Date: 28 February 2025
Our Ref: P240101

Little Italy Coffee Roasters Pty Ltd
Unit 18, 8 Tilley Lane
Frenchs Forest NSW 2086
Att: Mr Peter Hornak

Dear Peter,

RE: Unit 1, 1 Minna Cl, Belrose
BCA COMPLIANCE ASSESSMENT

Please find enclosed our BCA Compliance Report prepared in respect of the proposed use within the subject tenancy.

In reviewing the content of this Report, particular attention is drawn to the content of Parts 2, 3 and 4, as: –

- Part 3 Provides a Key point summary

- Part 4 summarizes the compliance status of the proposed design in terms of each prescriptive provision of the BCA.

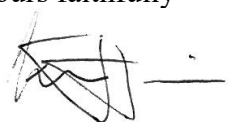
  The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

- Part 5 contains a detailed analysis of the proposed design, and provides informative commentary & recommendation in respect of each instance of prescriptive non-compliance and area of preliminary only (design) detail, as applicable.

  This commentary enables the project team to readily identify and understand the nature and extent of information required within the Construction Certificate application to demonstrate the attainment of BCA compliance.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully



Kieran Tobin
Director

FIRE SAFETY ASSESSMENT

PREPARED FOR

Little Italy Coffee Roasters Pty Ltd

REGARDING
Unit 1, 1 Minna Cl, Belrose

Prepared By

REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

Our Reference	Issue No.	Remarks	Issue Date
P240101	1	Design Compliance Report	28 February 2025
Author		Kieran Tobin Senior NCC Consultant Registered Building Surveyor - Fair Trading no 0409 Grad Dip Building Surveying UWS	

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1.0 INTRODUCTION

1.1 GENERAL

This "Fire Safety Assessment" report has been prepared at the request of Little Italy Coffee Roasters Pty Ltd, and relates to the premises located at Unit 1, 1 Minna Cl, Belrose.
This report is required for an Application for use of the subject premises and internal alterations and additions to facilitate an Artisan Food and Beverage Industry.

1.2 REPORT BASIS

The content of this report reflects –

(a) The principles and provisions of BCA 2022, Parts C, D, E and F4;
(b) A site inspection of the existing premises on Friday the 16th of August 2024
(c) Architectural Plans prepared by Alex Bryden Architecture

Plan Ref	Description	Dated
DA001	Site Plan	31/01/25
DA100	Ground Floor Plan	31/01/25
DA101	Upper Ground Floor + First Floor	31/01/25
DA102	Roof Plan	31/01/25
DA300	Sections	31/01/25

1.3 EXCLUSIONS

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

(a) Structural and services design documentation;
(b) General building services;
(c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
(d) The individual requirements of the Workcover Authority;
(e) Disability Discrimination Act (DDA);
(f) Assessment of any structural elements or geotechnical matters relating to the building, including any;
(g) Consideration of any fire services operations (including hydraulic, electrical or other systems);
(h) Assessment of plumbing and drainage installations, including stormwater;
(i) Assessment of mechanical plant operations, electrical systems or security systems;
(j) Heritage significance;
(k) Consideration of energy or water authority requirements;
(l) Consideration of Council's local planning policies;
(m) Environmental or planning issues;
(n) Requirements of statutory authorities;
(o) Sections B, D3, F, G, J or I of the BCA are not considered;
(p) This report has been prepared for the exclusive use of the client referred to on the cover sheet of this report. We do not warrant or accept liability for the reliance upon or use of this report by anyother party.

(q) The report considers matters of a significant nature only and should not be considered exhaustive.
(r) The report does not consider structural adequacy of the building.

1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the change of use within the existing building may comply with the relevant prescriptive provisions of BCA 2022, Parts C, D, E and F4

Assessment of the proposed design considers each prescriptive BCA provision, and identifies such as either: –

(a) Being complied with; or
(b) Not being complied with; or
(c) Requiring the provision further detail with the future Building Permit or other application or
(d) Not being relevant to the particular building works proposal.

The status of the design, in terms of these four (4) categories, is summarised within Part 3 of this report.

Where prescriptive non-compliance is identified, suitable recommendations to remedy the non-compliance shall be detailed in Part 4.

In instances where preliminary only detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Construction Certificate) shall also be outlined in Part 4.

