

BCA STATEMENT (2022) 29 Cross Street - Change of Use from Boat Sales to Childrens Gym	
Relevant BCA Clause	Comments/Compliance based on "deemed to comply" provisions
This statement supports an Application for " change of use " from a Boat Sales facility to a childrens gymnastic recreational facility. The DA Approval for the existing use was granted in 2021 ( application DA2019/0345) as a modification to the existing approvals for a warehouse granted in approximately 2001 (DA2001/1162)	
The Class of building is proposed to change from a Class 6 to Class 9b.	
The statement only responds to clauses in the BCA that relate directly to a Class 9B building and differ from those required for the Class 6 building previously approved for occupation.	
<b>Part A6- Building Classification</b>	
The building is currently a Class 6 building( building used for the sale of Goods by retail).	<b>Note</b>
The proposed use is for a Class 9B which is an "Assembly Building" which is defined to include a building where people may assemble for entertainment, recreational or sporting purposes.	<b>Class 9B Assembly building</b>
The existing mezzanine area ( approximately 95m2) will be used as office space thus a class 5	<b>Class 5 - Offices</b>
<b>Part B Structure</b>	
A building or structure is to withstand the combination of loads and other actions to which it may be reasonably subjected.	There are no proposed structural changes proposed by this application. The structural adequacy of the building would have been 'signed off' as part of the construction certificate, and occupancy certificate for the original use as a warehouse with small mezzanine used for administration purposes. A structural certificate will be obtained should the need arise to install a "harness" to teach rotational skills. This harness will be mounted from one of the roof beams.

<b>Part C - Fire Resistance</b>	
<b>C1P9 Fire Brigade Access</b> - access must be provided to and around the building ( to the degree necessary) for fire brigade vehicles, and personel to facilitate fire brigade intervention as appropreate.	The building is free standing with vehicle access from Cross Street direct available to the front and rear of the building - <b>complies</b>
The building is set back from its boundaries - 3000 from its front boundary, approximatly 2000 ( varies) on its eastern boundary, 3000 minimum ( varies) on its western boundary and at least 13000 from its southern boundary.	<b>complies</b>
<b>C2D2 - Type of Construction</b>	
The building is single storey with a mezzanine less than 200m2 and is only about 13% of the total area ( area of ground floor is about 713m2) The building is <b>Type C Construction</b>	<b>Complies</b>
For external walls 3000 or greater from a fire source feature the FRL requirement is -/-/- For external walls between 1500 and 3000 from a fire source feature the FRL needs to be 60/60/60.	<b>Complies-</b> three of the walls are set a minimum of 3000 from the boundary ( fire source feature) The fourth wall - located between 2000 and 2500 from a fire source feature ( the boundary) has been lined with what appears to be two layers of a 16mm plasterboard product ( the lining is approximatly 40mm thick) . We assume it is something like 16mm Fyrchek -and installed to provide the required fire rating on this wall.
<b>Part D1 - Access and Egress</b>	
<b>D1Fi-Access</b> The building is to provide( as far as reasonable) safe, equal and dignified access to the building.	Easy direct access is provided to the building from Cross Street , and from the rear of the building. <b>Complies</b>
<b>D1F2 Egress</b> The building is to be provided with the means of evacuation allowing occupants time to evacuate safely	Two fire exits are provided from the main floor leading directly to the outside and then to the street. Travel distances to these exits comply with D2D5 ( exit travel distances.- Refer to site survey plan for diagrams. <b>Complies</b>

<b>D1P1 - Access for people with a disability</b>	
<b>D1P 4 Exits</b> must be provided to allow occupants to evacuate safely with their number, location, dimensions being appropriate. In a Class 9 - a minimum of two exits must be provided.	Refer to site analysis drawing attached to the submission for details and dimensions of exits. <b>Complies</b>
a. the travel distance	a. Travel distances comply with D2D5- see site analysis drawing for detail. <b>Complies</b>
b. the number, mobility and other characteristics of occupants (see also D2D18). Area of Gym space is approx 560m <sup>2</sup> @ 3000 per m <sup>2</sup> allows max 186 people in the gym	<b>b Complies</b> Day to day use of the space will have a maximum number of 40 children and three coaches plus one administrator/floor manager at any time. (total of 44 people.) On special occasions (eg Xmas displays) Parents may be invited to attend a training session and numbers may peak at 95. A further five people may be located on the Mezzanine level. Maximum exit width 1000 - <b>Complies</b>
c. function or use of the building	c. The building will be used as a venue to teach children the art of acrobatics and other gymnastic style skills (eg circus skills). The Mezzanine level is proposed as an administrative space. <b>Class 9B building.</b>
d. height of the building	d. The building is only a single storey but has a very high ceiling (average 8.5 mtrs high) - <b>Complies</b>
e. Whether exit is above or below ground level	e. All exits are at ground level - the building is single storey. The mezzanine level connects to the ground floor with a stair. <b>Complies</b>
<b>D1P7 Parking for disabled</b> must be provided, designated and easily accessed.	A disabled access car parking space is provided directly off Cross Street, with easy access to the front roller door access to the gym space or front lobby door. A second disabled access space is located with the staff parking to the rear of the building. <b>Complies</b>

