



11 BOOLA PLACE, CROMER NSW

BCA 2022 COMPLIANCE REPORT FOR CONSENT AUTHORITY SUBMISSION

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PREPARED FOR: THE BOOLA PLACE TRUST
PREPARED BY: AM | J² BCA CONSULTING

J Squared Engineering Pty. Ltd. ACN 605 793 986

BCA CONSULTING | FIRE SAFETY ENGINEERING | ACCESS CONSULTING | BUILDING SERVICES DESIGN

NSW Office - PO Box 169, Jindabyne NSW 2627, Phone: 02 6456 1285, Mobile: 0427 571 420

SA Office - PO Box 146, Magill SA 5072, Phone: 08 8390 0462, Mobile: 0412 882 122

info@jsquared.com.au www.jsquared.com.au



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EXECUTIVE SUMMARY	4
1.0 INTRODUCTION	7
1.1 BASIS OF REPORT	8
1.2 LIMITATIONS & EXCLUSIONS	8
1.3 BUILDING CODE OF AUSTRALIA 2022 – APPLICABLE BCA	8
1.4 REPORTING TEAM	9
2.0 BUILDING CLASSIFICATION	10
2.1 BUILDING CHARACTERISTICS	10
3.0 BCA COMPLIANCE SUMMARY	11
SECTION C - FIRE RESISTANCE AND STABILITY	11
Part C2 - FIRE RESISTANCE AND STABILITY	11
Part C3 - COMPARTMENTATION AND SEPARATION	12
Part C4 - PROTECTION OF OPENINGS	13
SPECIFICATIONS REFERENCED WITHIN SECTION C	15
SPECIFICATION 5 – FIRE RESISTING CONSTRUCTION	15
SECTION D - ACCESS AND EGRESS	17
Part D2 - PROVISION FOR ESCAPE	17
Part D3 - CONSTRUCTION OF EXITS	19
Part D4 - ACCESS FOR PEOPLE WITH DISABILITIES	23
SPECIFICATIONS REFERENCED WITHIN SECTION D	28
SECTION E - SERVICES AND EQUIPMENT	28
Part E1 - FIRE FIGHTING EQUIPMENT	28
Part E2 - SMOKE HAZARD MANAGEMENT	30
Part E3 - LIFT INSTALLATIONS	31
Part E4 – VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS	32
SPECIFICATIONS REFERENCED WITHIN SECTION E	33
SECTION F - HEALTH AND AMENITY	33
Part F1 – SURFACE WATER MANAGEMENT, RISING DAMP AND EXTERNAL WATERPROOFING	33
Part F2 – WET AREAS AND OVERFLOW PROTECTION	34
Part F3 – ROOF AND WALL CLADDING	34
Part F4 - SANITARY AND OTHER FACILITIES	35
Part F5 - ROOM HEIGHTS	37
Part F6 - LIGHT AND VENTILATION	38
Part F7 - SOUND TRANSMISSION AND INSULATION	39
Part F8 – CONDENSATION MANAGEMENT	39
SPECIFICATIONS REFERENCED WITHIN SECTION F	40
SECTION G - ANCILLARY PROVISIONS	40
Part G1 - MINOR STRUCTURES AND COMPONENTS	40
Part G2 – BOILERS, PRESSURE VESSELS, HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES	40
Part G3 - ATRIUM CONSTRUCTION	40
Part G4 - CONSTRUCTION IN ALPINE AREAS	41
Part G5 - CONSTRUCTION IN BUSHFIRE PRONE AREAS	41
Part G6 – OCCUPIABLE OUTDOOR AREAS	41
Part G7 – LIVABLE HOUSING DESIGN	42
SPECIFICATIONS REFERENCED WITHIN SECTION G	42
4.0 CONCLUSION	43
APPENDIX A – SUMMARY OF ACCESS REQUIREMENTS	44



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REVISION STATUS

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2936	REV B	25/08/2023	FINAL	AM	JA

COMMERCIAL IN CONFIDENCE

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EXECUTIVE SUMMARY

This report relates to a BCA compliance assessment of the proposed change in use/building classification to an indoor cricket training facility at 11 BOOLA PLACE, CROMER NSW. The report contains an assessment of the architectural details by way of a clause-by-clause comparison of the Building Code of Australia 2022. The outcome of this report highlights that the current design contains compliance departures from the Deemed-to-Satisfy provisions of the BCA.

The current design does not preclude the ability for fire-engineered solutions (as required) to be provided for the subject development as proposed. In any case, confirmation of final architectural plans supported by council will enable the preparation of fire-engineered or access performance solutions reflective of these details.

The following table outlines the deviations identified from the BCA compliance assessment of the works to be constructed. Where these items are addressed, the building can be confirmed as being compliant with the Building Code of Australia 2022.

SUMMARY OF IDENTIFIED ISSUES OF NON-COMPLIANCES TO BE ADDRESSED

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
1.	C2D2 <i>C1.1</i> Spec 5 <i>Spec C1.1</i>	Type of Construction Required / Fire Resisting Construction The building is required to be constructed in accordance with Specification 5 for Type C Construction. It is understood that the existing construction is precast/concrete/masonry construction. It is therefore anticipated that the required Fire Resistance Levels will achieve compliance with this clause. The upper portion of the wall, which appears to be lightweight metal sheet cladding typically does not achieve the required fire resistance levels. The section details appear to provide the concrete/masonry construction to the underside of the roof. This is required to be confirmed in the Construction Certificate documentation.	A Structural Engineer is to confirm the existing Fire Resistance Levels achieved on site. Details demonstrating compliance with the clause is required to be incorporated within the Construction Certificate documentation.
2.	D4D3 <i>D3.2</i>	Access to buildings Access is required from the main points of a pedestrian entry at the allotment boundary and from any required accessible carparking spaces on the allotment. It is proposed to provide access to the secondary entrance from Boola Place in lieu of the primary entrance to the building, considered the entrance located adjacent Carpark 1 at the front of the site. The proposed arrangement proposes a 1:14 ramp accessing the building from the street provided with landings located top and bottom of the ramp and an intermediate landing. Whilst access to the secondary entrance is not considered the primary entrance of the building the accessway generally complies with AS1428.1-2009. The proposed arrangement is shown below:	It is proposed to address this item via an Access Performance Solution to consider access to be provided to the secondary entrance in lieu of the main entrance from Boola Place.

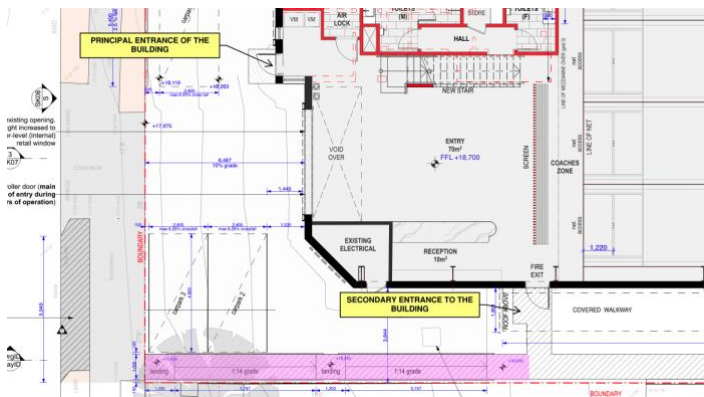


Figure A – Access to the principal entrance of the building

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
3.	D4D4 D3.3	<p>Parts of buildings to be accessible</p> <p>As the upper level of the building is a Class 5 and 6 portion of the building, and the storey is less than 200m² a passenger lift is not required to be provided to the upper level. However, the upper level is required to be accessible for ambulatory requirements. This requires the following:</p> <ul style="list-style-type: none"> The stair is required to be provided with accessible features, including tactile ground surface indicators, two handrails, handrail extensions. All doorways are required to achieve door circulation (Clause 13.3 of AS1428.1-2009). Doors are required to achieve a minimum 850mm unobstructed clearance. Turning/passing spaces are required within the corridor. 	<p>It is proposed to address these deviations by way of an Access Performance Solution to comply with the Performance Provisions of the BCA.</p>

It is also proposed to address then 90-degree turn of the handrail located at the base of the stair by way of an Access Performance Solution. This area is shown below:

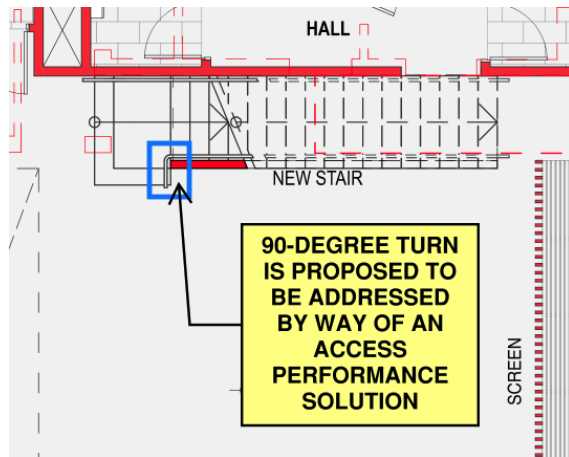


Figure B - Handrail construction

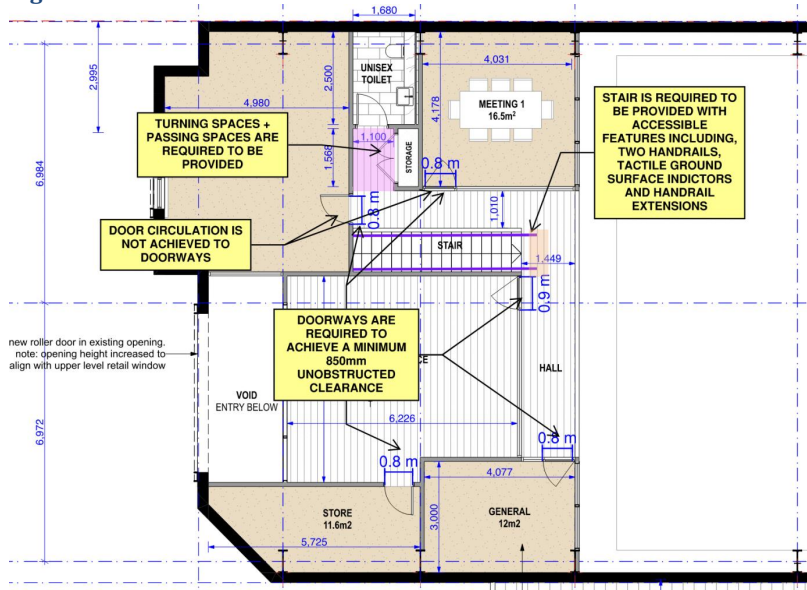


Figure C - Upper level access requirements



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NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
4.	F4D4 F2.3	Facilities in Class 3 to 9 buildings The proposed facilities are able to support a total occupancy of 40 participants based on equal distribution of males and females on the limiting factor of shower facilities.	Note only.



1.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2022 compliance assessment of the proposed change in use/building classification from the existing warehouse to a cricket indoor training facility located at 11 BOOLA PLACE, CROMER NSW. The proposed development comprises of four cricket net training facilities, at the front of the site the building comprises of an reception area containing sanitary facilities. The upper level is utilised as an office/meeting space with a small retail portion.

The existing building does not contain any on-site carparking. No designated accessible carparking spaces are provided or proposed as part of this development.

The proposed development is situated within the local government area of Northern Beaches Council.

The current design does not preclude the ability for fire-engineered or access performance solutions (as required) to be provided for the subject development as proposed. In any case, confirmation of final architectural plans supported by Council will enable the preparation of fire-engineered or access performance solutions reflective of these details.



Figure 1 – Courtesy NSW e-Planning Spatial Viewer



1.1 BASIS OF REPORT

The key objective of the report is to:

- Make an assessment of the proposed works under the current Building Code of Australia 2022 (BCA), inclusive of Parts C, D, E and F and list any departures and information applicable from the BCA that will need to be addressed prior to the issue of the occupation certificate.
- Provide BCA compliance advice and information where departures are identified.

