



BUILDING CODE OF AUSTRALIA 2019 COMPLIANCE REPORT

Project: Change of Use – Medical Centre

Building Address: Shop 7 No.343 Barrenjoey Road, Newport NSW 2106

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Date: 28.03.2023

TABLE OF CONTENTS

1.0 BASIS OF ASSESSMENT	3
1.1 LOCATION AND BUILDING DESCRIPTION	3
1.2 PURPOSE OF BUILDING REPORT	3
1.3 BUILDING CODE OF AUSTRALIA (BCA)	3
1.4 REPORT LIMITATIONS	4
1.5 DESIGN DOCUMENTATION	4
1.6 SUMMARY OF NON-COMPLIANCES	4
1.7 TERMINOLOGY	4
2.0 BUILDING DESCRIPTION	8
2.1 BUILDING CLASSIFICATION	8
2.2 RISE IN STOREYS	8
2.3 EFFECTIVE HEIGHT	8
2.4 TYPE OF CONSTRUCTION	8
3.0 BUILDING CODE OF AUSTRALIA ASSESSMENT (BCA)	9
SECTION B STRUCTURAL PROVISIONS	ERROR! BOOKMARK NOT DEFINED.
SECTION D ACCESS & EGRESS	10
PART D1 PROVISION FOR ESCAPE	10
PART D2 CONSTRUCTION OF EXITS	18
PART D3 ACCESS FOR PEOPLE WITH A DISABILITY	32
SECTION E SERVICES & EQUIPMENT	37
PART E1 FIRE FIGHTING EQUIPMENT	37
PART E2 SMOKE HAZARD MANAGEMENT	44
PART E3 LIFT INSTALLATIONS	47
PART E4 EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS	49
SECTION F HEALTH AND AMENITY	61
PART F2 SANITARY AND OTHER FACILITIES	64
PART F3 ROOM HEIGHTS	67
PART F4 LIGHT AND VENTILATION	68
4.0 CONCLUSION	59
APPENDIX A - FIRE SAFETY SCHEDULE	61

1.0 BASIS OF ASSESSMENT

1.1 Location and Building Description

The development, subject to this report, is located at Shop 7 No.343 Barrenjoey Road, Newport NSW 2106.

The development consists of a change of use – medical centre to shop 7 within an existing arcade style commercial building located at the abovementioned property.

1.2 Purpose of Building Report

The purpose of this report is to:

- Identify the relevant Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) in relation to Clauses B, D, E & F and provide any non-compliances with the relevant Clauses to assist with the Development Application with Northern Beaches Council for the proposed development; and
- Provide a schedule of fire safety measures for the proposed development.

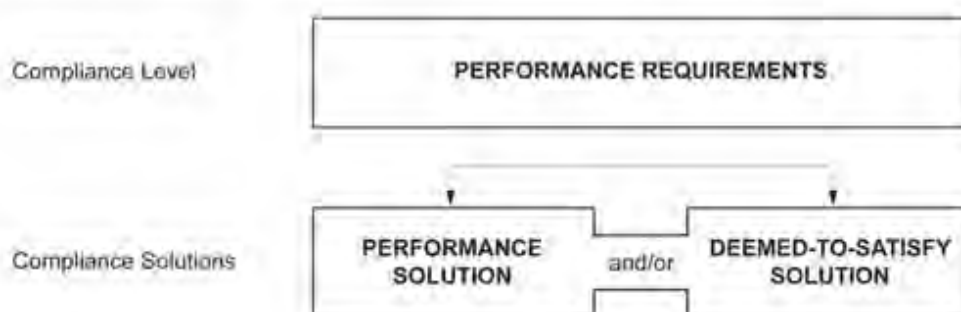
Section A2.1 of the Building Code of Australia 2019 states that the Performance Requirements can only be satisfied by a:

- (a) Performance Solution; or
- (b) Deemed-to-Satisfy Solution; or
- (c) A combination of (a) and (b).

The following is noted:

- the term *Performance Solution* was formerly known as *Alternative Solution*
- The terms *Performance Solution* and *Deemed-to-Satisfy Solution* were formerly used under the term *Building Solution*.

Figure 1: NCC compliance option structure



1.3 Building Code of Australia (BCA)

This report is based on the Deemed-to-Satisfy Provisions of the National Construction Code (NCC) Series - Building Code of Australia (BCA) 2019 Amdt 1 - Volume 1 and the NSW variations where applicable and Premises Standards.

1.4 Report Limitations

This report does not include nor imply any detailed or assessment for design compliance or upgrading for:-

1. the structural adequacy or design of the building;
2. the inherent derived fire-resistance ratings of any existing structural elements of the building (unless specifically referred to);
3. the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire safety measure; and
4. fire safety upgrading of the existing building (unless specifically referred to).

This report does not include, imply or compliance with:

1. Demolition Standards not referred to by the BCA;
2. Occupational Health and Safety Act;
3. Construction Safety Act;
4. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Water Authority, Electricity Authority, WorkCover, RTA, Council and the like; and
5. Conditions of Development Consent.

Note: "The contents of this report is provided for information only to demonstrate the types of fire safety measures that may be required to be installed in a building of this design when referencing the Deemed-to-Satisfy provisions of the Building Code of Australia".

1.5 Design Documentation

This report has been based on the following;

- Plans prepared by Macolino.D.S – Design & Building Consultants, Job/Project No. -;

Drawing Nos.	Sheet Name:	Rev: #	Dated:
232001-1	Site Plan	B	21/3/2023
232001-2	Floor Plan	B	21/3/2023

- Building Code of Australia 2019, Volume 1 and relevant Australian Standards.
- Environmental Planning and Assessment Act 1979.
- Environmental Planning and Assessment Regulation 2021.
- Environmental Planning and Assessment (Development Control & Fire Safety) Regulation 2021.
- Access to Premises Standard.

1.6 Summary of Non-compliances

The following table provides a list of Deemed-to-Satisfy compliance departures with the proposed design and or further considerations to fire safety in accordance with Sections 62 & 64 Environmental Planning and Assessment Regulation 2021 that the Consent Authority must consider when determining of an application for change of use of an existing building or alteration of the building;

Summary of Non-compliances		
Item #	BCA Clause	Comments
1.	Section B	In accordance with Part 4, Division 1 Section 62 (2)(a) (EP&A Reg 2021) and Section B of the BCA, structural engineers certification is to be provided to confirm the structural capacity of the existing building is appropriate for the proposed change of use.
2.	D1.2 & D1.4	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D1.4(c)(i) of the Building Code of Australia be imposed to facilitate the safe egress of person using the building with a second exit being identified to Barrenjoey Road.
3.	D1.10	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D1.10(a) of the Building Code of Australia be imposed to facilitate the safe egress of person using the building and to prevent the exit leading to the carpark from being blocked.
4.	D2.7	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D2.7 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building and to prevent smoke spreading from the distribution board enclosure in the path of travel leading to the required exit discharging to the rear carpark.
5.	D2.15	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D2.15 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building the door sill at the required exit that discharges to the rear carpark be provided with a threshold ramp.
6.	E1.6	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause E1.6 of the Building Code of Australia be imposed to protect persons using the building, if there is a fire that a portable fire extinguisher to cover Class Hazards ABE be installed by an fire safety practitioner located adjacent to the existing fire hose reel within the arcade and at the distribution board in the path of travel to the required exit leading to the rear carpark.
7.	E4.5	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause E4.5 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building that exit signs are to be located over the Barrenjoey Rd entry to the Arcade and over the path of travel doorway leading in to the lobby to the required exit that discharges into the rear carpark.

1.7 Terminology

- An Accredited Practitioner (Fire Safety) - Is the holder of an accreditation under the *Building and Development Certifiers Act 2018* that authorises the holder to exercise the functions of an accredited practitioner (fire safety).
- *Building Code of Australia* - Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.
- *Effective height*

Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).

- *Exit*

Exit means –

(a) Any, or any combination of the following if they provide egress to a road or open space— (i) An internal or external stairway.

(ii) A ramp.

(iii) A fire-isolated passageway.

(iv) A doorway opening to a road or open space.

(b) A horizontal exit or a fire-isolated passageway leading to a horizontal exit.

- *Fire compartment*

Fire compartment means –

(a) the total space of a building; or

(b) when referred to in— (i) the Performance Requirements — any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or

(ii) the Deemed-to-Satisfy Provisions — any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the Deemed-to Satisfy Provisions of the relevant Part.

- *Fire Resistance Level (FRL)* - means the grading periods in minutes tested in accordance with AS 1530.4-2005 for the following criteria -
 - a) structural adequacy; and
 - b) integrity; and
 - c) insulation,
 - d) and expressed in that order.
- *Fire Source Feature (FSF)* - the far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.

- *Fire wall*

Fire wall means a wall with an appropriate resistance to the spread of fire that divides a storey or building into fire compartments.

- *Loadbearing*

Intended to resist vertical forces additional to those due to its own weight.

- *Mezzanine* – means an intermediate floor within a room that is not enclosed by a wall.

- *Non-combustible*

Non-combustible means—

(a) applied to a material — not deemed combustible as determined by AS 1530.1:1994 — Combustibility Tests for Materials; and

(b) applied to construction or part of a building — constructed wholly of materials that are not deemed combustible

- *Open space* - means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.

- *Performance Requirements of the BCA* - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must achieve.

Compliance with the Performance Requirements can only be achieved by-

(a) complying with the Deemed-to-Satisfy Provisions; or

(b) formulating an Alternative Solution which-

(i) complies with the Performance Requirements; or

(ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or a combination of (a) and (b).

- *Sarking-type material*

Sarking-type material means a material such as a reflective insulation or other flexible membrane of a type normally used for a purpose such as waterproofing, vapour management or thermal reflectance.

- *Smoke growth rate index*

Smoke growth rate index (SMOGRA RC) means the index number for smoke used in the regulation of fire hazard properties and applied to materials used as a finish, surface, lining or attachment to a wall or ceiling.

- *Sole occupancy unit*

Sole-occupancy unit means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes—

(a) a dwelling; or

(b) a room or suite of rooms in a Class 3 building which includes sleeping facilities; or

(c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building.

2.0 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia 2019 the development may be described as follows;

2.1 Building Classification (Part A6 & Part A7)

The building classification has been classified as follows.

Building Levels	Classification	Use	RIS
Ground Floor Level	Class 5/6	Commercial	1

2.2 Rise in storeys (Clause C1.2)

The building has a rise in storeys of 1.

2.3 Effective Height (Schedule 3)

The building has an effective height of <12m.

2.4 Type of Construction (Clause C1.1)

Rise in storeys of 1 = Type C Construction.


