

16 January 2020

Macpherson Property and Management  
PO Box 380  
Newport NSW 2106

Att: Andrew Macpherson [andrew@macpherson.com.au](mailto:andrew@macpherson.com.au)

**RE: NATIONAL CONSTRUCTION CODE (NCC) REVIEW 2019**  
**11-17 WILMETTE PLACE MONA VALE NSW 2103**  
**- BCA COMPLIANCE AND DISABLED ACCESS**

Building Anatomy has been engaged to review the proposed works at 11-17 Wilmette Place Mona Vale. This review is undertaken against the National Construction Code (NCC) **2019** and is to assist the incoming tenant and building owner to satisfy themselves that at the completion of the current development works, each tenancy and the building is fit for occupation and use in accordance with its classification under the BCA.

## 1.0. INTRODUCTION

### 1.1. Location and Description

The subject building is a two-storey industrial warehouse building. The current building is subject to a minor Complying Development Certificate (19/0035/01) rectifying current base building BCA non-compliance and to assist divide the building in to smaller tenancies, also pre-empting the support of this DA to provide additional access points to loading bays for a more flexible range of tenants with independent loading bays and new site landscaping.



Existing - Aerial Photo

NTS

11-17 Wilmette Place Mona Vale 2103

Lot/Section/Plan no: 131-/DP708044

Council: NORTHERN BEACHES COUNCIL

Layers

Legends

Filter layers

Administration

Principal Planning Layers

State Environmental Planning Policies

Development Control

Hazard

Map tools

Search Results (8)

Acid Sulfate Soils

Class 2

Class 3

Minimum Lot Size

Land Zoning

IN2: Light Industrial

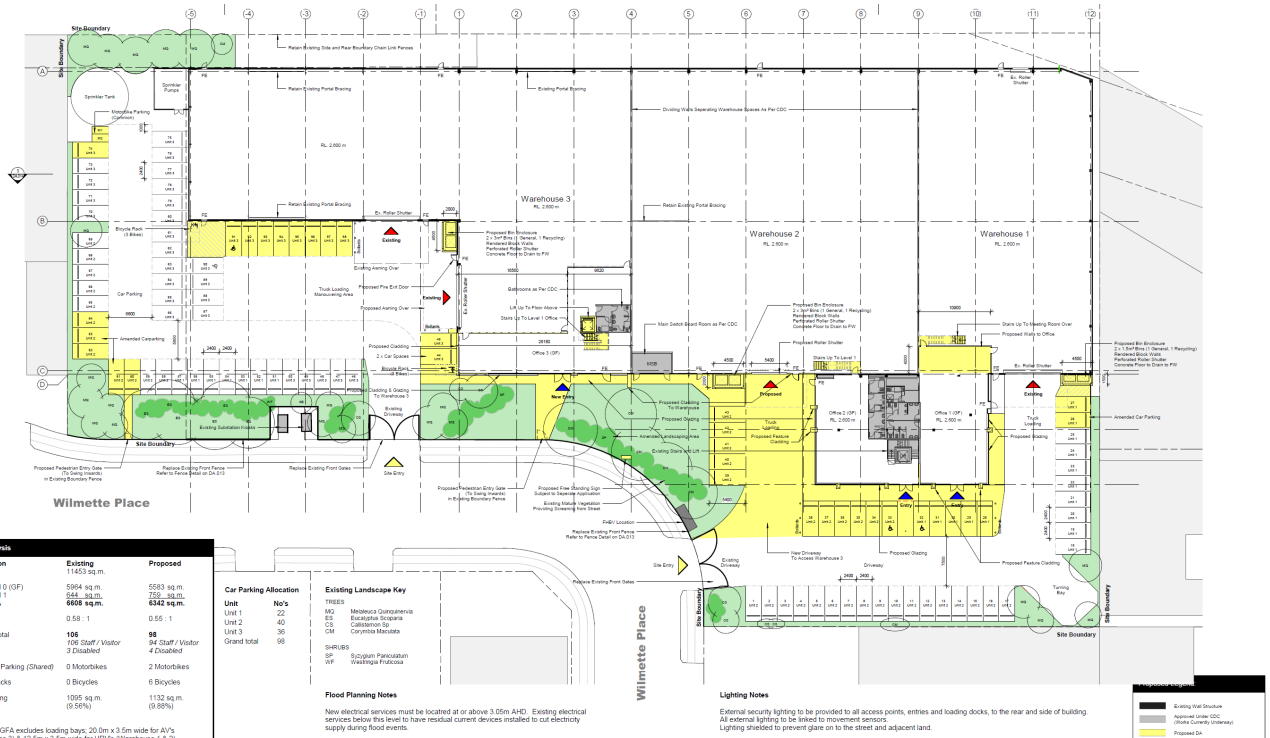
Additional Permitted Uses

Height of Building

SEPP Results

Development Control Plans

Contributions Plans



**Site Analysis**

Description	Existing	Proposed
Site Area	11450 sq. m.	11450 sq. m.
GFA Level 0 (GF)	5594 sq. m.	5583 sq. m.
GFA Level 1	544 sq. m.	728 sq. m.
<b>Total GFA</b>	<b>6008 sq. m.</b>	<b>6342 sq. m.</b>
FSR	0.58 : 1	0.55 : 1
Parking Total	<b>106</b>	<b>88</b>
Includes	106 Staff / Visitor 3 Disabled	84 Staff / Visitor 4 Disabled
Motorbike Parking (Shared)	0 Motorbikes	2 Motorbikes
Bicycle Racks	0 Bicycles	8 Bicycles
Landscaping	1095 sq. m. (9.56%)	1132 sq. m. (9.88%)

Note: Proposed GFA excludes loading bays: 20.0m x 3.5m wide for AV's (Warehouse 3) & 12.5m x 3.5m wide for HRV's (Warehouse 1 & 2).

**Car Parking Allocation**

Unit	No's
Unit 1	22
Unit 2	40
Unit 3	36
<b>Grand total</b>	<b>98</b>

**Existing Landscape Key**

TREES	Notes
MS	Metrosideros dumosissima
ES	Eucalyptus scopulorum
CS	Corymbia maculata
SH	Scaevola
WF	Wetland Forest


**Flood Planning Notes**

New electrical services must be located at or above 3.05m AHD. Existing electrical services below this level to have residual current devices installed to cut electricity supply during flood events.

