



Date: 10 February 2020  
Our Ref: P19230 (2)

Mudgee Vine and Bean  
11 Belinda Pl  
Newport NSW 2106  
Att: Ms Susannah Mills

Dear Susannah,

**RE: Unit 1, 380 Pittwater Rd, North Manly  
BCA COMPLIANCE ASSESSMENT**

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Please find enclosed our BCA Design Compliance Report prepared in respect of the proposed works within Unit 1, 380 Pittwater Rd, North Manly .

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

- ☐ Part 3 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 4 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 insufficient (design) detail, as applicable.

This commentary enables the project team to readily identify and understand the nature and extent of information required within the Building Permit (or other) 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 be 'Kieran Tobin', with a horizontal line extending to the right.

**Kieran Tobin**  
**Director**

# BUILDING CODE OF AUSTRALIA ASSESSMENT

## PREPARED FOR MUDGEE VINE AND BEAN REGARDING

**Unit 1, 380 Pittwater Rd, North Manly**

**Prepared By**



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### 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.

<b>Our Reference</b>	<b>Issue No.</b>	<b>Remarks</b>	<b>Issue Date</b>
P19230	2	Design Compliance Assessment	10 February 2020

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## 1.0 INTRODUCTION

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### 1.1 GENERAL

This “BCA Compliance Assessment” report has been prepared at the request of Mudgee Vine and Bean and relates to Unit 1, 380 Pittwater Rd, North Manly.

The project proposal is for internal fit out and change of use within the above listed premises

The building contains a mixture of classifications; however, the subject tenancy is proposed as an Urban Winery.

The building is 2 storey masonry buildings with concrete floors

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make assumptions regarding “design intention” or the like.

### 1.2 REPORT BASIS

The content of this report reflects –

- (a) The principles and provisions of BCA 2019 Parts C, D, E and F2;
- (b) A Site Inspection of the subject premises on Tuesday the 26<sup>th</sup> of November 2019;
- (c) Architectural plans prepared by Corona Projects;

Numbered	Titled	Date of issue
00	Site Plan	January 2020
01	Floor Plan	January 2020
02	Elevations and Sections	January 2020

### 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 (i.e. passenger lifts);
- (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)

### 1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the architectural design documentation complies with the relevant prescriptive provisions of the BCA 2019, Parts C, D & E.

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 insufficient detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Building Permit) shall also be outlined in Part 4.

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## 2.0 BUILDING DESCRIPTION

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### 2.1 GENERAL

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

### 2.2 RISE IN STOREYS (CLAUSE C1.2)

The building is proposed to have a rise in storeys of two (2)

### 2.3 BUILDING CLASSIFICATION (CLAUSE A3.2)

The entire building incorporates the following classifications:-

CLASS	DESCRIPTION
Class 6	a shop or other building for the sale of goods by retail or the supply of services direct to the public.
Class 7a	A Car Park
Class 7b	A building used for storage
Class 9b	An Assembly building

The subject tenancy is proposed to have the following classifications:-

CLASS	DESCRIPTION
Class 6	a shop or other building for the sale of goods by retail or the supply of services direct to the public.
Class 8	a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain

### 2.4 EFFECTIVE HEIGHT (CLAUSE A1.1)

The building has an effective height Not exceeding 12m.

### 2.5 TYPE OF CONSTRUCTION (TABLE C1.1)

#### Table 4 TYPE B CONSTRUCTION: FRL OF BUILDING ELEMENTS

External walls, common walls flooring and floor framing of lift pits must be non-combustible.

Any internal wall having an FRL must extend to –

- (i) the underside of the floor above; or
- (ii) the underside of a complying roof; or
- (iii) if the roof is not required to comply, the underside of the non-combustible roof covering and must not be crossed by combustible building elements (except 75 x 50 mm roof battens); or
- (iv) a ceiling immediately below the roof having a resistance to the incipient spread of fire to the roof space of not less than 60 minutes.

A loadbearing internal wall and fire wall (including part of a loadbearing shaft) must be of concrete or masonry.

Non-loadbearing fire-resisting internal walls, fire and non-fire rated lift, ventilating, pipe, garbage, or similar shaft not for the discharge of hot products of combustion, must be of non-combustible construction.

External column FRL's apply to any internal columns that face and are within 1.5 m of a window and are exposed through that window to a fire-source feature.