2.0 MATTERS IDENTIFIED / RECOMMENDATIONS

2.1 COMPLIANCE PATHWAYS WITHIN THE BCA

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

A2.1 Compliance with the Performance Requirements

Performance Requirements are satisfied by one of the following, as shown in Figure 1:
(1)A *Performance Solution*.
(2)A *Deemed-to-Satisfy Solution*.
(3)A combination of (1) and (2)**.**

Figure 1: NCC compliance option structure

2.2 BASE BUILDING COMPLIANCE ISSUES IDENTIFIED

The following table provides a list of key compliance issues within the base building, these items are not as a result of the subject tenancy but require identification to illustrate the level of compliance achieved by the building.

Deemed-To-Satisfy Compliance – Key Considerations		
Item No.	**BCA Clause**	**Comment**
1.	D2D14	**Discharge from Exits** There is a Technical non compliance in regard to the existing building – The eastern external path has a clear width of 900mm rather than the required 1000mm. As this is an existing Building element (unaffected by the subject works) – we make no recommendations in regard to altering the current path width.

2.3 KEY COMPLIANCE ISSUES IDENTIFIED WITHIN THE SUBJECT TENANCY

The following table provides a list of key compliance issues within the proposed design.

Deemed-To-Satisfy Compliance – Key Considerations		
Item No.	**BCA Clause**	**Comment**
1.	D2D5	**Building Egress** Within the Warehouse area (LGF) Travel from the West side (between the Racking systems, does not allow for a Point of Choice between Exits within 20m

		We recommend altering the Floorplan/Racking to allow for compliant Travel distance.
2.	D2D8	**Egress Width** Within the West side of the Factory the equipment adjacent to the Exit reduces egress width to less than the required 1000mm We recommend repositioning the equipment away from the Exit.
3.	D3D24	**Doorways ad Doors** The roller shutter to the Upper Ground Floor External Exit Door, is contrary to clause D2D4 (b) and obstructs egress from the building We recommend removal of the Roller Shutter
4.	Part D4	**Building "Access" –** The Building is an existing building and subject to the Access to Premises Standard Access Compliance is required to the areas of new works (The New Part) and from the building entry to the area of new works (the affected Part). In our opinion the Warehouse area enjoys an Exemption under Clause D2D5 as it is neither safe not practical to maintain the area as Accessible. In our opinion access to the New Part being the Café is generally compliant
5.	Part E4	Exit and Directional Signage We Recommend reviewing AS/NZS 2293.1 compliant Directional Signage throughout the factory floor – where Exit signage is not directly visible When positioning the signage it should make clear the immediate and alternate Exit routes from any point on the factory floor.

3.0 BUILDING DESCRIPTION

3.1 GENERAL

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

3.1 RISE IN STOREYS (CLAUSE C2D3)

The building has a rise in storeys of three (3).

3.2 BUILDING CLASSIFICATION (CLAUSE A3.2)

The Building will contain the following classifications

Class	Description
Class 5	An administrative office
Class 8	A building in which the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce for sale takes place.

3.3 Effective Height

The buildings have an effective height of less than 12m.

3.4 TYPE OF CONSTRUCTION (CLAUSE C2D2, TABLE 5)

Specification 5 - Type B Construction – based on floor area and volume

TYPE B CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element			**Class of building—FRL: (in minutes)**	
Structural adequacy/Integrity/Insulation				
	2, 3 or 4 part	**5, 7a or 9**	**6**	**7b or 8**
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any *fire-source feature* to which it is exposed is—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 30	120/ 90/ 60	180/120/ 90	240/180/120
3 to less than 9 m	90/ 30/ 30	120/ 30/ 30	180/ 90/ 60	240/ 90/ 60
9 to less than 18 m	90/ 30/–	120/ 30/–	180/ 60/–	240/ 60/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–
For non-*loadbearing* parts—				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 30	–/ 90/ 60	–/120/ 90	–/180/120
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an *external wall*, where the distance from any *fire-source feature* to which itis exposed is—				
For *loadbearing* columns—				
less than 18 m	90/–/–	120/–/–	180/–/–	240/–/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–
For non-*loadbearing* columns—				
For non-*loadbearing* columns—	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90 / 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair *shafts*—				
Loadbearing	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Fire-resisting stair *shafts*—				
Non-*loadbearing*	–/ 90/ 90	–/120/120	–/120/120	–/120/120