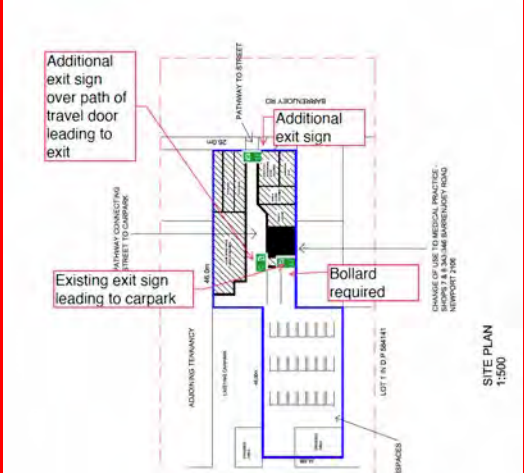
3.0 BUILDING CODE OF AUSTRALIA ASSESSMENT (BCA)

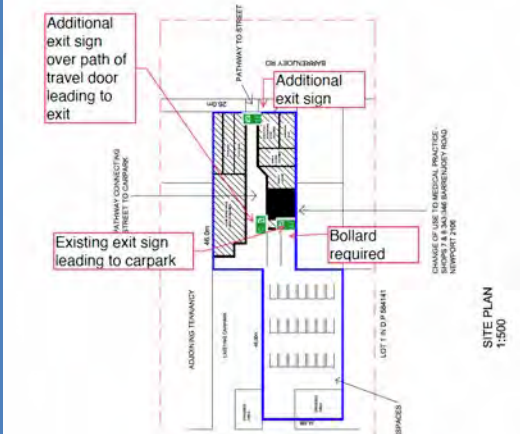
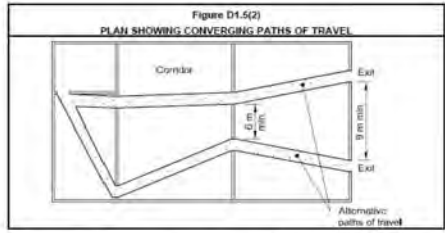
Legend:

N/A	= Not applicable
Applies	= Applicable for project
Complies	= Compliant
Capable	= Capable of Compliance with design
Non-compliant	= Design does not comply with Deemed-to-Satisfy provisions of BCA
Performance Solution	= Performance Solution to meet the Performance Requirements of BCA

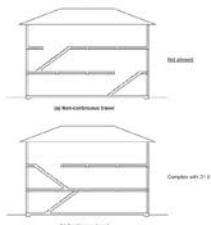
Item	Description	Status	Comments
SECTION B	STRUCTURAL PROVISIONS	Applies	Part 4, Division 1 Section 62 (2)(a) (EP&A Reg 2021) and Section B - Provide structural engineers certification to confirm the structural capacity of the existing building is appropriate for the proposed change of use. Capable of complying
B1.1	Resistance to actions	Applies	Part 4, Division 1 Section 62 (2)(a) (EP&A Reg 2021) and Section B - Provide structural engineers certification to confirm the structural capacity of the existing building is appropriate for the proposed change of use. Capable of complying
B1.2	Determination of individual actions	Applies	Part 4, Division 1 Section 62 (2)(a) (EP&A Reg 2021) and Section B - Provide structural engineers certification to confirm the structural capacity of the existing building is appropriate for the proposed change of use. Capable of complying
B1.4	Determination of structural resistance of materials and forms of construction	Applies	Part 4, Division 1 Section 62 (2)(a) (EP&A Reg 2021) and Section B - Provide structural engineers certification to confirm the structural capacity of the existing building is appropriate for the proposed change of use. Capable of complying
B1.5	Structural software	N/A	N/A
B1.6	Construction of buildings in flood hazard areas	N/A	N/A

Item	Description	Status	Comments
SECTION D	ACCESS & EGRESS		
PART D1	PROVISION FOR ESCAPE		
D1.1	Application of part	Applies	Capable of complying
D1.2	Number of Exits required	Applies	<p>All buildings – Every building must have at least one exit from each storey.</p> <p>Complies</p> <p>Class 5 Medical – Two (2) exits are required.</p> <p>Comments: 2 x exits are to be provided to serve the arcade (mall) as only one exit is provided.</p> <p>Note: See D1.4 in the report for further information.</p> <p>Does not comply</p>
D1.3	When fire isolated exits are required	N/A	N/A
D1.4	Exit travel distances	Applies	<p>D1.4(c)(i) Class 5/6 – No point on a floor must be more than 20m from an exit, or a point from which travel in different direction to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>Comments: No point on a floor must be more than 20m from an exit, or a point from which travel in different direction to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>Does not comply</p> <p>Recommendations: In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D1.4(c)(i) of the Building Code of Australia be imposed to facilitate the safe egress of person using the building with a second exit being identified to Barrenjoey Road.</p>

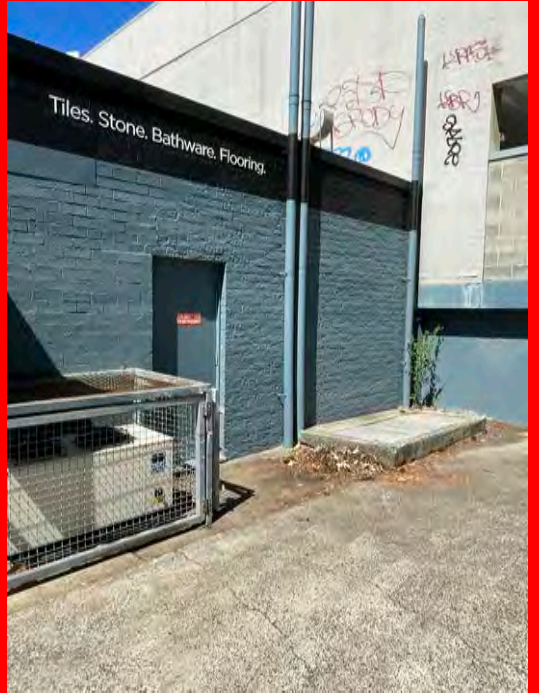
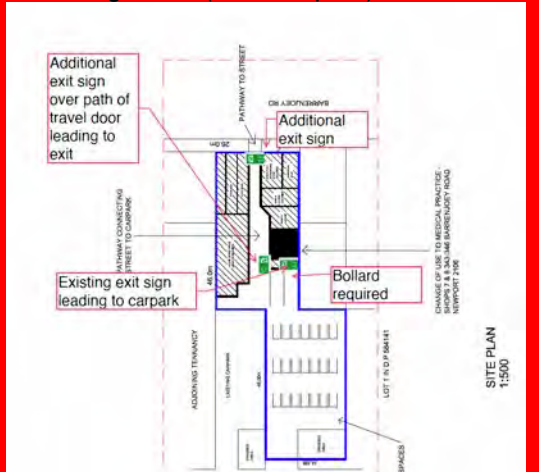
Item	Description	Status	Comments
			 <p>Photo: Towards Barrenjoey Road from within the Arcade.</p>  <p>D1.4 (c)(ii) Class 5/6 – in a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30m.</p> <p>Comments: D1.4(c)(ii) cannot be applied as the distance to a single exit exceeds 30m serving a storey at the level of access to a road or open space.</p>
D1.5	Distance between alternative exits	Applies	<p>Class 5/6 – Located not less than 9m apart.</p> <p>Comments: The exits nominated below demonstrate compliance.</p>

Item	Description	Status	Comments
			 <p>Class 5/6 – Not more than 60m apart.</p> <p>Comments: The exits nominated above demonstrate compliance.</p> <p>All Classes – Not converge closer than 6m.</p>  <p>D1.6 Dimensions of exits and paths of travel to exits</p>
D1.6	Dimensions of exits	Applies	<p>The unobstructed height throughout a required exit or path of travel to a required exit must be not less than 2m, except the unobstructed height of doorway may be reduced to not less than 1980mm.</p> <p>Complies</p> <p>A minimum 1m clear path of travel to exits is to be provided.</p> <p>Note: At the doorway the opening width may be reduced by 250mm.</p> <p>Complies</p>
D1.7	Travel via fire isolated exits	N/A	<p>(a) A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from—</p> <ul style="list-style-type: none"> (i) a public corridor, public lobby or the like; or (ii) a sole-occupancy unit occupying all of a storey; or (iii) a sanitary compartment, airlock or the like.

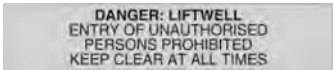
Item	Description	Status	Comments
			<p>(b) Each fire-isolated stairway or fire-isolated ramp must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway—</p> <p>(i) to a road or open space; or</p> <p>(ii) to a point—</p> <p>(A) in a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter; and</p> <p>(B) from which an unimpeded path of travel, not further than 20 m, is available to a road or open space; or</p> <p>(iii) into a covered area that—</p> <p>(A) adjoins a road or open space; and</p> <p>(B) is open for at least 1/3 of its perimeter; and</p> <p>(C) has an unobstructed clear height throughout, including the perimeter openings, of not less than 3 m; and</p> <p>(D) provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6 m.</p> <p>(c) Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have—</p> <p>(i) an FRL of not less than 60/60/60; and</p> <p>(ii) any openings protected internally in accordance with C3.4, for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.</p> <p>(d) If more than 2 access doorways, not from a sanitary compartment or the like, open to a required fire-isolated exit in the same storey—</p> <p>(i) a smoke lobby in accordance with D2.6 must be provided; or</p> <p>(ii) the exit must be pressurised in accordance with AS/NZS 1668.1.</p> <p>(e) A ramp must be provided at any change in level less than 600 mm in a</p>

Item	Description	Status	Comments
			fire-isolated passageway in a Class 9 building.
D1.8	External stairways in lieu of fire isolated stairways	N/A	N/A
D1.9	Travel by non-fire isolated stairways or ramps <div data-bbox="365 448 541 463" data-label="Caption"> <p>Figure D1.9/1 Section showing compliance with D1.9(a)</p> </div> 	N/A	<p>(a) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided.</p> <p>(b) In a Class 2, 3 or 4 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed –</p> <ul style="list-style-type: none"> (i) 30 m in a building of Type C construction; or (ii) 60 m in all other cases. <p>(c) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m.</p> <p>(d) In a Class 2, 3 or 9a building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than –</p> <ul style="list-style-type: none"> (i) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (ii) 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. <p>(e) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than –</p> <ul style="list-style-type: none"> (i) 20 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (ii) 40 m from one of 2 such doorways or passageways if travel to each of

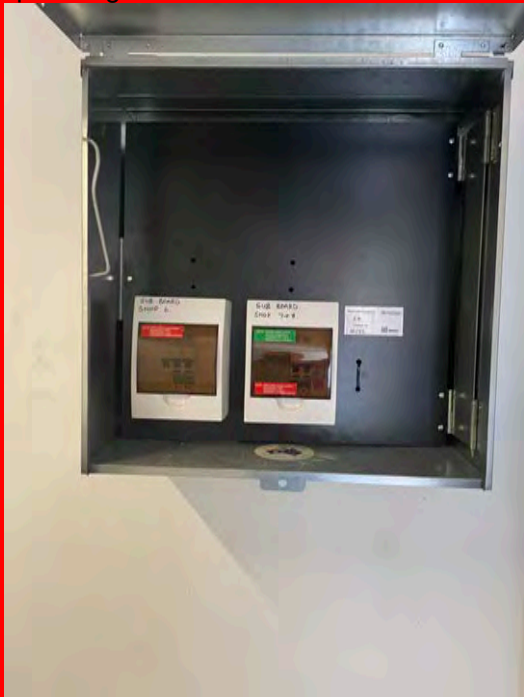
Item	Description	Status	Comments
			<p>them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.</p> <p>(f) In a Class 2 or 3 building, if 2 or more exits are required and are provided by means of internal non-fire-isolated stairways or non-fire-isolated ramps, each exit must –</p> <ul style="list-style-type: none"> (i) provide separate egress to a road or open space; and (ii) be suitably smoke-separated from each other at the level of discharge. <p>Note: See D2.6 for further requirements.</p>
D1.10	Discharge from exits	Applies	<p>(a) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it.</p> <p>(b) If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than –</p> <ul style="list-style-type: none"> (i) the minimum width of the required exit; or (ii) 1 m, <p>Whichever is the greater.</p> <p>(c) If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by –</p> <ul style="list-style-type: none"> (i) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D3; or (ii) except if the exit is from a Class 9a building, a stairway complying with the Deemed-to-Satisfy Provisions of the BCA. <p>(d) The discharge point of alternative exits must be located as far apart as practical. An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.</p> <p>Comments: An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.</p>

Item	Description	Status	Comments
			<p>Does not comply</p> <p>Recommendation: In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D1.10(a) of the Building Code of Australia be imposed to facilitate the safe egress of person using the building and to prevent the exit leading to the carpark from being blocked.</p>  <p>Photo: Egress door discharging outwards to loading areas (Rear carpark).</p> 
D1.11	Horizontal exits	N/A	<p>(a) <i>horizontal exits</i> must not be counted as <i>required exits</i>—</p> <p>(i) <i>between sole-occupancy units</i>; or</p> <p>(ii) <i>in a Class 9b building used as an early childhood centre, primary or secondary school.</i></p>