The following architectural drawings prepared by Corben Architects project number CCN were provided for assessment:

Drawing Number	Drawing Title	Revision/ Date
DA001	Site Plan	01 / 24.08.2023
DA002	Demolition Plans	01 / 24.08.2023
DA101	Level 1 and 2 Plans	01 / 24.08.2023
DA102	Roof Plans	01 / 24.08.2023
DA200	Elevations	01 / 24.08.2023
DA300	Sections	01 / 24.08.2023

1.2 LIMITATIONS & EXCLUSIONS

The following items are outside the scope of this report:

- Reporting on hazardous materials, OH&S matters or construction site contamination.
- Assessment of any structural elements or geotechnical matters relating to the building, including a structural or other assessment of the existing fire-resistant levels of the building.
- Assessment of any fire services operations (including hydraulic, electrical or other systems).
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems or security systems.
- Heritage significance.
- Consideration of energy or water authority requirements.
- Consideration of local planning policies.
- Environmental, planning or heritage issues.
- Requirements of statutory authorities.
- Pest inspection or assessment of building damage caused by pests.
- Energy efficiency Part J or Part I/H.
- Disability (Access to Premises – Buildings) Standards 2010.
- Assessment against the Disability Discrimination Act 1992.
- Planning for Bushfire Protection 2006.
- Assessment of the external wall system/building envelope and the associated provisions of BCA Section F. The project Façade Engineer/Structural Engineer shall confirm compliance with the section and the associated prescriptive and Performance requirements.
- Reference to, or discussion of, any existing Fire Engineered or BCA Performance Solution does not imply concurrence, acceptance or agreement with the subject Performance Solution. This is not considered an third-party/peer review of any proposed Performance Solution.
- Review against BCA Part G7 – Livable Housing Assessment; and
- Destructive inspections to determine exact makeup of external wall and bounding wall construction.

1.3 BUILDING CODE OF AUSTRALIA 2022 – APPLICABLE BCA

This Building Code of Australia 2022 assessment has been undertaken against the version released by the Australian Building Codes Board on the 1 May 2023.



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1.4 REPORTING TEAM

The information contained herein has been prepared by Abby Mortimer (Building Surveyor, SA Accredited Professional – Building Level 1 & AIBS, Building Surveyor – Level 1) and James Alexander (Building Surveyor, Grade A1 Accredited Certifier and PCA BDC 0002 & C10 Fire Engineer BDC4516).



2.0 BUILDING CLASSIFICATION

2.1 BUILDING CHARACTERISTICS

Classification of Building or Part:	Class 9b Class 5 Class 6
Rise in Storeys:	2 Storeys
Storeys contained	2 Storey
Effective Height:	<12m (3.6m)
Type of Construction:	Type C
Floor areas: Class 9b Class 5 Class 6	Approximately 800m ² Approximately 110m ² Approximately 35m ²
C3D3 max compartment sizes	Building does not exceed 2,000m ² or 12,000m ³



3.0 BCA COMPLIANCE SUMMARY

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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SECTION C - FIRE RESISTANCE AND STABILITY

Part C2 - FIRE RESISTANCE AND STABILITY

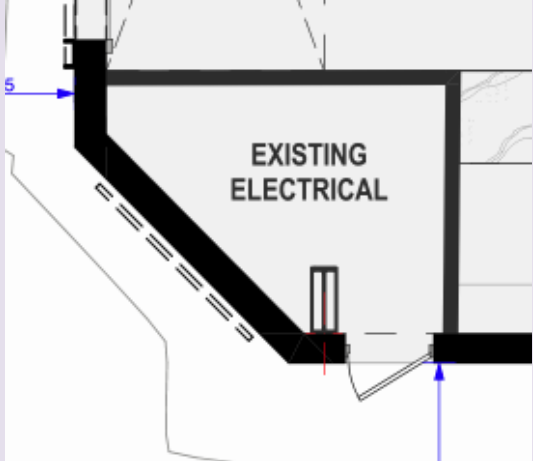
C2D1 C1.0	DTS provisions	✓	✓	Applies as noted.
C2D2 C1.1	Type of Construction Required	✓	Compliance advice	<p>Type C construction.</p> <p>The building is required to be constructed in accordance with Specification 5. Extract provided below for reference. It is understood that the existing construction is precast/concrete/masonry construction. It is therefore anticipated that the required Fire Resistance Levels will achieve compliance with this clause.</p> <p>The upper portion of the wall, which appears to be lightweight metal sheet cladding typically does not achieve the required fire resistance levels. The section details appear to provide the concrete/masonry construction to the underside of the roof. This is required to be confirmed in the Construction Certificate documentation.</p> <p>A Structural Engineer is to confirm the existing Fire Resistance Levels achieved on site.</p> <p>Details demonstrating compliance with the clause is required to be incorporated within the Construction Certificate documentation.</p>
C2D3 C1.2	Calculation of Rise in Storeys	✓	Note	The building has a Rise in Storeys of two.
C2D4 C1.3	Buildings of Multiple Classification	✓	Note	The building contains Class 9b, 5 and 6 portions throughout. The building assessment has been undertaken on this basis.
C2D6 C1.4	Mixed Types of Construction	X	N/A	Not applicable – the building is Type C Construction throughout.
C2D6 C1.5	Two Storey Class 2, 3 or 9c Buildings	X	N/A	Not applicable.
C2D7 C1.6	Class 4 Parts of Buildings	X	N/A	Not applicable.
C2D8 C1.7	Open Spectator Stands & Indoor Sports Stadiums	X	N/A	Not applicable – no elevated or tiered seating is proposed.
C2D9 C1.8	Lightweight Construction	✓	Note only	Where lightweight construction is proposed for fire rating purposes it must comply with this clause.
C2D10 C1.9	Non-combustible building elements	X	N/A	Not applicable – the building is not considered Type A or B Construction.
C2D11 C1.10	Fire Hazard Properties	✓	Compliance advice	The fire hazard properties of internal linings, material and assemblies must comply with BCA Specification 7.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				Details demonstrating compliance with this clause must be incorporated into the Construction Certificate documentation.
C2D12 C1.11	Performance of External Walls in Fire	✓	Compliance advice	Concrete external walls that could collapse as complete panels (e.g. tilt-up and pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification 8.
C2D13 C1.13	Fire Protected Timber: Concession	X	Note only	Noted.
C2D14 C1.14	Ancillary Elements	X	N/A	Not applicable – the building is not considered Type A or B construction.
C2D15 New to BCA 2022	Fixing of bonded laminated cladding panels	X	N/A	Not applicable – no proposed bonded laminated materials are proposed as part of this works.

Part C3 - COMPARTMENTATION AND SEPARATION

C3D1 C2.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
C3D2 C2.1	Application of Part	✓	Note only	Applies as noted.
C3D3 C2.2	General Floor Area & Volume Limitations	✓	✓	The Class 6/5/9b portion does not exceed 2,000m ² / 18,000m ³ . This is considered generally compliant.
C3D4 C2.3	Large Isolated Buildings	X	N/A	Not applicable.
C3D5 C2.4	Requirements for open space & Vehicular Access	X	N/A	Not applicable.
C3D6 C2.5	Class 9 Buildings	X	N/A	Not applicable – the building is not a Class 9a, 9c, or 9b early childhood centre building.
C3D7 C2.6	Vertical separation of openings in external walls	X	N/A	Not applicable – this clause does not apply to Type B Construction.
C3D8 C2.7	Separation by fire walls	X	N/A	Not applicable – no fire walls are required or proposed.
C3D9 C2.8	Separation of classifications in the same storey	✓	Compliance advice	The upper level contains a Class 5 and 6 portion within the same level. Compliance with this clause is inherently achieved as both Class 5 and 6 parts of the building require the same Fire Resistance Levels. Therefore, compliance with this clause is achieved.
C3D10 C2.9	Separation of classifications in different storeys	✓	Compliance advice	The ground floor is considered a Class 9b building and the upper level contains a Class 5 and 6 portion within the same level. Compliance with this clause is inherently achieved as both Class 9b, 5 and 6 parts of the building require the same Fire Resistance Levels. Therefore, compliance with this clause is achieved.
C3D11 C2.10	Separation of lift shafts	X	N/A	Not applicable – no passenger lifts are proposed.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
C3D12 C2.11	Stairways and lifts in one shaft	X	N/A	Not applicable.
C3D13 C2.12	Separation of equipment	X	N/A	Not applicable – no equipment is proposed within the building.
C3D14 C2.13	Electricity supply system	✓	Compliance advice	<p>Where the existing electrical room contains an electrical substation located within the building, main switchboard sustaining emergency equipment, electrical conductors etc. this room must be separated from the remainder of the building via construction achieving an FRL of 120/120/120.</p>  <p>Figure 2 - Existing electrical room</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
C3D15 C2.14	Public corridors in Class 2 & 3 buildings	X	N/A	Not applicable – not a Class 2 or 3 building.

Part C4 - PROTECTION OF OPENINGS

C4D1 C3.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
C4D2 C3.1	Application of Part	✓	Note only	Applies as noted.
C4D3 C3.2	Protection of openings in external walls	✓	✓	<p>If the distance between an opening and the fire-source feature to which it is exposed to is less than: 3m from a side or rear boundary of the allotment, 6m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level or 6m from another building on the allotment that is not a Class 10.</p> <p>Openings are located a minimum of 3m from the allotment boundary and therefore are generally compliant.</p>
C4D4 C3.3	Separation of openings in different fire compartments	X	N/A	Not applicable – the building is considered a single fire compartment.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
C4D5 C3.4	Acceptable methods of protection	✓	Compliance advice – method of achieving compliance	Where protection is required, doorways, windows and other openings must be protected as follows: (i) Doorways— (A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (B) –/60/30 fire doors that are self-closing or automatic closing. (ii) Windows — (A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (B) –/60/- fire windows that are automatic closing or permanently fixed in the closed position; or (C) –/60/- automatic closing fire shutters. (iii) Other openings— (A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (B) construction having an FRL not less than –/60/-. (b) Fire doors, fire windows and fire shutters must comply with Specification 12.
C4D6 C3.5	Doorways in fire walls	X	N/A	Not applicable – no fire walls are required or proposed as part of this development.
C4D7 C3.6	Sliding fire doors	X	N/A	Not applicable – no sliding fire doors are proposed.
C4D8 C3.7	Protection of doorways in horizontal exits	X	N/A	Not applicable – no horizontal exits are proposed.
C4D9 C3.8	Openings in fire-isolated exits	X	N/A	Not applicable – no fire-isolated exits are proposed.
C4D10 C3.9	Service penetrations in fire isolated exits	X	N/A	Not applicable – no fire-isolated exits are proposed.
C4D11 C3.10	Openings in fire isolated lift shafts	X	N/A	Not applicable – no lift shafts are proposed.
C4D12 C3.11	Bounding construction Class 2, 3 and 4 buildings	X	N/A	Not applicable – not a Class 2 or 3 building.
C4D13 C3.12	Openings in floors for services	X	N/A	Not applicable. The building is considered a single fire compartment.
C4D14 C3.13	Openings in shafts	X	N/A	Not applicable – no shafts proposed.
C4D15 C3.15	Openings for service installations	✓	Compliance advice	Where services pass through an element which is required to achieve a FRL (other than an external wall or roof) the service must be fire protected in accordance with this Clause.
C4D16 C3.16	Construction Joints	X	N/A	Not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
C4D17 C3.17	Columns protected with lightweight construction to achieve an FRL	X	N/A	Not applicable.

SPECIFICATIONS REFERENCED WITHIN SECTION C

Spec 5	Fire-resisting construction	✓	Applies	Refer to Specification 5 assessment contained below.
Spec 6	Structural tests for lightweight construction	X	N/A	Not applicable.
Spec 7	Fire hazard properties	✓	Applies	Applies to the building as per BCA Clause C2D11.
Spec 8	Performance of external walls in fire	✓	Applies	Applies to the building where precast/concrete panels are utilised.
Spec 9	Cavity barriers for fire-protected timber	X	N/A	Not applicable.
Spec 10	Fire-protected timber	X	N/A	Not applicable.
Spec 11	Smoke-proof walls in health-care and residential care buildings	X	N/A	Not applicable.
Spec 12	Fire doors, smoke doors, fire windows and shutters	✓	Applies	Applies to the building as per the requirements of BCA Clause C4D3.
Spec 13	Penetration of walls, floors and ceilings by services	X	N/A	Not applicable – no internal fire-resisting construction is proposed.

