers	✓			
E1D15 -Fire control centres				✓
E1D16 -Fire precautions during construction				✓
E1D17 -Provision for special hazards				✓
E2D3 -General requirements				✓
E2D4 -Fire-isolated exits				✓
E2D5 -Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building				✓
E2D6 -Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings				✓
E2D7 -Buildings more than 25 m in effective height: Class 9a buildings				✓
E2D8 -Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building				✓
E2D9 -Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	✓			
E2D10 -Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4				✓
E2D11 -Buildings not more than 25 m in effective height: Class 9a and 9c buildings				✓
E2D12 -Class 7a buildings				✓
E2D13 -Basements (other than Class 7a buildings)				✓
E2D14 -Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)				✓
E2D15 -Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall)				✓
E2D16 -assembly buildings: nightclubs, discotheques and the like				✓
E2D17 - assembly buildings: exhibition halls				✓
E2D18 - assembly buildings: theatres and public halls				✓
E2D19 -Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes				✓
E2D20 -Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)				✓
E2D21 -Provision for special hazards				✓
E3D2 - Lift installations				✓
E3D3 - Stretcher facility in lifts				✓
E3D4 - Warning against use of lifts in fire				✓
E3D5 - Emergency lifts				✓
E3D6 -Landings				✓
E3D7 -Passenger lift types and their limitations				✓

E3D8 -Accessible features required for passenger lifts				✓
E3D9 -Fire service controls				✓
E3D10 -Residential care buildings				✓
E3D11 -Fire service recall control switch				✓
E3D12 -Lift car fire service drive control switch				✓
E4D2 -Emergency lighting requirements			✓	
E4D3 -Measurement of distance			✓	
E4D4 -Design and operation of emergency lighting			✓	
E4D5 -Exit signs			✓	
E4D6 -Direction signs			✓	
E4D7 -Class 2 and 3 buildings and Class 4 parts: exemptions				✓
E4D8 -Design and operation of exit signs			✓	
E4D9 -Emergency warning and intercom systems				✓
✓(*) = Flow and Pressure compliance not qualified by BCA Vision				

3.1. SECTION F – HEALTH AND AMENITY

BCA reference	Complies	Does not comply	Detail required	Not relevant
F4D2 - Calculation of number of occupants and facilities	✓			
F4D3 - Facilities in Class 3 to 9 buildings	✓			
F4D4 - Accessible sanitary facilities				✓
F4D5 - Accessible unisex sanitary compartments				✓
F4D6 - Accessible unisex showers				✓
F4D7 - Construction of sanitary compartments	✓			
F4D8 - Interpretation: urinals and washbasins				✓
F4D9 - Microbial (legionella) control				✓
F4D10 - Waste management				✓
F4D12 - Accessible adult change facilities				✓

5.0 BCA ASSESSMENT – DETAILED ANALYSIS

5.1 GENERAL

With reference to the “BCA Assessment Summary” contained within Part 3 above, the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.

In our opinion compliance with the Building Code of Australia 2022, Volume 1, Parts C, D, E and F4 can be achieved subject to the implementation of the following details into the Construction documentation.

5.2 SECTION C – FIRE RESISTANCE

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
C2D11	<p>Fire hazard properties</p> <p>(1)The <i>fire hazard properties</i> of the following internal linings, materials and assemblies within a Class 2 to 9 building must comply with Specification 7:</p> <p>(a)Floor linings and floor coverings.</p> <p>(b)Wall linings and ceiling linings.</p> <p>(c)Air-handling ductwork.</p> <p>(d)Lift cars.</p> <p>(e)In Class 9b buildings used as a theatre, public hall or the like—</p> <p>(i)fixed seating in the audience area or auditorium; and</p> <p>(ii)a proscenium curtain <i>required</i> by Specification 32.</p>	<p>The floor lining or floor covering must have—</p> <p>(a)a critical radiant flux not less than 1.2 kW/m²</p> <p>We recommend obtaining AS 1530 Fire test certificates from the supplier for the Gym Matting</p>