<b>D2 Provision for escape</b>	
<b>D2D3 - Number of exits</b>	
All buildings must have at least one exit from each storey. Class 9 buildings 2 exits must be provided for any storey that accommodates more than 50 people.	<b>Complies</b> Three exit doors are provided at ground level ( building is single storey with small mezzanine )
<b>D2D4 Requirement for Fire Isolated stairways or exits</b>	
In Class 9 buildings must be fire isolated stair/exit UNLESS stair connects less than two consecutive storeys	<b>Complies</b> - Mezzanine stair connects single storey.
<b>D2D5 - Exit Travel distances</b>	
In Class 9 buildings:- No point on the floor can be further away than 20 mtrs from an exit OR a point from which travel in different directions to 2 exits is available, the maximum distance to one of those exits must not exceed 40 mtrs.	<b>Complies</b> ( see drawing attached to submission)
<b>D2D6- distance between alternate exits</b>	
Exits must be distributed uniformly as possible, with unobstructed access to at least two exits. Exits must not be less than 9 mtrs apart, and not more than 60mtrs apart.	<b>Complies</b> ( see drawing attached to submission)
<b>D2D7 widths of exits and paths of travel</b>	<b>Complies</b>
Unobstructed travel height must not be less than 2000	<b>Complies</b>
<b>D2D8 Widths of exits</b>	
The unobstructed width of each required exit or path of travel to the exit must not be less than 1000 if space accommodate 100 or less people.	<b>Complies</b>
<b>D2D10 - exit width not to diminish in direction of travel</b>	<b>Complies</b>
<b>D2D14 Travel by non fire isolated stairways or ramps</b>	
Continuous means of travel AND in Class 9 Building distance to point of egress to a road or open space by non fire isolated stair is max 80mts	<b>Complies</b>
required non fire isolated stair must discharge at a point not more than 20 mtrs from a doorway providing egress to a road or open space.	<b>Complies</b>
<b>D2D15 - discharge from exits - must not be blocked and lead to an open space, suitable barriers must be provided to prevent vehicles from blocking the exit.</b>	<b>Complies</b>
<b>D2D18 Number of persons to be accommodated</b>	
Table D2D18 - shows 1 person per 3000m2 for a gymnastic space - based on an area of around 560m2 ( ground floor gym space) this allows some 185 people in the space	<b>Complies</b> Max number of people in the space is anticipated to be 95 during special occasions ( like displays etc) - on a day to day basis only 45 maximum will be working in the gym space.

<b>D3- Construction of exits.</b>	
<b>D3D9 Enclosure of space under stairs and ramps</b>	
The space below a required non fire isolated stairway..... Must not be enclosed to form a cupboard or other enclosed space unless-	<b>Complies</b> The mezzanine stairway is not enclosed.
a. The enclosing walls and ceilings have an FRL of at least 60/60/60	
b. any access doorway to the enclosed space is fitted with a self closing -/60/30 fire door.	
<b>D3D10 - width of stairway or ramp</b>	
Maximum width 2000W without a central barrier	<b>Complies</b> - Width of stair is 1200
<b>D3D11 Pedestrian ramps</b>	
Have a gradient no steeper than 1:8 ( or 1:14 if a disabled access ramp)	<b>Complies</b> All ramps max 1:8 -portable access ramp at front entry will be 1:14.
<b>D3D14 Goings and risers( stairs)</b>	
A stairway must have:	
a. Between 2 and 18 risers in each flight	<b>Complies</b>
b. Consent goings and risers through out the flight	
c. Dimension of the Going ( G) and the riser ( R) in the proportion of 2R+G=700 to 550 and the goings must be consistent	<b>Complies</b>
d. Risers not to allow a ball of 125 diameter to pass through.	<b>Complies</b>
e. treads to be slip resistant	<b>Complies</b>
f. no winders in lieu of a landing	<b>Complies</b>
<b>D3D15 Landings</b>	
Landings must:	
a. have a maximum gradient of 1:50	<b>Complies</b>
b. Be not less than 750 long	<b>Complies</b>
c. Be non - slip ( min R10)	<b>Complies</b>
<b>D3D16 Thresholds</b>	
Thresholds must not incorporate a step or ramp at any point closer to the door than the width of the door leaf.	<b>Complies</b> - Landings to be added to thresholds to remove existing steps
Doors open to a road or open space	<b>Complies</b>
Step on outside face of door no more than 190	<b>Complies</b>

