



NAVY SKI CLUB (LODGE), THREDBO NSW

32 BOBUCK LANE, THREDBO ALPINE VILLAGE NSW

COMBINED ACCESS AND BCA 2022(A2) ASSESSMENT DEVELOPED FOR AUTHORITY REVIEW

DATE: 9 APRIL 2026

REPORT NO: 3115 - REV A **DRAFT**

PREPARED FOR: GROUNDED ENGINEERING C/- PAUL LARKIN

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CONTENTS

1.0 INTRODUCTION	3
1.1 Basis of the Report.....	5
1.2 Purpose of the Report.....	6
1.3 Limitations of the Report	6
1.4 Assumptions of the Report	6
2.0 BCA UPGRADE STRATEGY METHODOLOGY	8
2.1 Relevant Stakeholders	8
2.2 Building and Occupant Characteristics	8
3.0 BCA COMPLIANCE REVIEW	9
3.1 The Building Code of Australia.....	9
3.2 Maintenance Requirements	9
4.0 BCA 2022 AMENDMENT 2 COMPLIANCE REVIEW	10
4.1 Section C – Fire Resistance.....	10
4.2 Section D – Access and Egress (Parts D2 and D3)	21
4.3 Section E – Services and Equipment	34
4.4 Section F – Health and Amenity.....	37
4.5 Section G – Ancillary provisions.....	39
5.0 ACCESS COMPLIANCE REVIEW (BCA PART D4 AND AS1428.1-2021).....	43
5.1 Section D4 – Access for People with a Disability	43
5.2 Section F – Accessible Sanitary Facilities	51
6.0 CONCLUSIONS	54

REVISION STATUS

REPORT NO.	REVISION	DATE	STATUS	WRITTEN	REVIEWED
3115	REV A	08/11/2023	DRAFT	AM	JA
3115	REV B	09/04/2026	DRAFT	NW	AM

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1.0 INTRODUCTION

J² Consulting Engineers has been commissioned to carry out a review of the BCA and Access prescriptive provision associated with the proposed alterations and additions to the existing building at 32 Bobuck Lane, Thredbo NSW. The development works are proposed to the existing RAN Ski Lodge. The intent of the report is to undertake a BCA review of the development works and the overall building and provide recommendations for achieving compliance.

Whilst the current BCA was not legislated at the time that the existing building was constructed development, the compliance assessment has been undertaken against the current BCA as it represents a community accepted level of life safety.

The building is an existing three storey, Class 3 ski lodge/holiday accommodation building. The building largely contains holiday accommodation sole occupancy units, common kitchen facilities, dining, recreational and ancillary plant room areas.

The existing development is situated at Thredbo within the Kosciuszko National Park, this is shown below:



Figure 1 – Courtesy of NSW Planning Portal, spatial viewer



Figure 2 – Courtesy of NSW Planning Portal, spatial viewer

The subject building is shown below:



Figure 3 and 4 – Royal Ski Navy Lodge



Figure 5 and 6 – Royal Ski Navy Lodge

The proposed development is shown below (render):



Figure 7 – Schematic of proposed development

1.1 Basis of the Report

This report is based upon the following:

- Site inspection undertaken on 22nd September 2023.
- Architectural drawings prepared by SQC Group, listed below:

Drawing Number	Drawing Name	Revision / Date
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A100	Entry Level proposed	F / 19.05.2025
AA101	Ground level - proposed	F / 19.05.2025
A002	Level 1 - proposed	E / 28.04.2025
A101	Level 2 - proposed	E / 28.04.2025
A102	Roof Plan proposed	F / 19.05.2025
A205	Elevations proposed	D / 19.05.2025
A206	Elevations proposed	D / 19.05.2025
A320	Sections proposed	C / 28.04.2025
A321	Sections proposed	C / 28.04.2025
A322	Sections proposed	D / 19.05.2025
A460	Detail section internal stairs	B / 30.01.2025
A461	Detail section external stairs	D / 19.05.2025
A465	Shared area with house of Ullr	B / 11.08.2025
A480	Façade design	B / 19.05.2025
A500	Typical Bedroom	C / 28.04.2025

1.2 Purpose of the Report

This report has been prepared to identify any BCA and Access within the existing building and proposed alterations and to determine the optimum method of addressing each of these compliance issues through either an upgrade to the building or recommendations of a Performance Solution, or a combination of both.

