

NATIONAL CONSTRUCTION CODE REPORT

CHANGE OF USE – ASSEMBLY USE

144 OLD PITTWATER ROAD BROOKVALE

PREPARED FOR SKYWOOD CLIMBING

DRC 19-2025

2 APRIL 2025



DESIGN RIGHT
CONSULTING

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The following assessment report has been prepared for Skywood Climbing in order to review the for the Development Approval for the proposed Change of Use to determine the extent of compliance with the current version of the BCA and against the deemed to satisfy provisions.

The proposed development consists of the change of use of the existing Class 7b warehouse unit into a Class 9b Assembly Use, Rock Climbing Centre with existing Class 5 office areas into located at 144 Pittwater Road Brookvale. No building works proposed for the DA application.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning & Assessment Act 1979 (As Amended) and the Environmental Planning & Assessment Regulation 2021.

1.2 REPORT BASIS

This report is based on the following:

- The National Construction Code, The Building Code of Australia 2022, Volume 1
- Environmental Planning and Assessment Act 1979; and,
- Environmental Planning and Assessment Regulation 2021; and,
- Building and Development Certifiers Act 2018; and,
- Building and Development Certifiers Regulation 2020.
- Site Inspection – 11/03/2025
- Architectural Plans by AG Design Projects Pty Ltd

REV	DATE	DESCRIPTION	BY
A	27.03.25	ISSUE FOR DA	AG
B	31.03.25	ISSUE FOR DA	AG

DRAWING SCHEDULE

SHEET NO.	TITLE	SCALE	REV
000	COVER SHEET	NTS	B
101	EXISTING SITE PLAN	1:200	A
201	EXISTING GROUND FLOOR PLAN	1:100	A
202	PROPOSED GROUND FLOOR PLAN	1:100	A
301	EXISTING ELEVATION & SECTION	1:100	A
401	EXISTING ELEVATION & SECTION	1:100	A

1.3 EXCLUSIONS & LIMITATIONS

The report does not address the following matters unless directly addressed by way of commentary:

- Fire resistance of primary structural elements;
- Compliance with the *Disability Discrimination Act 1992*;
- Local Government Act and Regulations
- Performance Solution Reports
- Any certification works pursuant to the:
 - a. Environmental Planning and Assessment Act 1979; and,
 - b. Environmental Planning and Assessment Regulation 2021; and,
 - c. Building and Development Certifiers Act 2018; and,
 - d. Building and Development Certifiers Regulation 2020.
- The report excludes any review of following parts of the BCA as they do not specifically relate to aspects of the BCA or are not applicable to this building:
 - PART B – Structure.
 - PART D4 – Access
 - PART G – Ancillary
 - PART H – Special Use Buildings.
 - PART J – Energy Efficiency.
- Preparation of any plans, specifications and certificates undertaken by a: architectural; structural; hydraulic; mechanical; electrical; fire engineer; fire services engineer and their respective fees;
- Engineering analysis of structural; hydraulic; mechanical; electrical; fire engineering; fire services;
- Any services undertaken by an: access consultant; town planner; architect; registered surveyor; energy consultant; acoustic consultant;
- Demolition or building works;
- Any project management services;
- Appraisals are limited to the provisions of the BCA and the Premises Standards. Other legislative requirements have not been considered. It does not address additional or specific requirements stipulated under other areas such as Safety in Design, Construction Safety, Disability Discrimination, Planning and Environment, Occupational Health and Safety, Health, Dangerous Goods, etc, which may impact on the design and use of the building. It is recommended that appropriate advice from suitably qualified consultants should be obtained for further information on these areas

2.0 PROPERTY DESCRIPTION

2.1 DESCRIPTION

The proposed development consists of the change of use of the existing Class 7b warehouse unit into a Class 9b Assembly Use, Rock Climbing Centre with existing Class 5 office areas into located at 144 Pittwater Road Brookvale. No building works proposed for the DA application.