Bounding *public corridors*, public lobbies and the like—				
Loadbearing	60/ 60/ 60	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding *sole-occupancy units*—				
Loadbearing	60/ 60/ 60	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/ 60/ 60	–/–/–	–/–/–	–/–/–
OTHER LOADBEARING INTERNAL WALLS and COLUMNS—	60/–/–	120/–/–	180/–/–	240/–/–
ROOFS	–/–/–	–/–/–	–/–/–	–/–/–

3.5 GENERAL FLOOR AREA LIMITATIONS (TABLE C3D3)

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

Table C2.2 – Maximum size of Fire Compartments				
Building Class		Type A	**Type B**	Type C
5, 9b, 9c	Max Floor area Max Volume	8000 m^2 48,000 m^3	**5,500 m^2** **33,000 m^3**	3000 m^2 18,000 m^3
6, 7, 8, 9a	Max Floor area Max Volume	5000 m^2 30,000 m^3	**3500 m^2** **21,000 m^3**	2000 m^2 12,000 m^3

3.6 PART B1 - STRUCTURAL PROVISIONS

Structural Engineers Details prepared by an Appropriately qualified Structural Engineer will be required within the Construction Certificate Documentation.
Confirmation will be required that the design achieves compliance with the following standards (where relevant):-

- AS 1170.0 – 2002 – General Principles
- AS 1170.1 – 2002 – Certification of Barriers to Prevent Falls (Dead and Live Loads)
- AS 1170.2 – 2011 – Wind Loads
- AS 1170.4 – 2007 – Earthquake Actions
- AS 3700 – 2018 – Masonry Structures
- AS 3600 – 2018 – Concrete Structures
- AS 4100 – 1998 – Steel Structures
- AS 4600 – 2018 – Cold Formed Steel Structures
- AS 2519- 2009 – Piling Design and Installation
- AS 1720.1 – 2010 – Design of Timber Structures
- AS/NZS 1664.1 and 1664.2 – 1997 – Aluminium Construction
- AS 2047 – 2014 – Windows and External Glazed Doors in Buildings
- AS 1288 – 2006 – Glass In Buildings Selection and Installation
- A building in a *flood hazard area* must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.

4.0 BCA ASSESSMENT – SUMMARY

4.1 GENERAL

The tables contained within items 3.2 – 3.5 below summarise the compliance status of the proposed architectural design in terms of each prescriptive provision of the Building Code of Australia.

For those instances of either "prescriptive non-compliance" or "preliminary only detail", a detailed analysis and commentary is provided within Part 4.

4.2 SECTION C – FIRE RESISTANCE

BCA reference	Complies	Does not comply	Works Required	Base Building	Not relevant
C2D1 - Deemed-to-Satisfy Provisions	✓				
C4D2 – Fire Resistance	✓				
C2D4 - Buildings of multiple classification					✓
C2D5 - Mixed types of construction					✓
C2D6 - Two storey Class 2, 3 or 9c buildings					✓
C2D7 - Class 4 parts of buildings					✓
C2D8 - Open spectator stands and indoor sports stadiums					✓
C2D9 - Lightweight construction					✓
C2D10 - Non-combustible building elements					
C2D11 - Fire hazard properties	✓				
C2D12 - Performance of external walls in fire					✓
C2D13 - Fire-protected timber: Concession					✓
C2D14- Ancillary elements	✓				
C2D15-Fixing of bonded laminated cladding panels					✓
C3D3 - General floor area and volume limitations	✓				
C3D4 - Large isolated buildings					✓
C3D5 - Requirements for open spaces and vehicular access					✓
C3D6 - Class 9 buildings					✓
C3D7 - Vertical separation of openings in external walls					✓
C3D8 - Separation by fire walls	✓				
C3D9 - Separation of classifications in the same storey	✓				
C3D10 - Separation of classifications in different storeys	✓				
C3D11 - Separation of lift shafts					✓
C3D12 - Stairways and lifts in one shaft					✓
C3D13 - Separation of equipment				✓	
C3D14 - Electricity supply system				✓	
C3D15 - Public corridors in Class 2 and 3 buildings					✓
C4D3 - Protection of openings in external walls	✓				
C4D4- Separation of external walls and associated openings in different fire compartments					✓
C4D5- Acceptable methods of protection					✓
C4D6- Doorways in fire walls	✓				
C4D7-Sliding fire doors					✓
C4D8- Protection of doorways in horizontal exits					✓
C4D9- Openings in fire-isolated exits					✓
C4D10- Service penetrations in fire-isolated exits					✓
C4D11- Openings in fire-isolated lift shafts					✓
C4D12- Bounding construction: Class 2 and 3 buildings and Class 4 parts					✓
C4D13- Openings in floors and ceilings for services					✓
C4D14- Openings in shafts					✓
C4D15- Openings for service installations					✓
C4D16- Construction joints					✓
C4D17- Columns protected with lightweight construction to achieve an FRL					✓