Item	Description	Status	Comments
			<p>(b) In a Class 9a <i>health-care building</i> or Class 9c building, <i>horizontal exits</i> may be counted as <i>required exits</i> if the path of travel from a <i>fire compartment</i> leads by one or more <i>horizontal exits</i> directly into another <i>fire compartment</i> which has at least one <i>required exit</i> which is not a <i>horizontal exit</i>.</p> <p>(c) In cases other than in (b), <i>horizontal exits</i> must not comprise more than half of the <i>required exits</i> from any part of a <i>storey</i> divided by a <i>fire wall</i>.</p> <p>(d) <i>Horizontal exits</i> must have a clear area on the side of the <i>fire wall</i> to which occupants are evacuating, to accommodate the total number of persons (calculated under D1.13) served by the <i>horizontal exit</i> of not less than—</p> <p>(i) 2.5 m² per patient/resident in a Class 9a <i>health-care building</i> or Class 9c <i>aged care building</i>; and</p> <p>(ii) 0.5 m² per person in any other case.</p> <p>(e) Where a <i>fire compartment</i> is provided with only two <i>exits</i>, and one of those <i>exits</i> is a <i>horizontal exit</i>, the clear area <i>required</i> by (d) is to be of a size that accommodates all the occupants from the <i>fire compartment</i> being evacuated.</p> <p>(f) The clear area <i>required</i> by (d) must be connected to the <i>horizontal exit</i> by an unobstructed path that has at least the dimensions <i>required</i> for the <i>horizontal exit</i> and may include the area of the unobstructed path.</p>
D1.12 and Specification C1.12	Non-required stairways, ramps or escalators	N/A	N/A
D1.13	Number of persons accommodated	Applies	<p>Class 5 Medical Centre = 10m² per person/86m² = 8 occupants.</p> <p>Note: No calculation has been undertaken on the remainder of the commercial building.</p> <p>The number of exits, exit widths and sanitary facilities are to be designed to cater for the building occupant numbers.</p> <p>Capable of complying</p>
D1.14 & D1.15	Measurement of distances and method of measurement	Noted	Noted
D1.16	Plant rooms and lift monitor rooms: concession	N/A	N/A
D1.17	Access to lift pits	Applies	Access to lift pits must—

Item	Description	Status	Comments
			<p>(a) where the pit depth is not more than 3 m, be through the lowest landing doors; or</p> <p>(b) where the pit depth is more than 3 m, be provided through an access doorway complying with the following:</p> <p>(i) In lieu of D1.6, the doorway must be level with the pit floor and not be less than 600 mm wide by 1980 mm high clear opening, which may be reduced to 1500 mm where it is necessary to comply with (ii).</p> <p>(ii) No part of the lift car or platform must encroach on the pit doorway entrance when the car is on a fully compressed buffer.</p> <p>(iii) Access to the doorway must be by a stairway complying with AS 1657.</p> <p>(iv) In lieu of D2.21, doors fitted to the doorway must be—</p> <p>(A) of the horizontal sliding or outwards opening hinged type; and</p> <p>(B) self-closing and self-locking from the outside; and</p> <p>(C) marked on the landing side with the letters not less than 35 mm high:</p> <p>(D) “DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES”</p>
D1.18	<p>Egress from early childhood centres</p> <p>Explanatory information: D1.18(a) recognises the difficulties associated with evacuation of <i>early childhood centres</i>. Should an <i>early childhood centre</i> be proposed within a <i>storey</i> that does not meet the requirements of D1.18(a), a <i>Performance Solution</i> is to be used to demonstrate compliance with the relevant <i>Performance Requirements</i>.</p>	N/A	<p>(a) Every part of a Class 9b <i>early childhood centre</i> must be wholly within a <i>storey</i> that provides direct egress to a road or <i>open space</i>.</p> <p>(b) The requirements of (a) do not apply in a building with a <i>rise in storeys</i> of not more than 2, where the Class 9b <i>early childhood centre</i> is the only use in that building.</p>
PART D2	CONSTRUCTION OF EXITS		
D2.1	Application of part	Applies	Capable of complying
D2.2	Fire isolated stairways and ramps	N/A	<p>A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed—</p> <p>(a) of non-combustible materials; and</p>

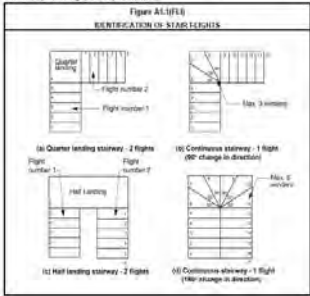
Item	Description	Status	Comments
			(b) so that if there is local failure it will not cause structural damage to, or impair the fire-resistance of, the shaft.
D2.3	Non-fire isolated stairways and ramps	N/A	In a building having a rise in storeys of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a fire-resisting shaft, must be constructed according to D2.2, or only of— (a) reinforced or pre-stressed concrete; or (b) steel in no part less than 6 mm thick; or (c) timber that— (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m ³ at a moisture content of 12%; and (iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.
D2.4	Separation of rising and descending stair flights	N/A	If a stairway serving as an exit is required to be fire-isolated— (a) there must be no direct connection between— (i) a flight rising from a storey below the lowest level of access to a road or open space; and (ii) a flight descending from a storey above that level; and (b) any construction that separates or is common to the rising and descending flights must be— (i) non-combustible; and (ii) smoke proof in accordance with Clause 2 of Specification C2.5.
D2.5	Open access ramps and balconies	N/A	N/A
D2.6	Smoke lobbies	N/A	A smoke lobby <i>required</i> by D1.7 must— (a) have a <i>floor area</i> not less than 6 m ² ; and (b) be separated from the occupied areas in the <i>storey</i> by walls which are impervious to smoke, and— (i) have an FRL of not less than 60/60/— (which may be fire-protective grade plasterboard, gypsum block with set plaster, face brickwork, glass blocks or glazing); and (ii) extend from slab to slab, or to the underside of a ceiling with a <i>resistance to the incipient spread of fire</i> of 60 minutes which covers the lobby; and (iii) any construction joints between the top of the walls and the floor slab, roof or ceiling must be smoke sealed with intumescent putty or other suitable material;

Item	Description	Status	Comments
			and (c) at any opening from the occupied areas, have smoke doors complying with Clause 3 of Specification C3.4 except that the smoke sensing device need only be located on the approach side of the opening; and (d) be pressurised as part of the <i>exit</i> if the <i>exit</i> is <i>required</i> to be pressurised under E2.2.
D2.7	Installations in exits and paths of travel	Applies	<p>Services or equipment comprising electricity meters, distribution boards or ducts or central telecommunications distribution boards or equipment or electrical motors or other motors serving equipment in the building, may be installed in a required exit, in any corridor, hallway, lobby or the like leading to a required exit if the services or equipment are enclosed by non-combustible construction or a fire protective covering with doorways and openings suitably sealed against smoke spreading from the enclosure.</p>  <p>Photo: The distribution board located in the path of travel to the required exit leading to the rear carpark.</p> <p>Comments: The distribution board located in the path of travel to the required exit leading to the rear carpark does not have the opening suitably sealed against smoke spreading from the enclosure.</p> <p>Does not comply</p>

Item	Description	Status	Comments
			Recommendation: In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D2.7 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building and to prevent smoke spreading from the distribution board enclosure in the path of travel leading to the required exit discharging to the rear carpark.
D2.8	Enclosure of space under stairs and ramps	N/A	<p>The space below the required fire-isolated stairway must not be enclosed to form a cupboard or similar enclosed space.</p> <p>The space below a required non-fire isolated stairway must not be enclosed to form a cupboard or other enclosed space unless the enclosing walls & ceilings have an FRL of not less than 60/60/60 and any access doorway to the enclosed space is fitted with a self-closing -/60/30 fire door.</p>
D2.9	Width of stairways – Required by D1.6 (Dimensions of Exits)	N/A	<p>External stairway widths do not exceed 2m.</p> <p>Or</p> <p>The external stairway leading to the forecourt is to be divided by a continuous handrail/barrier with widths that do not exceed 2m.</p> <p>Note: See clauses D2.17 and D3 in the report for further requirements.</p>
D2.10	Pedestrian ramps, also reference Part D3 & AS1428.1	N/A	<p>(a) A fire-isolated ramp may be substituted for a fire-isolated stairway if the construction enclosing the ramp and the width and ceiling height comply with the requirements for a fire-isolated stairway.</p> <p>(b) A ramp serving as a required exit must—</p> <ul style="list-style-type: none"> (i) where the ramp is also serving as an accessible ramp under Part D3, be in accordance with AS 1428.1; or (ii) in any other case, have a gradient not steeper than 1:8. <p>(c) The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586.</p>

Table D2.14 SLIP-RESISTANCE CLASSIFICATION

Application	Surface conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P5 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Item	Description	Status	Comments																	
D2.11	Fire isolated passageways	N/A	<p>(a) The enclosing construction of a fire-isolated passageway must have an FRL when tested for a fire outside the passageway in another part of the building of—</p> <p>(i) if the passageway discharges from a fire-isolated stairway or ramp — not less than that required for the stairway or ramp shaft; or</p> <p>(ii) in any other case — not less than 60/60/60.</p> <p>(b) Notwithstanding (a)(ii), the top construction of a fire-isolated passageway need not have an FRL if the walls of the fire-isolated passageway extend to the underside of—</p> <p>(i) a non-combustible roof covering; or</p> <p>(ii) a ceiling having a resistance to the incipient spread of fire of not less than 60 minutes separating the roof space or ceiling space in all areas surrounding the passageway within the fire compartment.</p>																	
D2.12	Roof as open space	N/A	<p>If an exit discharges to a roof of a building, the roof must—</p> <p>(a) have an FRL of not less than 120/120/120; and</p> <p>(b) not have any rooflights or other openings within 3 m of the path of travel of persons using the exit to reach a road or open space.</p>																	
D2.13	<p>Treads and risers</p> <p>Table D2.14 SLIP-RESISTANCE CLASSIFICATION</p> <table><tr><th rowspan="2">Application</th><th colspan="2">Surface conditions</th></tr><tr><th>Dry</th><th>Wet</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table> <p>Flights</p> <p>A flight is the part of a stairway that has a continuous slope created by the rising line of the stair treads. Quarter landings are not considered part of a flight. However, landings are considered part of a flight. See Figure A1.1 (F.L.).</p> <p>Figure A1.1 (F.L.)</p> <p>IDENTIFICATION OF STAIR FLIGHTS</p>  <p>(a) Quarter landing stairway - 2 flights Flight number 1 Flight number 2</p> <p>(b) Continuous stairway - 1 flight (90° change in direction) Flight number 1 Flight number 2</p> <p>(c) Half landing stairway - 2 flights Flight number 1 Flight number 2</p> <p>(d) Continuous stairway - 1 flight (180° change in direction) Flight number 1 Flight number 2</p>	Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4	N/A	<p>(a) A stairway must have—</p> <p>(i) not more than 18 and not less than 2 risers in each flight; and</p> <p>(ii) going (G), riser (R) and quantity (2R + G) in accordance with Table D2.13, except as permitted by (b) and (c); and</p> <p>(iii) constant goings and risers throughout each flight, except as permitted by (b) and (c), and the dimensions of goings (G) and risers (R) in accordance with (a)(ii) are considered constant if the variation between—</p> <p>(A) adjacent risers, or between adjacent goings, is no greater than 5 mm; and</p> <p>(B) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm; and</p> <p>(iv) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and</p> <p>(v) treads which have—</p> <p>(A) a surface with a slip resistance</p>
Application	Surface conditions																			
	Dry	Wet																		
Ramp steeper than 1:14	P4 or R11	P5 or R12																		
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11																		
Tread or landing surface	P3 or R10	P4 or R11																		
Nosing or landing edge strip	P3	P4																		

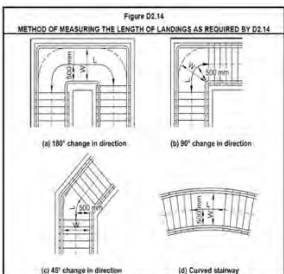
Item	Description	Status	Comments																	
			classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or (B) a nosing strip with a slip resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; and (vi) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys; and (vii) in a Class 9b building, not more than 36 risers in consecutive flights without a change in direction of at least 30°; and (viii) in the case of a required stairway , no winders in lieu of a landing.																	
D2.14	<p>Landings</p> <div><p>Figure D2.14 METHOD OF MEASURING THE LENGTH OF LANDINGS AS REQUIRED BY D2.14</p></div> <p>Table D2.14 SLIP-RESISTANCE CLASSIFICATION</p> <table><tr><th rowspan="2">Application</th><th colspan="2">Surface conditions</th></tr><tr><th>Dry</th><th>Wet</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table>	Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4	N/A	<p>In a stairway—</p> <p>(a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must—</p> <p>(i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and</p> <p>(ii) have—</p> <p>(A) a surface with a slip resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or</p> <p>(B) a strip at the edge of the landing with a slip resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586, where the edge leads to a flight below.</p>
Application	Surface conditions																			
	Dry	Wet																		
Ramp steeper than 1:14	P4 or R11	P5 or R12																		
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11																		
Tread or landing surface	P3 or R10	P4 or R11																		
Nosing or landing edge strip	P3	P4																		