2.2 LOCATION

The subject building works is proposed to be located at Lot 2/-/SP33885, 144 Pittwater Road Brookvale.

The site is within the jurisdiction of Norther Beaches Council for the purposes of development approvals.

2.3 CURRENT LEGISLATION

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979. This Act requires that all new building works must be designed to comply with the BCA. However, the existing features of an existing building need not to comply with the BCA unless an upgrade is required by other clauses of the legislation.

2.4 CATEGORY 1 FIRE SAFETY PROVISION

CLAUSE 62 of the Environmental Planning & Assessment Regulation 2021 requires a consent authority to take into account:

62 CONSIDERATION OF FIRE SAFETY

- (1) This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.
- (2) The consent authority must—
 - (a) consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use, and
 - (b) not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.
- (3) Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

CATEGORY 1 FIRE SAFETY PROVISION

Category 1 fire safety provision means the following provisions of the Building Code of Australia—

- (a) Volume 1, E1P3, E1P4, E1P6, E2P1, E2P2 and E3P2,
- (b) Volume 2, H3P2.

Class, in relation to a building or part of a building, means—

- (a) in a provision of this Regulation that imposes requirements in relation to a development consent—the class to which the building belongs, as identified by the development consent, or
- (b) otherwise—the class to which the building or part of a building belongs, as ascertained in accordance with the Building Code of Australia.

NOTE: All Category 1 Fire Safety Provision comments are highlighted and provided to each required BCA Clause affected to this development in the body of the BCA report.

Compliance only applies to the following- **E1P3, & E2P2.**

2.5 BUILDING DESCRIPTION

Use/Classification	Class 9b – Assembly Use (Rock Climbing Gym) (Ground) Class 5 - Office (Existing) (Ground-Level 1)
Rise In Storeys	RIS of Two (2)
Type Of Construction	Type C Construction
Floor Area Limitations	The total floor area for the building does not exceed maximum permitted floor area limitations for Type 'C' construction.
Volume Limitations	The total volume for the building is less than the maximum permitted of for Type 'C' construction.
Effective Height	The effective height for the building less than 12m. Approx 3.3.m
Climate Zone	Climate zone 5 (for the purpose of Section J)

3.0 - BUILDING CODE OF AUSTRALIA ASSESSMENT

3.1 – FIRE FIGHTING EQUIPMENT (SECTION E1, BCA)

3.1.1 – FIRE FIGHTING EQUIPMENT - PERFORMANCE REQUIREMENTS (E1P3, BCA)

E1P3 - FIRE HYDRANTS

A fire hydrant system must be provided to the degree necessary to facilitate the needs of the fire brigade appropriate to—

- (a) fire-fighting operations; and*
- (b) the floor area of the building; and*
- (c) the fire hazard.*

Applications

E1P3 only applies to a building where a fire brigade is available to attend.

3.1.2 – FIRE FIGHTING EQUIPMENT - DTS REQUIREMENTS (E1D2, BCA)

E1D2 - FIRE HYDRANTS

- (1) A fire hydrant system must be provided to serve a building—
 - (a) having a total floor area greater than 500 m²; and
 - (b) where a fire brigade station is—
 - (i) no more than 50 km from the building as measured along roads; and
 - (ii) reequipped with equipment capable of utilising a fire hydrant.
- (2) The fire hydrant system must be installed in accordance with AS 2419.1.
- (3) Notwithstanding (2), a Class 8 electricity network substation need not comply with clause 4.2 of AS 2419.1 if—
 - (a) it cannot be connected to a town main supply; and
 - (b) one hour water storage is provided for fire-fighting.
- (4) Where internal fire hydrants are provided, they must serve only the storey on which they are located except that a sole-occupancy unit—
 - (a) in a Class 2 or 3 building or Class 4 part of a building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit; or
 - (b) of not more than 2 storeys in a Class 5, 6, 7, 8 or 9 building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit provided the fire hydrant can provide coverage to the whole of the sole-occupancy unit.