CLAUSE	REFERENCE	APPLICABLE	COMMENT
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SPECIFICATION 5 – FIRE RESISTING CONSTRUCTION

S5C2	Exposure to fire source feature	Noted	The building is required to be constructed in accordance with Tables S5C24a and S5C24b of BCA Specification 5.
S5C3	Fire protection for a support of another part	Noted	Where a part of a building required to have an FRL depends upon direct or lateral support from another part to maintain its FRL, that supporting part must have an FRL not less than that required by the provisions of this specification.
S5C4	Lintels	Noted	Window lintels are to have an FRL matching the external wall FRL.
S5C5	Method of attachment not to reduce the fire-resistance of the building elements	Noted	The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required.
S5C6	General concessions	Noted	None proposed.
S5C6(1)	Steel columns	N/A	Not applicable.
S5C6(2)	Timber structures	N/A	None proposed.
S5C6(3)	Structures on roofs	N/A	None proposed.
S5C6(4)	Curtain walls and panel walls	N/A	None proposed.
S5C6(5)	Balconies and verandahs	N/A	Noted but not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMMENT
S5C7	Mezzanine Floors: Concession	N/A	Noted but not applicable.
S5C8	Enclosure of shafts	N/A	Not applicable.
S6C9	Car parks in Class 2 and 3 buildings	N/A	Not applicable.
C5C10	Residential care buildings	N/A	Not applicable.

Type C Construction

S5C24	Type C fire-resisting construction	Note	A building element listed in Tables S5C24a, S5C24b, S5C24c, S5C24d and S5C24e and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the particular Class of building concerned. Provided below for reference.
S5C24(1)	Fire resistance of building elements	Note	An external wall that is required by Table S5C24a to have an FRL need only be tested from the outside to satisfy the requirement.
S5C24(2)	External wall includes any column incorporated within	Note	For the purposes of Table S5C24a and Table S5C24b, external wall includes any column and other building element incorporated within it or other external building element.
S5C25	Type C fire-resisting construction – carparks	N/A	Not applicable the building does not contain carparking.

TYPE C CONSTRUCTION		
DISTANCE FROM A FIRE SOURCE FEATURE	FRL (IN MINUTES): STRUCTURAL ADEQUACY/INTEGRITY/INSULATION	
	CLASS 5, 7A OR 9	CLASS 6
Table S5C24a: Type C Construction: FRL of loadbearing parts of external walls		
Less than 1.5m	90/90/90	90/90/90
1.5m to less than 3m	60/60/60	60/60/60
3m or more	-/-/-	-/-/-
Table S5C24b: Type C Construction: FRL of non-loadbearing parts of external walls		
Less than 1.5m	90/-/-	90/-/-
1.5m to less than 3m	60/-/-	60/-/-
3m or more	-/-/-	-/-/-
Table S5C24c: Type C Construction: FRL of common walls and fire walls		
Loadbearing or non-load bearing	90/90/90	90/90/90
Table S5C24d: Type B Construction: FRL of internal walls		
Fire-resisting lift and stair shafts	-/-/-	-/-/-
Bounding public corridors, public lobbies and the like	-/-/-	-/-/-
Between or bounding sole-occupancy units	60/60/60	60/60/60
Table S5C21e: Type C Construction: FRL of roof		
Roofs	-/-/-	-/-/-



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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SECTION D - ACCESS AND EGRESS

Part D2 - PROVISION FOR ESCAPE

D2D1 D1.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
D2D2 D1.1	Application of Part	✓	Note only	Applies as noted.
D2D3 D1.2	Number of exits required	✓	✓	Two exits must be provided from the building where the building is a Class 9 and accommodates more than 50 persons, calculated under D2D18. Based on the number of sanitary compartments provided the occupants are not proposed to exceed 50 people. It is noted that the building is provided with two exit. The upper level is considered a Class 5/6 part of the building and is only required to be provided with a single exit. This is provided by way of the non-fire isolated stair.
D2D4 D1.3	When Fire isolated exits are required	X	N/A	Not applicable – the upper level stair serving the office/retail tenancy is not required to be constructed as a fire isolated exit.
D2D5 D1.4	Exit Travel Distances	✓	✓	In a Class 9 building, no point on a floor must be more than 20m from an exit, or from a point from which travel in different directions to two exits is available, in which case the maximum distance to one of those exits must not exceed 40m. Distance to a point of choice is within 20m. An overall exit is located within 40m. The upper level is within 20m to the single exit on the level.
D2D6 D1.5	Distances between alternative exits	✓	✓	Exits are required as alternative means of exits must be distributed as uniformly as practicable within or around the storeys where access to at least two exits is readily available from all points including lift lobby areas. Alternative exits are required to be not less than 9m and not more than 60m apart in a Class 9 building. Alternative paths of travel are to be located to not converge such that they become less than 6m. Compliance with this clause is achieved.
D2D7 D1.6	Heights of exits, paths of travel to exits and doorways	✓	Compliance advice	In a required exit or path of travel to an exit the unobstructed height throughout must not be less than 2m, except the unobstructed height of any doorway may be reduced to not less than 1980mm. Details demonstrating compliance with this clause must be incorporated within the Construction Certificate documentation.
D2D8 D1.6	Width of exits and paths of travel to exits	✓	Compliance advice	The unobstructed width of each required exit or path of travel to an exit (except for ladders, provided in accordance with BCA Clause D2D21, D3D23 or I3D5) and doorways must not be less than: 1m.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				Compliance is capable of being achieved. Details demonstrating compliance is required to be incorporated within the Construction Certificate documentation.
D2D9 D1.6	Width of doorways in exits or paths of travel to exits	✓	✓	<p>In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than 750mm.</p> <p>Note. BCA Part D4 requires a minimum of 850mm unobstructed width to doorways in buildings required to be accessible.</p> <p>The doorways in exits and paths of travel to exits have been measured to be not less than 750mm and are considered to comply.</p>
D2D10 D1.6	Exit width not to diminish in direction of travel	✓	Compliance advice	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with BCA Clause D2D8(1)(b) or D2D9(a)(i).
D2D11 D1.6	Determination and measurement of exits and paths of travel to exits	✓	Note – method of measurement	The required width of a stairway or ramp in a required exit or path of travel is to be measured clear of all obstructions such as handrail, projecting parts of barriers and the like. This must extend without interruption, except for ceiling cornices to a height not less than 2m vertically above a line along the nosing of the treads or the floor surface of the ramp or landing.
D2D12 D1.7	Travel via fire isolated exits	X	N/A	Not applicable.
D2D13 D1.8	External stairways or ramps in lieu of fire-isolated exits	X	N/A	Not applicable.
D2D14 D1.9	Travel by non-fire-isolated stairways or ramps	✓	✓	<p>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>In a Class 5 or 6 building, the distance must not exceed 80m from the most disadvantaged point and the discharge must not be greater than 20m from the doorway to a road or open space. Compliance with this clause is generally achieved.</p>
D2D15 D1.10	Discharge from exits	✓	Compliance advice	<p>An exit must not be blocked at the point of discharge and where required suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.</p> <p>The path of travel to a road or open space must have an unobstructed width throughout out of not less than 1m or the minimum width of the required exit, whichever is greater.</p> <p>Where 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 a ramp or other incline having a gradient not steeper</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>than 1:8 at any part, or 1:14 where required by BCA Part D4. This is capable of achieving compliance with this clause.</p> <p>The discharge point of alternative exits must be located as far apart as practical.</p> <p>Compliance is required to be confirmed by incorporating the details of accessways/ramps within the architectural drawings.</p>
D2D15(6) <i>D1.10(f)</i> <i>NSW</i>	Class 9b - place of public entertainment	X	N/A	Not applicable – the building is not deemed to be an entertainment venue.
D2D16 <i>D1.11</i>	Horizontal exits	X	N/A	Not applicable - no horizontal exits proposed.
D2D17 <i>D1.12</i>	Non-Required stairways ramps and escalators	X	N/A	Not applicable – no non required stairways, ramps or escalators.
D2D18 <i>D1.13</i>	Number of persons accommodated	✓	Note only	Class 9b – Gymnasium - 4m ² per person. Class 9b – Indoor sports arena – 10m ² per person.
D2D19 <i>D1.14</i>	Measurement of distances	✓	Note only	Note.
D2D20 <i>D1.15</i>	Method of measurement	✓	Note only	Noted.
D2D21 <i>D1.16</i>	Plant rooms & lift motor rooms: Concession	X	N/A	Not applicable.
D2D22 <i>D1.17</i>	Access to lift pits	X	N/A	Not applicable.
D2D23 <i>D1.18</i>	Egress from primary schools	X	N/A	Not applicable.
Part D3 - CONSTRUCTION OF EXITS				
D3D1 <i>D2.0</i>	Deemed-to-Satisfy Provisions	✓	✓	Noted.
D3D2 <i>D2.1</i>	Application of Part	✓	✓	Noted.
D3D3 <i>D2.2</i>	Fire-Isolated stairways & ramps	X	N/A	Not applicable.
D3D4 <i>D2.3</i>	Non-Fire-Isolated stairways and ramps	X	N/A	Not applicable – the building does not contain a rise in storeys greater than two.
D3D5 <i>D2.4</i>	Separation of rising and descending stair flights	X	N/A	Not applicable.
D3D6 <i>D2.5</i>	Open access ramps and balconies	X	N/A	Not applicable.
D3D7 <i>D2.6</i>	Smoke lobbies	X	N/A	Not applicable.
D3D8 <i>D2.7</i>	Installations in exits and paths of travel	✓	Compliance advice	Any electricity meters, distribution boards, telecommunications distribution boards or equipment, electrical motors or other motors within corridors, hallways and lobbies or the like must be enclosed with non-combustible construction of a fire protective



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				covering with doorways suitably sealed against smoke spread.
D3D9 D2.8	Enclosure of space under stairs and ramps	✓	✓	The space below a required non-fire isolated ramp must not be enclosed to form a cupboard or other enclosed space unless the enclosing walls and ceilings have an FRL of not less than 60/60/60 and any access doorway is a self-closing -/60/30 fire door. This appears generally compliant.
D3D10 D2.9	Width of stairways	X	N/A	Not applicable – no stairways exceed 2m in width.
D3D11 D2.10	Pedestrian ramps	✓	Compliance advice	A ramp serving as a required exit must be constructed in accordance with BCA Part D4 and AS1428.1-2009 where required to be accessible or in any other case, achieve a gradient not steeper than 1:8. No pedestrian ramps are proposed within the building, where proposed details confirming compliance with this clause should be incorporated within the Construction Certificate documentation.
D3D12 D2.11	Fire Isolated passageways	X	N/A	Not applicable.
D3D12 D2.12	Roof as open space	X	N/A	Not applicable.
D3D14 D2.13	Goings and risers	✓	Compliance advice	Stairways must comply with the following: <ul style="list-style-type: none"> • Not more than 18 and not less than two risers in each flight of stairs. • Goings must be between 240mm and 355mm within the residential units; • Goings must be between 250mm and 355mm in other area; • Risers must be between 115mm high and 190mm high; • The slope relationship (2x riser dimensions going dimension) must be within the range of 550-700mm; • The goings and risers must be constant (uniform) throughout each flight in accordance with this clause. • Each tread must have a non-slip finish or an adequate non-skid strip near the edge of the nosings; • Treads must be of solid construction (not mesh or perforated) if the stairway is more than 10m high or connects more than three storeys. • Treads must have a surface with a slip-resistant classification not less than that listed in BCA Table D3D14 when tested in accordance with AS4586-2013 slip resistance classification of new pedestrian surface materials. <p>Stairs are not proposed as part of the internal works. Where non-compliances apply to the existing stairs within the building a Performance Solution may be sought to address this. This is at the discretion of the Principal Certifying Authority (PCA).</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D3D15 D2.14	Landings	✓	Compliance advice	<p>Landings must not be less than 750mm long and have a slip-resistant classification not less than that listed in BCA Table D3D15 when tested in accordance with AS4586-2013 slip resistance classification of new pedestrian surface materials.</p> <p>The Building Code of Australia 2022, Volume 1 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</p>
D3D16 D2.15	Thresholds	✓	Compliance advice	<p>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 unless:</p> <p>In a building required to be accessible by BCA Part D4, the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1-2009. Compliance with this clause appears readily achievable.</p>
D3D17 D2.16	Barriers to Prevent Falls	✓	Compliance advice	<p>A continuous barrier must be provided along the side of:</p> <ul style="list-style-type: none"> A roof to which general access is provided; A stairway or ramp; A floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and Any delineated path of access to a building. <p>If the trafficable surface is 1m or more above the surface beneath.</p> <p><i>Note. This clause does not apply to a perimeter of a stage, rigging loft, loading dock or the like, areas referred to in BCA Clause D3D23, a retaining wall unless the retaining wall forms part of, or is directly associated with a delineated path of access to a building from the road, or between buildings or a barrier provided to an openable window as per the requirements of BCA Clause D3D29.</i></p> <p>The barrier is required to be constructed in accordance with BCA Clauses D3D18, D3D19, D3D20 and if a wire barrier is used D3D21.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
D3D18 D2.16	Heights of barriers	✓	Compliance advice	<p>The height of barriers required by BCA Clause D3D17 must be:</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>Stairway or ramps with a gradient of 1:20 or steeper – 865mm.</p> <p>Landing to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500mm in length – 865mm.</p> <p>In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1m outwards from the top of the barrier – 700mm.</p> <p>For all other locations – 1m.</p> <p>Barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair tread.</p> <p>A transition zone may be incorporated where the barrier height changes from 865mm on a stair flight or ramp to 1m at the landing or floor.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
D3D19 D2.16	Openings in barriers	✓	Compliance advice	<p>Opening in required barriers must not allow for a 125mm sphere to pass through.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the construction certificate documentation.</p>
D3D20 D2.16	Barrier climbability	X	N/A	Not applicable – There does not appear to be a fall of 4m or more and therefore the climbability of the barrier is not required to be considered.
D3D21 D2.16	Wire barriers	✓	Compliance advice	Where the barrier is proposed to be constructed of wire, compliance is achieved where proposed in accordance with this clause.
D3D22 D2.17	Handrails	✓	Compliance advice	<p>Handrails are required to be installed at a height not less than 865mm and be continuous between stair flight landings and have no obstruction on or above them that will tend to break a handhold.</p> <p>The height of the handrail is measured above the nosing line.</p> <p>Additional requirements apply to buildings where access is required in accordance with BCA Clause D4D4.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
D3D23 D2.18	Fixed platforms, walkways stairways and ladders	X	N/A	Not applicable – no machinery/lift motor rooms etc are proposed as part of this development.
D3D24 D2.19	Doorways and doors	✓	✓	A doorway serving as a required exit or forming part of a required exit must not be fitted with a revolving door, roller shutter or tilt up door. The exit doorways in the subject design consider the personal access