4.3 SECTION D – ACCESS AND EGRESS

BCA reference	Complies	Does not comply	Works Required	Base Building	Not relevant
D2D3 - Number of exits required	✓				
D2D4 - When fire-isolated stairways and ramps are required	✓				
D2D5 - Exit travel distances		✓			
D2D6 - Distance between alternative exits	✓				
D2D7 - Height of exits, paths of travel to exits and doorways	✓				
D2D8 - Width of exits and paths of travel to exits			✓		
D2D9 - Width of doorways in exits or paths of travel to exits	✓				
D2D10 - Exit width not to diminish in direction of travel			✓		
D2D12 - Travel via fire-isolated exits					✓
D2D13 - External stairways or ramps in lieu of fire-isolated exits					✓
D2D14 - Travel by non-fire-isolated stairways or ramps			✓		✓
D2D15 - Discharge from exits					✓
D2D16 - Horizontal exits					✓
D2D17 - Non-required stairways, ramps or escalators					✓
D2D18 - Number of persons accommodated					✓
D2D19 - Measurement of distances					✓
D2D20 - Method of measurement					✓
D2D21 - Plant rooms, lift machine rooms and electricity network substations: Concession					✓
D2D22 - Access to lift pits					✓
D2D23 - Egress from primary schools					✓
D3D3 - Fire-isolated stairways and ramps					✓
D3D4 - Non-fire-isolated stairways and ramps					✓
D3D5 - Separation of rising and descending stair flights					✓
D3D6 - Open access ramps and balconies					✓
D3D7 - Smoke lobbies					✓
D3D8 - Installations in exits and paths of travel					✓
D3D9 - Enclosure of space under stairs and ramps					✓
D3D10 - Width of required stairways and ramps					✓
D3D11 - Pedestrian ramps					✓
D3D12 - Fire-isolated passageways					✓
D3D13 - Roof as open space					✓
D3D14 - Goings and risers	✓				
D3D15 - Landings	✓				
D3D16 - Thresholds	✓				
D3D17 - Barriers to prevent falls	✓				
D3D18 - Height of barriers	✓				
D3D19 - Openings in barriers	✓				
D3D20 - Barrier climbability					✓
D3D21 - Wire barriers					✓
D3D22 - Handrails					✓
D3D23 - Fixed platforms, walkways, stairways and ladders					✓
D3D24 - Doorways and doors		✓			
D3D25 - Swinging doors	✓				
D3D26 - Operation of latch	✓				
D3D27 - Re-entry from fire-isolated exits					✓
D3D28 - Signs on doors	✓				
D3D29 - Protection of openable windows					✓
D3D30 - Timber stairways: Concession					✓
D4D2 -General building access requirements	✓				
D4D3-Access to buildings	✓				
D4D4 -Parts of buildings to be accessible	✓				
D4D5 -Exemptions	✓				
D4D6 -Accessible carparking					✓
D4D7 -Signage					✓
D4D8 -Hearing augmentation					✓
D4D9 -Tactile indicators					✓
D4D10- Wheelchair seating spaces in Class 9b assembly buildings					✓