**Lighting Notes**

External security lighting to be provided to all access points, entries and loading docks, to the rear and side of building. All external lighting to be linked to movement sensors. Lighting shielded to prevent glare on to the street and adjacent land.

## 1.2. Document Control

Report No.	Date	Rev	Comment
190060	16.01.2020	1.0	Final
<b>Prepared by</b>		<b>Signed</b>	
Peter Antcliffe Director   BPB 0009 <a href="mailto:peter@buildinganatomy.com.au">peter@buildinganatomy.com.au</a> +61 423 204 960			

## 1.3. Proposed construction drawings by Nordon Jago Architects

DA Drawings		
Dwg No.	Rev	Title
DA.001	I	Cover Page
DA.002	G	Existing Site Analysis & Site Plan
DA.003	I	Existing & Demo Ground Floor Plan
DA.004	G	Existing & Demo Level 1 Plan
DA.005	G	Existing & Demo Roof Plan
DA.006	G	Existing & Demo Elevations
DA.007	H	Existing & Demo Sections
DA.010	P	Proposed Ground Floor Plan
DA.011	L	Proposed Level 1 Plan
DA.012	H	Proposed Roof Plan
DA.013	G	Proposed Elevations & Fence Detail
DA.014	H	Proposed Sections
DA.015	G	Proposed Perspectives & Materials
DA.016	G	Proposed Perspectives
DA.020	C	Notification Plan

## 2.0. BCA DESCRIPTION

### 2.1. Building Code of Australia Description

This review has been undertaken against the **2019 BCA** edition. The building is described in the following sections.

### 2.2. Rise in Storeys (RIS) (Clause C1.2)

The rise in storeys is Two (2).

### 2.3. Building Classifications (Clause A3.2)

- The building has been classified in accordance with the below table.

Building Levels	Classification
Ground	Classes 5, 7, 8
Level 1	Class 5

### 2.4. Effective Height (Clause A1.1)

The effective height of the building is <12m.

### 2.5. Type of Construction (Table C1.1)

The building is required to be of Type 'A' Construction based on compliance with Table C2.2.

### 2.6. Floor Area and Volume Limitations (Table C2.2)

The current building is considered a single fire compartment and is over the limitations of Type A construction and is currently a non-compliant Large Isolated Building (LIB)

#### Base building fire upgrade – Under Way

Under **Complying Development Certificate No. 19/0035/01** dated 15 January 2020 issued by Peter Antcliffe of Building Anatomy, the existing non-compliance is being addressed via the introduction of a Fire Wall (at gridline 4) as described under Fire Engineering Report by MCD Fire Engineering FER 2.0 dated 6 November 2019 Ref: S19151, the FER address exceeding Table C2.2 in the Volume limitations allowing up to 34,000m<sup>3</sup>.

#### 4.1.1.1 Assessment on fire compartment size - fire wall at Gridline 4

The assessment on fire compartment size with fire wall being at Gridline 4 is shown in Table 12 - Table 15.

**Table 12: Pro-rata limits for Fire compartment 1 floor area—fire wall at Gridline 4**

Components/Classifications	Floor area (m <sup>2</sup> )	Percentage %	DtS limits as per C2.2	Pro-rata limits for each component	Within limit?
Office	880	21.3	8,000	1,704.6	YES
Warehouse	3,250	78.7	5,000	3,934.6	
<b>Total</b>	<b>4,120</b>	<b>100</b>	-	<b>5,662.5</b>	

**Table 13: Pro-rata limits for Fire compartment 1 volume— fire wall at Gridline 4**

Components/Classifications	Volume (m <sup>3</sup> )	Percentage %	DtS limits as per C2.2	Pro-rata limits for each component	Within limit?
Office	2,882	8.9	48,000	4,281.7	NO
Warehouse	30,550	91.1	30,000	27,323.9	
<b>Total</b>	<b>33,542</b>	<b>100</b>	-	<b>31,605.6</b>	

**Table 14: Pro-rata limits for Fire compartment 2 floor area—fire wall at Gridline 4**

Components/Classifications	Floor area (m <sup>2</sup> )	Percentage %	DtS limits as per C2.2	Pro-rata limits for each component	Within limit?
Office	696	27.6	8,000	2,211.3	YES
Warehouse	1,822	72.4	5,000	3,618.9	
<b>Total</b>	<b>2,518</b>	<b>100</b>	-	<b>5,829.2</b>	

**Table 15: Pro-rata limits for Fire compartment 2 volume—fire wall at Gridline 4**

Components/Classifications	Volume (m <sup>3</sup> )	Percentage %	DtS limits as per C2.2	Pro-rata limits for each component	Within limit?
Office	2,366.4	12.1	8,000	5,827	YES
Warehouse	17,126.8	87.9	5,000	26,358	
<b>Total</b>	<b>19,493.2</b>	<b>100</b>	-	<b>32,185</b>	

As shown above, there is only one instance of exceeding the DtS limit for fire compartment, i.e., the volume of Fire Compartment 1, being 33,542 m<sup>3</sup>, exceeding the pro-rata DtS limit (31,606 m<sup>3</sup>). This is addressed as a Performance Solution in this Report.