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				doorway the required exit in lieu of the roller door at the entrance.
D3D25(1) <i>D2.20(a)</i>	Swinging doors	✓	✓	Swinging doors do not encroach within the required exit path and therefore compliance is generally achieved.
D3D25(2) <i>D2.20(b)</i>	Swinging doors	✓	✓	The swinging doors providing egress to a road or open space swing in the direction of egress and are considered compliant.
D3D26 <i>D2.21</i>	Operation of latch	✓	Compliance advice	A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be openable without a key from the side that faces a person seeking egress in accordance with this clause.
D3D27 <i>D2.22</i>	Re-entry from fire isolated exits	X	N/A	Not applicable to the proposed building.
D3D28 <i>D2.23</i>	Signs on doors	X	N/A	Not applicable.
D3D29 <i>D2.24</i>	Protection of openable windows	X	N/A	Not applicable.
D3D30 <i>D2.25</i>	Timber Stairways: Concession	X	Noted	Noted – not applicable.
D3D31 <i>D2.101</i>	Doors in paths of travel to an entertainment venue	X	N/A	Not applicable – not an entertainment venue.

Part D4 - ACCESS FOR PEOPLE WITH DISABILITIES

D4D1 <i>D3.0</i>	Deemed-to-Satisfy Provisions	✓	✓	Noted.
D4D2 <i>D3.1</i>	General building access requirements	✓	Compliance advice	Buildings are required to be accessible unless otherwise exempt by BCA Clause D4D5. Class 5, 6 and 9b buildings are required to be accessible to and within all areas normally used by the occupants.
D4D3 <i>D3.2</i>	Access to buildings	✓	X	Access is required to the following areas: From the main points of a pedestrian entry at the allotment boundary and from any required accessible carparking spaces on the allotment. It is proposed to provide access to the secondary entrance from Boola Place in lieu of the primary entrance to the building, considered the entrance located adjacent Carpark 1 at the front of the site. The proposed arrangement proposes a 1:14 ramp accessing the building from the street provided with landings located top and bottom of the ramp and an intermediate landing. Whilst access to the secondary entrance is not considered the primary entrance of the building the accessway generally complies with AS1428.1-2009. The proposed arrangement is shown below: It is proposed to address this item via an Access Performance Solution to consider access to be provided

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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to the secondary entrance in lieu of the main entrance from Boola Place.

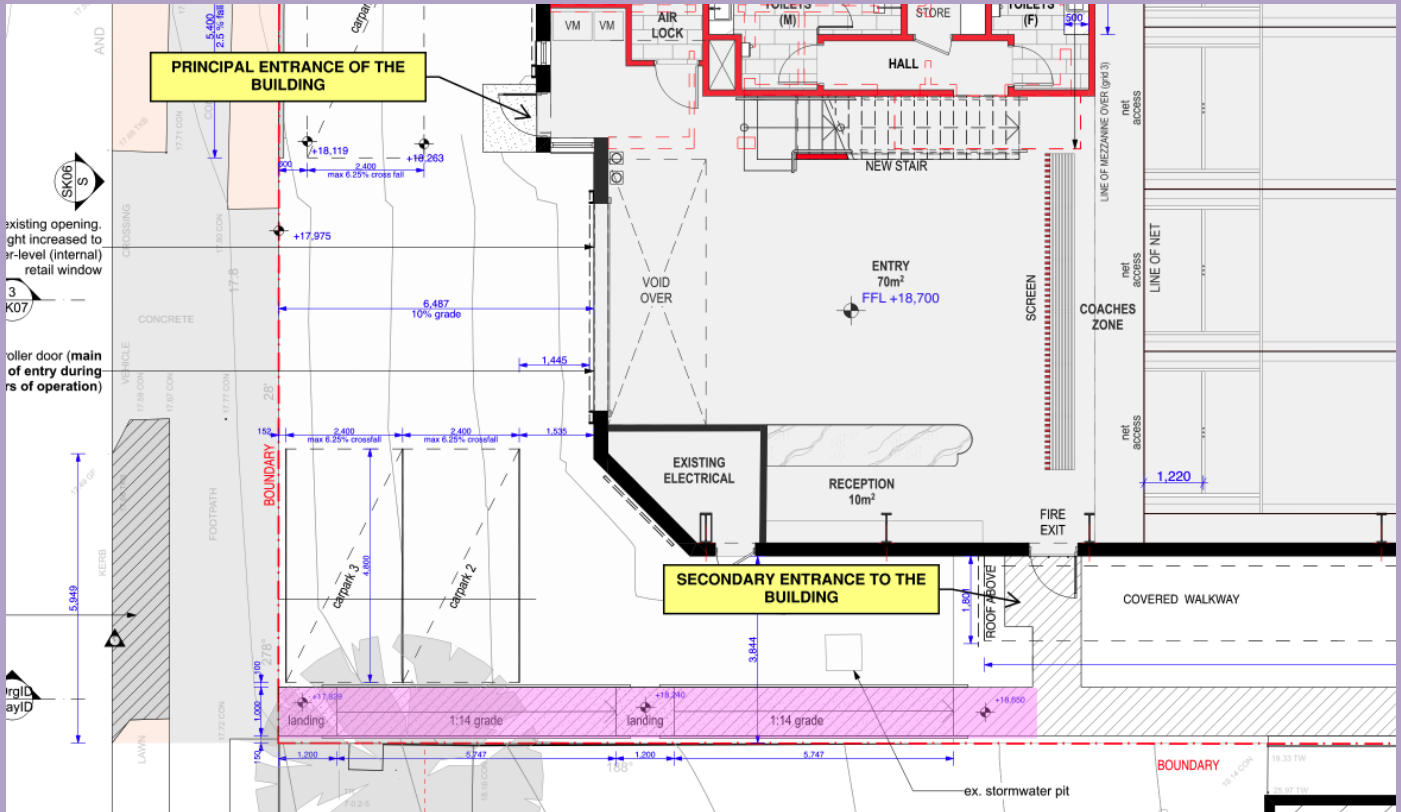


Figure 3 – Access to the principal entrance of the building

D4D4 D3.3	Parts of buildings to be accessible	✓	X	<p>In a building required to be accessible, access is required:</p> <ul style="list-style-type: none"> • Every ramp or stairway <ul style="list-style-type: none"> (i) for a ramp (except a fire isolated ramp), clause 10 of AS1428.1; and (ii) for a stairway, except for a fire isolated stairway, Clause 11 of AS1428.1. • Every passenger lift must comply with E3.6; • Accessways must have: <ul style="list-style-type: none"> (i) passing spaces complying with AS1428.1 at maximum 20m intervals; (ii) turning spaces complying with AS1428.1 - <ul style="list-style-type: none"> (A) within 2m of the end of accessways where it is not possible to continue along the accessway; and (B) at maximum 20m intervals along the accessway; • An intersection of accessways satisfies the spatial requirements for a passing and turning space; and • a passing space may serve as a turning space; and • Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not
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CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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exceed 11mm and the carpet backing thickness shall not exceed 4mm; and

- the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.

As the upper level of the building is a Class 5 and 6 portion of the building, and the storey is less than 200m² a passenger lift is not required to be provided to the upper level. However, the upper level is required to be accessible for ambulatory requirements. This requires the following:

- The stair is required to be provided with accessible features, including tactile ground surface indicators, two handrails, handrail extensions.
- All doorways are required to achieve door circulation (Clause 13.3 of AS1428.1-2009).
- Doors are required to achieve a minimum 850mm unobstructed clearance.
- Turning/passing spaces are required within the corridor.

It is also proposed to address then 90-degree turn of the handrail located at the base of the stair by way of an Access Performance Solution. This area is shown below:

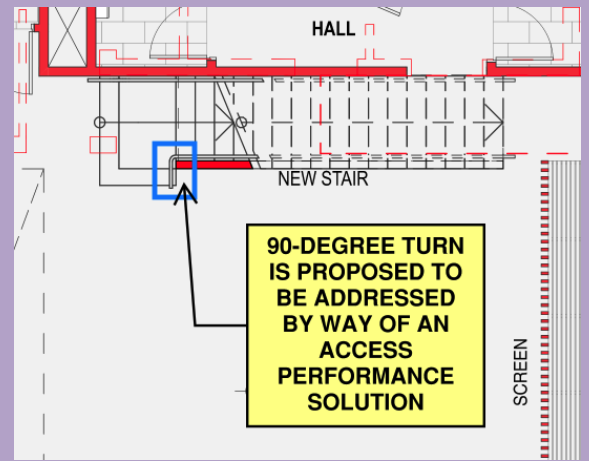
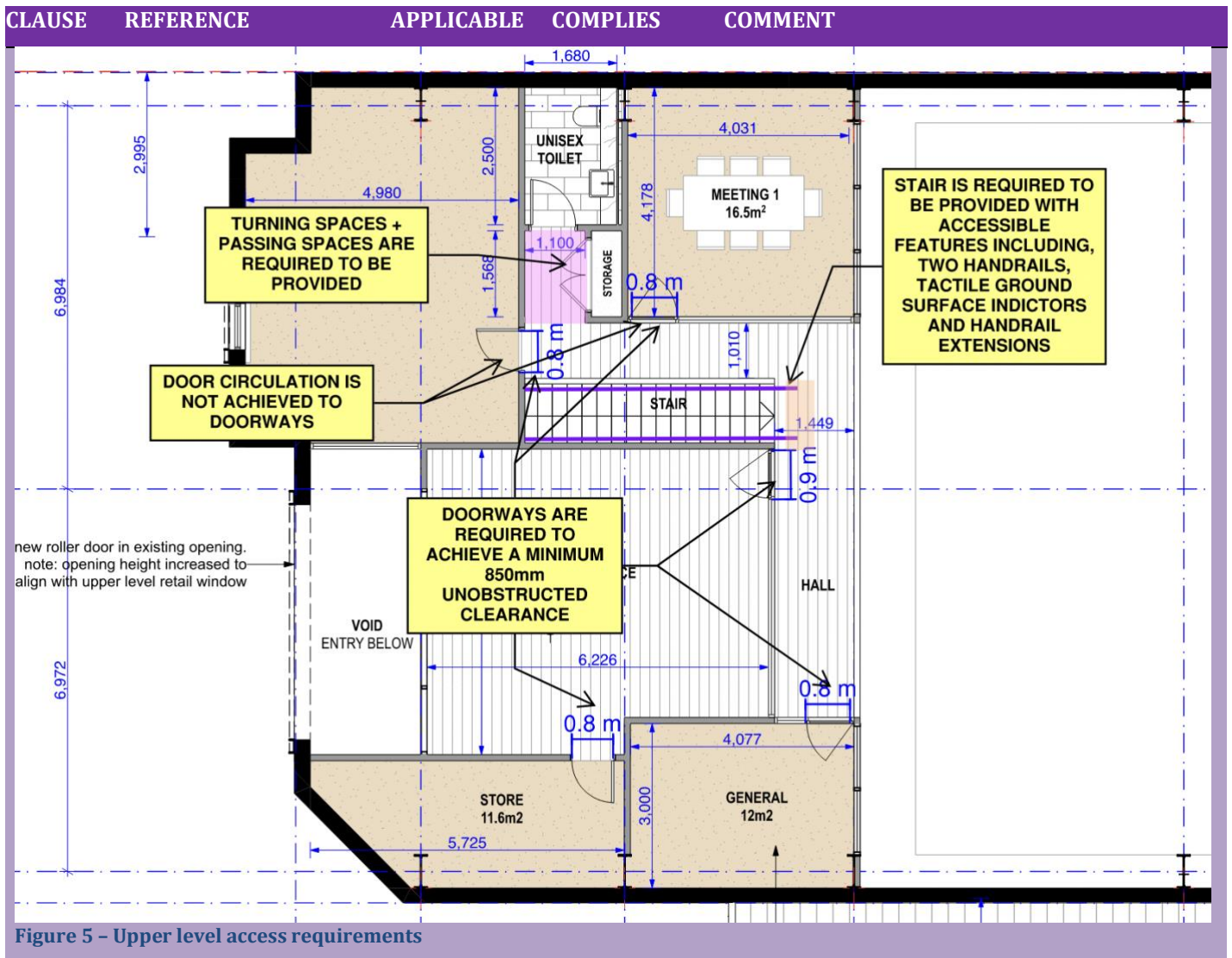