D4D11-Swimming pools					✓
D4D12-Ramps					✓
D4D13-Glazing on an accessway					✓

4.4 SECTION E – SERVICES AND EQUIPMENT

BCA reference	Complies	Does not comply	Works Required	Base Building	Not relevant
E1D2 - Fire hydrants	✓				
E1D3 -Fire hose reels	✓				
E1D4 - Sprinklers					✓
E1D5 - Where sprinklers are required: all classifications					✓
E1D6 - Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings					✓
E1D7 -Where sprinklers are required: Class 3 building used as a residential care building					✓
E1D8 - Where sprinklers are required: Class 6 building					✓
E1D9 - Where sprinklers are required: Class 7a building, other than an open-deck carpark					✓
E1D10 -Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings					✓
E1D11 - Where sprinklers are required: Class 9b buildings					✓
E1D12 - Where sprinklers are required: additional requirements					✓
E1D13 -Where sprinklers are required: occupancies of excessive hazard					✓
E1D14 -Portable fire extinguishers	✓				
E1D15 -Fire control centres					✓
E1D16 -Fire precautions during construction					✓
E1D17 -Provision for special hazards					✓
E2D3 -General requirements	✓				
E2D4 -Fire-isolated exits					✓
E2D5 -Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building					✓
E2D6 -Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings					✓
E2D7 -Buildings more than 25 m in effective height: Class 9a buildings					✓
E2D8 -Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building					✓
E2D9 -Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	✓				
E2D10 -Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4					✓
E2D11 -Buildings not more than 25 m in effective height: Class 9a and 9c buildings					✓
E2D12 -Class 7a buildings					✓
E2D13 -Basements (other than Class 7a buildings)					✓
E2D14 -Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)					✓
E2D15 -Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall)					✓
E2D16 -assembly buildings: nightclubs, discotheques and the like					✓
E2D17 - assembly buildings: exhibition halls					✓
E2D18 - assembly buildings: theatres and public halls					✓
E2D19 -Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes					✓
E2D20 -Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)					✓
E2D21 -Provision for special hazards					✓
E3D2 - Lift installations					✓
E3D3 - Stretcher facility in lifts					✓
E3D4 - Warning against use of lifts in fire					✓
E3D5 - Emergency lifts					✓
E3D6 -Landings					✓
E3D7 -Passenger lift types and their limitations					✓

E3D8 -Accessible features required for passenger lifts					✓
E3D9 -Fire service controls					✓
E3D10 -Residential care buildings					✓
E3D11 -Fire service recall control switch					✓
E3D12 -Lift car fire service drive control switch					✓
E4D2 -Emergency lighting requirements	✓				
E4D3 -Measurement of distance	✓				
E4D4 -Design and operation of emergency lighting	✓				
E4D5 -Exit signs	✓				
E4D6 -Direction signs			✓		
E4D7 -Class 2 and 3 buildings and Class 4 parts: exemptions					✓
E4D8 -Design and operation of exit signs				✓	
E4D9 -Emergency warning and intercom systems					✓

3.1. SECTION F – HEALTH AND AMENITY

BCA reference	Complies	Does not comply	Detail required	Not relevant
F4D2 - Calculation of number of occupants and facilities	✓			
F4D3 - Facilities in Class 3 to 9 buildings	✓			
F4D4 - Accessible sanitary facilities				✓
F4D5 - Accessible unisex sanitary compartments				✓
F4D6 - Accessible unisex showers				✓
F4D7 - Construction of sanitary compartments				✓
F4D8 - Interpretation: urinals and washbasins				✓
F4D9 - Microbial (legionella) control				✓
F4D10 - Waste management				✓
F4D12 - Accessible adult change facilities				✓

5.0 BCA ASSESSMENT – DETAILED ANALYSIS

5.1 GENERAL

With reference to the "BCA Assessment Summary" contained within Part 3 above, the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.
In our opinion compliance with the Building Code of Australia 2022, Volume 1,Parts C, D, E and F4 can be achieved subject to the implementation of the following details into the Construction documentation.

5.2 SECTION C – FIRE RESISTANCE

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
C2D11	**Fire hazard properties** [2019: C1.10] (1)The fire hazard properties of the following internal linings, materials and assemblies within a Class 2 to 9 building must comply with Specification 7: (a)Floor linings and floor coverings. (b)Wall linings and ceiling linings. (c)Air-handling ductwork. (d)Lift cars. (e)In Class 9b buildings used as a theatre, public hall or the like— (i)fixed seating in the audience area or auditorium; and (ii)a proscenium curtain required by Specification 32. (f)Escalators, moving walkways and non-required non fire-isolated stairways or pedestrian ramps subject to Specification 14.	Further Detail is required within the Construction Documentation