TABLE 3

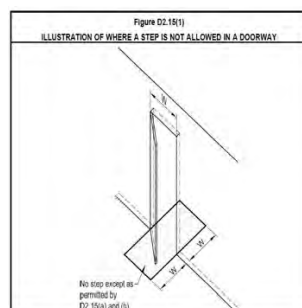
**PEDESTRIAN FLOORING SELECTION GUIDE – MINIMUM PENDULUM OR RAMP
RECOMMENDATIONS FOR SPECIFIC LOCATIONS**

Location	Pendulum	Ramp
External colonnade, walkway and pedestrian crossings	W	R10
External ramps	V	R11
Entry foyers hotel, office, public buildings - wet	X	R10
Entry foyers hotel, office, public buildings - dry	Z	R9
Shopping centre excluding food court	Z	R9
Shopping centre – food court	X	R10
Internal ramps, slopes (greater than 2 degrees) - dry	X	R10
Lift lobbies above external entry level	Z	R9
Other separate shops inside shopping centres	Z	R9
Other shops with external entrances – entry area	X	R10
Fast food outlets, buffet food servery areas	X	R10
Hospitals and aged care facilities – dry areas	Z	R9
Hospital and aged care facilities – ensuites	X	A or R10
Supermarket aisles except fresh food areas	Z	R9
Shop and supermarket fresh fruit and vegetable areas	X	R10
Communal changing rooms	X	A
Swimming pool surrounds and communal shower rooms	W	B
Swimming pool ramps and stairs leading into water	V	C
Toilet facilities in offices, hotels, shopping centres	X	R10
Undercover concourse areas of sports stadium	X	R10
Accessible internal stair nosings (dry) – handrails present	X	R10
Accessible internal stair nosings (wet) – handrails present	W	B or R11
External stair nosings	W	R11

D2.15

Thresholds

Applies



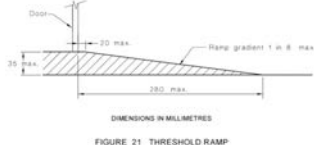

Concessions—D2.15(a), (b) and (c)
Concessions are granted in specified circumstances. These include:

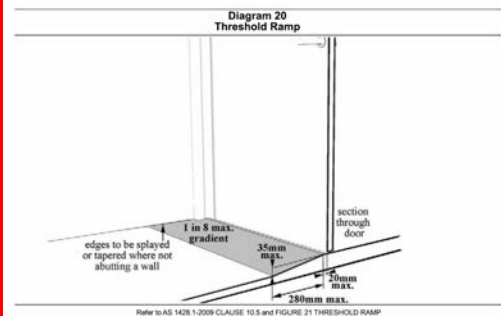
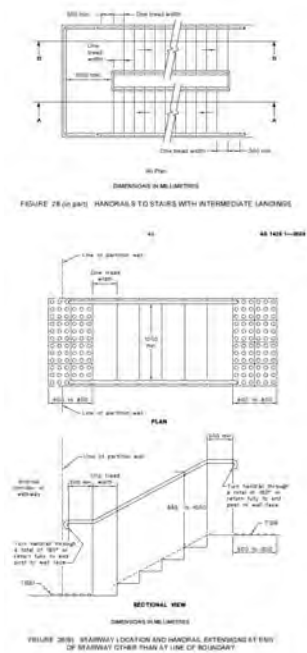
- D2.15(a)—in the patient care areas of a hospital; and
- D2.15(b)—in Class 9c buildings; and
- D2.15(c)—in a building required to be accessible by Part D3.

D2.15(d)—in other buildings, to allow for weatherproofing under an external door.

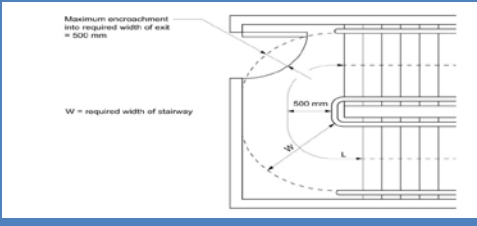
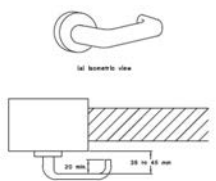
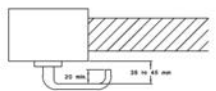
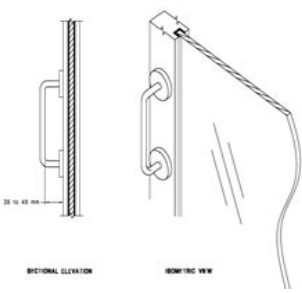
The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—


- (a) in patient care areas in a Class 9a *health-care building*, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or
- (b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or
- (c) in a building required to be accessible by Part D3, the doorway—
 - (i) opens to a road or *open space*; and
 - (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or NSW D2.15(d),(e)
- (d) in other cases—

Item	Description	Status	Comments
	 <p>FIGURE 21 THRESHOLD RAMP</p>		<p>(i) the doorway opens to a road or <i>open space</i>, external stair landing or external balcony; and</p> <p>(ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.</p> <p>Comments: An existing door sill on the approach side leading to the required exit discharging to the carpark with a riser approx... 35mm.</p>  <p>Photo: Indicating door sill with riser of approx. 35mm.</p> <p>Does not comply</p> <p>Recommendation: In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D2.15 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building the door sill at the required exit that discharges to the rear carpark be provided with a threshold ramp.</p>

Item	Description	Status	Comments
			 <p>Diagram 20 Threshold Ramp</p> <p>edges to be splayed or tapered where not abutting a wall</p> <p>1 in 8 max. gradient</p> <p>35mm max.</p> <p>280mm max.</p> <p>section through door</p> <p>Refer to AS 1428.1-2009 CLAUSE 10.5 and FIGURE 21 THRESHOLD RAMP</p>
D2.16	Barriers to prevent falls – Balustrades/Stairways	N/A	<p>Balustrades are to be a minimum of 1m in height and have no openings greater than 125mm.</p> <p>In addition to the above where floors are more than 4m above the surface beneath, any horizontal or near horizontal elements between 150mm and 760mm above the floor must not facilitate climbing.</p>
D2.17	<p>Handrails</p> <p><u>Accessible stairway handrails</u></p>  <p>FIGURE 28 (a) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS</p> <p>FIGURE 28(b) STAIRWAY LOCATION AND HANDRAIL EXTENSION SETTING OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY</p>	N/A	<p>Handrails in required non fire-isolated exits and fire isolated exits are to be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold.</p> <p><u>Stairways/Ramps required to be accessible</u></p> <p>Handrails are to be located on both sides of ramps and stairways in required exits where they are required to be accessible to comply with Clause 12 of AS1428.1-2009.</p>
D2.18	Fixed platforms, walkways, stairways and ladders	N/A	N/A
D2.19	Doorways and doors	N/A	<p>(b) A doorway serving as a required exit or forming part of a required exit, or a doorway in a patient care area of a Class 9a health-care building—</p> <p>(i) must not be fitted with a revolving door; and</p> <p>(ii) must not be fitted with a roller shutter or tilt-up door unless—</p>

Item	Description	Status	Comments
			<p>(A) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m²; and</p> <p>(B) the doorway is the only required exit from the building or part; and</p> <p>(C) it is held in the open position while the building or part is lawfully occupied; and</p> <p>(iii) must not be fitted with a sliding door unless—</p> <p>(A) it leads directly to a road or open space; and</p> <p>(B) the door is able to be opened manually under a force of not more than 110 N; and</p> <p>(iv) if fitted with a door which is power-operated—</p> <p>(A) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and</p> <p>(B) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.</p> <p>(c) A power-operated door in a path of travel to a required exit, except for a door in a patient care area of a Class 9a health-care building as provided in (b), must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source.</p>
D2.20	Swinging doors	Applies	<p>A swinging door in a required exit or forming part of a required exit—</p> <p>(a) must not encroach—</p> <p>(i) at any part of its swing by more than 500 mm on the <i>required</i> width (including any landings) of a <i>required</i>— (A) stairway; or</p> <p>(B) ramp; or</p> <p>(C) passageway,</p> <p>if it is likely to impede the path of travel of the people already using the <i>exit</i>; and</p>


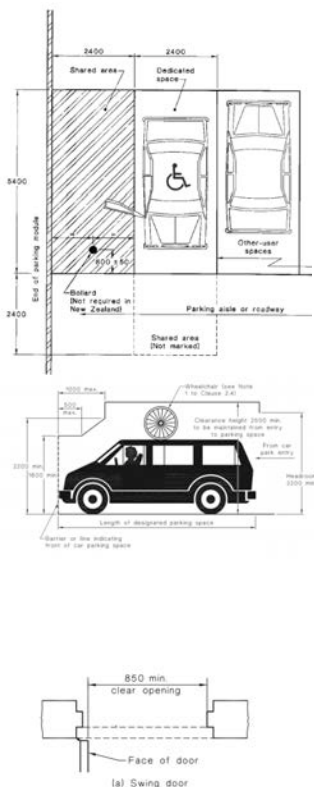
Item	Description	Status	Comments
			 <p>(ii) when fully open, by more than 100 mm on the <i>required</i> width of the <i>required exit</i>, and the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door, and</p> <p>(iii) must swing in the direction of egress, unless it serves a building or part with a floor area not more than 200m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position.</p> <p>Complies</p> <p>Note: The path of travel door serving Unit 7 does not need to swing in the path of travel.</p>
D2.21	<p>Operation of latch</p> <p><u>Lever Action Door Hardware</u></p>  <p>(a) Isometric view</p>  <p>(b) Plan view</p> <p>FIGURE 20(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS</p> <p><u>Sliding Door Hardware</u></p>  <p>SECTIONAL ELEVATION ISOMETRIC VIEW</p> <p><u>Panic Bar Door Hardware</u></p>	Applies	<p>Lever downward action door hardware located between 900mm and 1100mm above the floor that is readily openable without a key from the side seeking egress is to be installed on all path of travel and required exit doors.</p> <p>Doorways serving areas required to be accessible in accordance with D3 BCA are to be provided with lever downward action door hardware that the hand of a person who cannot grip will not slip from the handle during operation of the latch and have clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35mm and not more than 45mm.</p>

Item	Description	Status	Comments
			
D2.22	Re-entry from fire isolated exits	N/A	<p>(a) Doors of a fire-isolated exit must not be locked from the inside as follows:</p> <ul style="list-style-type: none"> (i) In a Class 9a health-care building. (ii) In a Class 9c aged care building. (iii) In a fire-isolated exit serving any storey above an effective height of 25 m, throughout the exit. <p>(b) The requirements of (a) do not apply to a door fitted with a fail-safe device that automatically unlocks the door upon the activation of a fire alarm and—</p> <ul style="list-style-type: none"> (i) on at least every fourth storey, the doors are not able to be locked and a sign is fixed on such doors stating that re-entry is available; or (ii) an intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation.
D2.23	Signs on fire doors	N/A	<p>(a) A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to, a—</p> <ul style="list-style-type: none"> (i) <ul style="list-style-type: none"> (A) required fire door providing direct access to a fire-isolated exit, except a door providing direct egress from a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building; and (B) required smoke door, on the side of the door that faces a person seeking egress and, if the door is fitted with a device for holding it in the open position, on either the wall adjacent to the doorway or both sides of the door; and (ii) <ul style="list-style-type: none"> (A) Fire door forming part of a horizontal exit; and (B) Smoke door that swings in both directions; and (C) Door leading from a fire isolated exit to a road or open space,