<b>D3D17 Barriers to prevent falls.</b>	
A continuous barrier (handrail) must be provided along the side of a stairway or ramp and mezzanine if more than 1 mtr fall from surface to floor beneath. Note opening at junction to floor no greater than 40 mm.	<b>Complies</b>
<b>D3D18 Height of Barriers</b>	
Barrier height for stairways 865 (min) from nosing of stair, landing 1000 (min) - transition from stair to landing may vary.	<b>Complies</b> stairs to be lined with vertical plasterboard barrier
<b>D3D19 Openings in barriers</b>	
Openings must not allow a 125 sphere to pass through measured above nosing line of stair tread	<b>Complies</b> stairs to be lined with plasterboard vertical barrier
<b>D3D20 Barrier Climability</b>	
Must not be able to climb a barrier between 150 and 760 above the floor	<b>Complies</b>
<b>D3D22 Handrails</b>	
Handrails must be located against at least one side of the flight (stairs) if stair less than 2000 wide and be fixed at a height of 865 above the nosing - be continuous between flight and landing and have no obstruction to break a handhold.	<b>Complies</b>
<b>D3D24 Doorways and Doors</b>	
A doorway serving as a required exit:	
. Must not be fitted with a revolving door, must not be fitted with a sliding door unless it leads directly to a road or open space, if fitted with a power operated door must be able to be opened manually under a force not more than 110N and if leading directly to an open space must open automatically if there is a power failure.	N/A
<b>D3D25 Swinging Doors</b>	
A swinging door as part of a required exit must not encroach:	
a. any part of its swing by more than 500 on required width (including landings) (ie must not impede path of travel of people already using the exit).	<b>Complies</b>
b. When open door must not impede by more than 100 on required exit (includes door handles)	<b>Complies</b>
c. Must not otherwise impede the path or direct of egress.	<b>Complies</b>

<b>D3D26 Operation of latch</b>	
A door in a required exit must be readily opened without a key from the inside (ie facing the egress) and	
a by a single hand pushing action (eg a panic bar) located between 900 and 1200 above the floor	<b>Complies</b>
<b>D4 Access for people with a disability</b>	
<b>D4D2 General Building Access requirements</b>	
Class 9b buildings :	
Assembly Buildings - to and within all other areas normally used by occupants	<b>Complies</b>
<b>D4D3 Access to buildings</b>	
a. Must be provided from - from the principal pedestrian entry and not less than 50% of pedestrian entries.	<b>Complies</b>
b. From any required accessible car parking space	
c. Minimum door leaf 850 clear	
<b>D4D4 parts of buildings to be accessible</b>	
Unless exempted (see below) :	
Every access way must comply with AS1428.1, relevant passing and turning spaces must be provided at maximum 20 mtr intervals,	<b>Complies</b>
<b>D4D5 Exemptions</b>	
The following areas are <b>NOT</b> required to be accessible	
a. An area where access would be inappropriate because of its particular purpose	Mezzanine and storage areas will not be accessed by people with a disability.
b. An area that would pose a health or safety risk	
c. Path of travel to an area exempted by a and b above.	<b>Note</b>
<b>D4D6 Accessible parking</b>	
Class 9B buildings -1 for every 50 car spaces provided on site	<b>Complies</b> - 2 spaces are provided - one with designated signage, one at the front entry is sized appropriately but not labeled to allow access for non disabled users as well. (it's a drop off point)
<b>D4D7 Signage</b>	
Appropriate signage must be provided to:	
a. Accessible unisex sanitary facility	
b. At each door to be provided with an exit sign described in E4D5 below	

