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BCA COMPLIANCE ASSESSEMENT REPORT

1/537 Pittwater Road Brookvale NSW

**Use of ground level as a neighbourhood shop &
warehouse/distribution centre**

Report Number	A24_379_BCA	
Revision Number	Stage	Date of Issue
01	DA – Final Issue	02.12.2024



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1.0 Introduction & Report Basis

Absolute BCA & Accessibility has been engaged by Alice Massaria C/- Turnbull Planning International Pty Ltd to prepare this BCA compliance assessment report for the proposed use of *ground level as a neighbourhood shop & warehouse/distribution centre* at 1/537 Pittwater Road Brookvale NSW.

The purpose of this report is to provide:

1. A high-level assessment of the proposed design/building against the significant design requirements of the of the BCA; and
2. Recommendations to address any identified significant design issues.
Recommendations are provided in Section 4.0.

It is understood that this report will be used to support the Development Application for the subject development.

1.1 Assessed Information

The following information was specifically relied upon for this assessment:

Document Type	Prepared by	Reference or Revision Number
Architectural Plans	Archaholics	Issuer for DA 11.10.2024
Statement of Environmental Effects	Turnbull Planning International Pty Ltd	October 2024
Additional info letter	Northern Beaches Council	04.11.2024

1.2 Relevant BCA Volume & Sections.

The Building Code of Australia (National Construction Code) 2022 Volume 1

Section	Addressed
A – Governing Requirements	Informational
B – Structure	No - Addressed by structural engineers
C – Fire resistance	Yes - Addressed in this report
D – Access and egress	Yes - Addressed in this report
E – Services and equipment	Yes - Addressed in this report
F – Health and amenity	Yes - Addressed in this report
G – Ancillary provisions	Yes - Addressed in this report
I – Special use buildings	Yes - Addressed in this report
J – Energy efficiency	No - Addressed by energy efficiency consultants

1.3 Assumptions, Limitations & Exclusions

- This report is intended to support the Development Application (or similar) stage design and identifies *significant* design issues only. For the purposes of this report, significant design issues are:
 - Non-compliance with DTS provisions that would likely necessitate significant changes alterations to the current plans (changes which would be expected to necessitate a \$4.55 if carried out post Consent).
 - Non-compliance with DTS provisions that would likely necessitate the development of a Performance Solution. It is noted that some Performance Solutions will necessitate design change. It is the applicant's responsibility to confirm the extent of required design changes with the author of any proposed Performance Solution.

A further detailed assessment would typically be undertaken Construction Certificate Application (CCA) stage.

- The Report only assesses the information specifically referenced in Section 1.1 of this report. This information is accepted in good faith as accurate and correct.
- The report is limited to assessment of the development against the deemed-to-satisfy provisions of the applicable Building Code of Australia.
- No assessment has been made of any existing Fire Engineering or BCA Performance Solution based Reports that may apply to the base building or development, unless otherwise specifically noted.
- In terms of development within existing buildings (or adjacent to existing buildings), it must be ensured that the *subject works* do not:
 - cause a BCA non-compliance within the existing building; or
 - aggravate an existing non-compliance within the existing building.

Subject to consideration of the above comments, this report has not considered the requirement for the upgrade of existing building in terms of BCA compliance. It should be noted that further upgrade works may be required by Consent Authorities or other stakeholders. Any such requirement should be advised to Absolute BCA as soon as practical.

- Some requirements of the BCA / Access Regulations are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with Absolute policy &/or as guided by other standards, guides and industry best practice.
- Absolute BCA does not support the use of combustible cladding or aluminium composite panels as external cladding, lining or ancillary element in any way. Such products are recommended to be avoided and where such products are proposed, Absolute BCA automatically excludes their assessment from any reporting and certification and will not accept liability for their use in any way.
- Detailed assessment of any engineering matters or Australian Standards– e.g: structural, civil, electrical, hydraulic, mechanical, fire, bushfire protection is beyond the scope of this report.
- The Report does not provide any Performance Solutions.

