

Date: 14 December 2023  
Our Ref: P230187

Corona Projects  
Suite 106/35 Spring Street,  
Bondi Junction NSW 2022  
Att: Mr Alex Machkevitch

Dear Alex,

**RE: Shop 1, 13 The Corso, Manly  
BCA COMPLIANCE ASSESSMENT**

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Please find enclosed our BCA Compliance Report prepared in respect of the proposed fitout of the existing premises.

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', with a horizontal line extending to the right.

**Kieran Tobin  
Director**

# BCA COMPLIANCE ASSESSMENT

**PREPARED FOR**

**Corona Projects**

**REGARDING**

**Shop 1, 13 The Corso, Manly**

**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.

<b>Our Reference</b>	<b>Issue No.</b>	<b>Remarks</b>	<b>Issue Date</b>
P230187	1	Design Compliance Report	14 December 2023
Author	Kieran Tobin Senior NCC Consultant Registered Building Surveyor - Fair Trading no 0409 Grad Dip Building Surveying UWS		

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## CONTENTS PAGE

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<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	General.....	1
1.2	Report Basis.....	1
1.3	Exclusions .....	1
1.4	Report Purpose.....	2
<b>2.0</b>	<b>MATTERS IDENTIFIED / RECOMMENDATIONS .....</b>	<b>3</b>
2.1	Compliance Pathways within the BCA .....	3
2.2	KEY COMPLIANCE ISSUES IDENTIFIED.....	3
2.3	FIRE SAFETY UPGRADES TO EXISTING BUILDINGS (EP & A REGS).....	5
<b>3.0</b>	<b>BUILDING DESCRIPTION .....</b>	<b>8</b>
3.1	General.....	8
3.1	Rise in Storeys (Clause C2D3) .....	8
3.2	Building Classification (Clause A3.2).....	8
3.4	Type of Construction (Clause C2D2, Table 5) .....	8
3.5	General Floor Area Limitations (Table C3D3).....	9
3.6	Part B1 - Structural provisions.....	9
<b>4.0</b>	<b>BCA ASSESSMENT – SUMMARY .....</b>	<b>10</b>
4.1	General.....	10
4.2	Section C – Fire resistance .....	10
4.3	Section D – Access and Egress .....	11
4.4	Section E – Services and Equipment.....	13
3.1.	SECTION F – HEALTH AND AMENITY .....	15
<b>5.0</b>	<b>BCA ASSESSMENT – DETAILED ANALYSIS .....</b>	<b>1</b>
<b>5.1</b>	<b>GENERAL .....</b>	<b>1</b>

<b>5.2</b>	<b>SECTION C – FIRE RESISTANCE .....</b>	<b>1</b>
<b>5.3</b>	<b>SECTION D – ACCESS AND EGRESS .....</b>	<b>4</b>
<b>5.5</b>	<b>SECTION F – SANITARY FACILITIES.....</b>	<b>10</b>

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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 Corona Projects and relates to the premises located at Shop 1, 13 The Corso, Manly - .

The existing building is a two storey masonry building.

The building contains a class 5 office within the first floor and is proposed to retain the class 6 retail use within the ground floor.

The project proposal is for:-

- The provision of internal display racking within Tenancy 1’

### 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 by BCA Vision on Wednesday the 13<sup>th</sup> of December 2023
- (c) Architectural documentation (A1.9) prepared by The White Project and dated 27/07/23

### 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 F2, 3 and 5, 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 any other 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

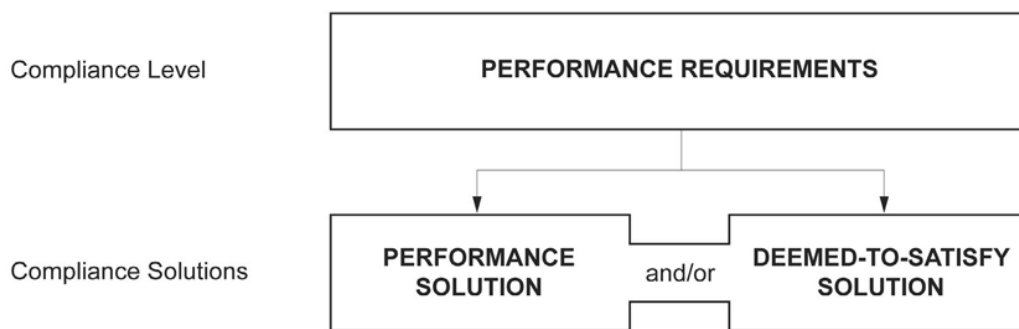
Compliance with the NCC is achieved by complying with—  
(1) the Governing Requirements of the NCC; and  
(2) the *Performance Requirements*.