Attachments not to impair fire-resistance

(a) A combustible material may be used as a finish or lining to a wall or roof, or in a sign, sunscreen or blind, awning, or other attachment to a building element which has the required FRL if—

(i) the material is exempted under C1.10 or complies with the fire hazard properties prescribed in Specification C1.10; and

(ii) it is not located near or directly above a required exit so as to make the exit unusable in a fire; and

(iii) it does not otherwise constitute an undue risk of fire spread via the facade of the building.

(b) The attachment of a facing or finish, or the installation of ducting or any other service, to a part of a building required to have an FRL must not impair the required FRL of that part.

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
<b>EXTERNAL WALL</b> (including any column and other building element incorporated within it) 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/ 30	120/ 90/ 60	180/120/ 90	240/180/120
3 to less than 9 m	90/ 30/ 30	120/ 30/ 30	180/ 90/ 60	240/ 90/ 60
9 to less than 18 m	90/ 30/—	120/ 30/—	180/ 60/—	240/ 60/—
18 m or more	—/—/—	—/—/—	—/—/—	—/—/—
For non- <i>bearing</i> parts—				
less than 1.5 m	—/ 90/ 90	—/120/120	—/180/180	—/240/240
1.5 to less than 3 m	—/ 60/ 30	—/ 90/ 60	—/120/ 90	—/180/120
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
<b>EXTERNAL COLUMN</b> not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For <i>loadbearing</i> columns—				

less than 18 m	90/-/-	120/-/-	180/-/-	240/-/-
18 m or more	-/-/-	-/-/-	-/-/-	-/-/-
For non- <i>loadbearing</i> columns—				
	-/-/-	-/-/-	-/-/-	-/-/-
<b>COMMON WALLS and FIRE WALLS—</b>	90/ 90/ 90	120/120/120	180/180/180	240/240/240
<b>INTERNAL WALLS—</b>				
<i>Fire-resisting</i> lift and stair <i>shafts</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
<i>Fire-resisting</i> stair <i>shafts</i> —				
Non- <i>loadbearing</i>	-/ 90/ 90	-/120/120	-/120/120	-/120/120
Bounding <i>public corridors</i> , public lobbies and the like—				
<i>Loadbearing</i>	60/ 60/ 60	120/-/-	180/-/-	240/-/-
Non- <i>loadbearing</i>	-/ 60/ 60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i> —				
<i>Loadbearing</i>	60/ 60/ 60	120/-/-	180/-/-	240/-/-
Non- <i>loadbearing</i>	-/ 60/ 60	-/-/-	-/-/-	-/-/-
<b>OTHER LOADBEARING INTERNAL WALLS</b>				
<b>and COLUMNS—</b>	60/-/-	120/-/-	180/-/-	240/-/-
<b>ROOFS</b>	-/-/-	-/-/-	-/-/-	-/-/-

## 2.6 General Floor Area Limitations (Table C2.2)

Type B Construction: –

Table C2.2 – Maximum size of Fire Compartments				
Building Class		Type A	Type B	Type C
6, 7, 8, 9a	Max Floor area	5000 m <sup>2</sup>	<b>3500 m<sup>2</sup></b>	2000 m <sup>2</sup>
	Max Volume	30,000 m <sup>3</sup>	<b>21,000 m<sup>3</sup></b>	12,000 m <sup>3</sup>

## 2.7 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.

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### **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.

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### **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.

**Affect on the subject building**

The subject tenancy enjoys a lessee's concession; which prevents the requirement to upgrade the "Affected Part"

There is no proposal to upgrade the existing sanitary facilities and in this regard there is no direct requirement to provide an Accessible sanitary facility.

The "New Parts will require compliance with AS 1428.1 – 2009 and in this regard future plans should consider

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- 1) Circulation space in regard to clauses 6 and 7 of AS 1428.1 – 2009
  - 2) Slip resistance of floors in regard to clause 7 of AS 1428.1 – 2009.
-

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

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

### 93 FIRE SAFETY AND OTHER CONSIDERATIONS

<i>Sub clause</i>	<b>Requirement</b>	<b>Comment/Advice</b>
<b>1</b>	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 Change of Use is proposed
<b>2</b>	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
<b>3</b>	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. <b>Note:</b> 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

### 94 CONSENT AUTHORITY MAY REQUIRE BUILDINGS TO BE UPGRADED

<i>Sub clause</i>	<b>Requirement</b>	<b>Comment/Advice</b>
<b>1</b>	This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where: (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 (b) the measures contained in the building are inadequate: (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or	Fit out plans represent more than 50% of the building floor area

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(ii) to restrict the spread of fire from the building to other buildings nearby.