3.1.3 – COMMENTS

COMMENTS:

Fire hydrant coverage is required as the building is greater than 500m².

The existing building is protected via a street fire hydrant system under AS 2441 as no location of a hydrant booster assembly unit spotted during the inspection.

It is recommended that the existing fire hydrant system is reviewed by an Accredited Fire Safety Practitioner confirming compliance under BCA 2022 which is required to comply with AS 2441-2021, including pressure and flow and coverage to all areas.

3.2 – SMOKE HAZARD MANAGEMENT (SECTION E2, BCA)

3.2.1 – SAFE EVACUATION ROUTES - DTS REQUIREMENTS (E2D2, BCA)

E2P2 - SAFE EVACUATION ROUTES

(1) In the event of a fire in a building the conditions in any evacuation route must be maintained for the period of time occupants take to evacuate the part of the building so that—

- (a) the temperature will not endanger human life; and
- (b) the level of visibility will enable the evacuation route to be determined; and
- (c) the level of toxicity will not endanger human life.

(2) The period of time occupants take to evacuate referred to in (1) must be appropriate to—

- (a) the number, mobility and other characteristics of the occupants; and
- (b) the function or use of the building; and
- (c) the travel distance and other characteristics of the building; and
- (d) the fire load; and
- (e) the potential fire intensity; and
- (f) the fire hazard; and
- (g) any active fire safety systems installed in the building; and
- (h) fire brigade intervention.

3.2.2 – SAFE EVACUATION ROUTES - PERFORMANCE REQUIREMENTS (E2P2, BCA)

NSW E2D16 CLASS 9B – ASSEMBLY BUILDINGS: ALL

The following provisions apply to all Class 9b assembly buildings:

(a) A building or part of a building used as an assembly building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of -

- (i) smoke detectors installed complying with S20C6; and
- (ii) any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.

3.2.3 – COMMENTS

Class 9b: Please note, that if a ducted air handling system is proposed, that system is to be provided with auto shutdown as per NSW E2D16. Confirmation of the auto shutdown system for the dusted air system required. This could require a smoke detectors installed as per E2D5 and Specification 20.

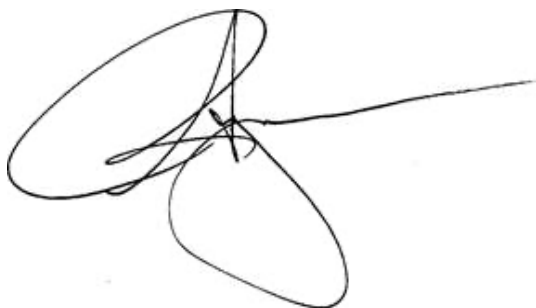
It is noted that the existing ground and first floor office area provided with ducted air system unit.

Confirmation is required from a mechanical consulate that the existing ducted units achieve capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1 is provided and compliant with NSW E2D16.

4.0 CONCLUSION

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ALEKS STOJCEVIC
DIRECTOR

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2 April 2025

APPENDIX A – FIRE SAFETY SCHEDULE

EXISTING

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Emergency Lighting	BCA Clause E4.2, E4.4 & AS 2293.1	08/04/2024	Tony Mcilwraith – F015235A
Exit Signs	BCA Clause E4.5, E4.6 & E4.8 and AS 2293.1	08/04/2024	Tony Mcilwraith – F015235A
Portable fire extinguishers	BCA E1.6, AS 2444	08/04/2024	Tony Mcilwraith – F015235A
Fire hydrant	BCA E1.3, AS 2419.1	08/04/2024	Tony Mcilwraith – F015235A
Fire hose reel	BCA E1.4, AS 2441	08/04/2024	Tony Mcilwraith – F015235A
Paths of travel for stairways passageways and ramp	EP & A Reg. 2000 Clauses 184 - 186	08/04/2024	Tony Mcilwraith – F015235A