#### 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.	C2D2 C3D9 C3D10 C4D3	<b>Fire Separation</b> Internal fire separation is not currently required between the class 6 Café within the ground floor and the class 5 office within the first floor A Technical non compliance exists in relation to the base building and the fire separation between the subject building and the boundary between it and the adjoining No 15 the Corso. The two buildings (No 13 and No 15) are not fire separated at the northern portion of the premises. A Fire separating wall has not been provided as the buildings have historically been left open at the boundary to provide an Arcade type walkway to the North of the site. In addition as there is not a compliant External wall to the North east portion of the site a number of window and door openings exist within each of the tenancies that are exposed to the boundary fire source feature but not protec

		<p>ted in accordance with Clause C4D3</p> <p>These existing base building issue do not impact on the proposed tenancy fit out and in this regard no recommendations are made to improve Fire Safety between these buildings</p>
2.	Part D4	<p><b>Building Access 1</b> – Application of the Access to Premises Code</p> <p>The project proposal is for alteration to an existing building and in this regard the level of access required is dictated by the Access to Premises Code. The Access to Premises Code requires access to the “New Part” and the “Affected Part”.</p> <p>A part of a building is a <b>new part</b> of the building if it is an extension to the building or a modified part of the building</p> <p>An affected part is:</p> <p>(a) the principal pedestrian entrance of an existing building that contains a new part; and</p> <p>(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.</p> <p><b>Note on extent of ‘affected part’</b></p> <p>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.</p>
3.	Part D4	<p><b>Building Access 2</b></p> <p>The Building entry landing is not currently compliant with clause 10 of AS 1428.1 - 2009</p> <p>The Entry door does not currently achieve a minimum clear width of 850mm or door hardware compliant with Clause 13 of AS 1428.1 – 2009 and in addition a 75mm contrasting strip is not provided to the glazing at shop entry, However the building tenancy enjoys a Lessees Concession under the Access to Premises Code and in this regard a concession may be applied; greater direction on this issue would be required from an Access Consultant should an application be made to Council for the proposed fit out.</p> <p>The sanitary facilities are not proposed for modification and in this regard there is not a requirement to upgrade the sanitary facilities to comply with clause 15 of AS 1428.1</p> <p>Design requirements applicable to the subject tenancy:-</p> <p>Provide a 1540mm x 2070mm circulation space to turn a wheelchair 180 degrees forward of the counter and fridges.</p>
4.	F4D4	<p><b>Sanitary Facilities</b></p> <p>A Wash basin is required within the existing water closet</p>



### 2.3 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

<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 (Building Classification) is NOT 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

#### 64 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 (ii) to restrict the spread of fire from the building to other buildings nearby.	The proposed works represent less than 50% of the (existing) building floor

2

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

<b>Category 1 fire safety provision</b> <i>Means the following provisions of the Building Code of Australia</i>		
<b>Performance Ref</b>	<b>Performance Requirement</b>	<b>Compliance Comments</b>
<b>EP1.3</b>	A fire hydrant system must be provided to the degree necessary to facilitate the needs of the <i>fire brigade</i> appropriate to <ul style="list-style-type: none"> <li>a) Fire-fighting operations; and</li> <li>b) The floor area of the building; and</li> <li>c) The fire hazard</li> </ul>	The building is less than 500m2 in floor area and in this regard a Fire Hydrant is NOT required.
<b>EP1.4</b>	An <i>automatic</i> fire suppression system must be installed to the degree necessary to control the development and spread of fire appropriate to <ul style="list-style-type: none"> <li>a) The size of the Fire Compartment; and</li> <li>b) The function or use of the building; and</li> <li>c) The Fire Hazard; and</li> <li>d) The Height of the Building</li> </ul>	The building does not require an automatic fire suppression system
<b>EP1.6</b>	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 <ul style="list-style-type: none"> <li>a) The function or use of the building and</li> <li>b) The Floor area of the building; and</li> <li>c) The height of the building.</li> </ul>	A Fire Control room is not required within the subject building
<b>EP2.1</b>	In a building providing sleeping accommodation, occupants must be provided with <i>automatic</i> warning on the detection of smoke so they may evacuate in the event of a fire to a <i>safe place</i> .	The building does Not provide sleeping accommodation
<b>EP2.2</b>	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"> <li>i) the temperature will not endanger human life; and</li> <li>ii) the level of visibility will enable the evacuation route to be determined and</li> </ul>	For Reference