Figure 4 - Handrail construction

It is proposed to address these deviations by way of an Access Performance Solution to comply with the Performance Provisions of the BCA.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D4D6	Exemptions	X	N/A	Not applicable - no exemption noted.
D4D6	Accessible carparking	X	N/A	Not applicable - no on-site carparking is provided on the allotment and the building is served by on-street parking.
D4D7	Signage	✓	Compliance advice	Braille and tactile signage is required to be provided in accordance with BCA Specification 15 and incorporate the international symbol of access or deafness, as appropriate in accordance with AS1428.1-2009. To identify each door required by BCA Clause E4D5 to be provided with an exit sign and state - (A) "Exit"; and (B) "Level"; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb); (b) Signage including the international symbol for deafness in accordance with AS1428.1 must be



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>provided to a room containing a hearing augmentation system identifying, the type of hearing augmentation, the area covered within the room and if receivers are being used and where the receivers can be obtained.</p> <p>(c) signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and</p> <p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility; and</p> <p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.</p>
D4D8 D3.7	Hearing augmentation	✓	Compliance advice	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed in a room in a Class 9b building.</p> <p>Hearing augmentation is required to be installed in accordance with this clause.</p> <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
D4D9 D3.8	Tactile indicators	✓	Compliance advice	<p>Tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching:</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. <p>Tactile ground surface indicators must comply with Sections 1 and 2 of AS1428.4.1-2009.</p> <p>The architectural drawings do not detail tactile ground surface indicators within the existing building. The existing stairs and ramps should be upgraded to comply with this clause, where required.</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D4D10 D3.9	Wheelchair seating spaces in Class 9b assembly buildings	X	N/A	Not applicable – no fixed seating is provided.
D4D11 D3.10	Swimming pools	X	N/A	Not applicable.
D4D12 D3.11	Ramps	✓	Compliance advice	On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6m and a landing for a step ramp must not overlap a landing for another step ramp.
D4D13 D3.12	Glazing on an accessway	✓	Compliance advice	<p>Note - 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 1428.1-2009.</p> <p>Clause 6.6 requires windows as referenced above to be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.</p> <p>Any glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.</p>

Refer to Appendix A for further details relating to the construction requirements of AS1428.1-2009.

SPECIFICATIONS REFERENCED WITHIN SECTION D

Spec 14	Non-required stairways, ramps and escalators	X	N/A	Not applicable – no non-required stairways, ramps or escalators are proposed as part of this development.
Spec 15	Braille and tactile signs	✓	Applies	Specification 15 applies to the assessment contained within BCA Part D4.
Spec 16	Accessible water entry/exit from swimming pools	X	N/A	Not applicable – no swimming pools are proposed as part of this development.

SECTION E - SERVICES AND EQUIPMENT

Part E1 - FIRE FIGHTING EQUIPMENT

E1D1 E1.0	Deemed-to-Satisfy Provisions	✓	Note	Noted.
E1D2 E1.3	Fire Hydrants	✓	Compliance advice	<p>A fire hydrant system is required to serve the entire building as it exceeds 500m². Fire Hydrant coverage to be provided in accordance with AS2419.1-2021.</p> <p>Details of the fire hydrant system serving the existing building have not been provided. Where the building is served by a street or external hydrant and a fire appliance can be located 10m from the building line</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>at the allotment boundary, the internal dimensions within the building appear capable of complying with the maximum 60m length of hose.</p> <p>Where a fire hydrant booster assembly is required</p> <p>The fire services designer is required to confirm compliance with this clause and incorporate details within the Construction Certificate documentation demonstrating compliance with this clause.</p>
E1D3 E1.4	Fire Hose Reels	✓	Compliance advice	<p>Fire hose reel coverage is required to be provided throughout the building. A fire hose reel system complying with AS2441-2005 must be provided to serve the whole building where internal hydrants are not installed and the fire compartment has a floor area greater than 500m².</p> <p>Fire hose reels are required to be located within 4m of an exit and coverage is required to be provided throughout the building achieved by a 36m hose + 4m spray of water.</p> <p>A fire hose reels is detailed within the upper level of the building. This generally complies in relation to proximity to the exit and fire hose reel coverage throughout the upper level (retail) portions.</p> <p>Details demonstrating compliance with this clause must be incorporated in documentation for a construction certificate.</p>
E1D4 E1.5	Sprinklers	✓	Note only.	A sprinkler system must be installed in a building or part of a building when required by BCA Clause E1D5 to E1D12, as applicable and comply with Specification 18.
E1D5 E1.5	Where sprinklers are required: all classifications	X	N/A	Not applicable – the building has an effective height of less than 25m.
E1D6 E1.5	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	X	N/A	Not applicable.
E1D7 E1.5	Where sprinklers are required: Class 3 building used as a residential care building	X	N/A	Not applicable.
E1D8 E1.5	Where sprinklers are required: Class 6 buildings	X	N/A	Not applicable.
E1D9 E1.5	Where sprinklers are required: Class 7a building, other than an open-deck carpark	X	N/A	Not applicable.
E1D10 E1.5	Where sprinklers are required: Class 8a health-care building used as a residential care building, Class 9c buildings	X	N/A	Not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
E1D11 <i>E1.5</i>	Where sprinklers are required: Class 9b buildings	X	N/A	Not applicable – not a Class 9b early childhood centre.
E1D12 <i>E1.5</i>	Where sprinklers are required: additional requirements	X	N/A	Not applicable.
E1D13 <i>E1.5</i>	Where sprinklers are required: occupancies of excessive hazard	X	N/A	Not applicable.
E1D14 <i>E1.6</i>	Portable Fire Extinguishers	✓	Compliance advice	Portable Fire Extinguishers are required to be installed throughout in accordance with AS2444. Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.
E1D15 <i>E1.8</i>	Fire Control Centres	X	N/A	Not applicable.
E1D16 <i>E1.9</i>	Fire precautions during construction	✓	Compliance advice	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 storey adjacent to each required exit or temporary stair or exit.
E1D17 <i>E1.10</i>	Provision for special hazards	X	N/A	The building is assumed not to incorporate any special hazards.

Part E2 - SMOKE HAZARD MANAGEMENT

E2D1 <i>E2.0</i>	Deemed-to-Satisfy Provisions	✓	✓	Noted.
E2D2 <i>E2.1</i>	Application of Part	✓	Note	Applies as noted.
E2D3 <i>E2.2</i>	General requirements	X	N/A	Not applicable.
E2D4 <i>E2.2a</i>	Fire-isolated exits	X	N/A	Not applicable.
E2D5 <i>E2.2a</i>	Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	X	N/A	Not applicable.
E2D6 <i>E2.2a</i>	Buildings more than 25m in effective height: Class 5, 6, 7b, 8 or 9b buildings	X	N/A	Not applicable.
E2D7 <i>E2.2a</i>	Buildings more than 25m in effective height: Class 9a buildings	X	N/A	Not applicable.
E2D8 <i>E2.2a</i>	Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	X	N/A	Not applicable.
E2D9 <i>E2.2a</i>	Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings	X	N/A	Not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
E2D10 <i>E2.2a</i>	Buildings not more than 25m in effective height: large isolated buildings subject to C3D4	X	N/A	Not applicable.
E2D11 <i>E2.2a</i>	Buildings not more than 25m in effective height: Class 9a and 9c buildings	X	N/A	Not applicable.
E2D12 <i>E2.2a</i>	Class 7 buildings	X	N/A	Not applicable.
E2D13 <i>E2.2a</i>	Basements (other than Class 7a buildings)	X	N/A	Not applicable.
E2D14 <i>E2.2b</i>	Class 6 buildings - in fire compartments more than 2,000m ² (not containing an enclosed common walkway or mall serving more than one Class 6 sole occupancy unite	X	N/A	Not applicable.
E2D15 <i>E2.2b</i>	Class 6 buildings - in fire compartments more than 2,000m ² : Class 6 Building (containing an enclosed common walkway or mall)	X	N/A	Not applicable.
E2D16 <i>E2.2b</i>	Class 9b - assembly buildings: nightclubs, discotheques and the like	X	N/A	Not applicable.
E2D17 <i>E2.2b</i>	Class 9b - assembly buildings: exhibition halls	X	N/A	Not applicable.
E2D18 <i>E2.2b</i>	Class 9b - assembly buildings: theatre and public halls	X	N/A	Not applicable.
E2D19 <i>E2.2b</i>	Class 9b - assembly buildings: theatres and public halls (not listed in E2D18)	X	N/A	Not applicable.
E2D20 <i>E2.2b</i>	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	X	N/A	Not applicable - the existing building does not contain a total spectator seating for more than 1000 people.
E2D21 <i>E2.3</i>	Provision for special hazard	X	N/A	Not applicable.

Part E3 - LIFT INSTALLATIONS

E3D1 <i>E3.0</i>	Deemed-to-Satisfy Provisions	✓	Note	Noted.
E3D2 <i>E3.1</i>	Lift installations	X	N/A	Not applicable.
E3D3 <i>E3.2</i>	Stretcher facility in lifts	X	N/A	Not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
E3D4 <i>E3.3</i>	Warning against use of lifts in fire	X	N/A	Not applicable.
E3D5 <i>E3.4</i>	Emergency lifts	X	N/A	Not applicable.
E3D6 <i>E3.5</i>	Landings	X	N/A	Not applicable.
E3D7 <i>E3.6</i>	Passenger lifts types and their limitations	X	N/A	Not applicable.
E3D8 <i>E3.6a</i>	Accessible features required for passenger lifts	X	N/A	Not applicable.
E3D9 <i>E3.7</i>	Fire Service Controls	X	N/A	Not applicable.
E3D10 <i>E3.8</i>	Residential care buildings	X	N/A	Not applicable.
E3D11 <i>E3.9</i>	Fire Service Recall Control Switch	X	N/A	Not applicable.
E3D12 <i>E3.10</i>	Lift Car Fire Service Drive Control Switch	X	N/A	Not applicable.

