



Building Code of Australia & Accessibility

Design Compliance Report



Proposed Use of Existing Buildings as Tea House

18 Myoora Road, Terry Hills NSW

Report Number & Revision:	MSA0496_D_REV01
Prepared For:	Vardman Holdings
Date of Issue:	09.12.2019



Revision History & Quality Management

REPORT NUMBER	REV	STATUS	DATE
MSA0496_D	01	Issue for DA	09.12.2019
ROLE	NAME + SIGNATURES	CREDENTIALS	
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Executive Summary

This report has assessed the DA level design documentation for the proposed **use of two existing buildings at 18 Myoora Road, Terry Hills, as a Tea House** under the provisions of the Building Code of Australia (BCA), including relevant provision for "Access for People with Disabilities".

The primary purpose of the report is to assess the development design and identify any significant non-compliance matters in comparison to the current deemed-to-Satisfy (DTS) provisions of the BCA. Assessment is limited to those issues ascertainable from the current level of detail.

Subject to the recommendations contained in Section 3.0 of this report, the development can readily comply with the requirements of the BCA.



1.0 Introduction

This report has assessed the DA level design documentation for the proposed **use of two existing buildings at 18 Myoora Road, Terry Hills, as a Tea House** under the provisions of the Building Code of Australia (BCA), including relevant provision for "Access for People with Disabilities".

1.1 Basis of Report

The key basis of this report is to address compliance with the significant requirements of the Building Code of Australia (BCA) and relevant disabled Access provisions relevant to the new building works.

The scope of services is limited to assessment against Sections C - **Fire Resistance**, Section D - **Access & Egress**, Section E - **Services & Equipment**, Section F - **Health and Amenity**, Section G – **Ancillary Provisions** of the BCA, and relevant Access Provisions as detailed in Section 1.2 below.

1.2 Assessed Information

This report is based on the following:

- Desktop assessment of Plans provided by Vardman Holdings – drawing numbers DA1 & DA 2 (2) dated 06.12.2019 & email confirmation from client re the number of available toilets on site for staff & patrons.
- The National Construction Code – Building Code of Australia (BCA), prepared by the Australian Building Codes Board.

Note: A reference to the "BCA" in this report is a reference to the Building Code of Australia 2019

- The Guide to the BCA, prepared by the Australian Building Codes Board.
- Commonwealth Disability (Access to Premises) Standards 2010
- Relevant provisions of AS1428.1-2009 "Design for Access and Mobility – Part 1: General Requirements for Access New Building Works" published by Standards Australia.

1.3 Purpose of Report

The purpose of this report is to assess the following:

- Assessment of the proposed works under the current BCA and relevant Disabled Access Provisions and detail any significant departures (or those which have the ability to affect the current design);
- Provide recommendations to best address any significant departures from the requirements of BCA and relevant Disabled Access Provisions



1.4 Limitations of Report

- The assessment is limited to a desktop assessment only and has not included site assessment or physical assessment of the property in any way.
- This report is based on the new 'works', only and does not consider the ability of the existing building to comply with the BCA & Access requirements. Fire separation between existing buildings and between existing buildings and the allotment boundaries is specifically excluded.
- This report considers the use of the subject buildings/structures only. Access between the subject buildings and other accessible buildings on the site has not been considered.
- The requirements relating to swimming pool safety have not been assessed.
- Some requirements of the BCA are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with MSA policy. Specific relevant interpretations relevant to this assessment are included in Section 2.3 "BCA Interpretation Notes".
- Assessment beyond the compliance matters ascertainable on the current documentation is beyond the scope of this report.
- Section J Energy Efficiency/BASIX Assessment is beyond the scope of this report.
- Compliance with bushfire requirements is beyond the scope of this report.
- An assessment of the provisions of BCA F1 (Damp & Weatherproofing) is not included in this report.
- Reporting on hazardous materials, OH&S matters or site contamination
- Detailed assessment of any engineering matters – e.g.: structural, electrical, hydraulic, mechanical, fire
- Heritage significance
- Environmental or planning issues
- Requirements of statutory authorities
- Provision of any Construction Certification under Part 4A of the Environmental Planning & Assessment Act 1979
- The Report does not provide for or assess any Alternative /Fire Engineered Solutions
- This report does not constitute a planning assessment or construction approval



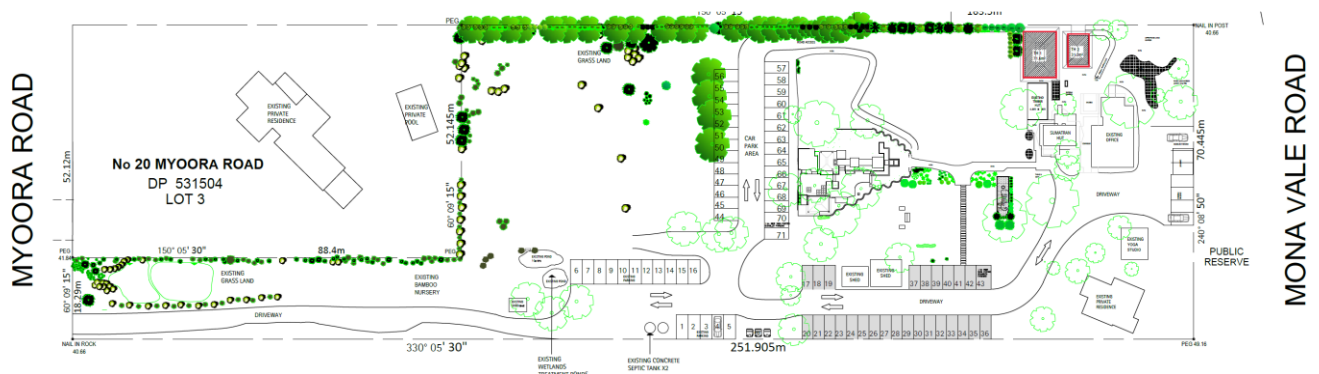
2.0 Building Characteristics

2.1 Building Description

The proposed development comprises the use of two existing buildings/structures for the use as a Tea House. For the purposes of this assessment the Tea House is considered a café or the like.

There are generally no building works proposed, however an external walkway is proposed to TH2 in order to provide an accessible path into this building.

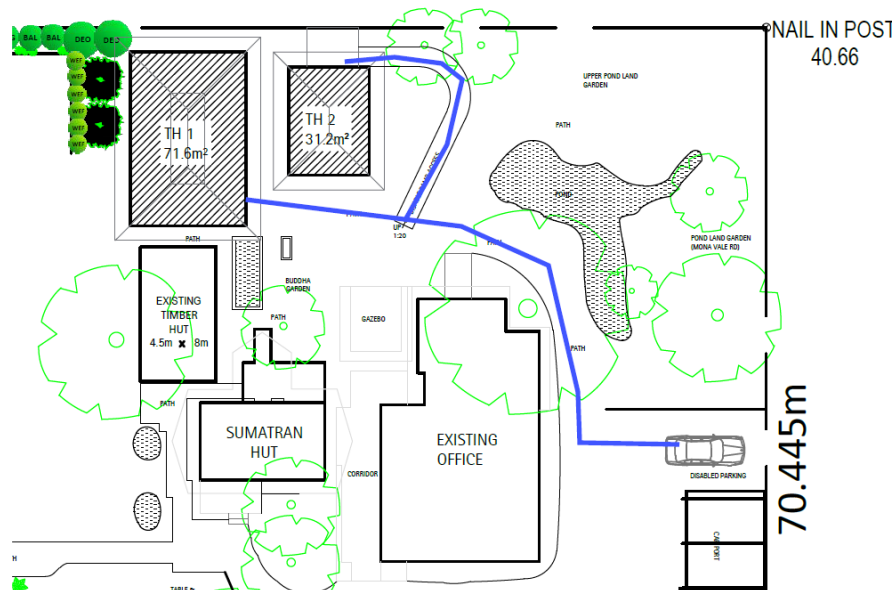
The subject buildings structures are shown in red in the extract from the master plan below.