- (f) Escalators, moving walkways and non-required non fire-isolated stairways or pedestrian ramps subject to Specification 14.
- (g) *Sarking-type materials*.
- (h) Attachments to floors, ceilings, *internal walls, common walls, fire walls* and to internal linings of *external walls*.
- (i) Other materials including insulation materials other than *sarking-type materials*.
- (2) Paint or fire-retardant coatings must not be used to achieve compliance with the *required fire hazard properties*.
- (3) The requirements of (1) do not apply to a material or assembly if it is—
- (a) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or
 - (b) a *fire-protective covering*; or
 - (c) a timber-framed *window*; or
 - (d) a solid timber handrail or skirting; or
 - (e) a timber-faced door; or
 - (f) an electrical switch, socket-outlet, cover plate or the like; or
 - (g) a material used for—
 - (i) a roof insulating material applied in continuous contact with a substrate; or
 - (ii) an adhesive; or
 - (iii) a *damp-proof course, flashing*, caulking, sealing, ground moisture barrier, or the like; or
 - (h) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or
 - (i) a clear or translucent roof light of glass fibre-reinforced polyester if—
 - (i) the roof in which it is installed forms part of a single *storey* building *required* to be Type C construction; and
 - (ii) the material is used as part of the roof covering; and
 - (iii) it is not closer than 1.5 m from another roof light of the same type; and
 - (iv) each roof light is not more than 14 m² in area; and
 - (v) the area of the roof lights per 70 m² of roof surface is not more than 14 m²; or
 - (j) a face plate or neck adaptor of supply and return air outlets of an air handling system; or
 - (k) a face plate or diffuser plate of light fitting and emergency *exit* signs and associated electrical wiring and electrical components; or

- | | |
|--|--|
| <ul style="list-style-type: none">(l)a joinery unit, cupboard, shelving, or the like; or(m)an attached non-building fixture and fitting such as—<ul style="list-style-type: none">(i)a curtain, blind, or similar decor, other than a proscenium curtain <i>required</i> by Specification 32; and(ii)a whiteboard, <i>window</i> treatment or the like; or(n)timber treads, risers, landings and associated supporting framework installed in accordance with D3D30 where the <i>Spread-of-Flame Index</i> and the <i>Smoke-Developed Index</i> of the timber does not exceed 9 and 8 respectively; or any other material that does not significantly increase the hazards of fire. | |
|--|--|

5.3 SECTION D – ACCESS AND EGRESS

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
D2D5	Exit travel distances [2019: D1.4] ((3)Class 5, 6, 7, 8 or 9 buildings —no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m	Due to the Travel distance to the current (Front Exit) exceeding the maximum 20m we recommend that the rear door is modified to achieve compliance as an Exit door in accordance with clauses D3D25 and D3D26
D3D25	Swinging doors [2019: D2.20] (1)A swinging door in a required exit or forming part of a required exit— (a)must not encroach— (i)at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or passageway if it is likely to impede the path of travel of the people already using the exit; and (ii)when fully open, by more than 100 mm on the required width of the required exit; and (b)must swing in the direction of egress unless— (i)it serves a building or part with a floor area not more than 200 m ² , it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or (ii)it serves a sanitary compartment or airlock (in which case it may swing in either direction); and (c)must not otherwise impede the path or direction of egress. (2)The measurement of encroachment referred to in (1)(a) in each case is to include door handles or other furniture or attachments to the door.	The front and rear Exit doors are required to swing outward in the direction egress
D3D26	Operation of latch [2019: D2.21] (1)A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by—	The Exit door/s require Lever Type Door handles that are readily openable without a key from the side that faces a person seeking egress, by a single hand downward action on a single device