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 *Building Code of Australia*.

For Reference

### 3.0 BCA ASSESSMENT – SUMMARY

#### 3.1. 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 “insufficient detail”, a detailed analysis and commentary is provided within Part 4.

#### 3.2. SECTION C – FIRE RESISTANCE

BCA reference	Complies	Does not comply	Detail required	Not relevant
Spec. C1.1 – fire resisting construction	✓			
C1.3 – buildings of multiple classification				✓
C1.4 – mixed types of construction				✓
C1.5 – two storey Class 2 or 3 buildings				✓
C1.6 – Class 4 parts of a building				✓
C1.7 – open spectator stands & indoor sports stadiums				✓
C1.8 – lightweight construction				✓
C1.9 – Non Combustible materials				✓
C1.10 – fire hazard properties			✓	
C1.11 – performance of external walls				✓
C1.12 – non-combustible materials				✓
C2.2 – general floor area & volume limits	✓			
C2.3 – large isolated buildings				✓
C2.4 – requirements for open spaces & vehicular access				✓
C2.5 – Class 9a and 9c buildings				✓
C2.6 – vertical separation of openings in external walls				✓
C2.7 – separation of firewalls				✓
C2.8 – separation of classifications in same storey	✓			
C2.9 – separation of classifications in different storeys	✓			
C2.10 – separation of lift shafts				✓
C2.11 – stairways and lifts in one shaft				✓
C2.12 – separation of equipment				✓
C2.13 – electricity supply system				✓
C2.14 – public corridors in Class 2 and 3 buildings				✓
C3.2 – openings in external walls	✓			
C3.3 – separation of external walls & associated openings				✓
C3.4 – acceptable methods of protection				✓
C3.5 – doorways in firewalls				✓
C3.6 – sliding fire doors				✓
C3.7 – doorways in horizontal exits				✓
C3.8 – openings in fire-isolated exits				✓
C3.9 – service penetrations in fire-isolated exits				✓
C3.10 – openings in fire-isolated lift shafts				✓
C3.11 – bounding construction: Class 2, 3, 4 and 9 buildings				✓
C3.12 – openings in floors & ceilings for services				✓
C3.13 – openings in shafts				✓
C3.15 – openings for service installations				✓
C3.16 – construction joints				✓
C3.17 – columns protected with f/r lightweight construction				✓

### 3.3. SECTION D – ACCESS AND EGRESS

BCA reference	Complies	Does not comply	Detail required	Not relevant
D1.2 – number of exits required	✓			
D1.3 – when fire-isolated exits are required				✓
D1.4 – exit travel distances	✓			
D1.5 – distance between alternative exits				✓
D1.6 – dimensions of exits and paths of travel to exits	✓			
D1.7 – travel via fire-isolated exits				✓
D1.8 – external stairways or ramps in lieu of fire-isolated exits				✓
D1.9 – travel via non-fire isolated stairways or ramps				✓
D1.10 – discharge from exits	✓			
D1.11 – horizontal exits				✓
D1.12 – non-required stairways or ramps				✓
D1.13 – number of persons accommodated	✓			
D1.16 – plant rooms and lift motor rooms: concession				✓
D1.17 – access to lift pits				✓
D2.2 – fire-isolated stairways and ramps				✓
D2.3 – non-fire isolated stairways and ramps				✓
D2.4 – separation of rising and descending stair flights				✓
D2.5 – open access ramps and balconies				✓
D2.6 – smoke lobbies				✓
D2.7 – installations in exits and paths of travel				✓
D2.8 – enclosure of space under stairs and ramps				✓
D2.9 – width of stairways				✓
D2.10 – pedestrian ramps				✓
D2.11 – fire-isolated passageways				✓
D2.12 – roof as open space				✓
D2.13 – goings and risers				✓
D2.14 – landings				✓
D2.15 – thresholds				✓
D2.16 – balustrades				✓
D2.17 – handrails				✓
D2.18 – fixed platforms, walkways, stairways and ladders				✓
D2.19 – doorways and doors				✓
D2.20 – swinging doors	✓			
D2.21 – operation of latch			✓	
D2.22 – re-entry from fire-isolated exits				✓
D2.23 – signs on doors				✓
D2.24 – Openable windows				✓
D3.1 – general building access requirements			✓	
D3.2 – Access to buildings			✓	
D3.3 – parts of buildings to be accessible			✓	
D3.4 – exemptions				✓
D3.5 – accessible car parking				✓
D3.6 – signage				✓
D3.12 – glazing on an accessway				✓