<b>Part E Services and Equipment</b>	
<b>Part E1 Fire Fighting Equipment</b>	
<b>E1P1 Fire Hose Reels</b>	
a Fire Hose system must be installed	<b>Complies</b> Located at the frontroller door entry
<b>E1P2 Fire extinguisherse</b>	
Portable fire extinguishers must be installed	<b>Complies</b> ( refer to attached Fire Safety Statement)
<b>E1P3 Fire Hydrants</b>	
Must be provided floor area greater than 500m2 and/or if fire brigade is more than 50kms away.	<b>Complies</b> - Dee Why Fire and Rescue Station is lovcated 2.9kms away at 38 Fisher Road Terry Hills.Floor plate less than 500m2.
<b>E1D5 where are sprinklers required</b>	
a.all buildings with effective height greater than 25m2, Class 9B early childhood	<b>N/A</b>
<b>E1 D14 Portable fire extinguishers</b>	
Must be provided in Class (b buildings:)	
a Cover A and AE risks - emergency services switch boards	<b>Complies</b> Existing portable fire extinguisher located adjacent to Fire Hose within easy access of switch board located in store room adjacent.
b. Class F fire risks ( kitchens)	<b>Complies</b> - new portable fire extinguisher to be located adjacent to new kitchen on ground floor and tea bench on Mezzanine level
<b>Part E2 Smoke Hazard Management</b>	
<b>E2P1 Automatic warning</b> To be provided in a building providing sleep accommodation.	<b>N/A</b>
<b>E2P2 Safe evacuation</b> - in event of fire evacuation routes must be maintained until everyone has left the building.This relates to temperature control, level of visibility and level of toxicity of fumes.	<b>Note</b>
<b>E2D9 Buildings less than 25m2 high - Class 9B</b>	
Building is single storey and a sports/gymnasium facility	<b>N/A</b>
<b>Part E3 Lift Installations</b>	<b>N/A</b>

<b>E 4P1 Visibility in Emergency, exit signs and warning systems</b>	
<b>E4P1 Visibility in an emergency</b> - a building must be provided with a system that provides:	
a. Adequate lighting in a time of emergency	note
b. adequate means to manage an evacuation	note
c. identify EXITS and paths of travel to an exit.	note
and activates upon failure of artificial lighting in an emergency	<b>Complies</b> - emergency lighting has been installed and verified in Fire Safety Statement attached. Emergency lighting is provided in the spaces greater than 300m <sup>2</sup> (ie the main gymnastic space)
<b>E4P2- Identification of Signs</b>	
Suitable signs to be provided to identify exit doors, and be clearly visible during an emergency	<b>Complies</b>
<b>E4D5 Exit signs</b>	
Exit signs must be installed above or adjacent to each exit door or door forming part of a required exit	<b>Complies</b>
<b>E4D5 Design and operation of exit signs</b>	
must be compliant with AS/NZS 2293.1	<b>Complies</b> see attached Fire Safety Report
clearly visible	

<b>Part F Health and Amenity</b>	
<b>F1 surface water management</b>	
Surface water must not enter the building.	<b>Complies</b> - existing building - no new construction proposed to external walls, floors and roofing
<b>F2D2 Wet area construction</b>	
Class 9 building - sanitary compartments must be water resistant and comply with AS3740	<b>Note</b>
<b>Part F3 Roof and Wall cladding</b> - building must be weather proof.	<b>Retain existing</b>
<b>F4D4 Facilities in Class 3 to 9 buildings</b>	
Employee and public may share the facilities in a Class 9b building	<b>Note</b>
<b>Table F4D4:</b>	
Male employees : 1 WC per 20 males , less than 10 male employees - no urinals required, 1 wash basin per 30 .	<b>Complies</b>
Female employees: 1 WC per 15 females, 1 washbasin per 30.	<b>Complies</b>
Male patrons -	<b>Complies</b> No male program is offered.
Female patrons -( Class 9b - sports venues and the like -) 1 per 15	<b>Complies</b>
Accessible Facilities - Class 9 buildings , 1 on every storey containing sanitary compartments	<b>Complies</b>
<b>F5 - Room Heights</b>	
Sanitary compartment, tea bench area - minimum height 2100	<b>Complies</b>
above a stair - 2000	<b>Complies</b>
adult change facility 2400	<b>Complies</b>

<b>part F6 - light and ventilation</b>	
<b>F6V1 - air quality Existing building</b> - already approved for compliance under Class 6 - no change for Class 9	<b>Complies</b>
<b>F6D5 - artificial light</b> must be required and must comply with AS/NZS 1680.0	<b>Complies-</b> building previously approved for OC as Class 6
<b>F6D7 0- Natural ventilation-</b> 5% of floor area and open to suitably sized court or open to the sky	<b>Complies</b>
<b>F6D9 A sanitary compartment</b> must not open directly into : A sanitary compartment must not open directly onto a kitchen, room used for public assembly or workplace normally occupied by more than one person.	<b>Complies</b>
<b>F6D10 Airlocks-</b> Class 9 building , access to Sanitary compartment must be via an airlock, or be provided with mechanical ventilation , and doorway screen	<b>Complies</b>
<b>Part P7 - sound transmission and insulation</b>	<b>N/A</b>
<b>Part F8 Condensation Management - not applicable</b>	<b>N/A</b>
<b>Part G - Minor Structures and components</b>	<b>N/A</b>
<b>Part J - Energy Efficiency</b>	<b>N/A - building exits.No works proposed to existing façade.</b>