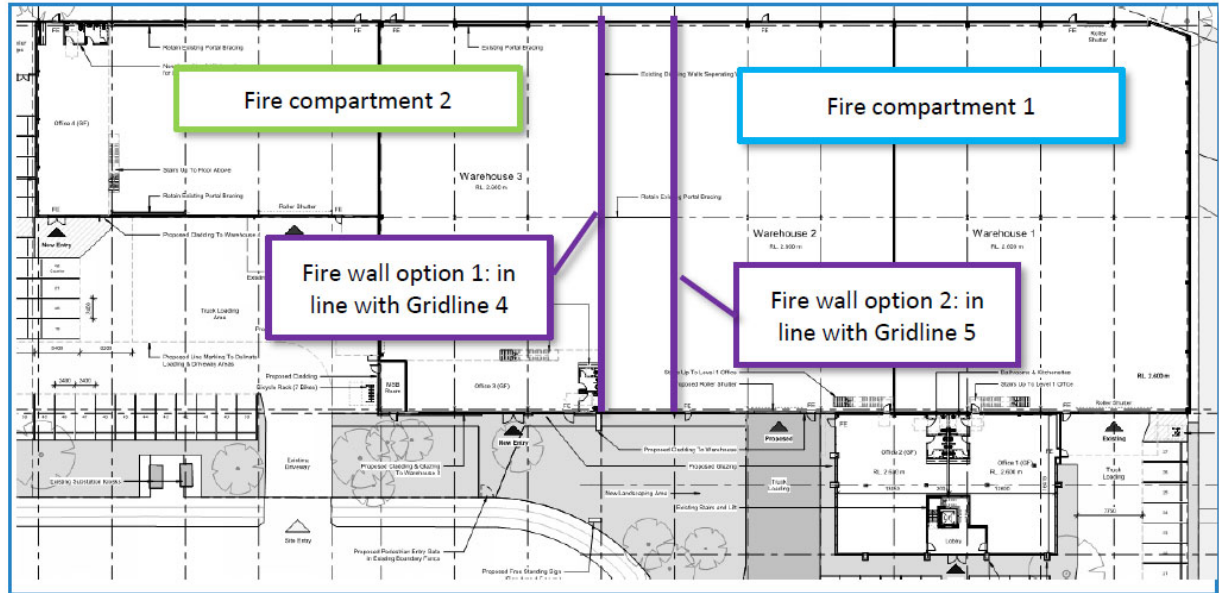


Figure 5: Location of proposed fire wall for compartmentation (2 options)

A break-up of the floor area / volume for each fire compartment is:

**Fire wall at Gridline 4**

- Fire compartment 1:
  - Area: Warehouse: 3,250 m<sup>2</sup>, Office: 880 m<sup>2</sup> [Total: 4,130 m<sup>2</sup>]
  - Volume: Warehouse: 30,550 m<sup>3</sup>, Office: 2,992 m<sup>3</sup> [Total: 33,542 m<sup>3</sup>]
- Fire compartment 2:
  - Area: Warehouse: 1,822 m<sup>2</sup>, Office: 696 m<sup>2</sup> [Total: 2,518 m<sup>2</sup>]
  - Volume: Warehouse: 17,126.8 m<sup>3</sup>, Office: 2,366.4 m<sup>3</sup> [Total: 19,493.2 m<sup>3</sup>]

**Fire wall at Gridline 5**

- Fire compartment 1:
  - Area: Warehouse: 2,850 m<sup>2</sup>, Office: 880 m<sup>2</sup> [Total: 3,730 m<sup>2</sup>]
  - Volume: Warehouse: 26,790 m<sup>3</sup>, Office: 2,992 m<sup>3</sup> [Total: 29,782 m<sup>3</sup>]
- Fire compartment 2:
  - Area: Warehouse: 2,222 m<sup>2</sup>, Office: 696 m<sup>2</sup> [Total: 2,918 m<sup>2</sup>]
  - Volume: Warehouse: 24,646.8 m<sup>3</sup>, Office: 2,366.4 m<sup>3</sup> [Total: 27,013.2 m<sup>3</sup>]

Note the ceiling height for the warehouse varies from 8.4 m at the eaves to 10.4 m at the ridge. For the purpose of the assessment, an average height of 9.4 m average is taken. The ceiling height for the office area is 3.4 m.

**STAGE 1 COMPLYING DEVELOPMENT CERTIFICATE 190035/01/01**

Issued under the Environmental Planning and Assessment Act 1979 Section 4.28 (6)

**APPLICANT DETAILS**

Applicant: Ross Macpherson, c/- Anita Crowe  
 Address: PO Box 380, Newport NSW 2106  
 Phone: 0410 544 257 – Anita Crowe

**OWNER DETAILS**

Name of the person having benefit of the development consent: Macpherson Property and Management  
 Address: PO Box 380, Newport NSW 2106  
 Phone: 02 9997 8105

**COMPLYING DEVELOPMENT CONSENT**

Determination of CDC Application: Approved  
 Complying Development Certificate Number: 190035/01/01  
 Certifying Authority: Accredited Certifier Peter Antcliffe  
 Relevant Planning Instrument: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – Part 5 Commercial and Industrial Alterations Code  
 Date of Application: 04 December, 2019  
 Date of Determination: 15/01/2020  
 Date of Lapse: 15/01/2025 (5 years from issue)

**DEVELOPMENT DETAILS**

Address of Development: 11-17 Wilmette Place, Mona Vale NSW 2103  
 Lot/DP: Lot 131 DP 708044, Lot 17 DP 707610  
 Land Use Zone: IN2: Light Industrial  
 BCA Classification/s: Class 5 and 7b  
 Scope of Building Works Covered by this Certificate: Internal Alterations to an existing industrial building  
 Value of Construction (incl. GST): \$450,000.00  
 Plans and Specifications Accompanying CDC Application: Refer Schedule 1: Appendix of Supporting Documents  
 Conditions: Refer Schedule 2: Conditions imposed by the EP&A Regulations 2000 and SEPP (Exempt and Complying Development Codes) 2008  
 Fire Safety Schedule: Refer Schedule 3: Fire Safety Schedule attached

**DETAILS OF ANY NEW ALTERNATIVE SOLUTION REPORT/S Pursuant to Clause 134 and Clause 130(2A) of the EP&A Regulations 2000**

Title of the report: Fire Engineering Report  
 Date the report was made: 6 November 2019  
 Reference number and version number of the report: Report No.: S19151 Revision FER 2.0  
 Name of the competent fire safety practitioner who prepared the report or on whose behalf the report was prepared: Prepared by: Lei Wang and Mark McDaid of MCD Fire Engineering  
 The accreditation number of that practitioner: C10 – BPB3165 and BPB2165  
 Other Alternative Solution Report/s relating to the entire building: Refer Schedule 3: Fire Safety Schedule attached

**DETAILS OF ANY FIRE SAFETY SYSTEMS EXEMPT FROM COMPLIANCE WITH THE BCA Pursuant to Clause 134 and Clause 164B of the EP&A Regulations 2000**

Exemption/s: To not upgrade the existing Automatic Fire suppression system (sprinklers) to the current standards  
 Grounds for the exemption/s: The operational performance of the system will not be diminished  
 Name of the competent fire safety practitioner who has endorsed the non-compliance/s: Glen Hughes and Steven Trevor of Flamesafe Fire Protection

PWA CONSULTING PTY LTD TRADING AS BUILDING ANATOMY  
 PO BOX 102  
 SPIT JUNCTION NSW 2088  
 OFFICE 02 9158 3930  
 ABN 83 620 269 847

**CERTIFYING AUTHORITY**

Accredited Certifier: Peter Antcliffe  
 Accreditation Body: Building Professionals Board  
 Registration Number: BPB0009

*I, Peter Antcliffe, as the certifying authority, state that the proposed development is a complying development, and, (if carried out as specified in this certificate), will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning and Assessment Regulation 2000 concerning the issue of this certificate.*

Signed:

Peter Antcliffe  
 Accredited Certifier

Dated: 15 January, 2020

## 2.7. Category 1 and 2 Fire Safety Measures

### Compliance with the Building Code of Australia

The BCA is a performance-based document whereby compliance can be achieved by satisfying the deemed to satisfy requirements or by formulating an alternative solution to address the relevant performance requirements.