1.3 Limitations of the Report

This report excludes any works not outlined above, however specifically excludes the following:

- Consideration of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire resistance levels of the building.
- This report does not provide concessions for any Performance Solution or exemptions from the requirements of the BCA, other than that identified in the Executive Summary of this report.
- Determining compliance with the Disability Discrimination Act 1992.
- Reporting on hazardous materials, OH&S matters or site contamination.
- Any energy efficiency assessment: however if necessary proposals can be obtained from suitably qualified and accredited assessors.
- Reimbursement of losses caused by business interruption.
- Protection of Property (other than directly adjoining property).
- Fires caused by arson (other than as a potential source of fire initiation) or terrorist attacks.
- Multiple ignition sources for fire initiation.
- Operational checks of the fire safety equipment unless specified in this report.
- Assessment against the Disability Discrimination Act 1992.
- Planning for Bushfire Protection 2006.
- Assessment of the external wall system/building envelope and the associated provisions of BCA Section F. The project Façade Engineer/Structural Engineer shall confirm compliance with the section and the associated prescriptive and Performance requirements.
- Reference to, or discussion of, any existing Fire Engineered or BCA Performance Solution does not imply concurrence, acceptance or agreeance with the subject Performance Solution. This is not considered a third-party/peer review of any proposed Performance Solution.
- Review against BCA Part G7 – Livable Housing Assessment; and
- Destructive inspections to determine exact makeup of external wall and bounding wall construction.

1.4 Assumptions of the Report



This report provides a Performance Solution for the Deemed-to-Satisfy deviations identified in the Executive Summary. The remainder of the building is assumed to comply with the Deemed-to-Satisfy Provisions of the BCA for the purpose of this report.

The report is provided on the basis that:

- The Performance Solution only applies to property detailed in Section 2.2.
- The Performance Solution is applicable to the design documentation provided for assessment and as listed in Section 1.1.
- Any future alteration, enlargement or addition will require re-assessment to determine the application of this solution to those changes.
- The building will generally comply with the Deemed-to-Satisfy Provisions of the BCA, except where modified specifically by this report.
- It is assumed that the building will be subject to ongoing annual maintenance and the fire safety measures required by this report and the BCA will be maintained to a standard not less than their installation standard.



2.0 BCA UPGRADE STRATEGY METHODOLOGY

The development of this report follows a desktop review and on-site inspection with the client and is proposed to be provided to the Relevant Authority of the Development Approval for review and acceptance prior to the implementation of the proposed upgrade strategies. This has been developed against the current Building Code of Australia Volume 1, 2022 Amendment 2 edition.

2.1 Relevant Stakeholders

Stakeholder/Role	Name
Client	The RAN Ski Club Limited – Phil Gregory
Structural Engineer	Grounded Engineering – Paul Larkin
BCA Consultant	J ² Consulting Engineers – James Alexander/Abby Mortimer/Nick Wilson
Certifying Authority	Complete Certification – Matt Stewart

2.2 Building and Occupant Characteristics

General Building Characteristics

Building Characteristic	Description
Occupancy/Use	Ski club holiday accommodation and private garage (containing two carparking spaces).
Building Class/es:	Class 3, Class 10a
Rise in Storeys:	4
Storeys contained:	4
Type of construction:	Type A
Effective Height:	<12m (8.9m)(1373.897- 1365)
Location:	32 Bobuck Lane, Thredbo NSW
General description of development:	The building is an existing ski lodge and the alterations proposed include the demolition of parts of the building and construction to contain a four-storey accommodation building and ancillary carpark. As the carparking space only contains two spaces, this is considered a private garage for the purpose of the assessment. The existing building comprises of a combination of building elements including stone, masonry and portions of lightweight, timber cladding. It is proposed to replace this for sheet metal cladding as part of the proposed development.