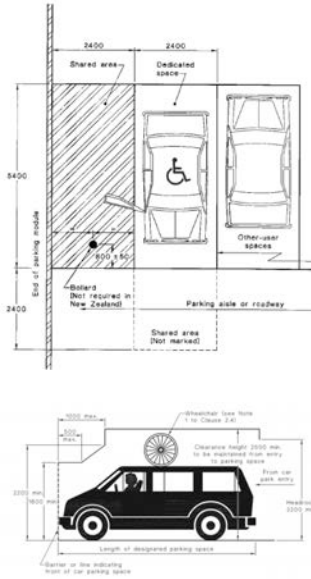
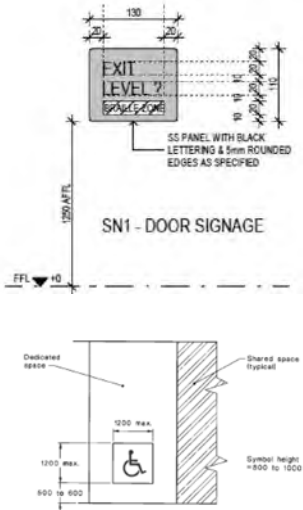
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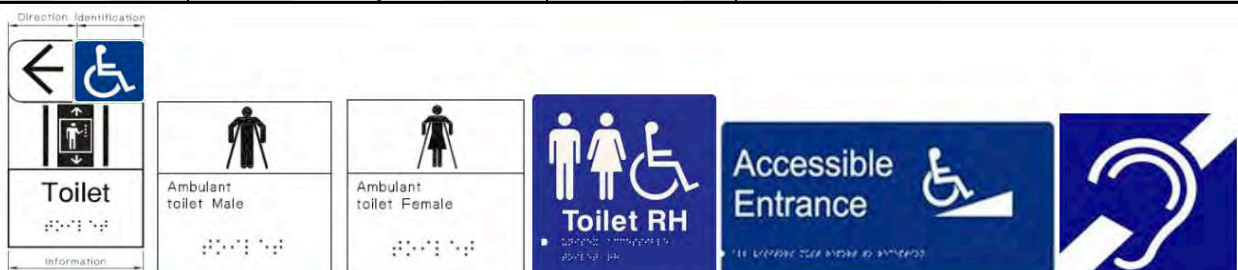

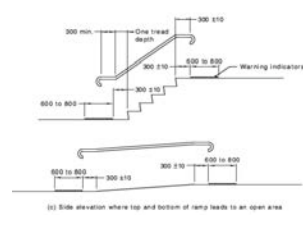
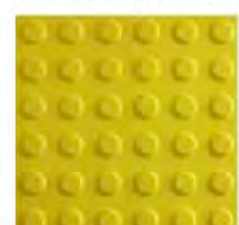
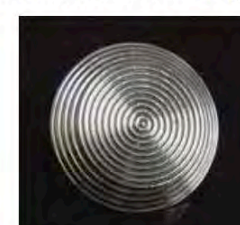

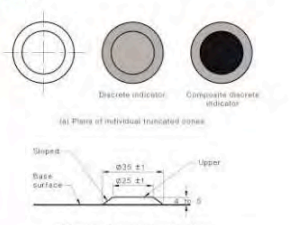
Item	Description	Status	Comments
			<p style="text-align: center;">OFFENCES RELATING TO FIRE EXITS</p> <p>By virtue of the regulations under the Environmental Planning And Assessment Act 1979, it is an offence:</p> <p>(a) to place anything in this exit that may impede the free passage of persons, or</p> <p>(b) to interfere with or cause obstruction or impediment to, the operation of the doors providing access to this exit, or</p> <p>(c) to remove, damage or otherwise interfere with this notice.</p> <p>Note: All fire doors and frames are to be tagged in accordance with AS 1905.2005 and a complete door schedule to be provided prior to issue of the Occupation Certificate.</p>
D2.24	Protection of openable windows	N/A	<p>(a) A window opening must be provided with protection, if the floor below the window is 2m or more above the surface beneath in –</p> <p>(i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or</p> <p>(ii) a Class 9b early childhood centre.</p> <p>(b) Where the lowest level of the window opening is less than 1.7m above the floor, a window opening covered by (a) must comply with the following:</p> <p>(i) The openable portion of the window must be protected with –</p> <p>(A) a device capable of restricting the window opening; or</p> <p>(B) a screen with secure fittings.</p> <p>(ii) A device or screen required by (i) must –</p> <p>(A) not permit a 125mm sphere to pass through the window opening or screen; and</p> <p>(B) resist an outward horizontal action of 250N against the –</p> <p>(aa) window restrained by a device; or</p> <p>(bb) screen protecting the opening; and</p> <p>(C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.</p> <p>(c) A barrier with a height not less than 865mm above the floor is require to an openable window –</p>

Item	Description	Status	Comments
			<p>(i) in addition to window protection, when a child resistant release mechanism is required by (b)(ii)(C); and</p> <p>(ii) where the floor below the window is a 4m or more above the surface beneath if the window is not covered by (a).</p> <p>(d) A barrier covered by (c) except for (e) must not –</p> <p>(i) permit a 125mm sphere to pass through it; and</p> <p>(ii) have any horizontal or near horizontal elements between 150mm and 760mm above the floor that facilitate climbing.</p> <p>(e) A barrier required by (c) to an openable window in –</p> <p>(i) fire-isolated stairways, fire-isolated ramps and other areas used primarily for emergency purposes, excluding external stairways and external ramps; and</p> <p>(ii) Class 7 (other than car parks) and Class 8 buildings and parts of buildings containing those classes;</p> <p>must not permit a 300mm sphere to pass through it.</p>
PART D3	ACCESS FOR PEOPLE WITH A DISABILITY		
D3.1	General Building Access Requirements	Applies	<p>Class 5/6 - To and within all areas normally used by the occupants.</p> <p>Comments: The arcade is provided with suitable access for persons with a disability.</p> <p>Clause 4.3 Lessees – Disability (Access to Premises – Buildings) Standards 2010 states:</p> <p>(1) If the lessee of a new part of a building submits an application for approval for the building work, the following people do not have to ensure that the affected part of the building complies with these Standards:</p> <p>(a) the building certifier;</p> <p>(b) the building developer;</p> <p>(c) the building manager.</p> <p>Comments: A lessee of a new part being the works proposed within shop No.7 relating to – plan drawing No.232001-2</p>

Item	Description	Status	Comments
			<p>Amdt B only has to ensure that the new building works complies with the BCA and does not have to ensure that the effected part being the entrance to the shop complies.</p>  <p>Photo: Existing entrance to shop No.7 which is not a level entry.</p> <p>Access within the new parts of the internal alterations of the medical centre are to comply with Part D3 and the requirements of AS1428.1-2009.</p> <p>Capable of complying</p>
D3.2	<p>Access to Buildings</p> 	Applies	<p>Access and AS1428.1-2009</p> <ol style="list-style-type: none"> Access is to be provided via a walkway, from street to the principal entrance/s of the building. The shared area adjacent to the accessible car space is to be provided with a bollard to prevent vehicles parking (AS2890.6). A level walkway 1m wide is to be provided from the shared accessible car space to the principle entrance of the building. All door openings on the ground floor are to have a clear opening of 850mm (920mm) door, with exception the W.C and storage areas. Circulation spaces to doorways are to comply with AS1428.1-2009. Tactile ground surface indicators are to be installed on top and bottom of landings of the required non fire isolated stairways and ramps. A scaled 1:50 floor and internal elevation plan is to be provided for the uni-sex accessible sanitary facility and ambulant facility. (Should

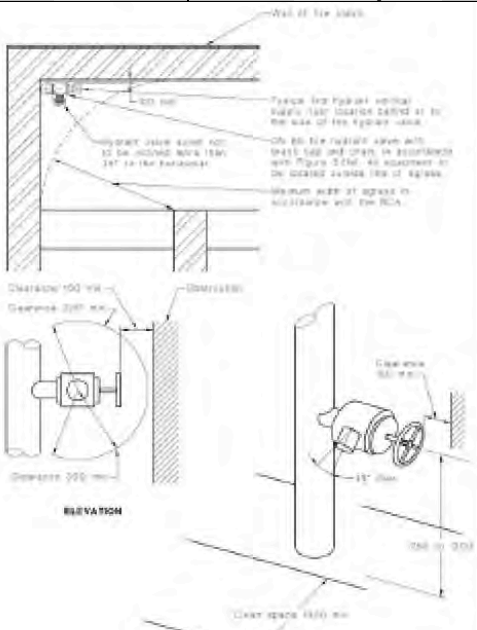
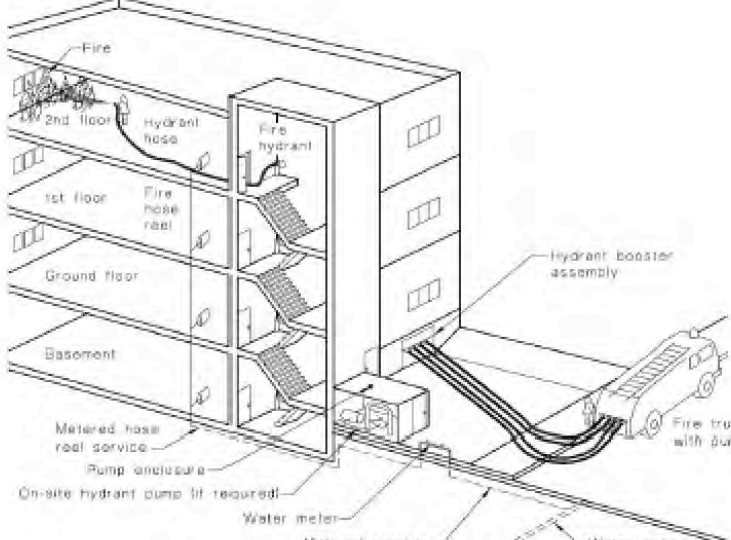
Item	Description	Status	Comments
	<p>(a) Surface-mounted sliding door DIMENSIONS IN MILLIMETRES</p> <p>(b) Cavity sliding door</p> <p>(c) Side elevation where top and bottom of ramp leads to an open area</p> <p>Note: Walkway – Gradient 1:20 Ramp – Gradient 1:14 Accessible shared carspace – Gradient 1:40 or 1:33 (Bituminous seal)</p>		<p>one be required by F2.4)</p> <p>Comments: Design details/sections are required to confirm access compliance.</p> <p>Capable of complying</p>
D3.3	Parts of Buildings to be Accessible	N/A	<p>Parts of the building required to be accessible;</p> <ul style="list-style-type: none"> a) every ramp and stairway must comply with Cl10 (ramps) and Cl11 (stairs) of AS1428.1; circulation spaces must comply with AS1428.1. Note : Except for a fire isolated stairway, only Cl11.1(f) and (g) of AS1428.1 applies. b) every passenger lift must comply with E3.6 c) external/internal accessways must have passing spaces complying with AS1428.1-2009 at a maximum of 20m intervals, where direct line of sight is not available; and d) turning spaces complying with AS1428.1-2009 within 2m of the end of accessways where it is not possible to continue traveling along the accessway and at maximum 20m intervals along the accessway.
D3.4	Exemptions	N/A	N/A
D3.5	Accessible Car parking	N/A	<p>No assessment has been undertaken.</p> <p>In accordance with Table D3.5 - A shared accessible car space is to be provided in the car park with access to lift to serve all storeys provided.</p>

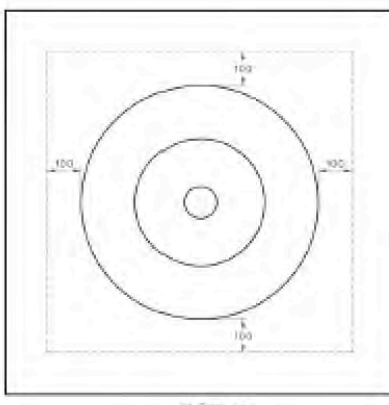
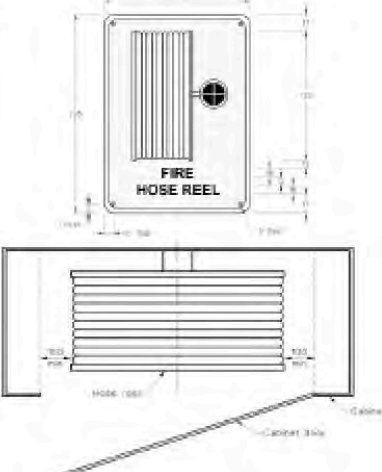
Item	Description	Status	Comments
	 <p>Note: Gradients for shared accessible car spaces are not to exceed 1:40 in any direction and 1:33 for bituminous seal as per AS2890.6.</p>		Plans to confirm compliance with AS2890.6.
D3.6	<p>Signage</p>  <p>Dedicated space</p> <p>Shared space (typical)</p> <p>Symbol height = 800 to 1000</p>	Applies	<p>In a building required to be accessible – Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access or deadness, as appropriate, in accordance with AS1428.1 must identify each –</p> <ul style="list-style-type: none"> - Sanitary facility, - Ambulant toilet facility, - Any required accessible carparking space and AS2890.6, - Where needed, directional signage to any Carparking space or sanitary facility. - At Each 'Exit' and which 'Level' an occupant is at also needs to be in braille. <p>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</p> <p>Capable of complying</p>