As indicated above, the requirements of the Environmental Planning and Assessment Regulations 2000 requires all new building works to comply with the relevant requirements of the BCA (as in force at the time the application for the construction certificate was made).

This means that the plans and documentation submitted with the *construction certificate* application must demonstrate full compliance with the relevant provisions of the Building Code of Australia.

### Clause 143 Fire protection and structural capacity - **Complies**

Where a development incorporates a Change of Use, Category 1 fire safety measures must be considered and implemented into the design as applicable:

- EP1.3:** **A fire hydrant system**
- EP1.4:** **An automatic fire suppression system**
- EP1.6:** **Suitable facilities must be provided to the degree necessary in a building to co-ordinate fire brigade intervention**
- EP2.1:** *Sleeping Accommodation, occupants must be provided with automatic warning*
- EP2.2:** **Conditions in any evacuation route must be maintained for the period of time occupants take to evacuate**
- EP3.2:** *One or more passenger lifts fitted as emergency lifts to serve each floor served by the lifts in a building must be installed to facilitate the activities of the fire brigade and other emergency services personnel*

### Clause 144, 144A and 152 Referral of certain plans and specifications to New South Wales Fire Brigades

Under the Environmental Planning and Assessment Regulations Clause 144, Clause 144A has specific requirements for any Fire Engineering which identifies Category 2 fire safety provisions which form part of a building being more than 6,000m<sup>2</sup> and/or within a Fire Compartment more than 2,000m<sup>2</sup>.

Category 2 means the following provisions of the Building Code of Australia, namely, CP9, EP1.3, EP1.4, EP1.6, EP2.2 and EP3.2 in Volume One of that Code

If this building has a floor area of more than 6,000m<sup>2</sup> or an alternative solution is proposed within a fire compartment more than 2,000m<sup>2</sup>, any Alternative Solution which identifies one or more of the above performance provisions, Fire Brigade approval is required in the form of a Clause 144 Approval along with a required Engineering Statement under Clause 144A and following the completion of the building a Clause 152 Report from the Fire Commissioner is required, a final fire safety report for a



building means a written report specifying whether or not the Fire Commissioner is satisfied:

- (a) that the building complies with the Category 2 fire safety provisions, and
- (b) that the fire hydrants in the fire hydrant system will be accessible for use by New South Wales Fire Brigades, and
- (c) that the couplings in the fire hydrant system will be compatible with those of the fire appliances and equipment used by New South Wales Fire Brigades.

As the base building has been upgraded under the Complying Development Planning Pathway, the test for the Construction Certificate as the time of assessment is that works relating to such an approval are consistent with Base building Fire Engineering reports. And it is not anticipated and any new Performance Solutions will be included in the application at hand as all existing BCA non-compliances have been captured and addressed under the current CDC and the remaining building adjustments to facilitate the DA design to the external aspects of the building are all DTS.

### 3.0. BCA ASSESSMENT

Glossary of terms:

- DTS / Deemed-To-Satisfy provisions as defined by the National Building Code of Australia 2019
- Not Applicable - The Deemed-to-Satisfy clause does not apply to the subject Building
- Noted - For information only
- Complies - The relevant provisions of the Deemed-to-Satisfy clause have been demonstrated by the proposed design and existing building features
- **Compliance Readily Achievable - It is considered that the increased level of detail included in the CC drawings and specification will satisfy the Certifying Authority as to compliance matters.**
- **Further information – more information is necessary to determine the compliance potential of the building design**
- **Performance Solution – this clause will be achieved by complying with the BCA Performance Requirements**
- **Does Not Comply – The design does not comply (to be discussed)**

### 3.1. PART C: FIRE RESISTANCE

#### 3.1.1. Clause C1.1 – Type of construction required

##### **Compliance readily achievable – Base building matter FER Approved**

The building is Type A construction. The Fire Rated Levels (FRLs) in Table 3 of Specification C1.1 apply throughout the building.

Due to the age of the building being Pre BCA 2019, current FRL's although not known appear adequate for the continued Use as a Class 7/8 part of the building. However, see Fire Engineering Report by MCD Fire Engineering FER 2.0 dated 6 November 2019 Ref: S19151 where FRLs for the existing and New Fire wall are to be reduced to 120/120/120.

#### 3.1.2. Clause C1.10 – Fire hazard properties

##### **Compliance readily achievable**

The fire hazard properties of floor linings and floor coverings; and wall linings and ceiling linings, must comply with Specification C1.10. Testing data and design certification for all new linings is to be submitted to the Certifying Authority as part of the application to confirm compliance is achieved.

To achieve compliance, certificates for all installed carpet is to be provided.