Note – Re Access to the Site.

This report is based on the assumption that there is no designated pedestrian entrance to the site (i.e. all staff visitors will arrive by vehicle and park in designated carparks. The designated carparking area for the subject buildings/structures is understood to be located at the far end (Mona Vale Road end) of the site.

An accessible path of travel from the carparking area to the subject buildings must be provided (see assumed path in blue below). The current surface of this path is gravel, which may require further compaction or other treatment so as to provide a sufficient accessway for wheelchair users.



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2.2 BCA Assessment Data

The following BCA assessment data is relevant to the proposed development under the current BCA.

Table 2.2 BCA Assessment Data

BCA Building Classification:	TH1: Class 6 (understood to be previously approved as a café – no 'change of use' proposed) TH2 – Class 6 (TH2 comprises a raised platform, open on all sides, with a roof. The current approved use of TH2 has not been confirmed although for the purposes of this assessment is assumed to be for commercial purposes & on this basis no 'change of use' is proposed) <i>It should be noted that there are no external walls proposed to TH2</i>
Rise In Stories	1 (both buildings)
Type of Construction	Type C (both buildings)
Fire Compartments Floor Area and Volume Limitations	Complies (within limitations of Table C2.2)
Effective Height	Less than 12m (both buildings)



3.0 BCA / Access Assessment & Recommendations

The following table provides a 'clause by clause' assessment of the proposed development against the requirements of the BCA and relevant Disabled Access Provisions.

The compliance status and comment/recommendation is indicated (shaded) in the right-hand column as follows:

Complies – The design is considered to meet the requirements of the clause.
Does not comply – The design does not meet the requirements of the clause.
Compliance Readily Achievable (CRA) within the constraints of the current design*
Not Applicable (NA). The clause is informational or does not apply to the subject design

**Clauses marked CRA. It should be noted that compliance with these items is not expected to necessitate significant design changes, and therefore can be addressed at Construction Approval Stage (Construction Certificate (CC)), e.g. either in the architectural plans, or in a BCA Compliance Specification.*



The following Table 3.0 identifies the significant non-compliances and constraints applicable to the current building when assessed against the requirements of the BCA.

Table 3.0 –BCA Assessment & Recommendations

BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
SECTION B STRUCTURE		
Part B1 Structure	All buildings and structures should be designed by appropriately qualified structural engineers in accordance with Part B1 of the BCA and AS 1170 (SAA Loading Code), AS 1684, AS 1720, AS 2870, AS3600, AS4100 and/or other relevant structural codes.	<i>Structural engineer to certify at Construction Approval (CC) stage (as relevant).</i>
Clause B1.4 Glazing	All glazing must be selected and installed in accordance with AS2047 & AS1288.	No new glazing proposed
SECTION C FIRE RESISTANCE		
Part C1 Fire Resistance & Stability		
C1.1 Type of Construction Required	The required type of construction is determined using Table C1.1 and depends on the rise in storeys of the building and Classification of the top storey. BCA Specification C1.1 provides the requirements (including Fire Resistance Levels (FRL)) for buildings elements in each type of Construction for each Classification.	There are no 'building works' proposed, which would be subject to this clause. The existing buildings/structures are assumed to be approved, and there is no change of use proposed.
C1.2 Calculation of	Informational Clause - Provides details for how to calculate the rise in storeys	Informational Clause – refer to comments in Section 2.2 above.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Rise In Stories		
C1.3 Buildings of Multiple Classifications	Informational clause relating to buildings containing more than 1 Classification.	NA – informational clause.
C1.4 Mixed Types of Construction	Informational clause relating to the requirements for buildings containing more than one type of construction.	NA – informational clause.
C1.5 Two Storey Class 2, 3 or 9 buildings	Provides a concession for construction type in certain Class 2, 3 and 9b buildings.	The concession is not applicable to the proposed development.
C1.6 Class 4 Parts	Provides construction type requirements for Class 4 parts	The building contains no Class 4 parts.
C1.7 Open Spectator Stands	Provides construction type requirements for buildings containing open spectator stands.	The building is not an open spectator stand.
C1.8 Lightweight Construction	Provides requirements for lightweight construction where used in fire rated walls or to protect steel columns	There is no fire rated lightweight construction proposed.
C1.9 Non-combustible building elements	(a) In a building <i>required</i> to be of Type A or B construction, the following building elements and their components must be <i>non-combustible</i> : (i) <i>External walls</i> and <i>common walls</i> , including all components incorporated in them including the facade covering, framing and insulation. (ii) The flooring and floor framing of lift pits.	NA- the buildings are not required to be of Type A or B construction.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	<p>(iii) Non-loadbearing internal walls where they are required to be fire-resisting.</p> <p>(b) A <i>shaft</i>, being a lift, ventilating, pipe, garbage, or similar <i>shaft</i> that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of <i>non-combustible</i> construction in—</p> <p>(i) a building required to be of Type A construction; and</p> <p>(ii) a building required to be of Type B construction, subject to C2.10, in—</p> <p>(A) a Class 2,3 or 9 building; and</p> <p>(B) a Class 5,6,7 or 8 building if the <i>shaft</i> connects more than 2 storeys.</p> <p>(c) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification C1.1.</p> <p>(d) The requirements of (a) and (b) do not apply to gaskets, caulking, sealants and damp-proof courses.</p> <p>(e) The following materials may be used wherever a <i>non-combustible</i> material is required:</p> <p>(i) Plasterboard.</p> <p>(ii) Perforated gypsum lath with a normal paper finish.</p> <p>(iii) Fibrous-plaster sheet.</p> <p>(iv) Fibre-reinforced cement sheeting.</p> <p>(v) Pre-finished metal sheeting having a <i>combustible</i> surface finish not exceeding 1 mm thickness and where the <i>Spread-of-Flame Index</i> of the product is not greater than 0.</p> <p>(vi) Bonded laminated materials where—</p> <p>(A) each lamina, including any core, is <i>non-combustible</i>; and</p> <p>(B) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and</p> <p>(C) the <i>Spread-of-Flame Index</i> and the <i>Smoke-Developed Index</i> of the bonded laminated material as a whole do not exceed 0 and 3 respectively</p>	



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
C1.10 Fire Hazard Properties	<p>Linings, materials and assemblies must be 'non-combustible' or comply with BCA Specification C1.10.</p> <p><i>Note - Paint or fire-retardant coatings must not be used to achieve compliance with fire hazard properties requirements.</i></p>	<p><i>It is recommended that details of any new proposed materials linings and assemblies' compliance be noted in a plan or spec notation (and confirmed as complying with BCA Spec C1.1).</i></p> <p><i>Details to be provided at CC stage (where relevant).</i></p>
C1.11 Performance of External Walls in Fire	Tilt up or pre-cast concrete panels must comply with BCA Specification C1.11	NA to subject building
C1.12 Combustible materials	Informational clause – providing details for non-combustible materials	Noted - Informational clause only
C1.13 Fire-protected timber: Concession	<p><i>Fire-protected timber</i> in a Class 2,3 or 5 building may be used wherever an element is <i>required</i> to be <i>non-combustible</i>, provided—</p> <p>(a) the building is—</p> <p>(i) a separate building; or</p> <p>(ii) a part of a building—</p> <p>(A) which only occupies part of a <i>storey</i>, and is separated from the remaining part by a <i>fire wall</i>; or</p> <p>(B) which is located above or below a part not containing <i>fire-protected timber</i> and the floor between the adjoining parts is provided with an FRL not less than that prescribed for a <i>fire wall</i> for the lower <i>storey</i>; and</p> <p>(b) the building has an <i>effective height</i> of not more than 25 m; and</p> <p>(c) the building has a sprinkler system throughout complying with Specification E1.5; and</p> <p>(d) any insulation installed in the cavity of the timber building element <i>required</i> to have an FRL is <i>non-combustible</i>; and</p> <p>(e) cavity barriers are provided in accordance with Specification C1.13.</p>	Noted - Informational clause only