3.0 BCA COMPLIANCE REVIEW

This section of the report assesses the existing and proposed development, against the current legislative requirements. For the purpose of this assessment, the building has been assessed in accordance with the Building Code of Australia 2022 Amendment 2 prescriptive, Deemed-to-Satisfy provision incorporating BCA, Fire and Access requirements contained within.

The building is considered to propose the following building characteristics when applying the requirements of the Building Code of Australia:

Rise in storeys	4
Storeys Contained	4
Type of Construction	Type A
Effective height	Less than 12m

This Section of the report provides a review of the building against the current requirements of the BCA and list any non-compliances and the method in which they may achieve compliance with the Building Code of Australia. The following methodology may be sought to achieve compliance:

- **Deemed-to-Satisfy** – Adopt a solution that is considered to satisfy the BCAs relevant Performance Requirements through the adoption of prescriptive measures.
- **Performance Solution** – Development of a solution that is considered to satisfy the relevant Performance Requirements of the BCA through alternative measures.

The recommendations contained within the report are provided on this basis.

3.1 The Building Code of Australia

The Building Code of Australia assessment included and referenced within this report has been assessed against the relevant fire and life safety items as prescribed by the Building Code of Australia 2022 Amendment 2.

3.2 Maintenance Requirements

The requirements of this report must form part of the fire safety certificate and the annual fire safety statement for the building to ensure the requirements of this report are complied with throughout the building operation.



4.0 BCA 2022 AMENDMENT 2 COMPLIANCE REVIEW

This section of the report provides a BCA assessment identifying applicable DTS provisions and nominated means of achieving compliance pathways where it is required. It is noted that the following colour coding of the table has been used:

	DTS non-compliance
	DTS Compliance advice relevant to the proposed design
	Design achieve compliance with the DTS clause

The Building Code of Australia 2022 Amendment 2 assessment reviews the proposed works in conjunction with the existing arrangement on site and utilises a combination of desktop assessment in conjunction with a non-destructive, visual inspection undertake. The assessment covers the following portions of the Building Code of Australia:

- Section C – Fire Resistance
- Section D – Access and Egress (including BCA Part D4, access for persons with a disability, refer to Section 5.0 of this report)
- Section E – Services and Equipment
- Section F - Health and Amenity; and
- Section G – Ancillary Provisions.

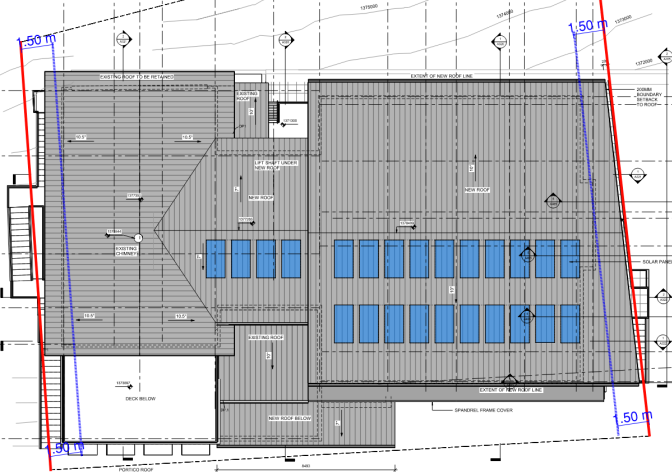
This assessment considers the relevant provisions of each section above and details the non-compliances identified as part of this desktop review. Where it is deemed more cost effective or practical, a recommendation will be made to address the non-compliance via a Performance-Based Fire Engineering Report.