### 3.1.3. Clause C2.12 – Separation of equipment

**Compliance readily achievable – If tenancy installs a battery system**

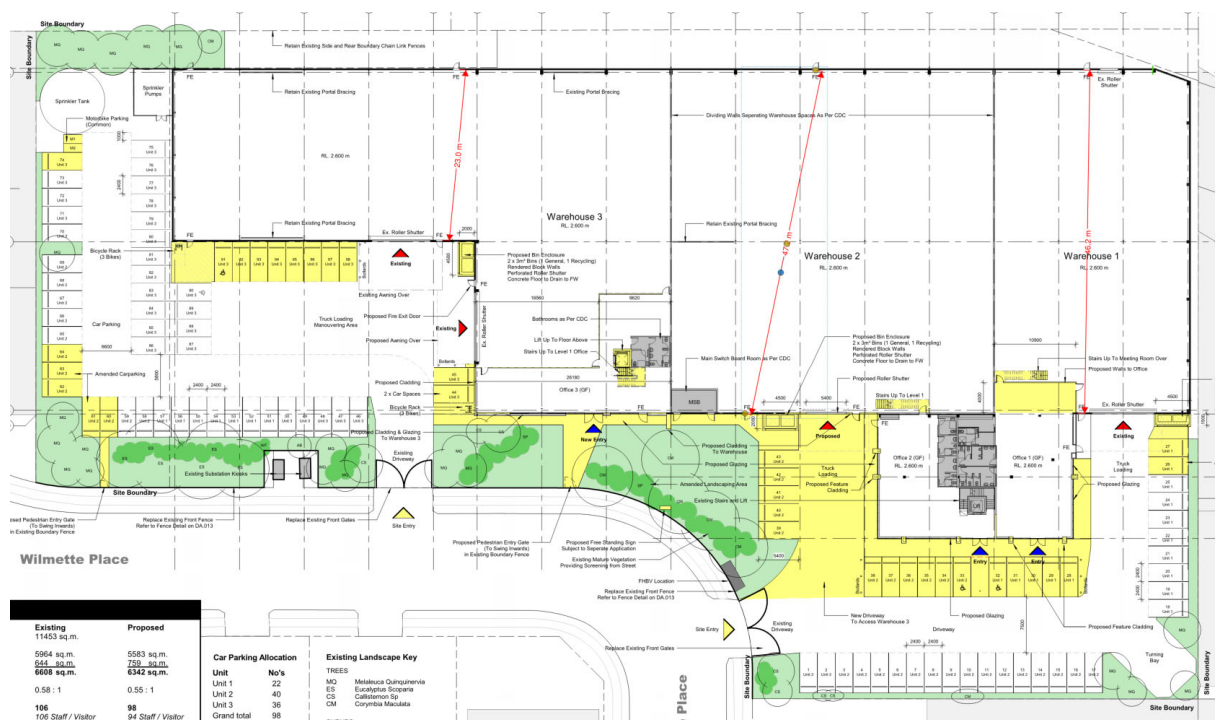
A battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more must be separated from the remainder of the building with construction as follows: *Separating construction must have an FRL as required by Specification C1.1, but not less than 120/120/120; and any doorway protected with a self-closing fire door having an FRL of not less than –/120/30.*

## 3.2. PART D: ACCESS AND EGRESS

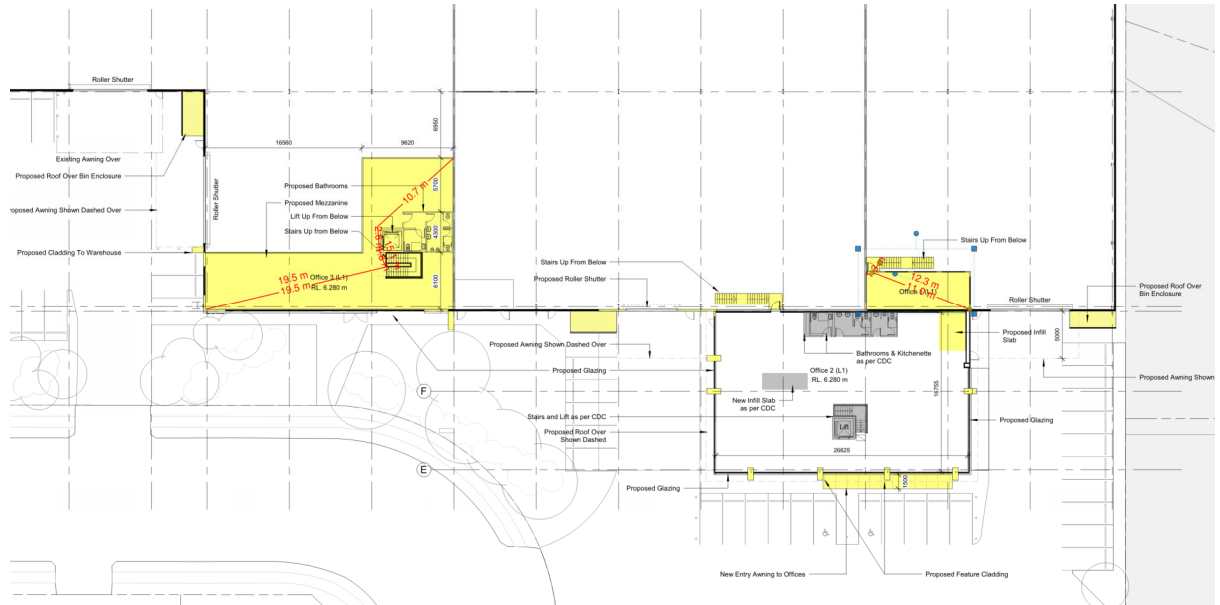
### 3.2.1. Clause D1.4 – Exit travel distance

Ground Floor – Complies with DTS Provisions

**Complies via DTS provisions.**



**First Floor – Complies with DTS Provisions**  
*Complies via DTS provisions.*



**3.2.2. Clause D1.5 –Distance between alternative exits**

*Complies via DTS provisions.*

**3.2.3. Clause D1.9 –Travel by non-fire isolated stairways**

*Complies via DTS provisions.*

**3.2.4. Clause D1.13 –Number of persons accommodated**

**Noted**

**3.2.5. Clause D2.7 – Installations in exits and paths of travel**

*Complies via DTS provisions.*

Where services or equipment comprising electricity meters or distribution boards be required in any corridor, hallway, lobby or the like leading to a required exit, those services or equipment are to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.

**3.2.6. Clause D2.8 – Enclosure of space under stairs and ramps**

*Complies via DTS provisions.*

The space below the required non fire-isolated stairway serving level one must not be enclosed to form a cupboard or other enclosed space unless –

- i. the enclosing walls and ceilings have an FRL of not less than 60/60/60; and

- ii. any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.

We understand the space under the stairs is accessible yet not closed to form a cupboard and therefore at the time of this assessment complies.

### 3.2.7. Clause D2.21 – Operation of latch

#### *Complies via DTS provisions.*

A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by—

- (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3—
  - A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and
  - B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or
- (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.