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
C1.14 Ancillary elements	<p>An <i>ancillary element</i> must not be fixed, installed or attached to the internal parts or external face of an <i>external wall</i> that is <i>required</i> to be <i>non-combustible</i> unless it is one of the following:</p> <ul style="list-style-type: none"> (a) An <i>ancillary element</i> that is <i>non-combustible</i>. (b) A gutter, downpipe or other plumbing fixture or fitting. (c) A flashing. (d) A grate or grille not more than 2m² in area associated with a building service. (e) An electrical switch, socket-outlet, cover plate or the like. (f) A light fitting. (g) A <i>required</i> sign. (h) A sign other than one provided under (a) or (g) that— <ul style="list-style-type: none"> (i) achieves a <i>group number</i> of 1 or 2; and (ii) does not extend beyond one <i>storey</i>; and (iii) does not extend beyond one <i>fire compartment</i>; and (iv) is separated vertically from other signs permitted under (h) by at least 2 <i>storeys</i>. (i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that— <ul style="list-style-type: none"> (i) meets the requirements of Table 4 of Specification C1.10 as for an internal element; and (ii) serves a <i>storey</i>— <ul style="list-style-type: none"> (A) at ground level; or (B) immediately above a <i>storey</i> at ground level; and (iii) does not serve an <i>exit</i>, where it would render the <i>exit</i> unusable in a fire. (j) Apart of a security, intercom or announcement system. 	NA – refer to comments in C1.9 above.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	(k) Wiring. (l) A paint, lacquer or a similar finish. (m) A gasket, caulking, sealant or adhesive directly associated with(a) to (k).	
Part C2 Compartmentation & Separation		
C2.2 General Floor Area & Volume Limitations	Floor areas and volumes of fire compartments must be in accordance with BCA Table C2.2.	The development does not proposed to increase the size of the existing fire compartments.
C2.3 Large Isolated Buildings Note requirements of NSW C2.3	Provides concessions from the fire compartment floor area and volume limitations of BC C2.2 for 'large isolated buildings'	The building is not considered to be a 'large isolated building'.
C2.4 Requirements for Open Space & Vehicular Access	Provides requirements for open space and vehicular Access for large isolated buildings	As above
C2.5 Class 9a & 9c Buildings	Class 9a and 9c buildings are subject to further requirements in terms of smoke and fire compartmentation. Note BCA NSW C2.5 contains variations to this clause (Applicable in NSW)	The building is not a Class 9a or 9c building
C2.6	In buildings required to be of Type A construction, openings in external walls are required to be protected with vertical spandrels or horizontal slabs to	NA to subject building.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Vertical Separation of openings in external walls	<p>prevent fire from spreading from a storey below.</p> <p>Vertical separation must be in the form of:</p> <ul style="list-style-type: none"> 'Vertical spandrels' which must be non-combustible, have a FRL of at least 60/60/60, and a height of at least 900mm. At least 600mm must be above the surface of the intervening floor; OR Horizontal Slab separation (e.g. balcony) – which must have a FRL of not less than 60/60/60 and extend outwards of the opening not less than 1100mm and horizontally not less than 450mm from the side of the opening. 	
C2.7 Separation by Fire Walls	Provides the requirements for fire wall construction.	NA to subject building.
C2.8 Separation of Classifications in the same storey	<p>Where a building has different Classifications in the same storey:</p> <ul style="list-style-type: none"> The Classifications must be separated by a fire wall (with the 'higher' FRL); OR The entire storey must be constructed to the 'higher FRL' 	The buildings are considered to comprise a single classification for the purposes of this clause.
C2.9 Separation of Classifications in different stories	<p>Where a building contains different Classifications and one Classification is situated above, they must be fire separated as follows:</p> <ol style="list-style-type: none"> Type A Construction – the separating floor must achieve the required FRL (under BCA Spec C1.1) for the lowest storey Type B/C Construction – where one of the Classifications is 2/3/4, the separating floor must achieve a FRL of 30mins, RISF not less than 60mins or be lined to the underside with a 'fire protective covering' 	The buildings are single storey only.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
C2.10 Separation of lifts shafts	<p>The following lift shafts are required to achieve a FRL:</p> <ul style="list-style-type: none"> a) General - lifts connecting more than 2 storeys b) Lifts in Class 9a or 9c buildings c) 'Emergency Lifts' <p>Openings for landing doors and services must be protected in accordance with the requirements of BCA Part C3.</p>	There are no lift shafts proposed.
C2.11 Stairways and lifts in one shaft	Stairs and lifts must not be in the same shaft if either is required to be 'fire isolated'	As above.
C2.12 Separation of Equipment	<p>The following equipment is required to be fire separated from the remainder of the building:</p> <ul style="list-style-type: none"> • Lift motors or control panels • Emergency generators for emergency equipment • Central smoke control plan • Boilers • Batteries (>24V & exceeding 10 ampere hours) • Fire pumps 	There is no equipment subject to this clause.
C2.13 Electrical Supply	Substations, main switchboards (where sustaining emergency equipment) and certain electrical conductors must be fire separated from the remainder of the building.	As above.
C2.14 Public corridors in Class 2 & 3 Buildings	Where 'public corridors' in a Class 2 or 3 building exceed a length of 40m, they must be subdivided into smoke compartments (at intervals of not more than 40m).	The buildings are no class 2 or 3.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Part C3		
Protection of Openings		
C3.2 Protection of openings in external walls Note NSW C3.2 ((a) deleted)	<p>Openings in external walls of buildings must be protected in accordance with BCA C3.4 where they are:</p> <ul style="list-style-type: none"> • Less than 3m from an allotment boundary (other than the boundary of a road, river or lake etc); or • 6m from the far side of a boundary with road, river or lake etc; or • 6m from the external wall of another building on the allotment 	The openings in the external walls are existing and no change of use is proposed.
C3.3 Separation of external walls and associated openings in different fire compartments	External walls (and associated openings) of different fire compartments must be fire rated/protected where they are exposed to one another (refer to Table C3.3)	This clause does not apply to the subject development.
C3.4 Acceptable Methods of Protection	<p>Openings required to be protected under Clause C3.2 (or C3.3) above must be protected as follows:</p> <p>(i) Doorways—</p> <p>(A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or</p> <p>(B) /60/30 fire doors that are self-closing or automatic closing.</p> <p>(ii) Windows—</p>	Informational clause



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	<p>(A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(B) /60/ fire windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(C) /60/ automatic closing fire shutters.</p> <p>(iii) Other openings—</p> <p>(A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or</p> <p>(B) construction having an FRL not less than /60/.</p> <p>(b) Fire doors, fire windows and fire shutters must comply with Specification C3.4.</p>	
C3.5 Doorways in Fire Walls	<ul style="list-style-type: none"> The aggregate width of doorways in fire walls must not exceed ½ of the length of the fire wall. The doorways can be protected with 1 or 2 doors to achieve the required FRL Doors must be self or automatic closing 	NA to subject building.
C3.6 Sliding Fire Doors	Sliding fire doors must automatically close in accordance with this clause and be provided with warning signage	There are no sliding fire doors proposed.
C3.7 Protection of Doorways in horizontal exits	Doors in horizontal exits must achieve the same FRL as that of the fire wall Doors must be self or automatic closing	There are no horizontal exits proposed.
C3.8	Doorways serving the fire isolated exit must be protected with a self-closing	See comments in BCA D1.3 below