Item	Description	Status	Comments
 <p>Please consult with your Access Consultant for the appropriate location and required directional signage.</p> 			
D3.8	Tactile Indicators 	N/A	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment in accordance with this clause. I.e.:</p> <ul style="list-style-type: none"> - A stairway, other than a fire-isolated stairway, - An escalator, - A passenger conveyor or moving walk, - A ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp, - In the absence of a suitable barrier an overhead obstruction less than 2m above floor level, other than a doorway. <p>Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1</p>
<p>There are three (3) distinct types of TGSIs, these each need to be assessed as to the most appropriate based on the surface it is to be applied and lighting conditions. AS1428.4.1 – 2009 clearly provides installation requirements.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>30% contrast to surface</p> </div> <div style="text-align: center;">  <p>45% Contrast to Surface</p> </div> <div style="text-align: center;">  <p>60% Contrast to Surface</p> </div> <div style="text-align: center;">  </div> </div>			
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	N/A
D3.10	Swimming Pools	N/A	N/A

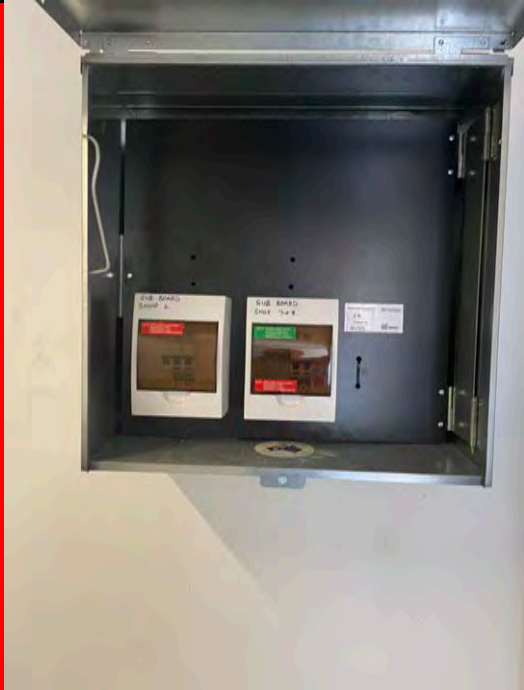
Item	Description	Status	Comments
D3.11	Ramps	N/A	On an accessway – (a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and (b) A landing for a step ramp must not overlap a landing for another step ramp or ramp
D3.12	Glazing on an Accessway	N/A	On an accessway, where 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. Design verification to be provided prior to the issue of the Construction Certificate.
SECTION E	SERVICES & EQUIPMENT		
PART E1	FIRE FIGHTING EQUIPMENT	Applies	Capable of complying
E1.3	Fire Hydrants	Applies	Street hydrant assumed coverage. No assessment has been undertaken.
AS2419.1:2005 3.2.2.2 Location External fire hydrants shall be located as follows: (a) In a position that provides pedestrian access to the building for the fire brigade. (b) When installed as a feed fire hydrant [See Figure 3.2.2.2(a), (b), (d) and (e)], within 20 m of a hardstand such that when a fire brigade pumping appliance is connected to it— (i) all portions of the building shall be within reach of a 10 m hose stream, issuing from a nozzle at the end of a 60 m length of hose laid on the ground; and (ii) a minimum of 1 m of hose shall extend into any room served. (c) Where installed as an attack fire hydrant [see Figure 3.2.2.2(f)], within 50 m of a hardstand such that when connected directly to the external attack fire hydrant— (i) all portions of the building shall be within reach of a 10 m hose stream, issuing from nozzle at the end of a 60 m length of hose laid on the ground; and (ii) a minimum of 1 m of hose shall extend into any room served. (d) Where installed in a system fitted with a fire brigade booster assembly and having feed fire hydrant performance only [see Figure 3.2.2.2(c)], within 20 m of a fire brigade pumping appliance located on a hardstand. All portions of the building shall be within reach of a 10 m hose stream, issuing from a nozzle at the end of 60 m length of hose laid on the ground with a minimum of 1 m of hose extending into any room served— (i) where the hose is connected directly to the external fire hydrant; and (ii) where the hose is connected to a fire brigade pumping appliance fed from the fire hydrant. (e) In a position not less than 10 m from the building it is protecting unless safeguarded by construction— (i) having a FRL of not less than 90/90/90; (ii) extending 2 m each side of the fire hydrant outlet; and (iii) extending not less than 3 m above the ground adjacent to the fire hydrant or the height of the building, whichever is the lesser. (f) In a position not less than 10 m from any high voltage main electrical distribution equipment such as transformers and distribution boards, and from liquefied petroleum gas and other combustible storage. (g) In a position so that the fire hydrant is not obstructed or obscured by obstacles, stored goods, vehicles, vegetation etc. (h) In a position so that the fire hydrant is protected from possible mechanical damage by vehicles.			
6.4 PUMPROOM 6.4.1 General Pumprooms containing fixed on-site pumpsets and associated equipment shall be weatherproof and be— (a) secure to prevent the entry of unauthorized persons;			

Item	Description	Status	Comments
	<p>(b) adequately ventilated for the aspiration and cooling of pump drivers;</p> <p>(c) heated, where necessary, to prevent freezing and facilitate the cold start of compression ignition drivers;</p> <p>(d) identified by appropriate signs and other visual and audible aids, so that the room and its entrance can be readily located by the attending fire brigade; and</p> <p>(e) constructed with a minimum 2.1 m high internal clearance with adequate space for pump maintenance and replacement.</p> <p>6.4.2 Internal pumprooms</p> <p>Pumprooms located within a building shall have—</p> <p>(a) a door opening to a road or open space, or a door opening to fire-isolated passage or stair which leads to a road or open space; and</p> <p>(b) Except where the building is sprinklered in accordance with AS 2118.1, enclosing walls with an FRL not less than that prescribed by the BCA for a firewall for the particular building classification served by the fire hydrant system.</p> <p>6.4.3 External Pumprooms</p> <p>Pumprooms and enclosures, located external to and within 6 m of any building they are protecting, shall have enclosing walls with an FRL not less than that prescribed by the BCA for a firewall for the particular building classification served by the fire hydrant system.</p> <p>Hardstand shall be provided within 20 m of the access door to the pumproom.</p>		

Item	Description	Status	Comments
	 <p>The left side of the diagram shows two technical drawings of fire hose connections. The top drawing is a side view of a hose reel assembly with labels for 'End of fire hose', '100 mm', 'Fire hose reel assembly', 'Hydrant hose reel not to be located more than 200 mm from the fire hose', and 'Minimum width of space in accordance with the BCA'. The bottom drawing is a top view of a hose reel assembly with labels for 'Clearance 100 mm', 'Clearance 200 mm', 'Clearance 50 mm', '15°', '100 mm', and 'Clearance 100 mm'. The right side of the diagram is a cross-section of a building showing a staircase and a fire hose reel. Labels include 'Stairway', 'Additional storeys as defined', 'One storey above level of access', 'Level of access', 'One storey below level of access', '10 m max. horizontal jet of water', 'Internal hydrants may be required on these storeys', 'Hose laid in stairway on the nose of the tread at the outer perimeter of the stairway', '60m max. length of hose (including in stairway)', 'Fire brigade pumping appliance', 'Hose in stairway to only one storey below', and 'Internal hydrant required on this storey'.</p>		<p>(a) Hose coverage from external hydrant (see Clause 3.2.2.1)</p> <p>NOTE: Due to difficulties associated with fighting building fires, internal fire hydrants are required in fire-isolated stairs for levels more than one floor below ground and one or more levels above ground.</p>
	 <p>The diagram shows a cross-section of a building with a fire hose reel system. Labels include 'Fire', '2nd floor', '1st floor', 'Ground floor', 'Basement', 'Fire hose reel', 'Hydrant hose', 'Fire hydrant', 'Hydrant booster assembly', 'Metered hose reel service', 'Pump enclosure', 'On-site hydrant pump lift required', 'Water meter', 'Metered service', 'Water main', and 'Fire truck with pump'.</p>		
E1.4	Hose reels	Applies	<p>An existing fire hose reels system serves the building and is located centrally within the arcade.</p> <p>No assessment has been undertaken.</p> <p>A current annual fire safety statement is provided dated 21/2/2023.</p>

Item	Description	Status	Comments
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>FIGURE 10.2 FIXED HOSE REEL CLEARANCE</p> </div> <div style="text-align: center;">  <p>FIGURE 11.1 TYPICAL ARRANGEMENT OF FIXED TYPE HOSE REEL</p> </div> </div>			
E1.5 and Specification E1.5 – Fire Sprinkler Systems & Specification E1.5a Class 2 & 3 buildings with an effective height <25m	<p>Sprinklers</p> <p>Note: Consideration is to be given to the insulation proposed as a thermal break to the underside of the carpark to comply with Section J. Should a polyethylene, expanded polystyrene or extruded polystyrene insulation be proposed then AS2118.1 requires the sprinklers to be located from 450mm to be within 300mm of a ceiling/ roof with a combustible insulation, lining or similar. Refer to (CI 5.4.3 of AS2118.1-1999 and CI 5.5.3 of AS2118.1-2017).</p>	N/A	<p>All Classes - A sprinkler system is required to serve throughout the whole building if any part of the building has an effective height of more than 25 m.</p> <p>Class 2 or 3 building (excluding a building used as a <i>residential care building</i>) and any other class of building (excluding a building used as a <i>residential care building</i>) containing a Class 2 or 3 part -A sprinkler system is to be provided throughout the whole building, including any part of another class, if any part of the building has a <i>rise in storeys</i> of 4 or more and an <i>effective height</i> of not more than 25 m.</p> <p>Comments: The building has a rise in storeys of 4 of more and an effective height of not more than 25m.</p> <p>The building is required to be provided with a sprinkler system to comply with BCA Spec E1.5 and Spec E1.5a.</p> <p>Hydraulic details and design certificate is to be provided from an accredited practitioner (fire safety) to confirm compliance with Spec E1.5 and Spec E1.5a.</p> <p>Class 7a - A sprinkler system is required to serve in fire compartments where more than 40 vehicles are accommodated.</p> <p>Comments: The basement and car park levels (fire compartment) is provided with more than 40 vehicles.</p>
E1.6	Portable fire extinguishers	Applies	Shop 7 is provided with a Portable Fire Extinguisher in accordance with E1.6, Table E1.6 and AS 2444-2001.