Doors can be locked for security purposes on the side facing a person seeking egress but only in certain circumstances – e.g.: where a failsafe device is also provided and connected to the building’s alarm system. Or where the locked doorway serves a room that has a concession applied to it under this clause.

### 3.2.8. Clause D3.1 – General building access requirements

#### *Compliance readily achievable (less Lift)*

Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by D3.4.

New works have already captured and are addressing base building non-compliances undertaken works to make the ground floor entry accessible, there are no further new works required to the building’s main entry/s.

Despite this, all new internal works will respect circulation spaces described in AS1428.1-2009 Design for Access and Mobility.

### 3.2.9. Clause D3.3 – Parts of buildings to be accessible

#### *Compliance readily achievable (less Lift)*

As indicated in clause D3.1 above the building is accessible. The proposed design complies as lifts are proposed to each 1<sup>st</sup> storey part more than 200m<sup>2</sup>.

### 3.2.10. Clause D3.6 – Signage

#### *Complies via DTS provisions.*

All braille and tactile signage requirements under D3.6 will need to be implemented—

- Signage will incorporate the international symbol of access, in accordance with AS 1428.1 and identify each sanitary facility.
- Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and
- Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility.
- Exit signage to Exits are also needed.

### **3.3. PART E: SERVICES AND EQUIPMENT**

#### **3.3.1. Clause E1.3 - Hydrants**

##### ***Complies via DTS provisions – Compliance with base building Fire Safety Statement***

It is noted there are internal hydrants located in the building. The building's annual fire safety statement identifies hydrants are provided in accordance with AS2419.1 only.

We take this to mean hydrant coverage is provided from the buildings booster assembly and attack points throughout the building. A hydraulic assessment against street pressure and flow rates has been undertaken and works under the approved CDC capture these works.

#### **3.3.2. Clause E1.4 – Fire hose reels**

##### ***Complies via DTS provisions – Compliance with base building Fire Safety Statement***

It is noted that under the 2019 BCA fire hose reels are no longer required to a class 5 office premises, however, hose reels are to remain to service the warehouse and office parts of the building.

#### **3.3.3. Clause E1.6 – Portable fire extinguishers**

##### ***Complies via DTS provisions – Compliance with base building Fire Safety Statement***

Portable fire extinguishers are to be maintained and distributed to cover class A fire risks associated with an office use and in accordance with AS2444 – 2001.

#### **3.3.4. Spec E2.2 – Smoke Hazard Management**

##### ***Complies via DTS provisions – Compliance with base building Fire Safety Statement***

Fire Engineering Report by MCD Fire Engineering FER 2.0 dated 6 November 2019 Ref: S19151,

#### **3.3.5. Clause E4.2 – Emergency lighting requirements**

##### ***Complies via DTS provisions – Compliance with base building Fire Safety Statement***

Emergency lighting throughout the tenancy is to be modified to suit the new ground floor and level one layout, in accordance with BCA E4.2.

- in every Class 5 building where the storey has a floor area more than 300m<sup>2</sup>;
- in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit;
- in any room having a floor area more than 100 m<sup>2</sup> that does not open to a corridor or space that has emergency lighting or to a road or open space;
- in any room having a floor area more than 300m<sup>2</sup>; and
- in every required non-fire-isolated stairway.

### **3.3.6. Clause E4.4 – Design and operation of emergency lighting**

*Complies via DTS provisions – Compliance with base building Fire Safety Statement*

Every required emergency lighting system must comply with AS/NZS 2293.1.

### **3.3.7. Clause E4.5 – Exit signs**

*Complies via DTS provisions – Compliance with base building Fire Safety Statement*

An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each—

- door providing direct egress from a storey to an external stairway, passageway or ramp serving as a required exit; and
- door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4.2.

### **3.3.8. Clause E4.5 – Exit signs**

*Complies via DTS provisions – Compliance with base building Fire Safety Statement*

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.

### **3.3.9. Clause E4.8 – Design and operation of exit signs**

*Complies via DTS provisions – Compliance with base building Fire Safety Statement*

Every required exit sign must comply with AS/NZS 2293.1; 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.

Note: Code Performance fire engineering report requires exit signs to operate to AS/NZS 2293.1-2018.

### 3.4. PART F: HEALTH AND AMENITY

#### 3.4.1. Clause F1.7 – Waterproofing of wet areas in buildings

##### *Complies via DTS provisions.*

The new amenities must be water resistant or waterproof in accordance with Table F1.7 comply with AS 3740.

The proposed wall hung urinals must –

- be surfaced with impervious material extending from the floor to not less than 50 mm above the top of the urinal and not less than 225 mm on each side of the urinal; and
- the floor must be surfaced with impervious material and graded to a floor waste.

In a room with timber or steel-framed walls and containing a urinal—

- the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface; and
- the junction of the floor surface and the wall surface must be impervious.

#### 3.4.2. Clause F2.3 – Facilities in Class 3 to 9 buildings

##### **Noted:**

A calculation of the proposed amenities against Table F2.3 has been undertaken to confirm the population numbers permitted. Note: *Accessible sanitary compartment has been counted once for each sex pursuant to clause F2.2(c).*

It is noted there is a slight change to wash basins for Class 7/8 part vs Class 5 Parts, yet this is to be finalised via the incoming tenant that they have provided adequate facilities for their intended population.