	(g)Sarking-type materials. (h)Attachments to floors, ceilings, internal walls, common walls, fire walls and to internal linings of external walls. (i)Other materials including insulation materials other than sarking-type materials. (2)Paint or fire-retardant coatings must not be used to achieve compliance with the required fire hazard properties. VIC C2D11(3) (3)The requirements of (1) do not apply to a material or assembly if it is— (a)plaster, cement render, concrete, terrazzo, ceramic tile or the like; or (b)a fire-protective covering; or (c)a timber-framed window; or (d)a solid timber handrail or skirting; or (e)a timber-faced door; or (f)an electrical switch, socket-outlet, cover plate or the like; or (g)a material used for— (i)a roof insulating material applied in continuous contact with a substrate; or (ii)an adhesive; or (iii)a damp-proof course, flashing, caulking, sealing, ground moisture barrier, or the like; or (h)a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or (i)a clear or translucent roof light of glass fibre-reinforced polyester if— (i)the roof in which it is installed forms part of a single storey building required to be Type C construction; and (ii)the material is used as part of the roof covering; and (iii)it is not closer than 1.5 m from another roof light of the same type; and (iv)each roof light is not more than 14 m2 in area; and (v)the area of the roof lights per 70 m2 of roof surface is not more than 14 m2; or (j)a face plate or neck adaptor of supply and return air outlets of an air handling system; or (k)a face plate or diffuser plate of light fitting and emergency exit signs and associated electrical wiring and electrical components; or	

	(l)a joinery unit, cupboard, shelving, or the like; or (m)an attached non-building fixture and fitting such as— (i)a curtain, blind, or similar decor, other than a proscenium curtain required by Specification 32; and (ii)a whiteboard, window treatment or the like; or (n)timber treads, risers, landings and associated supporting framework installed in accordance with D3D30 where the Spread-of-Flame Index and the Smoke-Developed Index of the timber does not exceed 9 and 8 respectively; or any other material that does not significantly increase the hazards of fire.	
C3D13	**Separation of equipment** [2019: C2.12] (1)Equipment other than that described in (2) and (3) must be separated from the remainder of the building with construction complying with (4), if that equipment comprises— (a)lift motors and lift control panels; or (b)emergency generators used to sustain emergency equipment operating in the emergency mode; or (c)central smoke control plant; or (d)*boilers*; or (e)a *battery system* installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. (2)Equipment need not be separated in accordance with (1) if the equipment comprises— (a)smoke control exhaust fans located in the air stream which are constructed for high temperature operation in accordance with Specification 21; or (b)stair pressurising equipment installed in compliance with the relevant provisions of AS 1668.1; or (c)a lift installation without a machine-room; or (d)equipment otherwise adequately separated from the remainder of the building. (3)Separation of on-site fire pumps must comply with the requirements of AS 2419.1. (4)Separating construction must have— (a)except as provided by (b)— (i)an FRL as *required* by Specification 5, but not less than 120/120/120; and (ii)any doorway protected with a *self-closing* fire door having an FRL of not less than –/120/30; or when separating a lift *shaft* and lift motor room, an FRL not less than 120/–/–.	For Reference

C3D14	**Electricity supply system** (1)An electricity substation located within a building must— (a)be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (b)have any doorway in that construction protected with a *self-closing* fire door having an FRL of not less than –/120/30. (2)A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must— (a)be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (b)have any doorway in that construction protected with a *self-closing* fire door having an FRL of not less than –/120/30. (3)Subject to (4), electrical conductors must— (a)have a classification in accordance with AS/NZS 3013 of not less than— (i)if located in a position that could be subject to damage by motor vehicles — WS53W; or (ii)otherwise — WS52W; or (b)be enclosed or otherwise protected by construction having an FRL of not less than 120/120/120. (4)The requirements of (3) only apply to electrical conductors located within a building that supply— (a)a substation located within the building which supplies a main switchboard covered by (2); or (b)a main switchboard covered by (2). (5)Where emergency equipment is *required* in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear. (6)For the purposes of (5), emergency equipment includes but is not limited to the following: (a)Fire hydrant booster pumps. (b)Pumps for *automatic* sprinkler systems, water spray, chemical fluid suppression systems or the like. (c)Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. (d)Air handling systems designed to exhaust and control the spread of fire and smoke. (e)Emergency lifts. (f)Control and indicating equipment. Emergency warning and intercom systems.	For Reference