### 3.4. SECTION E – SERVICES AND EQUIPMENT

BCA reference	Complies	Does not comply	Detail required	Not relevant
E1.3 – fire hydrants	✓*			
E1.4 – fire hose reels				✓
E1.5 – sprinklers				✓
E1.6 – portable fire extinguishers			✓	
E1.8 – fire control centres				✓
E1.9 – fire precautions during construction				✓
E1.10 – provision for special hazards				✓
E2.2a – general provisions				✓
E2.2b – specific provisions				✓
E2.3 – provision for special hazards				✓
E3.2 – stretcher facility in lifts				✓
E3.3 – warning against use of lifts in fire				✓
E3.4 – emergency lifts				✓
E3.5 – landings				✓
E3.6 – facilities for people with disabilities				✓
E3.7 – fire service controls				✓
E3.8 – aged care buildings				✓
E3.9 – Fire Service Recall switch				✓
E3.10 – Lift Car Drive Control Switch				✓
E4.2 – emergency lighting				✓
E4.4 – design and operation of emergency lighting				✓
E4.5 – exit signs				✓
E4.6 – direction signs				✓
E4.7 – Class 2 and 3 buildings and Class 4 parts: exemptions				✓
E4.8 – design and operation of exit signs				✓
E4.9 – emergency warning and intercommunication systems				✓
✓*= Coverage provided by a Street Hydrant – Flow and Pressure not tested by BCA Vision				

**3.1. SECTION F – HEALTH AND AMENITY**

BCA reference	Complies	Does not comply	Detail required	Not relevant
F2.1 – facilities in residential buildings				✓
F2.3 – facilities in Class 3 to 9 buildings	✓			
F2.4 – facilities for people with disabilities			✓	
F2.5 – construction of sanitary compartments				✓



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## 4.0 BCA ASSESSMENT – DETAILED ANALYSIS

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### 4.1 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 2019 Volume 1 Parts C, D, E and F2 can be achieved subject to the implementation of the following details into the Construction documentation.

### 4.2 SECTION C – FIRE RESISTANCE

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. C1.10	Fire Hazard Properties (a) The <i>fire hazard properties</i> of the following linings, materials and assemblies in a Class 2 to 9 building must comply with Specification C1.10	Note currently the tenancy has concrete floors and ceilings and masonry walls. Where new floor coverings are proposed they must achieve compliance as follows:- Note:- A floor lining or floor covering must have— (a) a <i>critical radiant flux</i> not less than a grouping of 2.2; and (b) in a building not protected by a sprinkler

		<p>system complying with Specification E1.5, a maximum <i>smoke development rate</i> of 750 percent-minutes; and</p> <p>(c) a group number complying with Clause 6(a)(ii), for any portion of the floor covering that is continued more than 150 mm up a wall.</p> <p>When sourcing floor coverings we recommend requesting a Fire Test Certificate for the product to determine the level of compliance achieved</p>
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#### 4.4 SECTION D – ACCESS AND EGRESS

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
<b>Cl. D2.21</b>	<p>Operation of latch</p> <p>(a) A door in a <i>required exit</i>, forming part of a <i>required exit</i> or in the path of travel to a <i>required exit</i> must be readily openable without a key from the side that faces a person seeking egress, by—</p> <p>(i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area <i>required</i> to be <i>accessible</i> by Part D3—</p> <p>(A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and</p> <p>(B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or</p> <p>(ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.</p>	<p>The door handle to the tenancy exit door must be replaced with door hardware that provides a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor</p> <p>No locking device should obstruct egress such that the door handle must be readily openable without a key from the side that faces a person seeking egress</p>
<b>Cl. D3.1</b>	<p>General building access requirements</p> <p>Buildings and parts of buildings must be <i>accessible</i> as <i>required</i> by Table D3.1, unless exempted by D3.4.</p> <p>Access within the Building is required as follows:-</p> <p>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>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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p>	<p>The subject tenancy enjoys a lessee's concession; which prevents the requirement to upgrade the "Affected Part"</p> <p>Key Compliance issues</p> <p>Circulation space forward of the accessible sanitary facility must be increased to allow for a 1500 x 1500 turning space</p> <p>The "New Parts will require compliance with AS 1428.1 – 2009 and in this regard</p>