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Openings if fire isolated exits	fire door achieving a FRL of not less than -/60/30. Where the window in the external wall of a fire isolated exit is within 6m and exposed to a window or other opening in a wall of the same building it must be protected externally in accordance with Clause C3.4.	
C3.9 Service Penetrations in fire-isolated exits	Service penetrations in fire exits must comply with this clause. Generally, only electrical wiring and water supply pipes for fire services are permitted within the exits.	As above.
C3.10 Openings in Fire isolated lift shafts	The entrance doorways must be protected with fire doors (achieving a FRL of not less than -/60/- which comply with AS1735.11 and are set to remain in the closed position (except when discharging or receiving passengers) The lift indicator panels and the like must be backed with construction achieving a FRL of not less than -/60/60 – if it exceeds an area of 35,000mm ²	There are no lift shafts proposed.
C3.11 Bounding Construction	Applies to Class 2 and 3 buildings and Class 4 parts The entrance doorways of the sole occupancy units, which open onto a public corridor must be protected with a self-closing fire door achieving a FRL of not less than -/60/30. (Type A Construction) The entrance doorways of the sole occupancy units, which open onto a public corridor must be protected with 35mm thick self-closing, tight fitting solid core doors (Type B or C Construction) In a Class 2 or 3 building, where the path of travel to an exit does not provide a person seeking egress with a choice of travel in different directions to alternative exits and is along an open balcony, landing or the like and passes the external wall of another unit or other room, then that wall must be fire rated and openings protected internally. Note NSW C3.11 Bounding Construction: Class 2, 3, 4 and 9b buildings	NA – there are no public corridors proposed.
C3.12 Openings in floors and ceilings for	Services penetrations through fire rated floors and ceilings must be protected in accordance with this clause. See C3.15 below also.	The floor and ceilings are not required to be fire rated.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
services		
C3.13 Openings in Shafts	Openings in shafts required to be fire rated to be protected in accordance with this Clause.	NA to subject buildings.
C3.15 Openings for Service Installations	Services must be protected against the spread of fire when penetrating any building element that is required to be fire-rated (i.e., separating floor/wall/shaft). All cable penetrations through floors or fire walls must be fire stopped in accordance with BCA C3.15 and AS1530.4.	As above
C3.16 Construction Joints	Fire-rated mastic or other approved product tested to AS1530.4 is required to seal gaps in fire rated construction.	As above
C3.17 Columns protected in lightweight construction to achieve FRL	Columns protected in lightweight construction which penetrate a building element required to achieve a FRL or a RISF must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or RISF.	As above



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
SECTION D ACCESS & EGRESS		
Part D1 Provision for Escape		
D1.2 Number of Exits required Note NSW D1.2	<p>At least one exit must be provided from each storey of every building</p> <p>At least 2 alternative exits must be provided from:</p> <ul style="list-style-type: none"> • Every storey of a building which has an effective height of more than 25m • Basement storeys where egress from the building involves a vertical rise of 1.5m or more (some small basements provided with an exemption) • Class 8 buildings with a rise in storeys of more than 6 • A storey which contains a 'patient care area' • A storey which contains sleeping areas in a Class 9c building • Every storey in a child care centre • Each storey of a primary/secondary school with a rise in storeys of 2 or more • Any storey in a Class 9 building which accommodates more than 50m <p>Additional requirements apply to Class 9a and 9c buildings and to open spectator stands.</p> <p>Egress is not permitted to be provided through another sole occupancy unit.</p>	<p>Each storey is provided with access to at least one exit as required.</p>
D1.3 When Fire	<p>Exits are required to be fire isolated depending on the Classification of the building and number of storeys connected.</p>	<p>NA to subject building.</p>