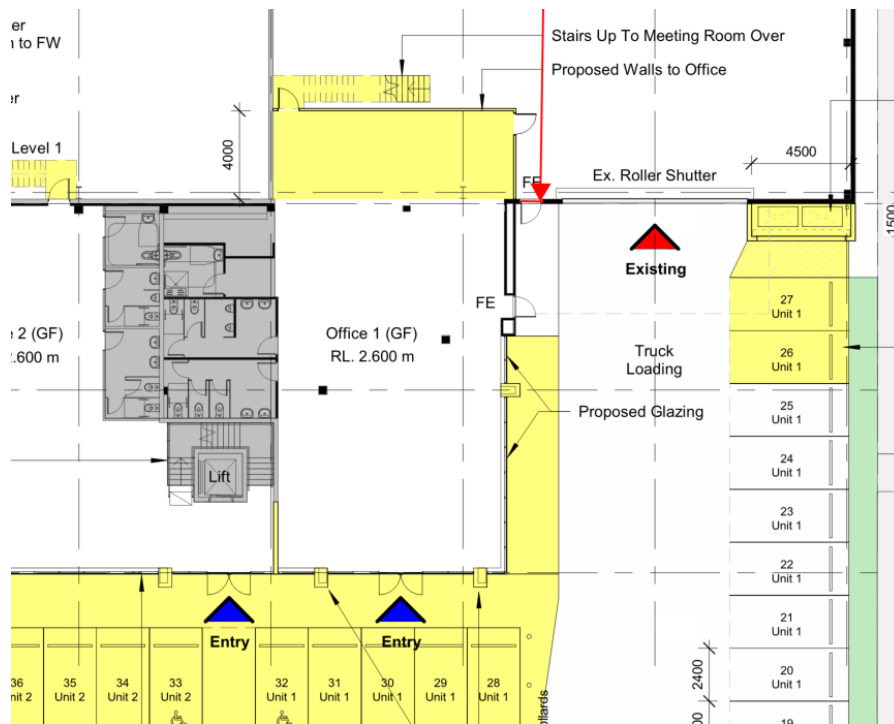
### Warehouse / Office 1:

**Ground floor Offices Levels:** Currently the following sanitary facilities are provided allowing for:

PROVIDED	POPULATION	CLOSET PANS		AMBULANT	URINALS		WASHBASINS	
MALE		2*1=3	60	1	2	50	2*1=3	90
FEMALE		3*1=4	50	1	N/A		2*1=3	90
*ACCESSIBLE LH		1			-		1	

\*Note: - A proposed unisex accessible toilet is counted once for each sex.

**Maximum Males = 50 Maximum Females = 50**



### Warehouse / Office 2:

**Ground floor Offices Levels:** Currently the following sanitary facilities are provided allowing for:

PROVIDED	POPULATION	CLOSET PANS		AMBULANT	URINALS		WASHBASINS	
MALE		1*1=2	40	1	1	25	1*1=3	60
FEMALE		2*1=3	45	1	N/A		2*1=3	90
*ACCESSIBLE LH		1		-	-		1	

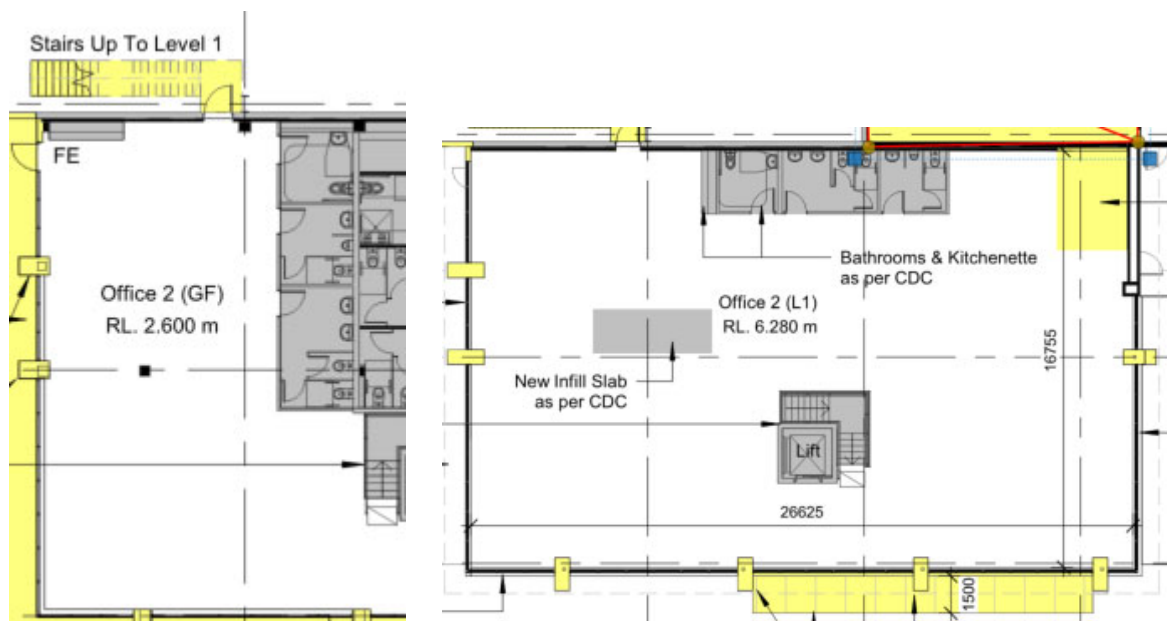


**First floor Offices Levels:** Currently the following sanitary facilities are provided allowing for:

PROVIDED	POPULATION	CLOSET PANS		AMBULANT	URINALS		WASHBASINS	
	MALE	1*1=2	40	1	1	25	1*1=3	60
	FEMALE	2*1=3	45	1	N/A		2*1=3	90
	*ACCESSIBLE RH	1		-	-		1	

\*Note: - A proposed unisex accessible toilet is counted once for each sex.

**Maximum Males = 50    Maximum Females = 90**



**Warehouse / Office 3:**

**Ground floor Offices Levels:** Currently the following sanitary facilities are provided allowing for:

PROVIDED	POPULATION	CLOSET PANS		AMBULANT	URINALS	WASHBASINS		
	FEMALE	3*1=4	60	1	N/A		2*1=3	90
	*ACCESSIBLE LH	1		-	-		1	

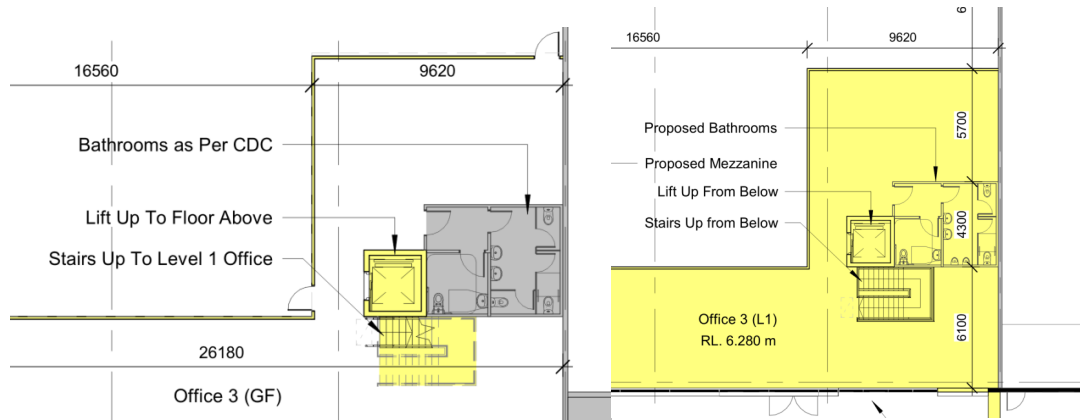
**First floor Offices Levels:** Currently the following sanitary facilities are provided allowing for:

PROVIDED	POPULATION	CLOSET PANS		AMBULANT	URINALS		WASHBASINS	
	MALE	2*1=3	60	1	2	50	2*1=3	90

*ACCESSIBLE RH	1	-	-	1
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\*Note: - A proposed unisex accessible toilet is counted once for each sex.