[illegible]

Item	Description	Status	Comments
			 <p>Photo: Location of the proposed fire extinguisher</p> <p>Capable of complying</p>
E1.8 and Specification E1.8 – Fire Control Centres	<p>Fire control centres</p> <p><u>Buildings with effective height >25m<50m</u></p> <p>Spec E1.8 – The design of a fire control centre must;</p> <ul style="list-style-type: none"> • Clause 3 - Be located in a building that egress from any part of its floor to a road or open space, does not involve changes in level which in aggregate exceed 300mm. • Clause 4 - Have no internal combustion engine, pumps, sprinkler control valves, pipes and pipe fittings are to be located in the fire control centre. • Clause 5 - Have an ambient sound level within the fire control centre measures when all fire safety equipment is operating in the manner in which it operates in an emergency must not exceed 65db(A). <p><u>Buildings with effective height >50m</u></p> <p>Spec E1.8 – The design of a fire control centre must;</p> <ul style="list-style-type: none"> • Clause 3 - Be located in a building that egress from any part of its floor to a road or open space, does not involve 	N/A	<p>A fire control centre facility in accordance with Specification E1.8 must be provided for—</p> <p>(a) a building with an effective height of more than 25 m; and</p> <p>(b) a Class 6, 7, 8 or 9 building with a total floor area of more than 18 000 m2.</p> <p>Note: The fire control centre must be so located in a building that egress from any part of its floor, to a road or open space, does not involve changes in level which in aggregate exceed 300mm.</p> <p>Comments: A fire control centre is required to be included into the design in accordance with Spec E1.8 as the effective height of the building is more than 25m.</p>

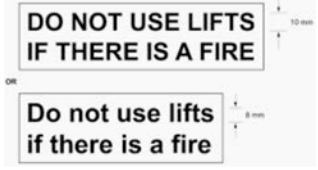
Item	Description	Status	Comments
	<p>changes in level which in aggregate exceed 300mm.</p> <ul style="list-style-type: none"> • Clause 4 - Have no internal combustion engine, pumps, sprinkler control valves, pipes and pipe fittings are to be located in the fire control centre. • Clause 5 - Have an ambient sound level within the fire control centre measures when all fire safety equipment is operating in the manner in which it operates in an emergency must not exceed 65db(A). • Have construction in a building with an effective height > 50m designed to comply with Spec E1.8, Clauses 6 & 7. • Clause 8 (a) - The doors to a fire control centre in a building with an effective height of >25m<50m must open into the room, be lockable and located so that persons using escape routes from the building will not obstruct or hinder access to the room. • Clause 8 (b) - Be accessible via two paths of travel, one being from the front entrance to the building and one direct from a public space or fire isolated passageway which leads to the public place and a has a door with an FRL of not less than -/120/30. • Clause 9 (a) – Contain a fire indicator panel, telephone directly connected to an external telephone exchange, blackboard or whiteboard not less than 1200mm wide x1000mm high, a pin up board not less than 1200mm wide x1000mm high, a racked plan layout table and colour coded, durable tactical fire plans. • Clause 9 (c) – Have a floor area of not less than 10m² and the length of any internal side must be not less than 2.5m, have a clear space of not less than 1.5m² in front of the fire indicator panel and a maintained clear path of travel. • Clause 10 – Ventilation either natural or a pressurisation system that only serves the fire control room. • Clause 11 – Suitably signed with letters of not less than 50mm high and or a colour which contrasts with that of the background to state FIRE CONTROL ROOM. • Clause 12 – Emergency lighting is to be provided 		


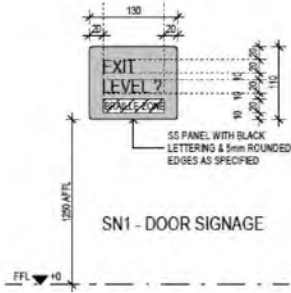
Item	Description	Status	Comments
E1.9	Fire precautions during construction	N/A	<p>In a building under construction—</p> <p>(a) not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each <i>storey</i> adjacent to each <i>required exit</i> or temporary stairway or <i>exit</i>; and</p> <p>(b) after the building has reached an <i>effective height</i> of 12 m—</p> <p>(i) the <i>required</i> fire hydrants and fire hose reels must be operational in at least every <i>storey</i> that is covered by the roof or the floor structure above, except the 2 uppermost <i>storeys</i>; and</p> <p>(ii) any <i>required</i> booster connections must be installed.</p> <p>Comments: The CC issue plans are to reference the fire precautions during construction requirements with the relevant design statement prepared by an accredited practitioner (fire safety) to confirm compliance.</p>
E1.10	Provision for special hazards	N/A	N/A
PART E2	SMOKE HAZARD MANAGEMENT		
E2.1	Application of part	N/A	N/A
E2.2 and Specification E2.2a – Smoke Detection and Alarm Systems; Specification	General requirements	N/A	<p>Automatic shutdown:</p> <p>A building or part of a building used as an assembly building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000L/s and miscellaneous exhaust air systems installed in accordance with Section 5 and 6 of AS1668.1) which does not form part of an the smoke management system, on the activation of –</p> <ul style="list-style-type: none"> • Smoke detectors installed complying with Clause 6 of Specification E2.2a; and • Any other installed fire detection system, including a sprinkler system complying with Specification E1.5. <p>Comments: Mechanical & Electrical details and design certificates are to be provided by an accredited practitioner (fire safety) practitioner and are to be provided prior to issue of the Construction Certificate.</p>




Item	Description	Status	Comments
			<p><u>Smoke Detection:</u></p> <p>The building is to be provided with a smoke alarm system complying with Spec. E2.2a Clause 3 or a smoke detection system complying with Spec. E2.2a Clause 4 or a combination of a smoke alarm system within the sole-occupancy units and a smoke detection system in areas not within sole-occupancy units.</p> <p>Comments: Electrical details and design certificate is to be provided by an accredited practitioner (fire safety) and are to be provided prior to issue of the Construction Certificate.</p> <p><u>Fire Isolated Exits:</u></p> <p>A required—</p> <ul style="list-style-type: none"> (a) fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp serving— <ul style="list-style-type: none"> (i) any storey above an effective height of 25 m; or (ii) more than 2 below ground storeys, not counted in the rise in storeys in accordance with C1.2; or (iii) an atrium; or (iv) a Class 9a building with a rise in storeys of more than 2; or (v) a Class 9c aged care building with a rise in storeys of more than 2; and (b) fire-isolated passageway or fire-isolated ramp with a length of travel more than 60 m to a road or open space, must be provided with— <ul style="list-style-type: none"> (c) an automatic air pressurisation system for fire-isolated exits in accordance with AS/NZS 1668.1; or (d) open access ramps or balconies in accordance with D2.5. <p>Notes:</p> <ul style="list-style-type: none"> 1. An automatic air pressurisation system for fire-isolated exits applies to the entire exit. 2. Refer D1.7(d) for pressurisation of a fire-isolated exit having more than 2 access doorways from within the same storey. <p><u>Class 7a (Basement Car park):</u></p> <p>A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS 1668.2 must comply with clause 5.5 of AS/NZS 1668.1 except that—</p>

Item	Description	Status	Comments
NSW E2.2b – Smoke Exhaust Systems; Specification			<p>(a) fans with metal blades suitable for operation at normal temperature may be used; and</p> <p>(b) the electrical power and control cabling need not be fire rated.</p> <p>Class 9b – Entertainment Venue</p> <p>A building or part of a building used as a nightclub, discotheque or the like must be provided with—</p> <p>(a) <i>automatic</i> shutdown of any air-handling system (other than miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS/NZS 1668.1) which does not form part of the smoke hazard management system, on the activation of—</p> <p>(i) smoke detectors installed complying with Clause 5 of Specification E2.2a; and</p> <p>(ii) any other installed fire detection and alarm system, including a sprinkler system complying with Specification E1.5; and</p> <p>(b) (i) an <i>automatic</i> smoke exhaust system complying with Specification E2.2b; or (ii) <i>automatic smoke-and-heat vents</i> complying with Specification E2.2c, if the building is single <i>storey</i>; or (iii) a sprinkler system complying with Specification E1.5 with fast response sprinkler heads.</p> <p>Stages and backstages:</p> <p>(i) For the purpose of this Table, where a stage is separated from the auditorium by a proscenium wall incorporating a proscenium opening, a backstage room or area that is not separated from the stage by construction having an FRL of not less than 60/60/60, it taken to form part of the stage.</p> <p>(ii) A building or part of a building used as an assembly building which has a stage —</p> <p>(A) With a floor area of more than 50m² and not more than 150m² must, over the stage, be provided with —</p> <p>(aa) an automatic smoke exhaust system complying with Spec E2.2b (including Figure 2); or</p> <p>(ab) roof mounted automatic smoke-and-heat vents complying with NSW H101.22, in a single</p>


Item	Description	Status	Comments
E2.2c – Smoke and Heat Vents			storey building or the top storey of a multi storey building; or (B) With a floor area of more than 150m ² must, over the stage, be provided with an automatic smoke exhaust system complying with Spec E2.2b (including Figure 2); or (C) Equipped with means of flying scenery, must, over the stage, be provided with an automatic smoke exhaust system complying with Spec E2.2b (including Figure 2). N/A
E2.3	Provision for special hazards	N/A	N/A
PART E3	LIFT INSTALLATIONS		
E3.1	Lift Installations	N/A	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1. Manufacturers specifications and design certification is to be provided to the Principal Certifying Authority.
E3.2	Stretcher facility in lifts	N/A	(a) A stretcher facility in accordance with (b) must be provided— (i) in at least one emergency lift required by E3.4; or (ii) where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12 m, in at least one of those lifts to serve each floor served by the lifts. (b) A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level. Comments: The effective height is 16.4m approx. The lift is to be designed to accommodate stretcher facilities. Manufacturers specifications and design certification is to be provided to the Principal Certifying Authority.
E3.3	Warning against use of lifts in fire	N/A	N/A

Item	Description	Status	Comments
			
E3.4	Emergency lifts	N/A	<p>(a) At least one emergency lift complying with (d) must be installed in—</p> <p>(i) a building which has an effective height of more than 25 m; and</p> <p>(ii) a Class 9a building in which patient care areas are located at a level that does not have direct egress to a road or open space.</p> <p>(b) An emergency lift may be combined with a passenger lift and must serve those storeys served by the passenger lift so that all storeys of the building served by passenger lifts are served by at least one emergency lift.</p> <p>(c) Where two or more passenger lifts are installed and serve the same storeys, excluding a lift that is within an atrium and not contained wholly within a shaft—</p> <p>(i) at least two emergency lifts must be provided to serve those storeys; and</p> <p>(ii) if located within different shafts, at least one emergency lift must be provided in each shaft.</p> <p>(d) An emergency lift must—</p> <p>(i) be contained within a fire-resisting shaft in accordance with C2.10; and</p> <p>(ii) in a Class 9a building serving a patient care area—</p> <p>(A) have minimum dimensions, measured clear of all obstructions, including handrails, etc complying with Table E3.4; and</p> <p>(B) be connected to a standby power supply system where installed; and</p> <p>(iii) if the building has an effective height of more than 75 m, have a rating of at least—</p> <p>(A) 600 kg if not provided with a stretcher facility; or</p> <p>(B) 900 kg if provided with a stretcher facility.</p>
E3.5	Landings	N/A	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Section D.
E3.6	Facilities for people with disabilities	N/A	<p>The lift design is to comply with E3.6 and AS1735.12-1999.</p> <p>Comments: Manufacturers specifications and design certification is to be provided to the Principal Certifying Authority.</p>

Item	Description	Status	Comments
	<div><p>Braille tactile EXIT signage</p></div>		<p>building to conform with Clause E4.5 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building that exit signs are to be located over the Barrenjoey Rd entry to the Arcade and over the path of travel doorway leading in to the lobby to the required exit that discharges into the rear carpark.</p> <div><p>Plan: Identifying locations of additional/ proposed exit signage</p><p>Photo: Exit sign to be located over the entry/exit of the Arcade leading to Barrenjoey Road.</p></div>

Item	Description	Status	Comments
			 <p>Photo: Exit sign to be located over the doorway leading to the lobby of the required exit that discharges to the rear carpark.</p> <p>Note: Braille and tactile signage complying with Specification D3.6 must—</p> <ul style="list-style-type: none"> (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— <ul style="list-style-type: none"> (A) sanitary facility, except a sanitary facility within a <i>sole-occupancy unit</i> in a Class 1b or Class 3 building; and (B) space with a hearing augmentation system; and (ii) identify each door <i>required</i> by E4.5 to be provided with an <i>exit</i> sign and state— <ul style="list-style-type: none"> (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) <p>Example below;</p> 
E4.6	Directional exit signs 	Applies	<p>The building is provided with directional exit lighting to assist occupant in identifying the exits to comply with AS2293.1.</p> <p>No assessment has been undertaken to demonstrate compliance with AS2293.1.</p> <p>Note: Refer to the Annual Fire Safety Statement.</p>
E4.7	Class 2 and 3 buildings and Class 4 parts: exemptions	N/A	N/A
E4.9	Sound systems and intercom systems for emergency purposes	N/A	<p>A sound system and intercom system for emergency purposes complying where applicable with AS 1670.4 must be installed—</p> <ul style="list-style-type: none"> (a) in a building with an effective height of more than 25 m; and