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Isolated exits are required	<p>The following general requirements apply (exits are required to be fire isolated in the following circumstances):</p> <ul style="list-style-type: none"> Class 2 buildings – 3 consecutive storeys Class 3 buildings – 2 consecutive storeys Class 5-9 buildings (2 consecutive storeys) Class 9a (patient care parts) & 9c buildings – all exits to be fire isolated. 	
D1.4 Exit Travel Distances	<ul style="list-style-type: none"> Class 2 & 3 buildings <ul style="list-style-type: none"> The distance between the entrance door of a Sole Occupancy Unit (SOU) and an exit or Point of Choice (POC) to 2 alternative exits must not exceed 6m (20m on ground floor) From all parts not in a SOU – 20m to exit or POC Class 4 buildings – entrance door of SOU to exit or POC must not exceed 6m Class 5, 6, 7, 8 or 9 buildings – 20m to exit or POC <p>Additional requirements apply to Class 9 buildings, and open Spectator stands</p>	Travel distances are considered compliant.
D1.5 Distance Between Alternate Exits Note NSW D1.6	<p>Alternative exits must:</p> <ul style="list-style-type: none"> Be not less than 9m apart Be not more than 45m apart in a Class 2 or 3 building (or patient care area in a Class 9a building) Be not more than 60m apart in any other case Be located so that alternative paths of travel do not converge to be less than 6m apart. 	There are no alternative exits required.
D1.6 Dimensions of	Exits and paths of travel to exits are required to be unobstructed for a width of no less than 1000mm wide and a height of no less than 2000mm – see	The width of exits is not proposed to be reduced by the development.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Exits and paths of Travel to Exits	D2.17 also. Additional exit width must be provided where the storey or part accommodates more than 100 people, or is in a Class 9a or 9c building.	
D1.7 Travel via Fire Isolated Stairs	<ul style="list-style-type: none"> Doors from rooms must not open directly into a fire isolated exit (unless the room is a public corridor, lobby, SOU occupying the whole of storey, or sanitary compartment. Fire isolated exists must provide independent egress from each storey served and discharge directly to: <ul style="list-style-type: none"> A road or open space A covered area of the building which is suitably open Where a path of travel from a fire isolated exit involves passing within 6m of the external wall of the building, the external wall must be fire rated and openings protected in accordance with BCA C3,4. 	<i>Refer to comments in BCA D1.3</i>
D1.8 External Stairways or ramps in lieu of Fire Isolated Stairs	This clause permits external stairways to be used in lieu of fire isolated exits – providing the external stairs are suitably protected.	NA
D1.9 Travel by non-fire-isolated stairs	<ul style="list-style-type: none"> Non-fire-isolated exits serving as a required exit must provide a continuous measure of travel by its own flights and landings to the level at which egress to a road or open space is provided. The distance between the doorway of a SOU and the point of egress to a road or open space must not exceed – 30m (Type C construction) or 60m in any other case. The distance between any point on the floor and the point of egress to road/open space in a Class 5, 6, 7, 8 or 9 building must not exceed 80m. The distance between the point of discharge of a non-fire isolated stair 	There are no common areas proposed.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	<p>and a doorway leading to road open space must not exceed 15m for Class 2 or 3 buildings, or 20m for Class 5, 6, 7, 8 or 9 buildings</p> <ul style="list-style-type: none"> In Class 2 or 3 buildings – non-fire isolated exits must provide separate egress to road/open space and be smoke separated at the level of discharge. 	
D1.10 Discharge from Exits Note NSW D1.10	<p>Barriers must be provided where necessary to prevent exits being obstructed by vehicles.</p> <p>The path of travel between an exit and the street must be not less than 1m wide and be provided with stairs and or ramps complying with BCA Part D2/D3</p> <p>Additional requirements apply to Class 9b building/open spectator stands.</p>	NA to subject building (external egress paths are existing).
D1.11 Horizontal Exits	<ul style="list-style-type: none"> Horizontal exits must not be used between SOUs or from a childcare centre or primary/secondary school. Sufficient space must be allocated on either side of the fire wall serving as a horizontal exit. Additional requirements apply in Class 9a or 9c buildings. 	NA to subject building.
D1.12 Non-required stairways, ramps or escalators	<ul style="list-style-type: none"> Non-fire-isolated stairs, ramps or escalators must not connect more than 2 consecutive storeys (or 3 consecutive storeys in a sprinkler protected building)- assuming one of the storeys connected provides direct egress to road/open space. Some exemptions apply to open spectator stands, stadiums, carparks and external stairs. Additional requirements apply in Class 9a or 9c buildings. 	As above.
D1.13 Number of Persons Accommodated	Provides methods for calculating number of occupants for different building uses.	Informational clause only.
D1.14	Provides details for how to measure distances for exits.	Informational clause only.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Measurement of Distances		
D1.15 Method of Measurement	Provides further details for how to measure egress distances.	Informational clause only.
D1.16 Plant Rooms and lift Motor Rooms: Concession	Provides concessions for egress requirements in certain plantrooms.	Informational clause only.
D1.17 Access to lift pits	Provides requirements /concessions relating to access to lift pits	NA to subject building.
Part D2		
Construction of Exits		
D2.1 Application of Part Note NSW D2.1	With the exception of certain clauses (relating to stair construction, handrails, balustrades, door hardware and window fall protection, this Part does not apply to the internal parts of a SOU in residential buildings – to be noted.	Informational clause only.
D2.2 Fire-Isolated stairways and ramps	The fire isolated stairs must be of non-combustible construction and be design such that if there is local failure it will not cause structural damage to or impair the fire resistance of the shaft.	<i>Refer to comments in BCA D1.3</i>
D2.3 Non-fire Isolated	Non-fire isolated stairs/ramps in a building having a rise in storeys of more than 2 are required to be constructed in concrete, 6mm steel or 44mm thick timber (additional requirements apply in relation to glue and timber density)	NA – the building does not have a rise in storeys of more than 2.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
stairways and ramps		
D2.4 Separation of Rising and Descending Stairs	In a fire isolated stair, rising and descending stair flights must be physically separated by non-combustible smoke proof construction.	Refer to comments in BCA D1.3
D2.5 Open Access ramps and balconies	Provides requirements for open Access ramps/balconies which are provided to meet smoke hazard management requirements of BCA E2.2a.	NA.
D2.6 Smoke Lobbies	Provides requirements for smoke lobbies (where required by BCA D1.7.	NA.
D2.7 Installations in Exits and Paths of Travel	<ul style="list-style-type: none"> Electrical distribution and telecommunications, boards etc. where located in a path of travel to an exit, must be enclosed in non-combustible construction, with openings suitably smoke sealed. Gas services must not be located in a required exit Wiring associated with fire, security, lighting may be installed in a fire isolated exit Access to service shafts (other than for fire services) must not be provided from a fire isolated exit. 	NA to subject building.
D2.8 Enclosure of Space Under Stairs and ramps	<ul style="list-style-type: none"> The space below a fire isolated stairway must not be enclosed for form a storage cupboard or similar. The space below a non-fire-isolated exit may be enclosed, providing the enclosure achieves a FRL of at least 60/60/60 & the access doorway is protected with a self-closing fire door. 	There are no common areas proposed.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
D2.9 Width of Stairs	Information clause confirming that a required stairway which exceeds a width of 2m is only counted as having a width of 2m – unless intermediate handrails/barriers are provided.	Noted.
D2.10 Pedestrian Ramps	<ul style="list-style-type: none"> Fire isolated ramps may be used in lieu of fire isolated stairways Ramps must not exceed a grade of 1:14 where required to be 'accessible', or 1:8 in any other case. Ramp surface must be slip resistant. 	NA.
D2.11 Fire-Isolated Passageways	Fire isolated passageways must generally achieve a FRL consistent with the stair/ramp to which it is connected OR 60/60/60 in any other case.	NA.
D2.12 Roof as Open Space	If an exit discharges to the roof of a building, the roof must achieve a FRL of 120/120/120 and not contain any openings/rooflights etc within 3m of the path of travel.	The roof of the building is not being relied upon as open space.
D2.13 Goings & Risers Note NSW D2.13	<p>Stairways must have:</p> <ul style="list-style-type: none"> A minimum 2 risers (single steps not permitted), and maximum 18 risers in each flight Going/riser/quantity dimensions in accordance with BCA Table D2.13 Constant riser/going dimensions (variation 5mm between treads and 10mm overall permitted) Risers which will not permit a 125mm sphere to pass through Slip resistant treads Required exits must not contain winders in lieu of a quarter landing (up to 3 winders in a quarter landing are permitted in non-required stairs and in residential SOUs') Solid treads required where stair exceed 10m in height or 3 storeys 	There are no stairs proposed.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	<ul style="list-style-type: none"> In a Class 9b building – not more than 36 risers are permitted in consecutive flights without a change in direction of at least 30 degrees 	
D2.14 Landings	<ul style="list-style-type: none"> Landings must have a grade not steeper than 1:50 Be not less than 750mm long Be slip resistant as per BCA Table D2.14 	<i>It is recommended that compliance be noted in a plan or spec notation (at CC stage) – applies to new works only.</i>
D2.15 Thresholds Note NSW D2.15	<p>Internal doorways must not contain a step/ramp within the door threshold</p> <p>A single 190mm step is typically permitted for external doorways which are not required to be accessible.</p> <p>Accessible doorways must be provided with a threshold ramp or landing + step ramp in accordance with AS1428.1.</p> <p>Additional requirements apply to Class 9a/9c buildings.</p>	<i>It is recommended that compliance be noted in a plan or spec notation (at CC stage) – applies to new works only.</i>
D2.16 Balustrades and other Barriers Note NSW D2.16	<p>The following general requirements are applicable</p> <ul style="list-style-type: none"> Balustrades to balconies and landings must be not less than 1,000mm in height Balustrades to the sides of stairs must be not less than 865mm high, measured along the nosing line Balustrades must not have any openings which would allow a 125mm sphere to pass through Balustrades serving a floor which is more than 4m above the surface beneath must not incorporate 'climbable elements' in the zone between 150mm and 760mm above the floor Balustrades are also required to operable windows where the sill height is less than 865mm and it is possible for a person to fall more than 4m. Balustrades in fire isolated stairs must comply with BCA Clause D2.16 (g) & (h) (i) (no opening >300mm & where rails are used the rail must not permit a 150mm sphere to pass through the nosing line and the bottom 	<i>It is recommended that a balustrade detail (or compliance spec note) be provided at CC (where relevant)</i>



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	rail, openings between rails not to exceed 460mm)	
D2.17 Handrails	<p>A handrail is required to at least one side of every stairway or ramp (and to both sides where the stair has a width of 2m or more)</p> <p>Handrails must be at a height of not less than 865mm above the stair nosing line (additional handrail at 665-750mm to be provided in primary schools)</p> <p>The handrail must be continuous between stair flight landings and have no obstructions that will tend to break a hand-hold (except for newel posts, ball type sanctions or the like).</p> <p>Handrails required to assist people with disabilities must comply with BCA D3.3.</p> <p>In a required exit, the handrail must comply with Clause 12 of AS1428.1. This typically requires the handrail to have a continuous height to the stair nosing line & around landings, and also incorporate extensions/terminations at the top and bottom as per AS1428.1.</p> <p>Additional requirements apply to Class 9a and 9c buildings</p>	<i>Handrail details should be provided /noted on the plans. (where relevant) at CC stage.</i>
D2.18 Fixed Platforms, walkways and ladders	Informational clause only noting fixed platforms, walkways and ladders for Access can be in accordance with AS1657 to service/plant areas or in low-use areas in a residential SOU.	Informational clause
D2.19 Doorways & Doors Note NSW D2.19	<ul style="list-style-type: none"> Doors in required exits must not be fitted with roller shutters/tilt up doors (except in Class 6-8 SOUS with a floor area of not more than 200m², and where only one exit is required, and the door is held open when in use. Doors in required exits must not be sliding unless the door leads directly to road/open space (and can be manually opened with force less than 110 N) Where power operated doors are provided they must open automatically on power failure or fire alarm trip. 	There are no common areas proposed.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	<ul style="list-style-type: none"> Additional requirements apply to Class 9a and 9c buildings. 	
D2.20 Swinging Doors	<ul style="list-style-type: none"> Swinging egress doors must not impede/obstruct egress width within an exit Doors must generally swing in the direction of egress (except where serving parts of the building with a floor area of 200m²) 	There are no common areas proposed.
D2.21 Operation of Latch Note NSW D2.21	<ul style="list-style-type: none"> Exit doors and doors in a path of travel to an exit must generally be readily operable without a key from the side that faces a person seeking egress by a single handed downward action or pushing action on a single device which is located between 900mm and 1100mm above the floor. Some concessions are provided to certain buildings – including doors in a residential SOU, childcare centers, banks, jails, metal health facilities. Doors which open automatically on the activation of a fire trip are also provided with a concession under this clause. Additional requirements apply to assembly buildings accommodating more than 100 people (which generally requires that panic bars be provided) 	There are no common areas proposed.
D2.22 Re-entry from Fire isolated exits	<p>Doors in fire isolated exits in Class 9a/9c buildings and buildings with an effective height exceeding 25m must not be locked from the inside of the exit.</p> <p>Some exemptions can be applied where security measures are implemented.</p>	NA.
D2.23 Signs on Doors	Signage must be provided to fire exit doors.	<i>Refer to comments in D1.3</i>
D2.24 Protection of openable windows	<p>This clause applies to all windows serving a bedroom in the Class 2/3/4 buildings and in Class 9b buildings.</p> <p>Where the window (serving a floor more than 2m from the surface beneath) has a sill height of less than 1.7m, the openable portion of the window must be fitted with:</p>	NA to subject building.

