

Council Approval Group  
PO Box 7228  
Leura NSW 2780

**RE: Unit 1103, No. 4 Daydream Street, Warriewood**

I refer to the subject premises and request for review of relevant supplied information against the provisions of volume 1 of the National Construction Code (Building Code of Australia 2019 volume 1 [ BCA]). The report is to accompany an application for the subject unit to be used as a Pilates studio.

Located on the subject site are four podium multi-level commercial buildings located over a multi-level basement carpark. The main structure of the building appears to be constructed of reinforced concrete.

Located on level 1 of the podium block (No.1) of units closets the corner of Daydream Street and Jubilee Avenue is unit 1103, which is comprised of two (2) levels. The lower / entry level is accessed via the corridor of the main building and contains a powder room (toilet and hand-basin); a kitchenette (bench and sink, under the stairs); numerous pieces of exercise equipment, reception desk and stairs to the upper level mezzanine. The upper level contains numerous pieces of exercise equipment.

Information contained within the report has been formulated based on the following criteria:

- Plans / documentation by Council Approval Group numbered DA-001 to DA-005, revision 3 and dated 07/12/2022
- Type A construction
- Classification (clause A6.2 of the BCA):
  - Office / commercial units – Class 5
  - Basement carpark – Class 7a
  - Industrial units – Class 8
- Rise in stories of four (4)
- Floor area - unknown assumed to be in excess of 5000m<sup>2</sup>
- Volume – unknown assumed to be in excess of 30000m<sup>3</sup>

This report does address the following:

- Access and facilities for people with disabilities is addressed however compliance with the Disability Discrimination Act 1992 (DDA) and the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) is outside the scope of this report. It should be noted that BCA compliance does not necessarily meet the requirements of the Disability Discrimination Act (DDA) or the Access to Premises Standards.
- Reporting on hazardous materials, OH&S matters or site contamination.
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire resistant levels of the building.
- Consideration of any fire services operations (including hydraulic, electrical or other systems).
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems or security systems.
- Heritage significance.
- Consideration of energy or water authority requirements.
- Consideration of Council's local planning policies.
- Environmental or planning issues.
- Requirements of statutory authorities.
- Sections B, G, or H of the BCA are not considered.
- Provision of any construction approvals or certification under Parts 3, 4 or 6 of the *Environmental Planning & Assessment Act 1979*.

## **Building Code of Australia 2019**

The Building Code of Australia 2019 volume 1 is part of the National Construction Code series that regulate building work. Volume 1 of the series is used for this application as this Building Code specifies requirements for class 2 to 9 buildings (as defined by clause A6.2 of the BCA).

Volume 1 of the National Construction Code, The Building Code of Australia 2019 has been Sectioned to address relevant provisions for buildings as follows:

- Section A – Governing Requirements
- Section B – Structure
- Section C – Fire resistance
- Section D – Access and egress
- Section E – Services and equipment
- Section F – Health and amenity
- Section G – Ancillary provisions
- Section H – Special use buildings
- Section I – \*\*\*\*\* (Section I provisions were removed in NCC 2014)
- Section J – Energy efficiency.

The table below summarizes the proposed use against each section of the BCA and details any non-compliance. NB – Sections A, B, G, H, I and J are not considered applicable as there is not specified building work.

<b>Building Code of Australia 2019</b>		
<b>Section</b>	<b>Comments</b>	<b>Compliance Requirements</b>
C – Fire Resistance	<p>There are no proposed building works or changes of wall or floor coverings and therefore does not vary the existing fire safety of the building.</p> <p>The elements required to have a Fire Resistance Level will continue to provide the Fire Resistance Level as specified by Specification C1.1 of the BCA.</p>	No further works required as there will be no change in the Fire Resistance Level of the building.
D – Access and Egress	<p>Access into the unit is via the entry door from the main corridor.</p> <p>Access into the building can be undertaken via stairs, walkways or elevators from the basement carpark. Entries into the building are not being altered and appear to be constructed in a manner that provides access for persons with a disability.</p> <p>Egress from the unit is undertaken from the lower level entry door into the hallway, which has been provided with signage directing occupants to exits.</p>	No further works required to achieve access into and egress from the unit. It is recommended to provide contrasting nosing to the internal stairway in accordance with clause 11 of AS1428.1

<p>E – Services and Equipment</p>	<p>Relevant classes of buildings requires specified statutory fire safety measures to assist occupant &amp; building protection and assist emergency services when required.</p> <p>The following statutory fire safety measures currently serve the entire building including the subject unit (NB – base building constructed under BCA 2016):</p> <ul style="list-style-type: none"> <li>• Fire Seals to C3.15</li> <li>• Lightweight construction to C1.8</li> <li>• Portable fire extinguishers to E1.6</li> <li>• Smoke doors to C2.5, C2.14 &amp; Spec. C3.4</li> <li>• Smoke proof walls to C2.S(b) &amp; Spec. C2.5</li> <li>• Sound system for emergency purpose to E4.9</li> <li>• Wall wetting sprinkler and drencher system to C3.4</li> <li>• Warning and operational signs to D2.23, D3.6 &amp; E3.3</li> <li>• Fire Engineering Report to report numbered 256921</li> <li>• Automatic shutdown of air handling system to E2.3 &amp; NSW table E2.2b</li> <li>• Fire Dampers to E2.2</li> <li>• Mechanical air handling system to E2.2, table E2.2a &amp; Spec. E2.2a</li> <li>• Pressurizing system to E2.2, table E2.2a &amp; Spec. E2.2a</li> <li>• Smoke dampers to E2.2, C2.5 &amp; Spec. E2.2a</li> <li>• Emergency lift to E3.4</li> <li>• Openings in fire isolated lift shafts to C3.10</li> <li>• Access panels, doors and hoppers to fire resisting shafts to C3.13</li> <li>• Automatic fail safe device to D2.19 &amp; D2.21</li> <li>• Automatic fire detection and alarm system to E2.2, Spec. E2.2a &amp; fire engineering report 256921</li> <li>• Automatic fire suppression systems to E1.5 &amp; Spec. E1.5</li> <li>• Emergency lighting to E4.2 &amp; E4.4</li> <li>• Exit and direction signage to E4.4, E4.5, E4.6 (NSW) &amp; E4.8</li> <li>• Fire alarm monitoring system to E2.2a</li> <li>• Fire doorsets to C2.13, C3.8 &amp; Spec. C3.4</li> <li>• Fire hydrant system to E1.3</li> <li>• Fire hose reel system to E1.4</li> </ul>	<p>The proposed use does not incorporate variations to the existing fire safety measures serving the building.</p>
<p>F – Health and Amenity</p>	<p>This section details requirements pertaining to damp and weather proofing; required facilities (toilets, etc); room heights; light and ventilation; sound transmission and condensation management.</p>	<p>No specified works to the subject unit are specified, therefore this section will be as existing (prior to the subject use).</p>

## **Recommendations**

1. Provide a contrasting (slip resistant) nosing strip to the internal stairway of the subject unit leading from the lower level to the mezzanine in accordance with clause 11.1 of AS1428.1.

## **Summary**

It is of my opinion the proposed use of the subject unit as a Pilates studio will not result in a non-compliance of the provision of the Building Code of Australia 2019 volume 1 upon completion of the recommendation.

Should you have further enquiries regarding any of the above, please do not hesitate to contact me on **1300 30 44 20**.

Yours faithfully



**Warrick Norris**