	(a)a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor	which is located between 900 mm and 1.1 m from the floor
D4D2	<p>General building access requirements</p> <p>(1)Buildings and parts of buildings must be <i>accessible</i> as <i>required</i> by this clause, unless exempted by D4D5.</p> <p>(2)Access requirements for a Class 1b building are as follows: Dwellings located on one allotment and used for short-term holiday accommodation — in accordance with (a)Table</p> <p>(b)A boarding house, bed and breakfast, guest house, hostel or the like, other than those described in (a) — to and within— (i)1 bedroom and associated sanitary facilities; and</p> <p>(ii)not less than 1 of each type of room or space for use in common by the residents or guests, including a cooking facility, sauna, gymnasium, <i>swimming pool</i>, laundry, games room, eating area, or the like; and</p> <p>(iii)rooms or spaces for use in common by all residents on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.</p> <p>(3)For the purposes of (2)(a), a community or strata-type subdivision or development is considered to be on a single allotment.</p> <p>(4)For a Class 2 building, common areas are to be <i>accessible</i> as follows: From a pedestrian entrance <i>required</i> to be <i>accessible</i> to at least 1 floor containing <i>sole-occupancy units</i> and to the entrance doorway of each <i>sole-occupancy unit</i> located on that level.</p> <p>(b)To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, <i>swimming pool</i>, common laundry, games room, individual shop, eating area, or the like.</p> <p>(c)Where a ramp complying with AS 1428.1 or a passenger lift is installed— (i)to the entrance doorway of each <i>sole-occupancy unit</i>; and</p> <p>(ii)to and within rooms or spaces for use in common by the residents.</p> <p>(d)The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on</p>	<p>Building Access</p> <p>The subject tenancy enjoys a Lessees Concession in respect to the Access to Premises Code.</p> <p>In this regard the areas required to be accessible are</p> <p>The Entry Door (not access from the street)</p> <p>The general circulation space within the gym.</p> <p>In regard to compliance the following was observed:-</p> <p>The Roller door cannot be a compliant access point (however may be considered within a Performance Based Access Report – from an Access Consultant)</p> <p>The Entry Swing Door is not currently compliant as it achieves less than an 850mm clear opening and does not have a compliant door handle.</p> <p>The General floor area within the gym is required to be compliant but currently does not provide for 1m wide pathways or areas to turn.</p> <p>Our recommendation is to have the tenancy reviewed by an Access</p>

the levels served by the lift or ramp.

(5)For a Class 3 building, access requirements are as follows: (a)Common areas: (i)From a pedestrian entrance required to be accessible to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level.

(ii)a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.

(iii)Where a ramp complying with AS 1428.1 or a passenger lift is installed— (A)to the entrance doorway of each *sole-occupancy unit*; and

(B)to and within rooms or spaces for use in common by the residents.

(iv)The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.

(b)*Sole-occupancy units* — in accordance with Table D4D2b.

(6)For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.

(7)For a Class 7a building, access must be provided to and within any level containing *accessible* carparking spaces.

(8)For a Class 9b building, access requirements are as follows: (a)*Schools* and *early childhood centres* — to and within all areas normally used by the occupants.

(b)An *assembly building*, not being a *school* or *early childhood centre*—to and within—

(i)wheelchair seating spaces provided in accordance with D4D10; and

(ii)all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

(9)For a Class 9c building, access requirements are as follows: (a)Common areas: (i)From a pedestrian entrance required to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level.

(ii)To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry,

Consultant with a view to approaching compliance via a Performance Pathway

games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.

(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed— (A) to the entrance doorway of each *sole-occupancy unit*; and

(B) to and within rooms or spaces for use in common by the residents.

(iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.

(b) *Sole-occupancy units* — in accordance with Table D4D2b.

(10) For a Class 10 building, access requirements are as follows: (a) For a Class 10a non-habitable building located in an *accessible* area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within— an *accessible* sanitary facility; and

(ii) a change room facility; and

(iii) a public shelter or the like.

(b) For Class 10b *swimming pools*, to and into *swimming pools* with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is *required* to be *accessible*, but not *swimming pools* for the exclusive use of occupants of a Class 1b building or a *sole-occupancy unit* in a Class 2 or Class 3 building.