5.3 SECTION D – ACCESS AND EGRESS

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
D2D5	**Exit travel distances** [2019: D1.4] Class 5, 6, 7, 8 or 9 buildings (a)no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m; and space may be increased to 30 m. in a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space	Within the Warehouse area (LGF) Travel from the West side (between the Racking systems, does not allow for a Point of Choice between Exits within 20m We recommend altering the Floorplan/Racking to allow for compliant Travel distance.
D2D8	**Width of exits and paths of travel to exits** [2019: D1.6(b), (c), (d) and (e)] (1)The unobstructed width of each *required exit* or path of travel to an *exit*, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than— (a)1 m; or *area* or *ward area*; and 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a (b)*treatment* (c)in a *public corridor* in a Class 9c *aged care building*, notwithstanding (2) and (3)— (i)1.5 m; and (ii)1.8 m for the full width of the doorway, providing access into a *sole-occupancy unit* or communal bathroom. (2)If the *storey*, *mezzanine* or *open spectator stand* accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of each *required exit* or path of travel to an *exit*, except for doorways, must be not less than— (a)1 m plus 250 mm for each 25 persons (or part) in excess of 100; or 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a (b)*treatment area* or *ward area*. (3)If the *storey*, *mezzanine* or *open spectator stand* accommodates more than 200 persons, the aggregate unobstructed width of each *required exit* or path of travel to an *exit*, except for doorways, must be not less than— (a)2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a	**Egress Width** Within the West side of the Factory the equipment adjacent to the Exit reduces egress width to less than the required 1000mm We recommend repositioning the equipment away from the Exit.

	gradient steeper than 1 in 12; or (b)in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200. (4)In an *open spectator stand* which accommodates more than 2000 persons, the aggregate unobstructed width of each *required exit* or path of travel to an *exit*, except for doorways, must be not less than 17 m plus a width (in metres) equal to the number in excess of 2000 divided by 600.	
D2D10	**Exit width not to diminish in direction of travel** 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 D2D8(1)(b) or D2D9(a)(i).	
D2D15	**Discharge from exits** [2019: D1.10] (1)An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it. (2)If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than— (a)the minimum width of the required exit; or (b)1 m, whichever is the greater. (3)If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by— (a)a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D4; or (b)except if the exit is from a Class 9a building, a stairway complying with the Deemed-to-Satisfy Provisions of the BCA. (4)The discharge point of alternative exits must be located as far apart as practical.	For Reference

D3D24	**Doorways and doors** [2019: D2.19] (1)A doorway in a resident use area of a Class 9c building must not be fitted with— (a)a sliding fire door; or (b)a sliding smoke door; or (c)a revolving door; or (d)a roller shutter door; or (e)a tilt-up door. (2)A doorway serving as a required exit or forming part of a required exit, or a doorway in a patient care area of a Class 9a health-care building— (a)must not be fitted with a revolving door; and (b)must not be fitted with a roller shutter or tilt-up door unless— (i)it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m2; and (ii)the doorway is the only required exit from the building or part; and (iii)it is held in the open position while the building or part is lawfully occupied; and (c)must not be fitted with a sliding door unless— (i)it leads directly to a road or open space; and (ii)the door is able to be opened manually under a force of not more than 110 N; and (d)if fitted with a door which is power-operated— (i)it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii)if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. (3)A power-operated door in a path of travel to a required exit, except for a door in a patient care area of a Class 9a health-care building as provided in (2), must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source.	The roller shutter to the Upper Ground Floor External Exit Door, is contrary to clause D2D4 (b) and obstructs egress from the building We recommend removal of the Roller Shutter

5.4 SECTION E – SERVICES AND EQUIPMENT

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
E4D5	**Exit signs** An *exit* sign must be clearly visible to persons approaching the *exit*, and must be installed on, above or adjacent to each— (a)door providing direct egress from a *storey* to— (i)an enclosed stairway, passageway or ramp serving as a *required exit*; and (ii)an external stairway, passageway or ramp serving as a *required exit*; and (iii)an external access balcony leading to a *required exit*; and (b)door from an enclosed stairway, passageway or ramp at every level of discharge to a road or *open space*; and (c)*horizontal exit*; and (d)door serving as, or forming part of, a *required exit* in a *storey required* to be provided with emergency lighting in accordance with E4D2.	Exit and Directional Signage We Recommend reviewing AS/NZS 2293.1 compliant Directional Signage throughout the factory floor – where Exit signage is not directly visible When positioning the signage it should make clear the immediate and alternate Exit routes from any point on the factory floor.
E4D6	**Direction signs** If an *exit* is not readily apparent to persons occupying or visiting the building then *exit* signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a *required exit*.	
E4D8	**Design and operation of exit signs** Every *required exit* sign must— (a)comply with— (i)AS/NZS 2293.1; or (ii)for a photoluminescent *exit* sign, Specification 25; and (b)be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.	

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