		<p>future plans should consider</p> <hr/> <p><b>General Compliance Requirements are:</b></p> <ol style="list-style-type: none"> <li>1) Circulation space in regard to clauses 6 and 7 of AS 1428.1 – 2009</li> <li>2) Slip resistance of floors in regard to clause 7 of AS 1428.1 – 2009.</li> <li>3) Accessible bathroom layout in accordance with clause 15 of AS 1428.1 – 2009</li> <li>4) Ambulant bathroom layout in accordance with clause 15 of AS 1428.1 – 2009</li> </ol> <hr/>
<b>Cl. D3.2</b>	<p>Access to Buildings</p> <ul style="list-style-type: none"> <li>▪ Must be provided by an AS 1428.1 complying path of travel from –               <ol style="list-style-type: none"> <li>(i) a entry point from the road at the allotment boundary to the entrance doorway.</li> <li>(ii) any disabled car parking space on the allotment.</li> <li>(iii) any other accessible building on the allotment.</li> <li>(iv) through the principal public entrance.</li> </ol> </li> <li>▪ Parts of buildings required to be accessible must comply with AS 1428.1</li> </ul>	For Reference
<b>Cl. D3.3</b>	<p>Parts of buildings to be accessible</p> <p>In a building <i>required</i> to be <i>accessible</i>:</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:</p>	For Reference

	<p>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;</p> <p>(b) every passenger lift must comply with clause E3.6;</p> <p>(c) <i>access ways</i> must have:</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>access way</i> where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1:</p> <p>(A) within 2 m of the end of <i>access ways</i> where it is not possible to continue travelling along the <i>access way</i>; and</p> <p>(B) at maximum 20 m intervals along the <i>access way</i>;</p> <p>(d) an intersection of <i>access ways</i> satisfies the spatial requirements for a passing and turning space;</p> <p>(e) a passing space may serve as a turning space;</p> <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building-</p> <p>(i) containing not more than 3 <i>storeys</i>; and</p> <p>(ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200 m<sup>2</sup>.</p>	
<b>Cl. D3.4</b>	<p><b>Exemptions</b></p> <p>The following areas are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	In our opinion the Kitchen, beermaking area and bar would generally gain a concession

**Cl. D3.6**

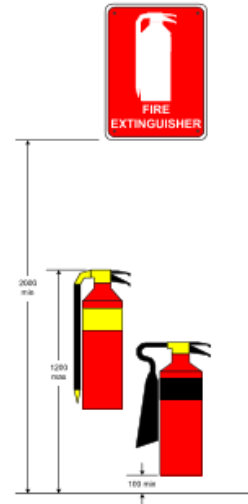
**Signage**

In a building required to be accessible—

- (a) braille and tactile signage complying with Specification D3.6 must—
  - (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—
    - (A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and
    - (B) space with a hearing augmentation system; and
  - (ii) identify each door required by E4.5 to be provided with an exit sign and state—
    - (A) "Exit"; and (B) "Level" ; and either
      - (aa) the floor level number; or
      - (bb) a floor level descriptor; or
      - (cc) a combination of (aa) and (bb); and
- (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—
  - (i) the type of hearing augmentation; and
  - (ii) the area covered within the room; and
  - (iii) if receivers are being used and where the receivers can be obtained; and
- (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and
- (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and
- (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and
- (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.