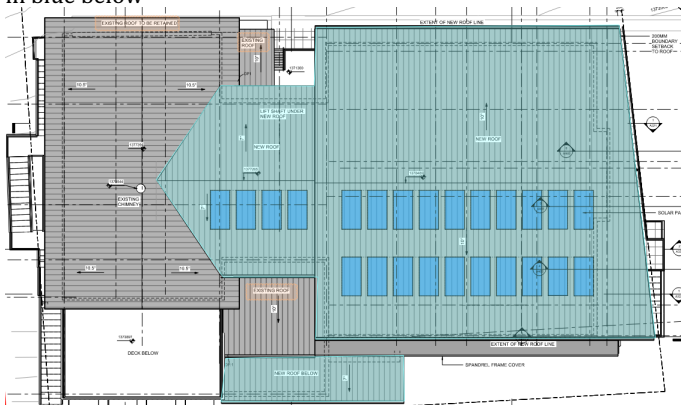
The review is contained in the sections below table:

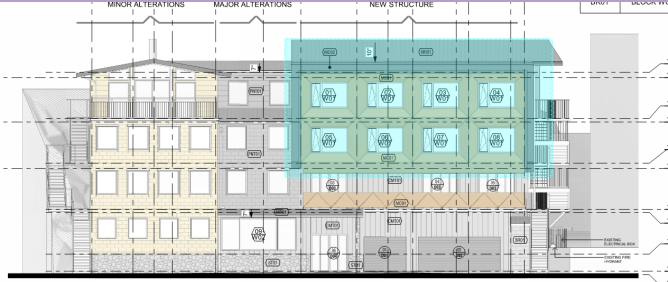
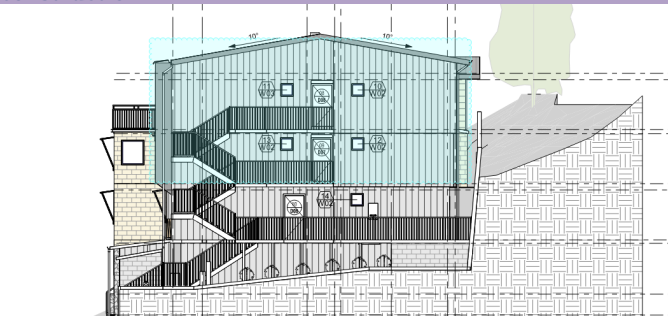
4.1 Section C – Fire Resistance

Section C of the BCA discusses the physical construction characteristics that the building is required to uphold in order to ensure that in the event of a fire the building can remain whilst occupants evacuate the building and fore the fire brigade to respond. The table below provides an assessment against the relevant clauses where applicable to the site:

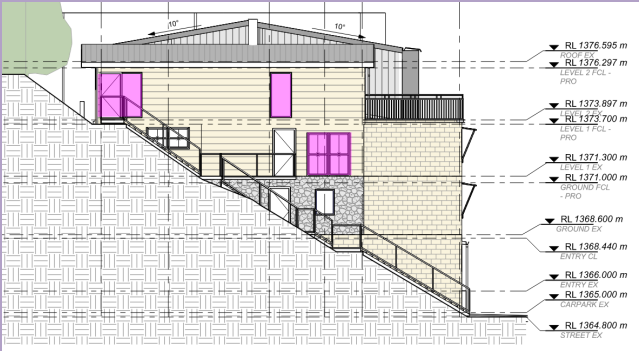
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause D2D2 - Type of Construction Required	Note only	The building is proposed to be a four storey Class 3 and 10a building and is required to comply with Type A Construction as required by Specification 5.	Note only.
Specification 5 – Fire Resisting Construction	Fire Engineered Performance Solution may be required.	External walls: In a Type A Construction building the external wall is required to achieve the following Fire Resistance Level (FRL) for load bearing elements: • Less than 1.5m: 90/90/90 • 1.5m to less than 3m: 90/60/60 • 3m or more: 90/60/30. For non-loadbearing walls the following is required: • Less than 1.5m: -/90/90. • 1.5m to less than 3m: -/60/60. • 3m or more: -/-/- The building is located within 1.5m of the allotment boundary in	To be designed to achieve compliance. Where the lightweight cladding is replaced with non-combustible metal cladding it is likely that the building will not achieve the Fire Resistance Level in both directions. Where this is

