



BCA and Access Report Nursery POS & Office Building

327 Mona Vale Road, Terrey Hills



SYDNEY Revision History

MELBOURNE Level 8, 350 Queen Street, Melbourne VIC 3000

Phone: (03) 9380 5552

Fax: (03) 9380 5558

BRISBANE Level 3, 276 Edward Street, Brisbane QLD 4000

Phone: (07) 3088 2333


Fax: (07) 3088 2444

CANBERRA Level 1, Unit 14, 27 Hopetoun Circuit, Deakin ACT 2600

Phone: (02) 6100 6606

Fax: (02) 6100 6609



Revision Number:	2023/2643- BCA/Access - R1.0
Revision Details	Report issued for submission to Council
Date:	Thursday, 15 February 2024
Author:	Jarryd Beckman – Unrestricted Certifier – BDC 3126 
Verifier:	Guiseppe Graziano Unrestricted Certifier – BDC 0144

1. Introduction

This report presents the findings of an assessment of the existing Point of Sale (POS) and office building serving The Palms Nursery at 327 Mona Vale Road, Terrey Hills. The report will carry out a BCA and Accessibility assessment against the relevant Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2022. This report has been prepared to support the submission of a Development Application.

This report has been prepared by Steve Watson and Partners for The Palms Eatery Pty Ltd being the owners of the subject site.

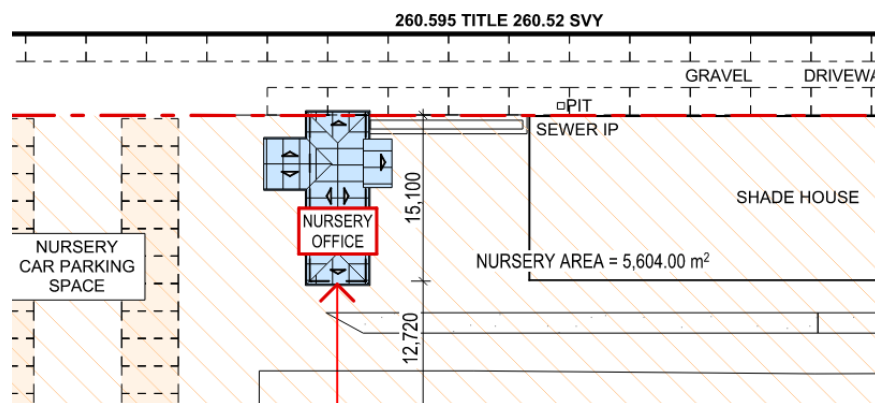


Figure 1. Location of the subject POS / Office

1.1. Purpose

The purpose of this report is to assess the as built Office / POS building against the Deemed-to-Satisfy Provisions of BCA 2022, and to clearly outline those areas (if any) where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of BCA 2022.

1.2. Scope

The scope of this assessment is limited to a review of the existing condition of the building against the relevant BCA and Accessibility provisions, following a visual inspection of the site on 7th of February 2024 as well as a review of the as built architectural plans referenced in Appendix A of this report.

1.3. Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

1. The structural adequacy or design of the building;
2. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and

This report does not include, or imply compliance with:

1. The National Construction Code – Plumbing Code of Australia Volume 3
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
3. The Energy Efficiency parts of BCA2022 (Section J).



4. Demolition Standards not referred to by the BCA;
5. Work Health and Safety Act 2011;
6. Requirements of Australian Standards unless specifically referred to;
7. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
8. Conditions of Development Consent issued by the Local Consent Authority.

2. Description of Proposed Development

The existing POS / Office building comprises an office space (with a small kitchenette) and a point-of-sale area which is used in conjunction with the Nursey. The building is constructed of weatherboard walls with corrugated iron cladding.

Summary of Construction Determination	
BCA Classification	Class 5 office Class 6 POS Area
Number of storeys contained	1
Rise in storeys	1
Floor area	80m ² (approximately)
Type of construction required	Type C

3. Assessment

The assessment undertaken is in relation to the as built POS / Office building which has been documented on a set of architectural plans prepared for the Development Consent Application. The technical details required for a Development Consent are far less than that required for a Construction Certificate and as such, this assessment is designed to address a higher-level assessment of the building against the provisions of the BCA.

The main purpose of this report is to address any major design changes required to the building, services required to be installed, and the fundamentals of design required by sections C, D, E and F of the BCA. This report does not address the design requirements for the structure of the building (Section B), or for the detailed design of services (Section E).