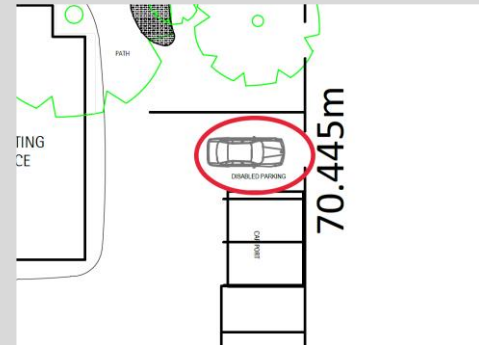


BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	<ul style="list-style-type: none"> A device to restrict the window openings; or A screen with secure fittings (<i>refer to Clause D2.24 for requirements</i>) <p>Note balustrading may also be required to windows.</p>	
D2.25 Timber Stairways: Concession	Provides a concession allowing timber stairways to be used in fire exits subject to protective measures being provided.	Informational Clause
Part D3 Access for People with Disabilities		
D3.1 General Building Access Requirements	<p>BCA Table D3.1 provides the requirements for Access to buildings – primary based on Classification. Areas required to be accessible are typically required to comply with AS1428.1. Requirements are summarised as follows:</p> <ul style="list-style-type: none"> Class 2, 3 & 9c buildings – <i>Common areas</i> - Access must be provided from a pedestrian entrance required to be accessible to at least one floor containing sole occupancy units and to the entrance doors of each sole occupancy unit on that level and where levels are served by a passenger lift, to all unit entrances and common areas of the levels served by a lift. Access must also be provided to one of each type of common room/space for use by residents (kitchens, gyms, pools, laundries, lounge rooms and the like) Class 3 & 9c – SOUS (Accessible SOUs must be provided in accordance with Table BCA D3.1 – the number is calculated on the total number of SOU's provided. Accessible SOU's must be representative of the rooms available and not more than 2 accessible SOUs can be provided adjacent one another. Class 5, 6, 7b, 8, 9a & 9b buildings – Access must be provided to and within all areas normally used by the occupants (additional requirements apply to Class 9b buildings which are not schools). Class 7a buildings – Access must be provided to and within any level containing accessible carparking spaces. 	<p>Buildings must be accessible in accordance with Table D3.2- (In a Class 6 building, to and within all areas normally used by the occupants)</p> <p>Compliance readily achievable – access is generally available to and within the TH1 & TH2 (note that exemptions are applicable under Clause D3.3 and D3.4 below)</p> <p>Parts of buildings required to be accessible must comply with this Part and AS 1428.1</p>



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
<p>D3.2</p> <p>Access to Buildings</p>	<p>An Access way must be provided to the building from:</p> <ul style="list-style-type: none"> the main points of pedestrian entry at the allotment boundary from another accessible building connected by a pedestrian link any accessible carparking space on the allotment <p>Access must be provided through the 'principal pedestrian entrance' and not less than 50% of all entrances. Where the floor area of the building exceeds 500m², a non-accessible entrance must not be located more than 50m from an accessible entrance.</p>	<p>An 'accessway' complying with AS1428.1 must be provided between:</p> <ul style="list-style-type: none"> The accessible carparking space and the entrances to each of the subject building Each of the subject buildings The subject buildings and the accessible WC <p>In terms of the above pathways, the following should be noted in terms of floor finishes.</p> <p>The following finishes are considered satisfactory, subject to the surface texture being traversable by wheelchair:</p> <p>(a) Wet locations (the majority of the floor of TH1 & TH2 is considered to be a wet location as the sides of the building are not enclosed)</p> <p>(i) Concrete with abrasive or textured finish.</p> <p>(ii) Concrete with exposed aggregate finish.</p> <p>(iii) Bituminous concrete.</p> <p>(iv) Natural stone with rough finish.</p> <p>(v) Paving bricks with special abrasive finish.</p> <p>(vi) Slip-resistant tiles.</p> <p>Note Paving bricks with bevelled edges or chamfered arises greater than 3 mm, and heavily textured and figured surfaces, such as raked joint pavers and long-piled carpets, are considered not traversable by a wheelchair.</p> <p>Refer to AS 4586 and HB 197 for guidance on slip-resistant surfaces – Test reports have been provided which demonstrate that the floor tiles provide an appropriate slip resistance.</p> <p><i>Details to be provided at CC stage.</i></p>
<p>D3.3</p> <p>Parts of building to be accessible</p>	<ul style="list-style-type: none"> Ramps (other than fire isolated ramps) must comply with Clause 10 of AS1428.1-2009. Stairways (other than the fire isolated stairways) are required to comply with Clause 11 of AS1428.1-2009. 	<p>See comments in BCA D3.1 above.</p>



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	<ul style="list-style-type: none"> Fire isolated stairways are required to comply with Clause 11.1 (f) and (g) of AS1428.1 Every passenger lift must comply with BCA 3.6 Concessions from passenger lift requirements in 3 storey Class 5,6,7b or 8 buildings with a floor area of less than 200m² for the upper storeys. Specific requirements apply in relation to carpets in accessible areas. 	
D3.4 Exemptions	<p>Access into certain areas are provided with a concession from the general Access requirements.</p> <ul style="list-style-type: none"> Areas where it would be inappropriate because of the use of the particular area An area that poses a health/safety risk for people with a disability 	See comments in BCA D3.1 above.
D3.5 Accessible Carparking	<p>Accessible carparking must comply with AS2890.6 and be provided in accordance with BCA Table D3.5.</p> <p>The number of accessible carparking spaces depends on the Classification of the building and the total number of carparking spaces provided.</p>	<p>Accessible carparking is noted on the plans (assumed existing).</p> 
D3.6 Signage	<p>Signage in accordance with Specification D3.6 must be provided to:</p> <ul style="list-style-type: none"> Facilities 	<p>The facilities (including accessible facilities) are assumed to be existing.</p> <p>There are no new doors proposed.</p>



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	<ul style="list-style-type: none"> Spaces with hearing augmentation Exit doors provided with an exit sign At a non-accessible building entrance. 	
D3.7 Hearing Augmentation	<p>Hearing Augmentation must be provided where there is an in-built amplification system (other than one for emergency purposes) in:</p> <ul style="list-style-type: none"> A room in a Class 9b building In an auditorium, conference room, meeting room At any ticket office, tellers booth, reception area or the like where the public is screened from the service provider. 	For the purposes of this assessment, it is assumed that no in-built amplification system will be installed.
D3.8 Tactile Indicators	<p>Tactile ground surface indicators (TGSI) complying with AS1428.4.1 must be provided to:</p> <ul style="list-style-type: none"> Stairs/escalators/ramps/moving walkways Trafficable areas where an overhead obstruction is less than 2m in height 	<i>Details to be provided at CC stage (where relevant).</i>
D3.9 Wheelchair seating spaces in Class 9b assembly buildings	Wheelchair seating spaces complying with AS1428.1 must be provided in Class 9b buildings in accordance with BCA D3.9 & Table D3.9	There are no Class 9b parts proposed.
D3.10 Swimming Pools	<p>Where a pool is required to be accessible, at least one accessible entrance must be provided (ramp/lift with aquatic wheelchair, zero depth entry).</p> <p>Note where the perimeter of the pool exceeds 70m at least one accessible entrance must be provided by a means other than a sling style lift.</p>	NA to subject building(s).
D3.11 Ramps	<ul style="list-style-type: none"> A series of connected ramps must not have a combined vertical rise of more than 3.6m A landing for a step ramp must not overlap a landing for another step 	An to subject building(s).