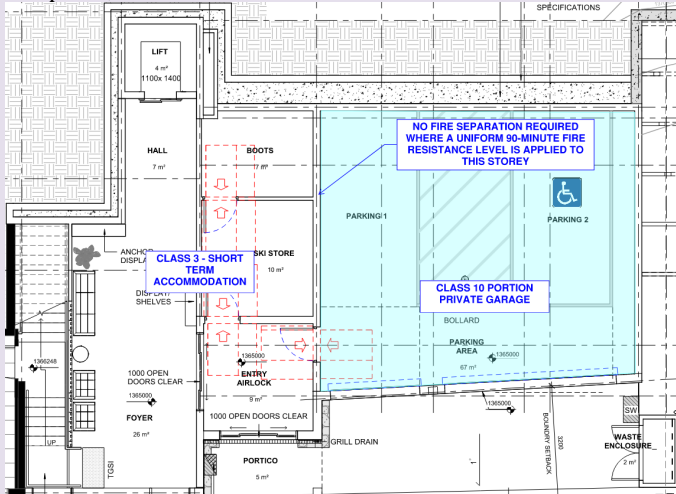
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		the eastern and western sides. The masonry portions of the building may typically comply with this requirement and is to be confirmed within the Construction Certificate documentation.  Figure 8 – Lightweight construction within 1.5m of boundary The lightweight construction is shown below:  Figure 9 – Lightweight construction Where the lightweight cladding is replaced with non-combustible metal cladding it is likely that the building will not achieve the Fire Resistance Level in both directions.	proposed a Fire Engineered Performance Solution may be sought to rationalise the Fire Resistance Levels.
	Compliance advice – upgrade to	Floors Floors within the building are required to achieve a minimum 90/90/90 fire resistance level for Class 3 buildings.	Where lightweight (timber) floors are located within the

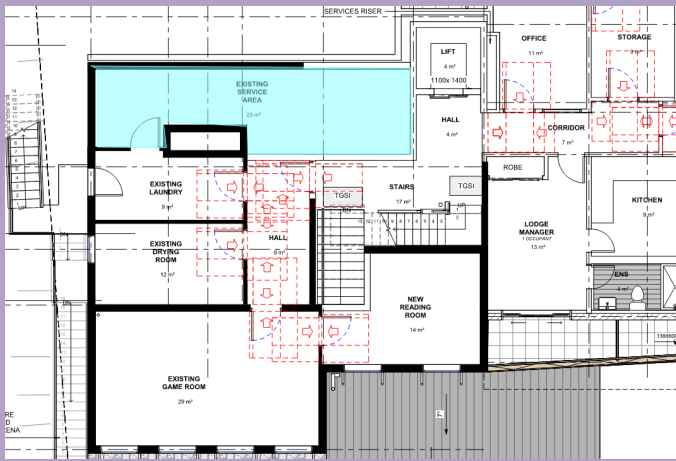
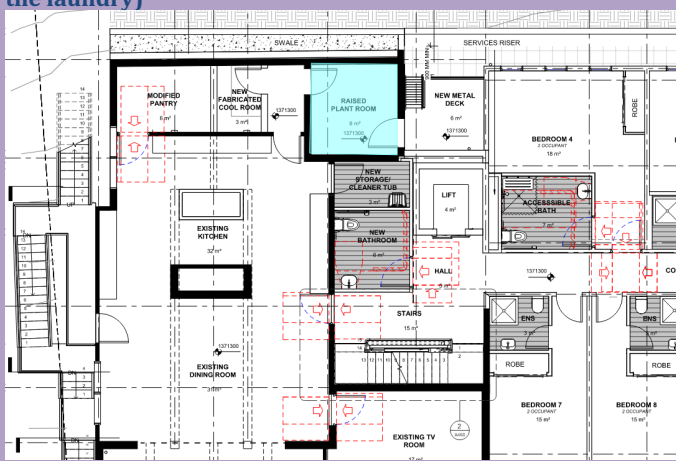
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
	areas may be required.	The site inspection this was a non-destructive inspection and therefore verification of the existing floor construction has not been provided. It appeared throughout the inspection that the floors were primarily of concrete construction. Areas of lightweight construction may need to be addressed by way of a Fire Engineered Solution. The structural drawings appear to show the proposed new works consisting of concrete slab construction to the basement level and ground floor level with lightweight timber floors for levels 1 and 2.	building it is recommended to upgrade to achieve a minimum 90/90/90 through a tested floor system. Details demonstrating compliance is required to be incorporated within the Construction Certificate documentation.
	Compliance is readily achieved.	Roof: The roof is not required to achieve a Fire Resistance Level as the building is a Class 3 building. The concession contained within Clause S5C15 applies in this instance. The building plans assessed document and new roof is to be constructed over the southern portion of the building as depicted in blue below  Figure 10 – New roof	Note only. No further action required as compliance is achieved.
	Compliance advice – further information required	Support of another part: Where a part of a building required to achieve a fire resistance level depends upon the direct or lateral support from another part to maintain its fire resistance level, the supporting part must have FRL not less that required by BCA Specification 5 throughout. This also applies to building elements that are required to be non-combustible under the provisions of BCA Clause D2D10. Where these building elements are supported by adjacent elements, such as floors. The floor is also required to be non-combustible. The inspection was a non-destructive inspection and therefore the construction of the existing floors was not determined. Where timber construction is proposed within the building this is considered a non-compliance.	Confirmation is required to determine compliance. To be designed to comply or a Fire Engineered Performance Solution is required to be sought to address this item.
BCA Clause D2D10 – Non-combustible Building elements	Compliance is not achieved.	In a building of Type A Construction, the external walls, floor framing of lift pits are required to be of non-combustible construction. The external walls is considered to include the façade covering, framing and insulation. The uppermost level of the building and portions of level two	The existing retained lightweight construction to the east to is to be upgraded to comply