Item	Description	Status	Comments
			<p>(b) in a Class 3 building having a rise in storeys of more than 2 and used as—</p> <p>(i) the residential part of a school; or</p> <p>(ii) accommodation for the aged, children or people with a disability; and</p> <p>(c) in a Class 3 building used as a residential aged care building, except that the system—</p> <p>(i) must be arranged to provide a warning for occupants; and</p> <p>(ii) in areas used by the residents, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of residents; and</p> <p>(d) in a Class 9a building having a floor area of more than 1000 m² or a rise in storeys of more than 2, and the system—</p> <p>(i) must be arranged to provide a warning for occupants; and</p> <p>(ii) in a ward area, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of patients; and</p> <p>(e) in a Class 9b building—</p> <p>(i) used as a school and having a rise in storeys of more than 3; or</p> <p>(ii) used as a theatre, public hall, or the like, having a floor area more than 1000 m² or a rise in storeys of more than 2.</p>
SECTION F	HEALTH & AMENITY	Applies	Capable of complying
PART F2	SANITARY & OTHER FACILITIES		
F2.1	Facilities in Residential Buildings	N/A	<p><u>Each sole-occupancy unit is required to have;</u></p> <ul style="list-style-type: none"> • Sink • Bath • Closet pan • Laundry – Separate Tub • Heat drying
F2.3	Facilities in Class 3 to 9 Buildings	Applies	<p>Facilities for staff and visitors are to be provided in accordance with this clause.</p> <p>The occupant numbers as determined by D1.13 permit 8 persons within the Medical Centre.</p> <p>The existing sanitary facilities which are not proposed to be upgraded in the shop cater for the occupant numbers as determined by D1.13 and Table F2.3.</p>

Item	Description	Status	Comments
F2.4	<p>Accessible sanitary facilities</p> 	N/A	<p>A uni-sex accessible facility is to be provided.</p> <p>Comments: Details are to be provided. Plans scaled to 1:50 are to be provided for the sanitary facilities.</p> <p>Note: Where existing accessible toilets are provided, the use of existing AS1428.1:2001 compliant toilet facility is deemed as acceptable only if the toilet actually complies with AS1248.1:2001. Full compliance with AS1428.1:2009 is to be indicated on the Construction Certificate plans and via a Design Certificate.</p> <p>Occupants are to be provided with two (2) different types of accessible toilets;</p> <p>1: An accessible <i>toilet</i> compartment (Wheelchairs) i.e.: - Ground floor <i>RH Transfer</i> - First Floor <i>LH Transfer</i> etc.</p> <p>2: An ambulant <i>cubical</i> being a minimum normal toilet cubical size for easier use (Persons with mobility difficulties) in each and every toilet bank.</p>

Details for an Accessible Toilet: (Checklist)

- The toilet is to be signed according to AS1428.1, with Left or Right hand transfer.
- Door clearances shall be in accordance with the relevant doors size and approach from both sides.
- Doors are to have a staged closer, if it opens outwards, must also incorporate a closer which hold the door closed without pulling the door closed via a handle.
- Doors shall be provided with an in-use indicator and a bolt or catch. Where a snib catch is used, the snib handle shall have a minimum length of 45 mm from the centre of the spindle. In an emergency, the latch mechanism shall be openable from the outside.
- Toilet pan and wash basin are located in accordance with the diagrams with the required clearances,
- All hand rails are installed and are structural (110N),
- Flushing control are automatic or push action in the required zone,
- An emergency light is also to be installed within the toilet.
- A mirror is to be installed not less than 350mm wide by 900mm tall.
 - o Located above the sink,
 - o Flat against the wall.
- A shelf is to be installed next to the basin @ 900-1000mm from the floor with a minimum width of 120-150mm by 300-400mm.
- Where provided, soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand, and shall be installed with the height of their operative component or outlet not less than 900 mm and not more than 1100 mm above the plane of the finished floor, and no closer than 500 mm from an internal corner.
- A clothes-hanging device shall be installed 1200 mm to 1350 mm above the plane of the finished floor and not less than 500 mm out from any internal corner.

Item	Description	Status	Comments
			<p>(i) Except as allowed in (ii) and (F) – 2.4m; and</p> <p>(ii) A corridor, passageway or the like – 2.1m.</p> <p>In a Class 9a <i>health-care building</i>—</p> <p>(i) a <i>patient care area</i> — 2.4 m; and</p> <p>(ii) an operating theatre or delivery room — 3 m; and</p> <p>(iii) a treatment room, clinic, waiting room, passageway, corridor, or the like — 2.4 m; and</p> <p>(d) in a Class 9b building—</p> <p>(i) a <i>school</i> classroom or other <i>assembly building</i> or part that accommodates not more than 100 persons — 2.4 m; and</p> <p>(ii) a theatre, public hall or other <i>assembly building</i> or part that accommodates more than 100 persons — 2.7 m; and</p> <p>(iii) a corridor—</p> <p>(A) that serves an <i>assembly building</i> or part that accommodates not more than 100 persons — 2.4 m; or</p> <p>(B) that serves an <i>assembly building</i> or part that accommodates more than 100 persons — 2.7 m; and</p> <p>(iv) the number of persons accommodated must be calculated according to D1.13; and</p> <p>In a Class 9c building—</p> <p>(i) a kitchen, laundry, or the like — 2.1 m; and</p> <p>(ii) a corridor, passageway or the like — 2.4 m; and</p> <p>(iii) a <i>habitable room</i> excluding a kitchen — 2.4 m; and</p> <p>(f) in any building—</p> <p>(i) a bathroom, shower room, <i>sanitary compartment</i>, other than an <i>accessible</i> adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and</p> <p>(ii) a commercial kitchen — 2.4 m; and</p> <p>(iii) above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and</p> <p>(iv) a <i>required accessible</i> adult change facility — 2.4 m.</p> <p>Comments: The height of rooms must not be less than 2.4m in habitable rooms (excl. kitchen/bathroom which must not be less than 2.1m).</p>

Item	Description	Status	Comments
PART F4	LIGHT AND VENTILATION		
F4.2	Methods and extent of natural light	N/A	<p>(a) Required natural light must be provided by –</p> <ul style="list-style-type: none"> (i) windows, excluding roof lights, that – <ul style="list-style-type: none"> (A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and (B) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or (ii) roof lights, that – <ul style="list-style-type: none"> (A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and (B) are open to the sky; or (iii) a proportional combination of windows and roof lights required by (i) and (ii). <p>(b) Except in a Class 9c building, in a Class 2, 3 or 9 building or Class 4 part of a building a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of –</p> <ul style="list-style-type: none"> (i) Generally – 1m; and (ii) In a patient care area or other room used for sleeping purposes in a Class 9a building – 3m; and (iii) 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill. <p>(c) In a Class 9c building, a required window must be transparent and located –</p> <ul style="list-style-type: none"> (i) in an external wall with the window sill not more than 1 m above the floor level; and (ii) where the window faces an adjoining allotment, another building or another wall of the same building, it must not be less than a horizontal distance of 3 m from the adjoining allotment, other building or wall.

Item	Description	Status	Comments
F4.4	Artificial lighting	Applies	<p>(a) Artificial lighting must be provided –</p> <ul style="list-style-type: none"> (i) in required stairways, passageways, and ramps; and (ii) if natural light of a standard equivalent to that required by F4.2 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in – <ul style="list-style-type: none"> (A) Class 4 parts of a building – to sanitary compartments, bathrooms, shower rooms, airlocks and laundries; and (B) Class 2 buildings – to sanitary compartments, bathrooms, shower rooms, airlocks, laundries, common stairways and other spaces used in common by the occupants of the building; and (C) Class 3, 5, 6, 7, 8 and 9 buildings – to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress. <p>(b) The artificial lighting system must comply with AS/NZS 1680.0.</p> <p>(c) The system may provide a lesser level of illumination to the following spaces during times when the level of lighting would be inappropriate for the use:</p> <ul style="list-style-type: none"> (i) A theatre, cinema or the like, when performances are in progress, with the exception of aisle lighting required by Part H1. (ii) A museum, gallery or the like, where sensitive displays require low lighting levels. (iii) A discotheque, nightclub or the like, where to create an ambience and character for the space, low lighting levels are used. <p>Capable of complying</p>
F4.5	Ventilation of rooms	Applies	<p>A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have –</p> <ul style="list-style-type: none"> (a) Natural ventilation complying with F4.6; or NSW F4.5(b)

Item	Description	Status	Comments
			<p>(b) A mechanical ventilation or air-conditioning system complying with AS1668.2 and AS/NZS3666.1.</p> <p>Capable of complying</p>
F4.8	Restriction and location of sanitary compartments	Applies	<p>Sanitary compartments must not open directly into –</p> <ul style="list-style-type: none"> (a) A kitchen or pantry; or (b) a public dining room or restaurant; or (c) a dormitory in a Class 3 building; or (d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or (e) a workplace normally occupied by more than one person. <p>Comments: The existing sanitary facilities comply.</p>
F4.9	Airlocks	Noted	<p>Note: Airlocks must comply with the set distances under AS1428.1 :2009</p>
<p>(a) Path of travel to sanitary toilets</p> <p>(b) Path of travel to sanitary toilets</p>			
F4.11	Car parks	N/A	<p>Every storey of a carpark, except an open-deck carpark, must have –</p> <ul style="list-style-type: none"> (a) a system of mechanical ventilation complying with AS 1668.2; or (b) a system of natural ventilation complying with Section 4 of AS 1668.4. <p>Comments: Mechanical engineer's details and design certificate is to be provided to demonstrate that the system of ventilation complies with F4.11.</p>
F4.12	Commercial Kitchen Exhaust	N/A	<p>A commercial kitchen must be provided with a kitchen exhaust hood complying with AS1668.1 and AS1668.2.</p>

4.0 CONCLUSION

The proposed development is capable of complying with the provisions of the Building Code of Australia (BCA).

Recommendations: The following table provides a list of Deemed-to-Satisfy compliance departures with the proposed design and or further considerations to fire safety in accordance with Sections 62 & 64 Environmental Planning and Assessment Regulation 2021 that the Consent Authority must consider when determining of an application for change of use of an existing building or alteration of the building;

Summary of Non-compliances		
Item #	BCA Clause	Comments
1.	Section B	In accordance with Part 4, Division 1 Section 62 (2)(a) (EP&A Reg 2021) and Section B of the BCA, structural engineers certification is to be provided to confirm the structural capacity of the existing building is appropriate for the proposed change of use.
2.	D1.2 & D1.4	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D1.4(c)(i) of the Building Code of Australia be imposed to facilitate the safe egress of person using the building with a second exit being identified to Barrenjoey Road.
3.	D1.10	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D1.10(a) of the Building Code of Australia be imposed to facilitate the safe egress of person using the building and to prevent the exit leading to the carpark from being blocked.
4.	D2.7	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D2.7 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building and to prevent smoke spreading from the distribution board enclosure in the path of travel leading to the required exit discharging to the rear carpark.
5.	D2.15	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause D2.15 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building the door sill at the required exit that discharges to the rear carpark be provided with a threshold ramp.
6.	E1.6	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause E1.6 of the Building Code of Australia be imposed to protect persons using the building, if there is a fire that a portable fire extinguisher to cover Class Hazards ABE be installed by an fire safety practitioner located adjacent to the existing fire hose reel within the arcade and at the distribution board in the path of travel to the required exit leading to the rear carpark.
7.	E4.5	In accordance with Part 4, Division 1 Section 64 (EP&A Reg 2021) a partial upgrade of the existing building to conform with Clause E4.5 of the Building Code of Australia be imposed to facilitate the safe egress of person using the building that exit signs are to be located over the Barrenjoey Rd entry to the Arcade and over the path of travel doorway leading in to the lobby to the required exit that discharges into the rear carpark.

A list of existing, modified or proposed fire safety measures has been created and can be found in Appendix A of the Report.

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APPENDIX A - FIRE SAFETY SCHEDULE

No.343 Barrenjoey Road, Newport – Commercial Building

Fire Safety Measures	Existing Standard of Performance	Modified Standard of Performance	Proposed Standard of Performance
Emergency lighting	BCA E4.2, E4.4 & AS2293.1		
Exit signs	BCA NSW E4.5, E4.6, E4.8 & AS2293.1		BCA 2019 Amdt 1 NSW E4.5, E4.6, E4.8 & AS/NZS2293.1-2018
Hose reel system	Ord 70 Part 27.2 & AS2441-1988		
Portable fire extinguishers	BCA E1.6 AS244-2001		BCA 2019 Amdt 1 E1.6 & AS2444-2001