**Maximum Males = 50 Maximum Females = 60**



**NOTE:** Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.

**NOTE:** Not less than one washbasin must be provided where closet pans or urinals are provided.

Table F2.3 Sanitary facilities in Class 3, 5, 6, 7, 8 or 9 buildings

User Group	Closet Pans		Urinals		Washbasins	
	Design Occupancy	Number	Design Occupancy	Number	Design Occupancy	Number
<b>Class 3, 5, 6 and 9 other than schools</b>						
Male employees	1 — 20	1	1 — 10	0	1 — 30	1
	> 20	Add 1 per 20	11 — 25	1	> 30	Add 1 per 30
Female employees	1 — 15	1	26 — 50	2	1 — 30	1
	> 15	Add 1 per 15	> 50	Add 1 per 50	> 30	Add 1 per 30
<b>Class 7 and 8</b>						
Male employees	1 — 20	1	1 — 10	0	1 — 20	1
	> 20	Add 1 per 20	11 — 25	1	> 20	Add 1 per 20
Female employees	1 — 15	1	26 — 50	2	1 — 20	1
	> 15	Add 1 per 15	> 50	Add 1 per 50	> 20	Add 1 per 20

**Note:** Sanitary facilities need not be provided for a Class 8 *electricity network substation*

### 3.4.3. Clause F2.3 – Facilities in Class 3 to 9 buildings

*Complies via DTS provisions.*

The amenities design will respect the accessible provisions and provide a unisex accessible sanitary compartment and ambulant cubicles for both males and females in accordance with F2.4. The accessible compartment and ambulant cubicles will comply with the circulation spaces and location requirements of fixtures and fittings in AS1428.1-2009.

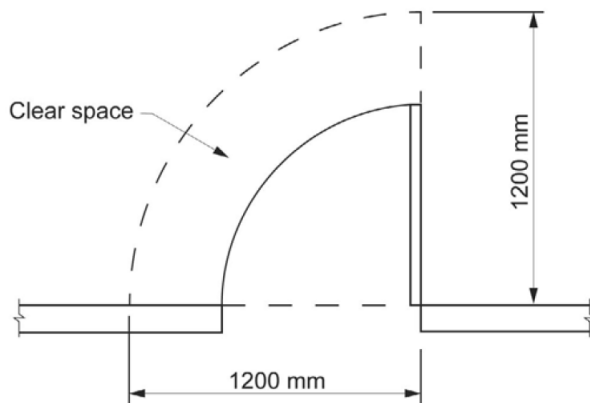
### 3.4.4. F2.5 – Construction of sanitary compartments

*Complies via DTS provisions.*

Sanitary compartments must have doors and partitions that separate adjacent compartments and extend from floor level to the ceiling in the case of a unisex facility; or 1.8 m above the floor in all other cases.

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 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the sanitary compartment and the doorway.



### 3.4.5. F3.1 – Height of rooms and other spaces

*Complies via DTS provisions.*

Office ceiling heights are required to be not less than 2.4m except as allowed in a corridor, passageway, or the like at 2.1m, and –

- a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, storeroom, garage, car parking area, or the like — 2.1 m; and
- a commercial kitchen — 2.4 m; and
- above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and
- a required accessible adult change facility — 2.4 m.

### 3.4.6. F4.4 Artificial lighting

*Complies via DTS provisions.*

Artificial lighting must be provided in required stairways, passageways, and ramps; and if natural light of a standard equivalent to that required by F4.2 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress must be provided with artificial lighting.

The artificial lighting system must comply with AS/NZS 1680.0.

### 3.4.7. F4.5 Ventilation of rooms

#### *Complies via DTS provisions.*

A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have natural ventilation complying with F4.6; or a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.

### 3.4.8. F4.8 Restriction on location of sanitary compartments

#### *Complies via DTS provisions.*

Sanitary compartments must not open directly into a workplace normally occupied by more than one person.

Privacy screening would need to be installed upon fitout of incoming tenant.

### 3.4.9. F4.9 Airlocks

#### *Complies via DTS provisions.*

If a sanitary compartment is prohibited under F4.8 from opening directly to another room access must be by an airlock, hallway or other room; or the sanitary compartment must be provided with mechanical exhaust ventilation; and

- in a Class 5 office access must be by an airlock, hallway or other room with a floor area of not less than 1.1 m<sup>2</sup> and 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 adequately screened from view.

## 4.0. CONCLUSION

Demonstrating full compliance with the National Construction Code (BCA) at DA assessment stage is not prescribed under the Environmental Planning & Assessment Act 1979. The Consent Authority however has an obligation to consider whether the proposed development application is indicatively capable of complying with the BCA and without significant modification when an application for a development certificate is made. In this regard, the concept design submitted to council for approval exhibits **No** specific departures from the deemed to satisfy provisions of the BCA requiring specific attention at this point in time

The Certifying Authority is to consider the Disability (Access to Premises – buildings) Standard 2010 and determine whether the affected part upgrade should be applied to the proposal and to what extent. The applicant for the works is a tenant in a multi-tenanted building therefore the affected part upgrade *concession* will apply. An upgrade through the building's existing entry is not required whoever access is provided throughout the ground floor.

Future plans, when lodged with the certifying authority are expected to contain appropriate detail illustrating full compliance with the BCA and it is our opinion the plans will **not** demand the need for any significant design changes that in turn would necessitate further issues in the building.

### **END OF REPORT**