Part E4 – VISABILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

E4D1 <i>E4.0</i>	Deemed-to-Satisfy Provisions	✓	Note	Noted.
E4D2 <i>E4.2</i>	Emergency Lighting Requirements	✓	Compliance advice	<p>Emergency lighting is required to be installed throughout the building, in the following areas:</p> <p>In every room or space to which there is public access in every storey in a Class 6/9b building.</p> <p>Emergency lighting is to be installed throughout the main sports area and all amenities areas that are accessible by participants, visitors, or the general public.</p> <p>Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.</p>
E3D3 <i>E4.3</i>	Measurement of distances	✓	Note	Noted.
E4D4 <i>E4.4</i>	Design and operation of emergency lighting	✓	Compliance advice	The emergency lighting provided must comply with AS2293.1-2018.
E4D5 <i>E4.5</i>	Exit signs	✓	Compliance advice	Exit signs must be provided above or adjacent to each door providing direct egress from a storey to an enclosed stairway passageway or ramp serving as a required exit and any door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with BCA Clause E4E2.
E4D6 <i>E4.6</i>	Direction signs	✓	Compliance advice	Directional exit signs are required where an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions indicating the direction to a required exit.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
E4D7 <i>E4.7</i>	Class 2 and 3 Buildings and Class 4 parts: exemptions	X	N/A	Not applicable.
E4D8 <i>E4.8</i>	Design and operation of exit signs	✓	Compliance advice	Exit signs must comply with AS/NZS2293.1-2018 or for a photoluminescent exit sign, Specification E4.8 and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.
E4D9 <i>E4.9</i>	Emergency warning and intercom systems	X	N/A	Not applicable.

SPECIFICATIONS REFERENCED WITHIN SECTION E

Spec 17	Fire sprinkler systems	X	N/A	Not applicable.
Spec 18	Class 2 and 3 buildings not more than 25m in effective height	X	N/A	Not applicable.
Spec 19	Fire control centres	X	N/A	Not applicable.
Spec 20	Smoke detection and alarm systems	X	N/A	Not applicable.
Spec 21	Smoke exhaust systems	X	N/A	Not applicable.
Spec 22	Smoke-and-heat vents	X	N/A	Not applicable.
Spec 23	Residential fire safety systems	X	N/A	Not applicable.
Spec 24	Lift installations	X	N/A	Not applicable.
Spec 25	Photoluminescent exit signs	✓	Applies	Applies.

SECTION F - HEALTH AND AMENITY

Part F1 – SURFACE WATER MANAGEMENT, RISING DAMP AND EXTERNAL WATERPROOFING

BCA Part F1 applies as noted throughout the project Façade Consultant/Structural Engineer shall confirm the building envelope and weatherproofing requirements to achieve compliance with the prescriptive and Performance Requirements of the BCA.

F1D1 <i>F1.0</i>	Deemed-to-Satisfy Provisions	✓	Note	Noted.
F1D2 <i>New to BCA 2022</i>	Application of Part	✓	✓	Applies as noted. F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d).
F1D3 <i>F1.1</i>	Stormwater drainage	✓	Compliance advice	Stormwater draining is required to be designed and constructed in accordance with AS/NZS3500.3 The proposed internal works are assumed not to alter the existing stormwater system.
F1D4 <i>New to BCA 2022</i>	Exposed joints	X	N/A	Not applicable.
F1D5 <i>F1.4</i>	External waterproofing membrane	X	N/A	Not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F1D6 F1.9	Damp-proofing	✓	Compliance advice	The building is required to be designed to prevent moisture from the ground reaching the lowest floor timbers and the walls above the lowest floor joists, the walls above the damp-proof course and the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders. Materials must comply with AS/NZ2904 or be an impervious sheet material in accordance with AS3660.1. The proposed internal works are assumed not to alter the existing damp-proofing system.
F1D7 F1.10	Damp-proofing of floors on the ground	✓	Compliance advice	Where floors are directly laid on the ground a vapour barrier must be provided in accordance with AS2870. The proposed internal works are assumed not to alter the existing damp-proofing system.
F1D8 F1.12	Subfloor ventilation	X	N/A	Not applicable – It is assumed that no raised or suspended floors are proposed.

Part F2 – WET AREAS AND OVERFLOW PROTECTION

F2D1 New to BCA 2022	Deemed-to-Satisfy Provisions	✓	✓	Noted.
F2D2 F1.7	Wet area construction	✓	Compliance advice	In a Class 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must be water resistant or waterproof in accordance with Specification 26. Alternatively, compliance with AS3740 is required as if they were in a Class 2, 3 or Class 4 building.
F2D3 F1.7	Rooms containing urinals	✓	Compliance advice	Where urinals are proposed, compliance with this clause is required.
F2D4 F1.11	Floor wastes	✓	Compliance advice	A floor waste is required to achieve: A minimum continuous fall of a floor plane to the waste must be 1:80; and The maximum continuous fall of a floor plane to the waste must be 1:50. Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.

Part F3 – ROOF AND WALL CLADDING

BCA Part F3 applies as noted throughout the project Façade Consultant/Structural Engineer shall confirm the building envelope and weatherproofing requirements to achieve compliance with the prescriptive and Performance Requirements of the BCA.

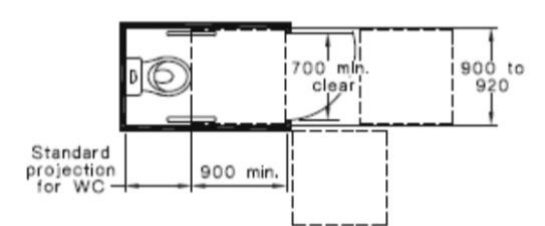
F3D1 New to 2022	Deemed-to-Satisfy Provisions	✓	✓	Noted.
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CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F3D2 F1.5	Roof coverings	✓	Compliance advice	The roof covering must comply with: Metal sheet roofing complying with AS1562.1. The roof covering is not proposed to be altered as part of the internal works.
F3D3 F1.6	Sarking	✓	Compliance advice	Sarking type materials used for weatherproofing of roofs and walls must comply with AS4200.1 and AS4200.2. Any sarking type materials are existing and are not proposed to be altered as part of the internal works.
F3D4 F1.13	Glazing	✓	Compliance advice	Glazed assemblies are required to comply with AS2047.

Part F4 - SANITARY AND OTHER FACILITIES

F4D1 F2.0	Deemed-to-Satisfy Provisions	✓	✓	Noted – Applies as noted.										
F4D2 F2.1	Facilities in residential buildings	X	N/A	Not applicable – not a residential building.										
F4D3 F2.2	Calculation of number of occupants and fixtures	✓	Method of calculating occupants and fixtures	The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means. Unless the premise are used predominantly by one sex, sanitary facilities must be provided on the basis of equal number of males and females. In calculating the number of sanitary facilities to be provided under F4D4, a unisex facility required for people with a disability (other than a facility under F4D12) may be counted once for each sex. For the purposes of this Part, a unisex facility comprises of one closet pan, one washbasin and means for the disposal of sanitary products.										
F4D4 F2.3	Facilities in Class 3 to 9 Buildings	✓	Compliance advice	Separate facilities must be provided for males and females in Class 9b buildings. Employees and the public may share the same facilities in a Class 9b building provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public. Sanitary facilities must be provided on the basis of equal distribution of males and females. Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females. Class 9b sporting venues must be provided with one shower for each 10 participants or part thereof. The quantity of sanitary facilities has been calculated as follows and the number of occupants supported by each type of facility is shown in brackets:										
<table border="1"> <thead> <tr> <th></th> <th>Urinal</th> <th>Pan</th> <th>Basin</th> <th>Shower</th> </tr> </thead> <tbody> <tr> <td>Female</td> <td>N/A</td> <td>2+1</td> <td>2+1</td> <td>1+1 (20)</td> </tr> </tbody> </table>						Urinal	Pan	Basin	Shower	Female	N/A	2+1	2+1	1+1 (20)
	Urinal	Pan	Basin	Shower										
Female	N/A	2+1	2+1	1+1 (20)										

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT					
				<table border="1"> <tr> <td>Male</td> <td>3</td> <td>2+1</td> <td>2+1</td> <td>1+1 (20)</td> </tr> </table> <p>The proposed facilities are able to support a total occupancy of 40 participants based on equal distribution of males and females on the limiting factor of shower facilities.</p>	Male	3	2+1	2+1	1+1 (20)
Male	3	2+1	2+1	1+1 (20)					
F4D5 F2.4	Accessible Sanitary Facilities	✓	Compliance advice	<p>In a building required to be accessible, accessible unisex sanitary compartments must be provided within accessible parts of the building in accordance with BCA Clause F4D6.</p> <p>At each bank of toilets, where there is one or more toilets in addition to an accessible unisex sanitary compartment, at least one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females must be provided.</p> <p><u>Ambulant facilities:</u> A male and female ambulant facility are proposed to be provided. These sanitary compartments appear capable of achieving compliance with the prescriptive requirements and AS1428.1-2009 for the required circulation spaces.</p> <p>A male and female ambulant sanitary facility is proposed. These typically comply with the prescriptive requirements of the BCA.</p>  <p>Figure 7 - Ambulant sanitary compartment (extract from AS1428.1-2009)</p> <p>Compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>					
F4D6 F2.4a	Accessible unisex sanitary compartments	✓	✓	Accessible unisex sanitary compartments are required to be provided at a rate of one at each bank of sanitary compartments. This is considered compliant.					
F4D7 F2.4b	Accessible unisex showers	✓	✓	Accessible unisex showers are required to be provided at a rate of one per 10 showers or part thereof. As eight showers are provided, one accessible unisex shower is required. This is considered compliant.					
F4D8 F2.5	Construction of sanitary compartments	✓	Compliance advice	The door to a fully enclosed sanitary compartment must open outwards, or slide or be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2m, measured in accordance with Figure F4D8, extract provided					

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>below, between the closet pan within the sanitary compartment and the doorway.</p> <p>Figure 8 – Construction of sanitary compartments</p> <p>Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.</p>
F4D9 F2.6	Interpretation: urinals and wash basins	✓	Note	<p>A urinal may be considered an individual stall or wall-hung urinal or each 600mm length of continuous urinal trough or a closet pan used in place of a urinal.</p> <p>A wash basin may be considered an individual basin or part of a hand washing through served by a single tap.</p>
NSW F4D10 F2.7 NSW	Microbial (legionella) control	✓	Compliance advice	Hot water, warm water and cooling water systems to be installed in accordance with AS3666.1.
F4D11 F2.8	Waste Management	X	N/A	Not applicable - not a class 9a or 9c building.
F4D12 F2.9	Accessible adult change facilities	X	N/A	Not applicable to the proposed design.
Part F5 - ROOM HEIGHTS				
F5D1 F3.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
F5D2 F3.1	Height of rooms and other spaces	✓	Compliance advice	<p>The height of rooms and other spaces in any buildings must not be less than –</p> <p>For a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area or the like – 2.1m.</p> <p>For a commercial kitchen – 2.4m; and</p> <p>Above a stairway, ramp, landing or the like – 2m, measured vertically above the nosing line of stairway treads of the floor surface of the ramp, landing or the like.</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.