3.1. Section C: Fire Resistance

In line with the requirements of Clause C2D4, the building is required to comply with the requirements of Type C construction being a single storey Class 5 and 6 building. The building has a floor area of approximately 80m² therefore it complies with the 2000m² compartment limitation of Clause C3D3. As the external walls of the building are more than 3m from any adjoining building or allotment boundary, there is no need for any of the building elements to be fire rated to comply with Table S5C24. Furthermore, because the building is Type C Construction, the external wall non-combustibility provisions of C2D10 do not apply.

3.2. Section D: Access and Egress

The office part of the building has a single door which serves as a required exit. Furthermore, the POS section has a set of double doors which also serve as a required exit. Both exits allow occupants to egress to a road or open space, therefore compliance with Clause D2D3 is achieved.

The travel distances from the office and POS areas are all within 20 metres of an exit, therefore compliance with Clause D2D5 is achieved.

The paths of travel to the required exits maintain a clear width of 1 metre and the doorways are both greater than 750mm wide, therefore compliance with Clause D2D8 and D2D9 is achieved.

The office has an inwards swinging exit door, however because it serves a floor area less than 200m², the door can remain as an inwards swinging door, subject to hold open devices being installed in accordance with Clause D3D25.

The door hardware on the office exit door achieves compliance with Clause D3D26, however one of the double swinging doors located in the POS area will require a single hand downward action lever to be installed in accordance with Clause D3D26.

3.2.1. Part D4: Access for People with a Disability

The subject office / POS building forms part of the Nursey complex which has its principal pedestrian entrance located at the main entrance leading into the Nursey eatery. The accessway from the principal pedestrian entrance to the office / POS comprises a series of pathways which are capable of achieving a gradient no steeper than 1:20. See figure 2 below.

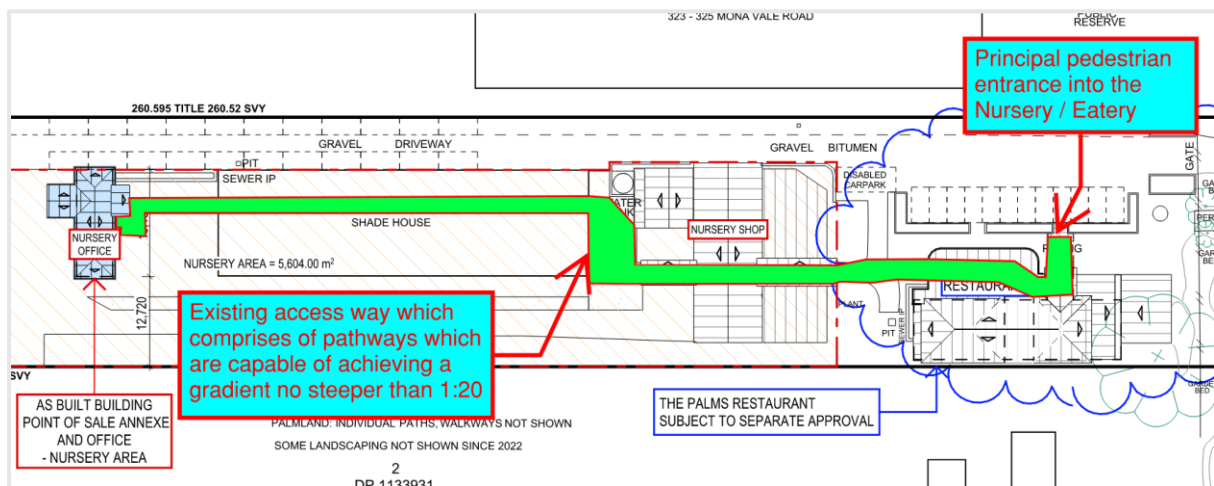


Figure 2. Locality of the principal pedestrian entrance and associated accessway to the Office / POS

Access is available into the office, via the greater than 850mm wide doorway in the southern elevation, however a Performance Solution will be required to rationalise the doorway landing which is steeper than 1:40 which does not allow for compliant latch side circulation in accordance AS 1428.1-2009.

The pathways which provide access to the office / POS are capable of achieving a gradient no steeper than 1:20, therefore no handrails or tactiles will be required as per D4D4 and AS 1428.1-2009.



3.3. Section E: Services and Equipment

The building has a floor area of less than 500m² therefore it does not need to be served by the following:

- Fire hydrant system as per E1D2;
- Fire hose reels as per E1D3; or
- Sprinklers as per E1D4

Clause E1D14 will require a portable fire extinguisher to be installed in the office and POS area. The portable fire extinguishers must cover Type A fire risks as per Clause E1D14(3)(d).