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		(located on the northern façade) are constructed from lightweight construction is anticipated to incorporate combustible elements within the external wall façade. The proposed new western portion of the building appears to be of masonry construction for the basement and ground floor with lightweight external walls for levels 1 and 2. The new lift core appears to be of masonry construction throughout.  Figure 11 – proposed new structure of lightweight construction  Figure 12 – proposed new structure of lightweight construction	to with the prescriptive requirements i.e. non-combustible. Alternatively, a Fire Engineered Performance Solution required where timber stud wall elements remain within the existing building fabric to support the new external wall metal cladding. The new proposed western portion (level 1 and 2) in lightweight construction is to be constructed to the prescriptive requirements of the BCA i.e. non-combustible.
BCA Clause C2D11 and Specification 7 – Fire Hazard properties	Compliance advice	Internal linings are required to comply with Specification 7 in relation to wall linings floor linings and material. Destructive testing or inspection of the existing building was not undertaken at the time of works. It is not considered that the internal linings will alter substantially or if at all. Areas of consideration may be the sarking within the external wall or localised wall linings which are required to comply with this clause. All new linings and materials are required to achieve the requirements of BCA Clause C2D11 and Specification 7.	To be designed to comply with the prescriptive requirements.
BCA Clause C2D14 – Ancillary elements	Compliance advice	An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following: (a) An ancillary element that is non-combustible. (b) A gutter, downpipe or other plumbing fixture or fitting. (c) A flashing.	To be designed to comply. Details demonstrating compliance with this clause is required to be incorporated within the