2.0 BCA Assessment Data

BCA Reference	Subject Building (Existing)	Subject Building (Proposed)
A6 Classification	Ground floor – warehouse/distribution (Class 7b/8) First Floor – offices (Class 5)	Ground floor – shop/warehouse/distribution (Class 6/7b/8) First Floor – offices (Class 5) – unchanged
C2D3 Rise in Stories	2	Unchanged by subject development.
C2D2 Construction Type	C	Unchanged by subject development.
C3D3 Floor areas and Fire Compartment Limitations	Floor area and volume of fire compartments in accordance with Table C3D3	Unchanged by subject development.
Scd 1 Effective Height	Less than 12m	Unchanged by subject development.

3.0 BCA Compliance Assessment (& Minor Recommendations)

The plans identified in Section 1.1 of this report have been assessed against the DTS requirements of the BCA – which are considered relevant to the current stage of design (Development Application). A summary of these requirements is provided below. Details demonstrating compliance would typically be provided at CC stage.

Note Section 4.0 of this report contains recommendations to address significant non-compliances or items re-proposed/required to be supported via performance solution or design change.

#	Section C
a)	<p><i>Fire Resistance Levels (C2D2)</i></p> <p>The subject development is not considered to change the required FRL of the [primary building elements (noting that the subject change of use does not involve a change in minimum construction type).</p> <p><i>As the building remains Type C – the required minimum FRL's for the proposed class 6 parts' remains the same as the existing class 7/8 parts – typically 90/90/90.</i></p>
b)	<p><i>Fire Hazard Properties (C2D11)</i></p> <p>The fire hazard properties of and new floor linings and floor coverings, wall linings and ceiling linings, air-handling ductwork and lift cars. following internal linings, materials and assemblies within a Class 2 to 9 building must comply with BCA Specification 7.</p>
c)	<p><i>Fire Separation of Classifications (C3D9 & C3D10)</i></p> <p>Fire separation between the differing classifications is not required (building is type C so inherently constructed to the 'higher FRL'.</p> <p>Furthermore there are no Class 2-4 parts proposed.</p>
Section D – Access & Egress	
d)	<p><i>Exit dimensions (D2D7 – D2D9)</i></p> <p>Exits and egress paths are maintained as existing.</p>

e)	<p><i>Discharge of exits (D2D15)</i></p> <p>The path of travel from the exits to the street are maintained as existing</p>
Section E – Services and Equipment	
f)	<p>The following services and equipment are required to be installed.</p> <p>i. E1D14 – Portable fire extinguishers (AS2444)</p> <p><i>Note under Section 62 of the Environmental Planning and Assessment Regulation 2021 (which relates to a DA for change of use with no building works proposed) the Council must be satisfied that when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.</i></p> <p>Category 1 fire safety provisions are discussed below:</p> <p>E1P3 (fire hydrants) – NA as the building is less than 500m².</p> <p>E1P4 (auto fire suppression) – NA building has effective height of less than 2000m² and is not considered to be an occupancy of excessive hazard and has a total floor areas less than 2000m².</p> <p>E1P6 (fire control centres) – NA as the building has effective height of less than 25m and total floor area less than 18,000m².</p> <p>E2P1 (auto warning for sleeping occupants) – NA as no sleeping facilities proposed.</p> <p>E2P2 (safe evacuation routes) NA - There is no smoke hazard management systems required or affected</p> <p>E3P2 (emergency lifts) – NA no lifts proposed /affected.</p>
Section F – Health and Amenity	
g)	<p><i>Sanitary facilities (Part F4)</i></p> <p>Existing sanitary facilities are maintained (with no net increase in staff numbers or café/restaurant use proposed).</p>
h)	<p><i>Room Heights (Part F5)</i></p> <p>Room heights are maintained as existing.</p>

i)	<p><i>Light & Ventilation (Part F6)</i></p> <ul style="list-style-type: none"> • Architect/mechanical consultant to provide confirmation that rooms are provided with natural/mechanical ventilation as per BCA F6D6/F6D7. • Artificial light required to be provided as per BCA F6D5
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4.0 Significant Recommendations

NA – there are no significant recommendations applicable at this stage.

5.0 Conclusion

This report has assessed the subject building against the National Construction Code (NCC) / Building Code of Australia (BCA) 2022 (as relevant to the Development Application stage design).

Subject to compliance with any recommendations listed in Section 4.0 of this report, the development is considered capable of complying with the BCA, within the constraints of the current design.

Note – In addition, Section 3.0 contains a summary of BCA compliance matters that will need to be addressed at CC stage (compliance with these matters however is not expected to significantly impact the current design).



Paul O'Shannassy

Director

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