The building is single storey and does not require a smoke detection or alarm system as per E2DE2.

Further to the fire safety concerns raised by Council, the building owner has made the decision to provide both emergency lighting and exit signs in both the Nursery Office and POS area in accordance with Clauses E4D2 and E4D5. Although not required under the BCA (due to the size of the building), Certification is required to be provided by the installation contractor confirming compliance with AS/NZ 2293.1 – 2018.

3.4. Section F: Health and amenity

A visual inspection was undertaken on the subject building and it was observed that the external walls comprised of weatherboard with iron sheet cladding. The form of construction is capable of achieving compliance with the relevant weatherproofing provisions of Section F.

Furthermore, it was evident that a grated strip drain was provided along the door threshold to prevent rainwater from entering the office at the door threshold. This form of construction would meet the relevant provisions of F1D3.

Due to the size of the office and POS, it is considered that less than 10 staff members would occupy the building. It has been advised that staff will have access to the sanitary compartments located in the Eatery (which also contains an accessible sanitary compartment). These sanitary facilities will be sufficient to accommodate the 10 staff members of the office / POS building, therefore compliance with Part F4 is readily achievable.

The office and POS both have ceiling heights of 2715 mm, therefore compliance with F5D2 is achieved.

Both the office and POS will rely upon natural ventilation which is achievable by the operable windows in the office and the permeant openings in the POS. Compliance with the natural ventilation provisions of F6D7 is achievable.



3.5. Conclusion

Upon inspection of the as built office / POS, as well as a review of the architectural drawings listed in Appendix A, it is our opinion that the subject building has been assessed against the applicable provisions of the Building Code of Australia (BCA) (including the relevant Accessibility Provisions) and it is considered that the Office and POS building is capable of complying with the BCA, subject to the areas below being addressed.

1. The required exit door in the office (which can be either of the doorways) must have hold open devices installed in accordance with Clause D3D25.
2. One of the door leaves in POS area must have a single hand downward action lever installed which can be readily openable from the side that faces a person seeking egress. The lever must be installed at a height of 900-1100mm above the floor level in accordance with D3D26.
3. Obtain a Performance Solution for the non-complying latch side circulation space at the southern swing door leading into the office. Currently the landing does not comply with AS 1428.1-2009 because its steeper than 1:40.
4. Provide a portable fire extinguisher in the office and POS area which is capable of extinguishing Type A fires in accordance with Clause E1D14(3)(d).
5. Provide certification for the emergency lights and exit signs that are being installed in the office and POS. The certification shall confirm compliance with Clause E4D2, E4D5 and AS/NZS 2293.1-2018.



Appendix A – Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
BIC.01	Site Plan	A	20.12.23	JJ Drafting
BIC.02	Nurse – Point of sale annexe and office roof plan	A	20.12.23	JJ Drafting
BIC.03	Nurse Shop Roof Plan	A	20.12.23	JJ Drafting
BIC.04	Nurse – Point of Sale Annexe & office floor plan	A	20.12.23	JJ Drafting
BIC.06	Point of sale Annexe and office elevations	A	20.12.23	JJ Drafting
BIC.07	Point of sale Annexe and office elevations and Section CC	A	20.12.23	JJ Drafting

Appendix B – Existing and Proposed Fire Safety Schedule

A copy of the existing annual Fire Safety Statement has been provided below which lists the existing fire safety measures in both buildings.

Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
Emergency Lights	BCA E4.2,E4.4, AS2293.1-1995	07/06/2023	NR
Exit Lights	BCA clause E4.5,E4.6,E4.8, AS2293.1-1998	07/06/2023	NR
Portable fire extinguishers	BCA E1.6, AS2444-2005	07/06/2023	NR
Fire doors	BCA spec C3, AS1905.1-1997	07/06/2023	NR
Fire Blanket	AS2444	07/06/2023	NR

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

As discussed within this report, new emergency lights, exits signs and portable fire extinguishers are being installed in the office / POS building, therefore the fire safety schedule shall be updated to include the following.

Measure	Standard of Performance
Emergency Lighting (Office / point of sale building)	BCA 2022 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018
Exit Signs (Office / point of sale building)	BCA 2022 Clause E4D5, NSW E4D6, E4D8 and AS/NZS 2293.1 - 2018
Portable Fire Extinguishers (Office / point of sale building)	BCA 2022 Clause E1D14 and AS 2444 - 2001