Part F6 - LIGHT AND VENTILATION

F6D1 F4.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
F6D2 F4.1	Provision of Natural light	X	N/A	Not applicable to a Class 9b sports venue.
F6D3 F4.2	Methods and extent of natural lighting	X	N/A	Not applicable.
F6D4 F4.3	Natural light borrowed from adjoining room	X	N/A	Not applicable.
F6D5 F4.4	Artificial lighting	✓	Compliance advice	Artificial lighting is required to be provided throughout the building in accordance with this Clause. Artificial lighting is required to comply with AS1680.0.
F6D6 F4.5	Ventilation of rooms	✓	Compliance advice	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 achieve natural ventilation complying with BCA Clause F6D7 or a mechanical ventilation or air-conditioning system complying with AS1668.2 and AS/NZ3666.1. Note. where mechanical ventilation is proposed, this requires outside make up (fresh air) to be provided in accordance with AS1668.2.
F6D7 F4.6	Natural ventilation	✓	Compliance advice	Natural ventilation must consist of opening, windows, doors or other devices which can be opened achieving an area not less than 5% of the floor area of the room required to be ventilated. The openings must open to a suitably size court or space open to the sky, an open verandah, carport or an adjoining room in accordance with BCA Clause F6D8. <u>Note on extent of verification:</u> The existing ventilation of the building has not been undertaken as part of this review. Given the limited number of openings within the existing building it is anticipated that the building is mechanically ventilated to achieve compliance with this clause.
F6D8 F4.7	Ventilation borrowed from adjoining rooms	✓	Compliance advice	Borrowed natural ventilation may be borrowed through a window, opening, door or other device from an adjoining room (or enclosed verandah) where the rooms are within the same sole occupancy units. Borrowed natural ventilation is required to be determined in accordance with this clause.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F6D9 F4.8	Restriction on location of sanitary compartments	✓	Note	A sanitary compartment must not open directly into a kitchen, pantry, public dining room, or restaurant, a room used for public assembly or a workplace normally occupied by more than one person. Where this occurs compliance with F6D10 is required to be provided to achieve compliance.
F6D10 F4.9	Airlocks	✓	✓	In a Class 5, 6 or 9 building access must be provided via an airlock achieving a floor area of 1.1m ² and be fitted with self-closing doors at all access doorways or the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room must be adequately screened from view. The proposed sanitary compartments currently open into an area used for public assembly. They are proposed to be provided with an airlock or screen. Compliance with this clause is typically achieved where mechanical ventilation is provided to the male and female sanitary facilities.
F6D11 F4.11	Carparks	X	N/A	Not applicable – no carparks are proposed within the building.
F6D12 F4.12	Kitchen local exhaust ventilation	X	N/A	Not applicable – no commercial kitchens are proposed.

Part F7 - SOUND TRANSMISSION AND INSULATION

F7D1 F5.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
F7D2 F5.1	Application of Part	X	N/A	Not applicable to Class 5/6/9b buildings.
F7D3 F5.2	Determination of airborne sound insulation ratings	X	N/A	Not applicable.
F7D4 F5.3	Determination of impact sound insulation ratings	X	N/A	Not applicable.
F7D5 F5.4	Sound insulation rating of floors	X	N/A	Not applicable.
F7D6 F5.5	Sound Insulation of walls	X	N/A	Not applicable.
F7D7 F5.6	Sound insulation rating of internal services	X	N/A	Not applicable.
F7D8 F5.7	Sound isolation of pumps	X	N/A	Not applicable.

Part F8 – CONDENSATION MANAGEMENT

F8D1 F6.0	Deemed-To-Satisfy Provisions	✓	✓	Noted.
F8D2 F6.1	Application of Part	X	N/A	Not applicable – not a Class 2 or 4 building.
F8D3 F6.2	External wall construction	X	N/A	Not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F8D4 <i>F6.3</i>	Exhaust systems	X	N/A	Not applicable.
F8D5 <i>F6.4</i>	Ventilation of roof spaces	X	N/A	Not applicable.

SPECIFICATIONS REFERENCED WITHIN SECTION F

Spec 26	Waterproofing and water-resistance requirements for building elements in wet areas	✓	Applies	Compliance with this specification is required in accordance with BCA Clause F2D2.
Spec 27	Accessible adult change facilities	X	N/A	Not applicable – no accessible adult change facilities are proposed or required as part of this development.
Spec 28	Sound insulation for building elements	X	N/A	Not applicable.
Spec 29	Impact sound – test of equivalence	X	N/A	Not applicable.

SECTION G - ANCILLARY PROVISIONS

Part G1 - MINOR STRUCTURES AND COMPONENTS

G1D1 <i>G1.0</i>	Deemed-to-Satisfy provisions	✓	✓	Noted.
G1D2 <i>G1.1</i>	Swimming pools	X	N/A	Not applicable.
G1D3 <i>G1.2</i>	Refrigerated chambers, strong rooms and vaults	X	N/A	Not applicable – no refrigerated chambers, strong vaults are currently detailed on the architectural drawings.
G1D4 <i>G1.3</i>	Outdoor Play spaces	X	N/A	Not applicable – not a Class 9b early childhood centre.
G1D5 <i>NSW G1.101</i>	Provision for cleaning windows	X	N/A	Not applicable – the building does not have a rise in storeys of three or more.

Part G2 – BOILERS, PRESSURE VESSELS, HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

G2D1 <i>G2.0</i>	Deemed to satisfy provisions	✓	✓	Noted
G2D2 <i>G2.2</i>	Installation of appliances	X	N/A	No solid fuel burning heaters proposed.
G2D3 <i>G2.3</i>	Open fireplaces	X	N/A	No open fireplaces proposed.
G2D4 <i>G2.4</i>	Incinerator rooms	X	N/A	No incinerators proposed.

Part G3 - ATRIUM CONSTRUCTION

G3D1 <i>G3.1</i>	Application of Part	X	N/A	Not applicable.
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CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
G3D2 <i>G3.2</i>	Dimensions of atrium well	X	N/A	Not applicable.
G3D3 <i>G3.3</i>	Separation of atrium by bounding walls	X	N/A	Not applicable.
G3D4 <i>G3.4</i>	Construction of Bounding walls	X	N/A	Not applicable.
G3D5 <i>G3.5</i>	Construction at balconies	X	N/A	Not applicable.
G3D6 <i>G3.6</i>	Separation at roof	X	N/A	Not applicable.
G3D7 <i>G3.7</i>	Means of egress	X	N/A	Not applicable.
G3D8 <i>G3.8</i>	Fire and smoke control systems	X	N/A	Not applicable.

Part G4 - CONSTRUCTION IN ALPINE AREAS

G4D1 <i>G4.0</i>	Deemed to satisfy provisions	✓	✓	Noted.
G4D2 <i>G4.1</i>	Application of Part	X	N/A	Not applicable.
G4D3 <i>G4.3</i>	External doors	X	N/A	Not applicable.
G4D4 <i>G4.4</i>	Emergency lighting	X	N/A	Not applicable.
G4D5 <i>G4.5</i>	External trafficable structures	X	N/A	Not applicable.
G4D6 <i>G4.6</i>	Clear space around buildings	X	N/A	Not applicable.
G4D7 <i>G4.8</i>	Fire-fighting services and equipment	X	N/A	Not applicable.
G4D8 <i>G4.9</i>	Fire orders	X	N/A	Not applicable.

Part G5 - CONSTRUCTION IN BUSHFIRE PRONE AREAS

G5D1 <i>G5.0</i>	Deemed-to-Satisfy provisions	✓	✓	Noted.
G5D2 <i>G5.1</i>	Application of this Part	X	N/A	This part applies to Class 2 buildings, Class 9b early childhood centres located within a designated bushfire prone area.
G5D3 <i>G5.2</i>	Protection – residential buildings	X	N/A	Not applicable.
G5D4 <i>New to BCA 2022</i>	Protection – certain Class 9 buildings	X	N/A	Not applicable.

Part G6 – OCCUPIABLE OUTDOOR AREAS



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
G6D1 <i>G6.1</i>	Application of Part	✓	✓	Noted. No occupiable outdoor areas are proposed as part of this development.
G6D2 <i>G6.2</i>	Fire Hazard Properties	X	N/A	Not applicable.
G6D3 <i>G6.3</i>	Fire Separation	X	N/A	Not applicable.
G6D4 <i>G6.4</i>	Provision for escape	X	N/A	Not applicable.
G6D5 <i>G6.5</i>	Construction of exits	X	N/A	Not applicable.
G6D6 <i>G6.6</i>	Fire Fighting equipment	X	N/A	Not applicable.
G6D7 <i>G6.7</i>	Lift installations	X	N/A	Not applicable.
G6D8 <i>G6.8</i>	Visibility in an emergency, exit signs and warning systems	X	N/A	Not applicable.
G6D9 <i>G6.9</i>	Light and ventilation	X	N/A	Not applicable.
G6D7 <i>G6.10</i>	Fire orders	X	N/A	Not applicable.

Part G7 – LIVABLE HOUSING DESIGN

G7D1 <i>New to BCA 2022</i>	Deemed-to-Satisfy Provisions	✓	✓	Noted.
G7D2 <i>New to BCA 2022</i>	Liveable housing design	X	N/A	Not applicable.

SPECIFICATIONS REFERENCED WITHIN SECTION G

Spec 30	Installation of boilers and pressure vessels	X	N/A	Not applicable – It is assumed that no boilers or pressure vessels are proposed. Where proposed, details confirming compliance with Specification 30 is required to be incorporated within the Construction Certificate documentation.
Spec 31	Fire and smoke control systems in building containing atriums	X	N/A	Not applicable – No atriums are proposed as part of this development.
Spec 43	Bushfire protection for certain Class 9 buildings	X	N/A	Not applicable.



BCA CONSULTING

4.0 CONCLUSION

The primary purpose of this report is to identify non-compliance matters in comparison to the current Deemed-to-Satisfy provisions of the BCA under Parts C, D, E and F. This report has identified several non-compliances, which need to be addressed via a change in the architectural details or via a performance solution or fire-engineered solution.

Abby Mortimer

BCA and Access Manager
BBuiltEnv
Grad Dip BuiltEnv (Building Surveying)
Diploma of Access Consulting
SA Accredited Professional – Building Level 1 (APB20210008)
AIBS Nationally Accredited Level 1 Building Surveyor (7449)

James Alexander

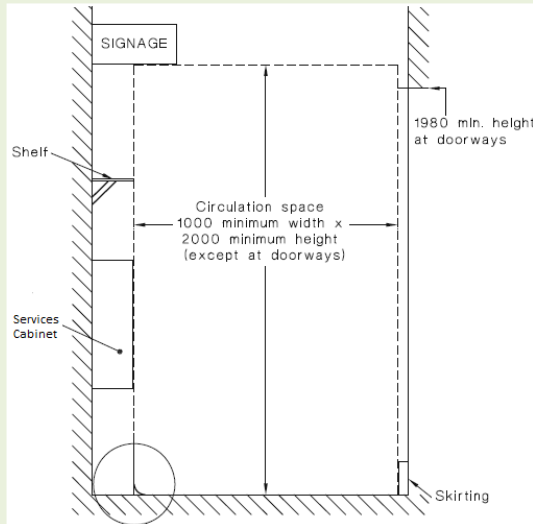
Director
B. App.Sci (Bldg), Grad Dip (Disp Res), ME(Fire safety), Grad
Dip (Bldg Surv)
AIBS Nationally Accredited Level 1 Building Surveyor
BPB Grade A1 Accredited Certifier and PCA
Fire Safety Engineer

APPENDIX A – SUMMARY OF ACCESS REQUIREMENTS

Summary of AS1428.1-2009 Requirements for accessways

Continuous accessible path of travel –

All paths of travel shall achieve unobstructed heights and widths in accordance with cl. 6 of AS 1428.1 – see diagram below for detail.



Doorways / Doors –

(i) All doorways shall have a minimum luminance contrast of 30% between –

- door leaf and door jamb;
- door leaf and adjacent wall;
- architrave and wall;
- door leaf and architrave;
- door jamb and adjacent wall.

(ii) The minimum width of the area of luminance contrast shall be 50mm,

(iii) Door hardware should be generally located between 900-1100mm from the floor and be of lever type with a clearance between the handle and the door face at the centre of the handle being not less than 35mm and not more than 45mm in accordance with AS1428.1-2009,

(iv) Doors shall have a clear opening width of 850mm.

(v) Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch.

(vi) 'D' type handles shall be provided on sliding doors.

(vii) Any snibs shall have a lever handle of a minimum length of 45 mm from the centre of the spindle.

(viii) For doors (other than fire doors and smoke doors) where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the 20N,

(ix) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door,

(x) The location of controls for doors and gates above a level surface shall be provided as per Clause 13.5.3.

(xi) Manual controls for power-operated doors shall be located no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

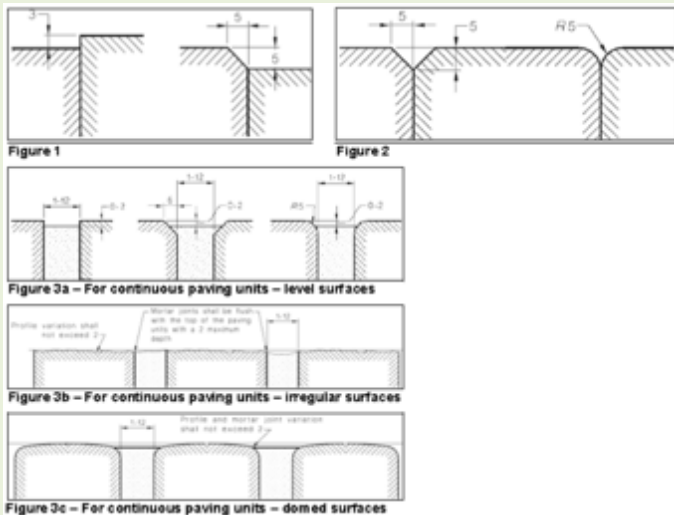
(xii) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.