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		(d) A grate, grille or similar cover 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 required sign. (h) A sign other than one provided under (a) or (g) that (i) Achieves a group number of 1 or 2; and (ii) Does not extend beyond one fire compartment; and (iii) Is separated vertically from other signs permitted under (h) by at least two storeys. (i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that – (i) Meets the relevant requirements of Table S7C7 as for an internal element; and (ii) Serves a storey- (A) At ground level; (B) Immediately above a storey at ground level; and (iii) does not serve an exit, where it would render the exit unusable in a fire. (j) A part of a security, intercom or announcement system. (k) Wiring. (l) Waterproofing material installed in accordance with AS4654.2 and applied to an adjacent floor surface including vertical upturn, or a roof surface. (m) Collars, sleeves and insulation associated with service installations. (n) Screens applied to vents, weepholes and caps complying with AS3959. (o) Wiper and brush seals associated with doors, windows or other openings. (p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o).	Construction Certificate documentation.
BCA Clause C3D7 – Vertical separation of openings in external walls	Compliance is not achieved.	As the building is Type A construction, consideration for the vertical separation of openings is required. Vertical separation in openings in external walls may be achieved by either: A spandrel which- (A) is not less than 900mm in height; and (B) extends not less than 600mm above the upper surface of the intervening floor; and (C) is of non-combustible material having an FRL of not less than 60/60/60. OR A slab or other horizontal construction that - (A) projects outwards from the external face of the wall not less than 110mm; and (B) extends along the wall not less than 450mm beyond the	To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item. Alternatively, where an AS2118 sprinkler system is proposed throughout the building compliance

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		opening concerned; and (C) is non-combustible and has an FRL of not less than 60/60/60.  Figure 13 – Extract from the BCA, Spandrel protection In a building of Type A construction, consideration for the vertical separation of openings is required. The building is required to be sprinkler protected. Where an AS2118 sprinkler system is proposed consideration for this clause is not required. The existing northern elevation does not achieve compliance with this clause as the sill height is located within 600mm of the finished floor level. The affected openings are shown below:  Figure 14 – Eastern elevation, highlighted openings within 600mm of the finished floor levels  Figure 15 – western elevation, new openings	is achieved with this clause. It is recommended to provide an AS2118.1 or AS2118.4 sprinkler system throughout the building.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause C3D9 – Separation of classification in the same storey	Compliance is achieved	If a building has parts of different classification located alongside one another in the same storey each building the following applies: - Each building element in that storey must have the higher Fire Resistance Level prescribed in accordance with BCA Specification 5 for that element for the classification concerned; or - The parts must be separated in that storey by a fire wall. The building is considered to be a Class 3 building throughout and a Class 10 private garage. No fire separation is required between the Class 10 and Class 3 portions where a uniform 90-minute fire resistance level is applied to the entire storey. It is therefore considered the arrangement to provide a glass sliding door between the Class 3 and Class 10 is generally compliant, as shown below:  Figure 16 – Fire separation between adjacent building classifications	Compliance is achieved. Details of the uniform 90-minute Fire Resistance Level is required to be incorporated within the Construction Certificate documentation.
BCA Clause C3D10 – Separation of classifications in different storeys	Compliance advice	If parts of different classification are situated one above the other in adjoining storeys, they must be separated as follows: Type A Construction: The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 for the classification of the lower storey. Each floor throughout the building requires a minimum fire resistance level of 90/90/90 for Type A Construction.	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause C3D11 – Separation of lift shafts	Compliance advice	In a Class 3 building that connects more than three storeys, the lift is required to be constructed to achieve a minimum Fire Resistance Level of 90/90/90. The proposed lift appears to be bound by concrete block walls and therefore is capable of achieving compliance.	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause C3D12 – Stairways and	Compliance is achieved	A stairway and lift must not be in the same shaft if either of the stairway or the lift is required to be in a fire-resisting shaft.	Compliance is achieved throughout.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
lifts in one shaft		The lift and stair are located within separate shafts.	
BCA Clause C3D13 – Separation of equipment	Compliance advice	Equipment including lift motors and lift control panels, emergency generators used to sustain emergency equipment operating in the emergency mode, boilers, central smoke control plant or specific battery systems are required to be separated from the remainder of the building via fire resisting construction as prescribed by Specification 5 or not less than 120/120/120 and any doorway protected with a self-closing fire door having an FRL of not less than -/120/30. Separation of on-site fire pumps must comply with AS2419.1-2021. The building contains a services room on the ground floor and a raised plant room located on Level 1, as shown below. Confirmation is required of the proposed services or plant to be located in these areas.  Figure 17 – Services room located on ground level (adjacent the laundry)  Figure 18 – Plant room located on level 1 (adjacent the kitchen)	Confirmation of what services or plant will be provided in the allocated areas is required within the construction certificate documentation. Any plant or equipment proposed as noted in this clause will require to be fire separated from the rest of the building achieving a Fire Resistance Level of 120/120/120 and provided with -/120/30 self-closing doors.
BCA Clause C3D14 – Electricity supply	Compliance advice	Where an electrical substation is proposed to be located within the building the main switchboard sustaining emergency equipment, electrical conductors etc. must be separated from the	Where electricity substations or similar electrical equipment are