	iii) the level of toxicity will not endanger human life.	
<b>EP3.2</b>	<p>The period of time occupants take to evacuate referred to in <u>(a)</u> must be appropriate to</p> <ul style="list-style-type: none"><li>i) the number, mobility and other characteristics of the occupants; and</li><li>ii) the function or use of the building; and</li><li>iii) the travel distance and other characteristics of the building; and</li><li>iv) the <u>fire load</u>; and</li><li>v) the potential <u>fire intensity</u>; and</li><li>vi) the <u>fire hazard</u>; and</li><li>vii) any active <u>fire safety systems</u> installed in the building; and</li><li>viii) <u>fire brigade</u> intervention.</li></ul>	For Reference

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## 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 two (2).

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

The Building/s will contain the following classifications

Class	Description
5	An administrative office
6	A Class 6 building is a shop or other building used for the sale of goods by retail or the supply of services direct to the public.

### 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 C Construction

Table 5 TYPE C 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
<b>EXTERNAL WALL</b> (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—				
Less than 1.5 m	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
1.5 to less than 3 m	—/—/—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
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—				
Less than 1.5 m	90/—/—	90/—/—	90/—/—	90/—/—
1.5 to less than 3 m	—/—/—	60/—/—	60/—/—	60/—/—
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
<b>COMMON WALLS and FIRE WALLS—</b>	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
<b>INTERNAL WALLS—</b>				
Bounding <i>public corridors</i> , public lobbies and the like—	60/ 60/ 60	—/—/—	—/—/—	—/—/—
Between or bounding <i>sole-occupancy units</i> —	60/ 60/ 60	—/—/—	—/—/—	—/—/—
Bounding a stair if <i>required</i> to be rated—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
<b>ROOFS</b>	—/—/—	—/—/—	—/—/—	—/—/—

### 3.5 GENERAL FLOOR AREA LIMITATIONS (TABLE C3D3)

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 m <sup>2</sup>	5,500 m <sup>2</sup>	<b>3000 m<sup>2</sup></b>
	Max Volume	48,000 m <sup>3</sup>	33,000 m <sup>3</sup>	<b>18,000 m<sup>3</sup></b>

### 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.

## 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	Discussion 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					✓

### 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				✓
				✓

**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				✓
F4D4 - Facilities in Class 3 to 9 buildings			✓	
F4D5 - Accessible sanitary facilities				✓
F4D6 - Accessible unisex sanitary compartments				
F4D7- Accessible unisex showers				✓
F4D8 - Construction of sanitary compartments	✓			

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## 5.0 BCA ASSESSMENT – DETAILED ANALYSIS

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### 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
C2D2	<b>Type of construction required</b> (1)The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C2D2	For Reference – Refer to comments within Table 2.2 of this Report
C4D3	<b>Protection of openings in external walls</b> (1)Subject to (2), openings in an external wall that is required to have an FRL must be protected in accordance with C4D5, and if wall-wetting sprinklers are used they must be located externally. (2)The requirements of (1) only apply if the distance between the opening and the fire-source feature to which it is exposed is less than— (a)3 m from a side or rear boundary of the allotment; or (b)6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or	For Reference – Refer to comments within Table 2.2 of this Report

	<p>(c)6 m from another building on the allotment that is not Class 10.</p> <p>(3)Openings in an external wall that is required to have an FRL, if required to be protected under (1), must not occupy more than 1/3 of the area of the external wall of the storey in which it is located</p>	
<b>C3D9</b>	<p><b>Separation of classifications in the same storey</b> [2019: C2.8]</p> <p>(1)If a building has parts of different classifications located alongside one another in the same storey— (a)each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or (b)the parts must be separated in that storey by a fire wall.</p> <p>(2)A fire wall required by (1)(b) must have the FRL prescribed in accordance with Specification 5 as applicable for that element for the Type of construction and the classifications concerned.</p> <p>(3)For the purposes of (2), the FRL in Specification 5 must be either— (a)the higher FRL prescribed in Table S5C11d or S5C21d; or (b)the FRL prescribed in Table S5C24c.</p> <p>(4)For the purposes of (1), where one part is a carpark complying with S5C19, S5C22 or S5C25, the parts may be separated by a fire wall complying with S5C19, S5C22 or as appropriate.</p>	For Reference – Refer to comments within Table 2.2 of this Report
<b>C3D10</b>	<p><b>Separation of classifications in different storeys</b> [2019: C2.9]</p> <p>If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows:</p> <p>(a)Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 for the classification of the lower storey.</p> <p>(b)Type B or C construction — If one of the adjoining parts is of Class 2, 3 or 4, the floor separating the part from the storey below must— (i)be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less</p>	For Reference – Refer to comments within Table 2.2 of this Report