5.4 SECTION E – SERVICES AND EQUIPMENT

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
E4D2	<p>Emergency lighting requirements</p> <p>An emergency lighting system must be installed— (a)in every <i>fire-isolated stairway, fire-isolated passageway</i> or <i>fire-isolated ramp</i>; and</p> <p>(b)in every <i>storey</i> of a Class 5, 6, 7, 8 or 9 building where the <i>storey</i> has an area more than 300 m²— (i)in every passageway, corridor, hallway, or the like, that is part of the path of travel to an <i>exit</i>; and</p> <p>(ii)in any room having a <i>floor area</i> more than 100 m² that does not open to a corridor or space that has emergency lighting or to a road or <i>open space</i>; and</p> <p>(iii)in any room having a <i>floor area</i> more than 300 m²; and</p> <p>(c)in every passageway, corridor, hallway, or the like, having a length of more than 6 m from the entrance doorway of any <i>sole-occupancy unit</i> in a Class 2 or 3 building or Class 4 part of a building to the nearest doorway opening directly to— (i)a <i>fire-isolated stairway, fire-isolated passageway</i> or <i>fire-isolated ramp</i>; or</p> <p>(ii)an external stairway serving instead of a <i>fire-isolated stairway</i> under D2D13; or</p> <p>(iii)an external balcony leading to a <i>fire-isolated stairway, fire-isolated passageway</i> or <i>fire-isolated ramp</i>; or</p> <p>(iv)a road or <i>open space</i>; and</p> <p>(d)in every <i>required non-fire-isolated stairway</i>; and</p> <p>(e)in a <i>sole-occupancy unit</i> in a Class 5, 6 or 9 building if— (i)the <i>floor area</i> of the unit is more than 300 m²; and</p> <p>(ii)an <i>exit</i> from the unit does not open to a road or <i>open space</i> or to an external stairway, passageway, balcony or ramp, leading directly to a road or <i>open space</i>; and</p> <p>(f)in every room or space to which there is public access in every <i>storey</i> in a Class 6 or 9b building if— (i)the <i>floor area</i> in that <i>storey</i> is more than 300 m²; or</p> <p>(ii)any point on the floor of that <i>storey</i> is more than 20 m from the nearest doorway leading</p>	<p>Exit Signage and Emergency Lighting</p> <p>The tenancy requires AS/NZS 2293 compliant Emergency Lighting and Exit signage above the Exit Door/s</p>

	<p>directly to a stairway, ramp, passageway, road or <i>open space</i>; or</p> <p>(iii) egress from that <i>storey</i> involves a vertical rise within the building of more than 1.5 m, or any vertical rise if the <i>storey</i> concerned does not admit sufficient light; or</p> <p>(iv) the <i>storey</i> provides a path of travel from any other <i>storey required</i> by (i), (ii) or (iii) to have emergency lighting; and</p> <p>(g) in a Class 9a <i>health-care building</i>— (i) in every passageway, corridor, hallway, or the like, serving a <i>treatment area</i> or a <i>ward area</i>; and</p> <p>(ii) in every room having a <i>floor area</i> of more than 120 m² in a <i>patient care area</i>; and</p> <p>(h) in every Class 9c building excluding within <i>sole-occupancy units</i>; and in every <i>required</i> fire control centre.</p>	
E4D3	<p>Measurement of distance</p> <p>Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.</p>	
E4D4	<p>Design and operation of emergency lighting</p> <p>Every <i>required</i> emergency lighting system must comply with AS/NZS 2293.1.</p>	
E4D5	<p>Exit signs</p> <p>An <i>exit</i> sign must be clearly visible to persons approaching the <i>exit</i>, and must be installed on, above or adjacent to each— (a) door providing direct egress from a <i>storey</i> to— (i) an enclosed stairway, passageway or ramp serving as a <i>required exit</i>; and</p> <p>(ii) an external stairway, passageway or ramp serving as a <i>required exit</i>; and</p> <p>(iii) an external access balcony leading to a <i>required exit</i>; and</p> <p>(b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or <i>open space</i>; and</p> <p>(c) <i>horizontal exit</i>; and</p> <p>(d) door serving as, or forming part of, a <i>required exit</i> in a <i>storey required</i> to be provided with emergency lighting in accordance with E4D2.</p>	
E4D6	<p>Direction signs</p>	

	If an <i>exit</i> is not readily apparent to persons occupying or visiting the building then <i>exit</i> signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a <i>required exit</i> .	
E4D8	Design and operation of exit signs Every <i>required exit</i> sign must— (a)comply with— (i)AS/NZS 2293.1; or (ii)for a photoluminescent <i>exit</i> sign, Specification 25; and (b)be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.	

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