Floor or ground surfaces on continuous accessible paths of travel and circulation spaces –

(i) A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with ambulant or sensory disability.

(ii) Abutment of surfaces shall have a smooth transition. Design transition shall be 0mm, however, construction tolerances are as follows –

- 0 ±3mm vertical change in level – see Figure 1
- 0 ±5mm change in level provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping – see Figure 2
- Various tolerances for raked joint pavers –
- see Figures 3a - level surfaces, 3b - irregular surfaces & 3c - domed surfaces.



(xi) Where carpets or any soft flexible materials are used on the ground or floor surface –

- The pile height or pile thickness, shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm,
- Exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge,
- At the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1:8 up to a total maximum height of 10mm.

(xii) Matting recessed within an accessible path of travel –

- Where of metal and bristle type construction or similar, its surface shall be no more than 3mm if vertical or 5mm if rounded or bevelled, above or below the surrounding surface; and
- Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3mm if vertical or 5mm if rounded or bevelled.

Switches and Controls –

(i) All new switches and controls, other than power points, shall be located not less than 900mm nor more than 1100mm above the finished floor and not less than 500mm from internal corners.

(ii) Rocker action and toggle switches shall be provided in accordance with Clause 14.2 in accessible residential sole-occupancy units.

Summary of AS1428.1-2009; Clause 10 & 11 Requirements (Ramps & Stairs)

Clause 10.2 – Walkways

Walkways shall comply with the following:

- The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 - Kerb in accordance with Figure 18.
 - Kerb rail and handrail in accordance with Figure 19.
 - A wall not less than 450 mm in height.
- Landings at top and bottom and at:
 - 25m intervals or less for 1:33,



- 15m intervals or less for 1:20,
- For walkways shallower than 1 in 33, no landings are required.

Clause 10.8 - Landings

Landings for walkways (up to 1:33) and ramps shall comply with one of the following:

- min. 1.2m if no change in direction as per Figure 25(A),
- min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B),
- 180° turn, landing as per Figure 25(C).
- Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per

Clause 13.3 for circulation spaces at doorways shown in Figure 25(D).
Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at "T" junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m.

Clause 11.1 - Stair construction

Stairs to be constructed as follows:

- Set back min. 0.9m from boundary,
- Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A),
- Have opaque risers,
- Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay,
- Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm,
- 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm.
- TGSIs installed as per AS1428.4.1.

Clause 11.2 - Stairway handrails

Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows:

- Design & construction as per Clause 12,
- Installed both sides,
- No vertical sections and shall follow angle of the stairway nosings,
- Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous,
- Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.

Clause 12 - Handrails

Design and construction to comply with:

- Handrails and balustrades shall not encroach into required circulation,
- Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions,
- Exposed edges or corners have min. radius of 5mm,
- Top of handrail to be between 865mm and 1.0m above nosing or landing,
- Height to be constant throughout,
- If balustrade is required at a height greater than the handrail, both shall be provided,
- Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D),
- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm,
- Handrails to have no obstructions to the passage of a hand along the rail,
- Inside handrail at landings to always be continuous as per Figure 28(a).

Summary of AS2890.6-2009



Clause 2.3 – Pavement slope & surface

- Accessible parking space and shared zones are to have a firm plane surface with a fall not exceeding 1:40 in any direction (1:33 if the surface is a bituminous seal and the parking space is out of doors).
- These areas shall have a slip-resistant surface.

Clause 2.4 – Headroom

- The path of vehicular travel from the car park entrance to all accessible parking spaces and from those spaces to the car park exit shall have a minimum headroom of **2200 mm**.
- The headroom above each dedicated space and adjacent shared area, measured from the level of the dedicated space shall be a minimum of **2500 mm**. For an angle parking space, the headroom of the front of the space and its adjacent shared area may be reduced to lie within the profile shown in Figure 2.7.

Clause 3.1 – Space identification

Each dedicated space shall be identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1000 mm high placed on a blue rectangle with no side more than 1200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point as illustrated in Figure 3.1.

Clause 3.2 – Space delineation

- Pavement markings specified in Items (a) and (b) of this Clause shall be yellow and shall have a slip resistant surface. Raised pavement markers shall not be used for space delineation.
- Pavement markings shall be provided as follows:

(a) Dedicated parking spaces shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall.

(b) Shared areas shall be marked as follows:

(i) Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall.

(ii) Other vacant non-trafficked areas, which may be intentionally or unintentionally obstructed (e.g. by unintended parking), shall be outlined with unbroken lines 80 to 100 mm wide on all sides excepting any side delineated by a kerb, barrier or wall, and marked with diagonal stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between stripes. The stripes shall be at an angle of 45 ± 10 degrees to the side of the space.

(iii) No shared area markings shall be placed in trafficked areas.

Summary of Specification D3.6: braille and tactile signs

Part 2 – Location of braille and tactile signs

Signage must be designed and installed as follows:

- Braille and tactile components located not less than 1.2m or greater than 1.6m;
- Single line signs to have tactile characters not less than 1.25m or greater than 1.35m;
- Signs identifying room features or facilities located on wall on the latch side of the door with edge of sign 50mm to 300mm from the architrave (or on the door itself if not possible to have adjacent).
- Signs identifying a door required by E4.5 to be provided with an exit sign, must be located on the side that faces a person seeking egress, and on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave (or on the door itself if not possible adjacent).

Part 3 – Braille and tactile sign specification

- Tactile characters to be raised or embossed to a height between 1mm and 1.5mm;
- Sentence case must be used, with 15mm to 50mm high characters for capitals and 50% high for the lower case;
- Tactile characters, symbols and the entire sign / frame to have rounded edges;
- The entire sign including characters, background, negative space or fill of signs to be matt or low gloss finish;
- Min. letter spacing to be 2mm;
- Min. word spacing to be 10mm;
- Thickness of letter strokes between 2mm and 7mm and of Arial typeface;



- Tactile text to be left justified (excluding single words).

Part 4 – Luminance contrast

- Background, negative space and fill to be min. 30% luminance contrast to the mounted surface,
- Tactile characters icons & symbols to be min 30% luminance contrast to the background or mount surface,
- Luminance contrasts must be met under the lighting conditions of its surrounds.

Part 5 – Lighting

Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.

Part 6 – Braille

- Grade 1 braille (uncontracted) as per Australian Braille Authority,
- Raised and domed, and left justified,
- Located 8mm below bottom line of text,
- Solid arrow, if arrow provided,
- On signs with multiple lines, semi-circular braille locator at the left margin must be horizontally aligned with the first line of braille text.

Glazing on an accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

Accessible sanitary facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided as per Table F2.4(a),
 - Accessible unisex showers must be provided as per Table F2.4(b),
 - At each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.
 - An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.
 - Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.
 - Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.

Water Taps – Must have:

- Taps shall have lever handles, sensor plates or other similar control,
- Lever handles to be min. 50mm clear from adjacent surface,
- Where hot water is provided, the water to be delivered through the mixing spout.

WC pan clearances

- WC pan clearance including set-out, seat height and seat width as per Figure 38 of AS1428.1.

Seat – As follows:

- full round type with minimal contours,
- be securely fixed when in use,
- seat fixings that create lateral stability,
- load rated to 150kgs,
- min. luminance contrast of 30%.

Backrest – As follows:

- be capable of withstanding 1100 N,



- height to the lower edge of backrest to the top of the WC pan of 120mm to 150mm,
- vertical height of 150mm-200mm and a width of 350mm and 400mm,
- front edge of the centre of the backrest to be at an angle of 950 to 1000.

Flushing control

- Flushing controls shall be user activated, either hand operated or automatic. Hand-operated controls to comply with Figure 40, or on the centreline of the toilet within the vertical limit zone. Controls within this zone shall not be within the area required for grabrails.
- Controls shall be proud of the surface and activate the flush before being level with the surrounding surface.

Toilet paper dispenser

- Toilet paper dispenser to be located within zone specified in Figure 41. Dispenser shall not encroach on required grabrail clearances.

Grabrails

- Concealed, high level cisterns or flush valves require a continuous grabrail across the rear wall and the side wall closest to the pan as per Figure 42.
- Low-level non-concealed cistern or flush valves require the grabrail to terminate each side of the cistern as per Figure 42.

Circulation space – Shall be as per Figure 43 of AS1428.1-2009, except for the following intrusions:

- Toilet paper dispenser,
- Grabrails,
- Washbasins with 100mm intrusion,
- Hand dryers and towel dispensers,
- Soap dispensers,
- Shelves,
- Wall cabinets with 150mm intrusion, mounted between 0.9m and 1.25m,
- Clothes hanging devices,
- Portable sanitary disposal units (Figure 43),
- Other wall mounted fixtures with 150mm intrusion, mounted between 0.9m and 1.25m.
- The overlapping of circulation space shall be in accordance with Clause 15.6.

Baby change tables

- Where installed, baby change tables shall not encroach into the required circulation space when in the folded position and have a max height of 820mm with clearance underneath of min. 720mm when open.

WC doors

- To be either hinged or sliding,
- Outward-opening doors shall have a mechanism to hold in the closed position without the use of a latch,
- Doors provided with an in-use indicator and a bolt or catch. If fitted with a snib, the snib handle is to be min. length of 45mm from the centre of the spindle.
- Latch mechanisms are to be openable from the outside in the case of an emergency.
- Force required as per Clause 13.5.2(e),
- Door handles and hardware as per Clause 13.5.

Washbasins for unisex accessible sanitary facilities

- A hand-washing facility shall be provided inside the toilet cubicle

Washbasins – As follows:

- Shall be located inside the cubicle,
- Washbasin outside pan circulation,
- Water taps as per Clause 15.2.1,
- Exposed hot water supply pipes to be insulated or located so as not a hazard,
- Projection of washbasins from wall and taps, bowl and drain outlet as per Figures 44 (A) and (B),



- Water supply pipes and waste outlets not to encroach on required clear space under basin.
- Each washbasin fixture to have unobstructed circulation space as per Figure 46, or Figure 45 for SOU's.

Mirrors

- Mirror to be located above or adjacent to washbasin.
- Where provided, a vertical mirror with a reflective surface not less than 350mm wide to extend from a height not less than 0.6m to not more than 1.85m.
- In an accessible residential unit, the mirror to be centred over the washbasin.

Shelves – To be provided adjacent to washbasin, as follows:

- A vanity top at a height of 800mm-830mm and min. width of 1200mm and depth of 300mm-400mm without encroaching circulation space,
- A separate fixture, within any circulation spaces at a height of 0.9m-1.0m, and external to all circulation space 0.79m-1.0m.

Soap dispensers, towel dispenser and similar fittings

- Soap and towel dispensers and hand dryers shall be operable by one hand and installed so the operative component or outlet between 0.9m and 1.1m and no closer than 0.5m from an internal corner.

Clothes-hanging devices

- A clothes-hanging device shall be installed 1.2m to 1.35m high and not less than 0.5m from an internal corner.

Sanitary disposal unit

- Where provided, sanitary disposal units to be as per Figure 43 for portable units or 0.5m from the pan for recessed units.

Switches and general-purpose outlets

- Where provided near the washbasin, switches and GPOs to be located as per Clause 14 and as close to the shelf as possible.

Showers

- Shower recesses and circulation space to a height not less than 0.9m as per Figure 47. Grabrails, shower hose fittings, taps, soap holder, shelf and seat are the only fixtures permitted in these spaces.

Circulation spaces in accessible sanitary facilities

- Circulation spaces in accessible sanitary facilities shall be in accordance with Clause 15.2.8 and Figures 43-47 and 50.
- Circulation spaces, including door circulation space, may be overlapped.
- Fixtures shall not encroach circulation space except:
 - a. Washbasin in WC circulation as per Figure 43,
 - b. Washbasin in shower circulation as per Figure 50,
 - c. Washbasin in door circulation as per Figure 51(A) and 51(B).
- Clearances beneath washbasin as per Clause 15.3.