	<p>than 60 minutes; or</p> <p>(ii) have an FRL of at least 30/30/30; or</p> <p>(iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.</p>	
<b>C4D5</b>	<p><b>Acceptable methods of protection</b></p> <p>(1) Where protection is required, doorways, windows and other openings must be protected as follows:</p> <p>(a) Doorways— (i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or</p> <p>(ii) –/60/30 fire doors that are self-closing or automatic closing.</p> <p>(b) Windows— (i) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(iii) –/60/– automatic closing fire shutters.</p> <p>Other openings—</p> <p>(i) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or</p> <p>(ii) construction having an FRL not less than –/60/–.</p> <p>(2) Fire doors, fire windows and fire shutters must comply with Specification 12.</p>	<p>For Reference – Refer to comments within Table 2.2 of this Report</p>

### 5.3 SECTION D – ACCESS AND EGRESS

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
D2D8	<p><b>Width of exits and paths of travel to exits</b> [2019: D1.6(b), (c), (d) and (e)]</p> <p>(1)The unobstructed width of each <i>required exit</i> or path of travel to an <i>exit</i>, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than—</p> <p>(a)1 m; or <i>area</i> or <i>ward area</i>; and 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a (b)<i>treatment</i></p> <p>(c)in a <i>public corridor</i> in a Class 9c <i>aged care building</i>, notwithstanding (2) and (3)— (i)1.5 m; and</p> <p>(ii)1.8 m for the full width of the doorway, providing access into a <i>sole-occupancy unit</i> or communal bathroom.</p> <p>(2)If the <i>storey</i>, <i>mezzanine</i> or <i>open spectator stand</i> accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of each <i>required exit</i> or path of travel to an <i>exit</i>, except for doorways, must be not less than— (a)1 m plus 250 mm for each 25 persons (or part) in excess of 100; or 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a (b)<i>treatment area</i> or <i>ward area</i>.</p> <p>(3)If the <i>storey</i>, <i>mezzanine</i> or <i>open spectator stand</i> accommodates more than 200 persons, the aggregate unobstructed width of each <i>required exit</i> or path of travel to an <i>exit</i>, except for doorways, must be not less than— (a)2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or</p> <p>(b)in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200.</p> <p>(4)In an <i>open spectator stand</i> which accommodates more than 2000 persons, the aggregate unobstructed width of each <i>required exit</i> or path of travel to an <i>exit</i>, except for doorways, must be not less than 17 m plus a width (in metres) equal to the number in excess of 2000 divided by 600.</p>	<p>For reference</p> <p>Ensure Aisle widths achieve a minimum unobstructed width of 1000mm</p>

**D4D2**

**General building access requirements**

- (1) Buildings and parts of buildings must be *accessible* as *required* by this clause, unless exempted by D4D5.
- (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
- (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
- (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, *swimming pool*, laundry, games room, eating area, or the like; and
- (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.
- (3) For the purposes of (2)(a), a community or strata-type subdivision or development is considered to be on a single allotment.
- (4) For a Class 2 building, common areas are to be *accessible* as follows: 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.
- (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, *swimming pool*, common laundry, games room, individual shop, eating area, or the like.
- (c) Where a ramp complying with AS 1428.1 or a passenger lift is installed— (i) to the entrance doorway of each *sole-occupancy unit*; and
- (ii) to and within rooms or spaces for use in common by the residents.
- (d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on 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*

**Building Access 1 – Application of the Access to Premises Code**

The project proposal is for alteration to an existing building and in this regard the level of access required is dictated by the Access to Premises Code.

The Access to Premises Code requires access to the “New Part” and the “Affected Part”.

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

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.

**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.



*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, 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

**Building Access Compliance Issues**  
Design requirements applicable to the subject tenancy:-  
Provide a 1540mm x 2070mm circulation space to turn a wheelchair 180 degrees forward of the counter and fridges.