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
	ramp or ramp.	
D3.12 Glazing On Accessways	Glazing on an Accessway must comply with AS1428.1	There is no new glazing proposed.
SECTION E		
SERVICES & EQUIPMENT		
Part E1		
Fire Fighting Equipment		
E1.3 Fire Hydrants	Where the floor area of a building is considered over 500m ² (and the fire brigade is available to attend a fire), the building must be provided with Fire Hydrant coverage in accordance with BCA E1.3 and AS2419.1.	The building(s) have a total floor area of less than 500m ² and are therefore not required to be provided with a fire hydrant under this clause.
E1.4 Fire Hose Reels	<p>Where the building is provided with an internal fire hydrant system or incorporates a fire compartment with a floor area of more than 500m², it must be provided with a fire hose reel system in accordance with BCA E1.4 and AS2441.</p> <p>Note that fire hose reels are not required in a:</p> <ul style="list-style-type: none"> • Class 2/3/4 building • Class 8 electrical substation • Class 9c building • Class 9b primary or secondary school Classrooms/corridors. 	Fire hose reels are not required to be provided in the subject building.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
E1.5 Sprinklers	<p>A building must be provided with a sprinkler system complying with BCA E1.5, Specification E1.5 and AS2118.1 - where required by BCA Table D1.5. The following buildings typically required sprinkler systems:</p> <ul style="list-style-type: none"> • Buildings with an effective height of more than 25m • Class 3/9a buildings used as residential aged care • Class 6 buildings with floor area of more than 3,500m² or volume of 21,000m³ • Class 7a (non-open deck) carparks accommodating more than 40 vehicles • Certain Class 9b buildings, large isolated buildings and containing an atrium • Buildings with a floor area of more than 2000m² or volume of more than 12,000m³ and containing an 'excessive hazard' 	Sprinkler systems are not required to be provided.
E1.6 Portable Fire Extinguishers	Portable fire extinguishers must be provided throughout the building in accordance with BCA E1.6, Table E1.6 and AS2444.	<i>It is recommended that compliance be noted in a plan or spec notation (at CC stage).</i>
E1.8 Fire Control Centre	A fire control centre in accordance with BCA Specification E1.8 is required to be provided in a building with an effective height of more than 25m or a Class 6-9 building with a floor area exceeding 18,000m ²	A fire control centre is not required to be provided in the subject building
E1.9 Fire Precautions during construction	Buildings under construction are required to be provided with portable fire extinguisher and hydrant coverage.	<i>It is recommended that compliance be noted in a plan or spec notation (at CC stage).</i>



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
E1.10 Provision for Special Hazards	Suitable additional provision must be made for firefighting where it is considered that the building incorporates a <i>special hazard</i> .	It is assumed that the building will not incorporate any additional hazards.
Part E2 Smoke Hazard Management		
E2.2 General Requirements	Buildings must be provided with smoke hazard management in accordance with BCA Table E2.2a (and BCA E2.2b for certain Class 6 & 9b buildings)	The building is not required to be provided with smoke hazard management under this clause.
E2.3 Provision for Special Hazards	Suitable additional provision must be made for smoke hazard management where it is considered that the building incorporates a <i>special hazard</i> .	It is assumed that the building will not incorporate any additional hazards.
Part E3 Lift Installations		
E3.2 Stretcher Facility in Lifts	Stretcher facilities comprising a space which is able to accommodate a patient lying on it horizontally by providing a clear space not less than 600mm wide x 2000mm long x 1400mm high.	NA (no lifts proposed subject to this clause)
E3.3 Warning Against the use of lifts in Fire	Warning signage must be provided near every call button for the lifts in accordance with this Clause. The sign must state: "DO NOT USE LIFTS IF THERE IS A FIRE" In 10mm high capital letters or 8mm high lower-case letters	As above



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
E3.4 Emergency Lifts	Emergency lifts are required to be provide in buildings with an effective height of more than 25m and in certain Class 9a buildings.	As above
E3.5 Landings	Access and egress via the lift landings must comply with the DTS provisions of Section D.	As above
E3.6 Passenger Lifts	The lifts in 'accessible areas' must be one of the types identified in Table E3.6a and have accessible features in accordance with Table E3.6b, and not rely on a constant pressure device for its operation if the lift car is fully enclosed.	As above
E3.7 Fire Service Controls	Where lifts serve a storey with an effective height of more than 12m – fire service controls must be provided.	As above
E3.8 Aged Care Buildings	Upper levels of Class 9c aged care buildings must be provided with a lift with stretcher facilities or a ramp complying with AS1428.1 – which discharges to the level of road/open space.	As above
E3.9 Fire Service Recall Operation Switch	Where a lift is required to be provided with fire service controls under BCA E3.7 – fire service recall switch must be provided in accordance with this Clause	As above
E3.10 Lift car service drive control switch	Where a lift is required to be provided with fire service controls under BCA E3.7 – fire service drive control switch must be provided in accordance with this Clause	As above