Signage will be require to the ambulant and accessible bathrooms

## 4.5 SECTION E – SERVICES AND EQUIPMENT

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION								
Cl. E1.6	<p>Portable fire extinguishers</p> <p>(a) Portable fire extinguishers must be—</p> <p>(i) provided as listed in Table E1.6;</p> <p><b>Table E1.6 Requirements for extinguishers</b></p> <table><tr><th>Occupancy class</th><th>Risk class (as defined in AS 2444)</th></tr><tr><td><b>General provisions</b>—Class 2 to 9 buildings (except within <i>sole-occupancy units</i> of a Class 9c building).</td><td><p>(a) To cover Class AE or E fire risks associated with emergency services switchboards,<sup>Note 1</sup></p><p>(b) To cover Class F fire risks involving cooking oils and fats in kitchens.</p><p>(c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not including that held in fuel tanks of vehicles).</p><p>(d) To cover Class A fire risks in normally occupied <i>fire compartments</i> less than 500 m² not provided with fire hose reels (excluding <i>open-deck carparks</i>).</p><p>(e) To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels.</p><p>(f) To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building.</p></td></tr><tr><td><b>Specific provisions</b> (in addition to general provisions)—</td><td>To cover Class A and E fire risks.<sup>Note 2</sup></td></tr><tr><td><p>(a) Class 9a <i>health-care building</i>, including a Class 9a building used as a <i>residential care building</i>.</p><p>(b) Class 3 parts of detention and correctional occupancies.</p><p>(c) Class 3 accommodation for children, aged persons and people with disabilities, including a Class 3 building used as a <i>residential care building</i>.</p><p>(d) Class 9c building.</p></td><td></td></tr></table>	Occupancy class	Risk class (as defined in AS 2444)	<b>General provisions</b> —Class 2 to 9 buildings (except within <i>sole-occupancy units</i> of a Class 9c building).	<p>(a) To cover Class AE or E fire risks associated with emergency services switchboards,<sup>Note 1</sup></p> <p>(b) To cover Class F fire risks involving cooking oils and fats in kitchens.</p> <p>(c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not including that held in fuel tanks of vehicles).</p> <p>(d) To cover Class A fire risks in normally occupied <i>fire compartments</i> less than 500 m² not provided with fire hose reels (excluding <i>open-deck carparks</i>).</p> <p>(e) To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels.</p> <p>(f) To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building.</p>	<b>Specific provisions</b> (in addition to general provisions)—	To cover Class A and E fire risks. <sup>Note 2</sup>	<p>(a) Class 9a <i>health-care building</i>, including a Class 9a building used as a <i>residential care building</i>.</p> <p>(b) Class 3 parts of detention and correctional occupancies.</p> <p>(c) Class 3 accommodation for children, aged persons and people with disabilities, including a Class 3 building used as a <i>residential care building</i>.</p> <p>(d) Class 9c building.</p>		<p>The tenancy must be provided with 2 Portable Fire Extinguishers that are mounted and provided with compliant signage.</p> <div><p>DIMENSIONS IN MILLIMETRES</p><p>FIGURE 3.2 MOUNTING HEIGHTS FOR PORTABLE FIRE EXTINGUISHERS AND LOCATION SIGNS</p></div>
Occupancy class	Risk class (as defined in AS 2444)									
<b>General provisions</b> —Class 2 to 9 buildings (except within <i>sole-occupancy units</i> of a Class 9c building).	<p>(a) To cover Class AE or E fire risks associated with emergency services switchboards,<sup>Note 1</sup></p> <p>(b) To cover Class F fire risks involving cooking oils and fats in kitchens.</p> <p>(c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not including that held in fuel tanks of vehicles).</p> <p>(d) To cover Class A fire risks in normally occupied <i>fire compartments</i> less than 500 m² not provided with fire hose reels (excluding <i>open-deck carparks</i>).</p> <p>(e) To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels.</p> <p>(f) To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building.</p>									
<b>Specific provisions</b> (in addition to general provisions)—	To cover Class A and E fire risks. <sup>Note 2</sup>									
<p>(a) Class 9a <i>health-care building</i>, including a Class 9a building used as a <i>residential care building</i>.</p> <p>(b) Class 3 parts of detention and correctional occupancies.</p> <p>(c) Class 3 accommodation for children, aged persons and people with disabilities, including a Class 3 building used as a <i>residential care building</i>.</p> <p>(d) Class 9c building.</p>										

#### 4.6 SECTION F – HEALTH AND AMENITY

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. F2.4	<p>Accessible sanitary facilities</p> <p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and SA F2.4(b)</p> <p>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible</p>	<p>Circulation space forward of the accessible sanitary facility must be increased to allow for a 1500 x 1500 turning space</p> <p>The sanitary space is generally capable of complying but will require sectional details at Construction Certificate stage o qualify the position of fixtures and fittings</p>

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