	<p>entrance doorway of each <i>sole-occupancy unit</i>; and</p> <p>(B)to and within rooms or spaces for use in common by the residents.</p> <p>(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.</p> <p>(b)<i>Sole-occupancy units</i> — in accordance with Table D4D2b.</p> <p>(10)For a Class 10 building, access requirements are as follows: (a)For a Class 10a non-habitable building located in an <i>accessible</i> area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within— an <i>accessible</i> sanitary facility; and</p> <p>(ii)a change room facility; and</p> <p>(iii)a public shelter or the like.</p> <p>(b)For Class 10b <i>swimming pools</i>, to and into <i>swimming pools</i> with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is <i>required</i> to be <i>accessible</i>, but not <i>swimming pools</i> for the exclusive use of occupants of a Class 1b building or a <i>sole-occupancy unit</i> in a Class 2 or Class 3 building.</p>	
<b>D4D3</b>	<p><b>Access to buildings</b></p> <p>(1)An <i>accessway</i> must be provided to a building <i>required</i> to be <i>accessible</i>— (a)from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(b)from another <i>accessible</i> building connected by a pedestrian link; and from any <i>required accessible</i> carparking space on the allotment.</p> <p>(2)In a building <i>required</i> to be <i>accessible</i>, an <i>accessway</i> must be provided through the principal pedestrian entrance, and— (a)through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(b)in a building with a total <i>floor area</i> more than 500 m<sup>2</sup>, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.</p> <p>(3)Where a pedestrian entrance <i>required</i> to be <i>accessible</i> has multiple doorways— (a)if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways</p>	For Reference – Refer to comments within Table 2.2 of this Report

	<p>must be <i>accessible</i>; and</p> <p>(b)if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be <i>accessible</i>.</p> <p>(4)For the purposes of (3)— (a)an <i>accessible</i> pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (i)all doorways serve the same part or parts of the building; and</p> <p>(ii)the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</p> <p>(b)a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).</p> <p>(5)Where a doorway on an <i>accessway</i> has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>	
<b>D4D4</b>	<p><b>Parts of buildings to be accessible</b></p> <p>In a building <i>required</i> to be <i>accessible</i>— (a)every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i)for a ramp, except a <i>fire-isolated ramp</i>, clause 10 of AS 1428.1; and</p> <p>(ii)for a stairway, except a <i>fire-isolated stairway</i>, clause 11 of AS 1428.1; and</p> <p>(iii)for a <i>fire-isolated stairway</i>, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b)every passenger lift must comply with E3D7; and</p> <p>(c)<i>accessways</i> must have— (i)passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and</p> <p>(ii)turning spaces complying with AS 1428.1— within 2 m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>;</p> <p>and</p> <p>(B)at maximum 20 m intervals along the <i>accessway</i>; and</p> <p>(d)an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space; and</p>	For Reference – Refer to comments within Table 2.2 of this Report

	<p>(e) a passing space may serve as a turning space; and</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— (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>; and</p> <p>(g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with ‘the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm’; and</p> <p>(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p>	
<b>D4D5</b>	<p><b>Exemptions</b></p> <p>The following areas are not <i>required</i> to be <i>accessible</i>: (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. Any path of travel providing access only to an area exempted by (a) or (b).</p>	For Reference
<b>D4D13</b>	<p><b>Glazing on an accessway</b></p> <p>On an <i>accessway</i>, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.</p>	For Reference – Refer to comments within Table 2.2 of this Report

## 5.5 SECTION F – SANITARY FACILITIES

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
F4D4	<p><b>Facilities in Class 3 to 9 buildings</b> [2019: F2.3]</p> <p>(1) Except where permitted by (3), (4), (7), F4D5(a) and F4D5(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Tables F4D4a, F4D4b, F4D4c, F4D4d, F4D4e, F4D4f, F4D4g, F4D4h, F4D4i, F4D4j, F4D4k and F4D4l, as appropriate.</p> <p>(2) In Tables F4D4a, F4D4b, F4D4c, F4D4d, F4D4e, F4D4f, F4D4g, F4D4h, F4D4i, F4D4j, F4D4k and F4D4l—</p> <p>(a) ‘Number’ means the number of facilities required; and</p> <p>(b) ‘&gt;’ means greater than; and</p> <p>(c) a hyphen means no data (refer to the row above for the highest value applicable); and</p> <p>(d) ‘N/A’ means not applicable; and</p> <p>(e) a reference to— (i) employees includes owners and managers using the building; and (ii) “add 1 per 100 or 150, 250, 500” etc. includes any part of that number.</p> <p>(3) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex.</p> <p>(4) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy.</p>	<p>A Wash basin is required within the existing water closet</p>

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