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Part E4		
Visibility in and Emergency, Exit Signs and Warning Systems		
E4.2 Emergency Lighting Requirements	Emergency lighting in accordance with AS2293.1 must be provided in: <ul style="list-style-type: none"> • Fire exits • Class 5- 9 buildings with floor area exceeding 300m² • Egress pathways in Class 2-4 buildings • Non-fire isolated stairs • Certain Class 9 buildings • Fire control rooms 	Emergency lighting and exit signage and SISEP are not required in the subject building(s) – as the floor area is less than 200m ² (an the buildings are single storey).
E4.3 Measurement of Distance	Informational clause relating to method of measurement.	As above.
E4.4 Design and Operation of Emergency Lighting	Emergency lighting systems must comply with AS2293.1	As above.
E4.5 Exit Signs	Exit signs must be provided to: <ul style="list-style-type: none"> • Doors leading to internal and external stairs/ramps serving as a required exit • Horizontal exits • A door serving as or in a required exit in an area required to be provided with emergency lighting under BCA E4.2 	As above.
E4.6	Where an exit is not apparent to an occupant, directional signage is required to be installed.	As above.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Direction Signs <i>NSW E4.6 Direction Signs</i>		
E4.7 Class 2 & 3 Buildings & Class 4 Parts: Exemption	Provides a concession from BCA E4.5 to doors in Class 2-4 buildings provided with non-illuminated exit signage.	As above.
E4.8 Design & Operation of Exit Signs	Exit signage must comply with AS2293.1 (and BCA Specification E4.8 for photoluminescent exit signs)	As above.
E4.9 Sound Systems and Intercom Systems for Emergency Purposes	A sound system and intercom system for emergency purposes (SISEP) complying with AS1670.3 is required to be provided in: <ul style="list-style-type: none"> • building has an effective height of not more than 25m. • a Class 3 building having a rise in storeys of more than 2 and used as a residential part of a school or accommodation for the aged/children or people with a disability • Class 3 building used as a residential aged care building • Certain Class 9a and 9b buildings 	As above.
SECTION F		
HEALTH & AMENITY		
Part F2		
Sanitary & Other Facilities		
F2.1	Facilities must be provided to residential buildings as follows:	There are no residential parts proposed.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Facilities in residential buildings	<ul style="list-style-type: none"> Class 2, 4 & 9c buildings – kitchen, bath/shower, WC, washbasin & laundry facilities + WC & washbasin for employees where >10 SOU's are provided Class 3 buildings – bath/shower 	
F2.2 Calculation of number of occupants and fixtures	<ul style="list-style-type: none"> Number of occupants to be calculated as per BCA D1.13 Sanitary facilities to be generally provided assuming a 50:50 male:female split A unisex accessible sanitary facility can be counted once for each sex 	Informational clause only.
F2.3 Facilities for Class 3 to 9 Buildings	<p>Facilities to be provided in accordance with BCA F2.3 and Table F2.3, noting:</p> <ul style="list-style-type: none"> Separate facilities typically required for males and female Separate facilities required for staff and student in schools Specific kitchen, laundry and bathing facilities required to be provided in Class 9a buildings Specific facilities are required to be provided in child care centres – including junior toilet pans & basins, kitchen facilities, laundry facilities and nappy changing benches 	<p>MSA understands that 4 toilets/washbasins (including one unisex accessible WC & basin) are available to serve the proposed Café/Tea House.</p> <p>The allocation of male vs female facilities has not been confirmed.</p> <p>Based on the approximately 86 seats proposed (and assumption of up to 10 staff), the above facilities are adequate.</p> <p><i>Further details indicating gender allocation, a BCA compliant path to each WC & basin will need to be provided at CC stage. Wayfinding signage is also recommended.</i></p>
F2.4 Facilities for People with Disabilities	<ul style="list-style-type: none"> Accessible sanitary & shower facilities complying with AS1428.1 must be provided in accordance with BCA Table F2.4 (a) and (b) At each bank of toilets where there are one or more toilets in addition to an accessible WC, at least one male and one female toilet must be provided to assist those with ambulant disabilities in accordance with AS1428.1 	NA to subject building.
F2.5 Construction of Sanitary	<ul style="list-style-type: none"> Sanitary compartments (except in child care centres) must have doors and partitions to provide privacy 	WC's are existing.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Compartments	<ul style="list-style-type: none"> In enclosed sanitary compartments, where the distance between the closet pan and the nearest part of the doorway of an inwards swinging door is less than 1.2m, the door must be fitted with lift off hinges. 	
F2.6 Interpretation: Urinals and washbasins	<ul style="list-style-type: none"> Urinals may be individual stalls or a length of 600mm in a trough A closet pan may be used in lieu of a urinal Washbasins may be single basins or part of a trough provided with a tap 	Informational clause.
Part F3 Room Sizes		
F3.1 Height of Rooms and other spaces	<p>The following general ceiling height requirements apply:</p> <ul style="list-style-type: none"> Habitable areas – generally 2.4m Non-habitable areas – including bathrooms, hallways, corridors, storerooms – generally 2.1m Above a stairway – 2m Additional requirements apply in Class 9 buildings. 	The ceiling heights are existing and not proposed to be reduced by the proposed works.
Part F4 Light & Ventilation		
F4.1 Provision of natural light	Natural light is required to be provided to habitable/sleeping rooms in Class 2, 3, 4 and 9 buildings	NA to subject building.
F4.2 Methods and extent of	<p>Natural light must be provided from:</p> <ul style="list-style-type: none"> Windows (with an aggregate light transmitting area of not less than 10% of the floor area of the area which they serve); or 	As above.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
natural lighting	<ul style="list-style-type: none"> Skylights with an aggregate light transmitting area of not less than 3% of the floor area of the area which they serve; or A combination of both <p>Windows must typically be setback from the boundary/wall of the building or other building on the allotment:</p> <ul style="list-style-type: none"> Generally at least 1m (or 3m for sleeping rooms in a Class 9a building) 50% of the square room of the height of the wall in which the window is located. I.e. the higher the wall the greater the setback required. Note in Class 9b childcare centres, at least 50% of the windows must have sill height not greater than 500mm from the floor level. 	
F4.3 Natural light borrowed from adjoining room	<p>This clause allows natural light in Class 2-4 buildings to be borrowed from an adjoining room.</p> <p>The room providing the borrowed light must be provided with windows which have a light transmitting area of at least 10% (or skylights with an area or 3%) of the combined floor area of both rooms.</p>	Borrowed natural light is not proposed to be utilised.
F4.4 Artificial lighting	<p>Artificial lighting complying with AS1680.0 must be provided to:</p> <ul style="list-style-type: none"> all required stairs, ramps and passageways areas not provided with natural light (or areas that may cause a hazard when people are seeking egress) 	<i>It is recommended that compliance be noted in a plan or spec notation (applies to new works only)</i>
F4.5 Ventilation of Rooms Note NSW F4.5	<p>Any room occupied by a person for any purpose must be provided with either:</p> <ul style="list-style-type: none"> natural ventilation complying with BCA F4.6 or: mechanical ventilation in accordance with AS1668.2 	The buildings are generally open in nature and provided with natural ventilation.
F4.6 Natural Ventilation	Natural ventilation must constitute 5% of the floor area of the area serving and open to a suitable outdoor, covered open area or adjacent shared room with suitable natural ventilation openings.	As above.
F4.7	Natural ventilation can be borrowed from an adjoining room providing	It appears that the building will not rely on 'borrowed' natural ventilation.



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
Ventilation borrowed from adjoining room	adjacent room is provided ventilating area that is 5% (or 10% in Class 5-9 buildings) of the both the subject room and the adjoining room combined.	
F4.8 Restriction of position of water closets and urinals	Generally sanitary compartments must not open directly into: <ul style="list-style-type: none"> • A kitchen, pantry, public dining area or restaurant • Dormitory in a Class 3 building • Room used for public assembly • Workplace normally occupied by more than 1 person 	NA to subject development.
F4.9 Airlocks	Airlocks can be used between a sanitary compartment and area described in BCA F4.8 above. In a Class 5-9 building, airlocks must have a floor area of at least 1.1m ² and be fitted with self-closing doors. Alternatively, the sanitary compartment must be provided with mechanical exhaust and the doorway suitably screened from view.	See comments in Clause 4.8 above.
F4.11 Carparks	Carparks (excluding open deck carparks) must be provided with: <ul style="list-style-type: none"> • A system of mechanical ventilation in accordance with AS1668.2; or • A system of natural ventilation complying with Section 4 of AS1668.4 	NA to subject development.
F4.12 Kitchen local exhaust	A commercial kitchen must be provided with an exhaust hood in accordance with AS1668.1 & AS1668.2	There are no commercial kitchens proposed on the current plans. (it is noted that the existing TH1 building contains a commercial kitchen).
Part F5 Sound Transmission		
F5.2 Determination of airborne	A form of construction required to achieve a sound insulation rating may achieve be determined in accordance with AS/NZS 1276.1 or ISO 717.1 or comply with Specification F5.2	



BCA DEEMED-TO-SATISFY PROVISION	SUMMARY OF REQUIREMENT	COMPLIANCE COMMENT/STATUS/RECOMMENDATION
sound insulation ratings		NA to subject building.
F5.3 Determination of impact sound insulation ratings	Walls in the Class 2 & 3 parts, where required to have an impact sound insulation rating must be of discontinuous construction i.e. provided with a 20mm cavity between the leaves	
F5.4 Sound Insulation of floors between units	The floor separating storeys must comply with F5.4 of the BCA (Rw + Ctr (airborne) not less than 50 and Ln,w+CI (impact) of not more than 62).	
F5.5 Sound insulation of walls between units	Walls between residential SOUs must achieve an Rw + Ctr (airborne) not less than 50 and a Rw (airborne) if it separates a SOU from a plant room, lift or stair shaft, public corridor or the like – or parts of a different Classification. Noting, discontinuous construction is also required (i.e. 20mm cavity) to separate a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit.	
F5.6 Sound insulation rating of services	Service pipes must be sound insulated in accordance with this clause.	
F5.7 Sound isolation of pumps	Flexible couplings must be used at the point of connection between service pipes and circulating pumps.	



4.0 Conclusion

This report has assessed the DA level design documentation for the proposed **use of two existing buildings at 18 Myoora Road, Terry Hills, as a Tea House** under the provisions of the Building Code of Australia (BCA), including relevant provision for "Access for People with Disabilities".

The primary purpose of the report was to assess the development design and identify any significant non-compliance matters in comparison to the current deemed-to-Satisfy (DTS) provisions of the BCA. Assessment is limited to those issues ascertainable from the current level of detail.

Subject to the recommendations contained in Section 3.0 of this report, the development can readily comply with the requirements of the BCA. Refer to Executive Summary for significant issues.