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
systems		remainder of the building via construction achieving an FRL of 120/120/120. The site inspection and design documentation does not propose to incorporate any electrical substation or similar.	proposed within the building compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause C3D15 – Public corridors in Class 2 and 3 buildings	Compliance is achieved	In a Class 3 building, a public corridor if more than 40m in length must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2. The public corridors are not proposed to exceed 40m.	Compliance with this clause is achieved.
BCA Clause C4D3 – Protection of Openings	Existing and new non-compliance Performance Solution is required to achieve compliance.	If the distance between an opening and the fire source feature to which it is exposed to is less than 3m from the side or rear boundary of the allotment, 6m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level or 6m from another building on the allotment that is not a Class 10 building the openings are required to be protected in accordance with BCA Clause C4C5. The existing and proposed works comprise of openings located within 3m of the allotment boundary. Where doorways discharging to the external stairs, compliance should be achieved via a -/60/30 self-closing fire door. The affected openings are shown below marked in green on each level:	A Fire Engineered Performance Solution is required to address these openings (proposed and existing). It is noted that the Fire Engineering Report would rely on multiple methods of achieving compliance including Crimsafe attenuation screens or similar.

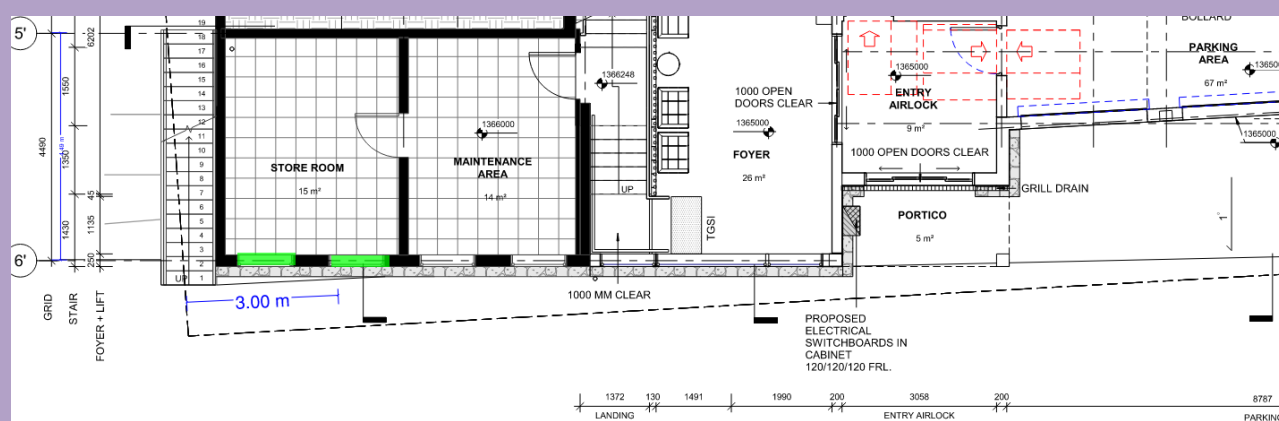


Figure 19 - Lower Level, openings within 3m of the allotment boundary

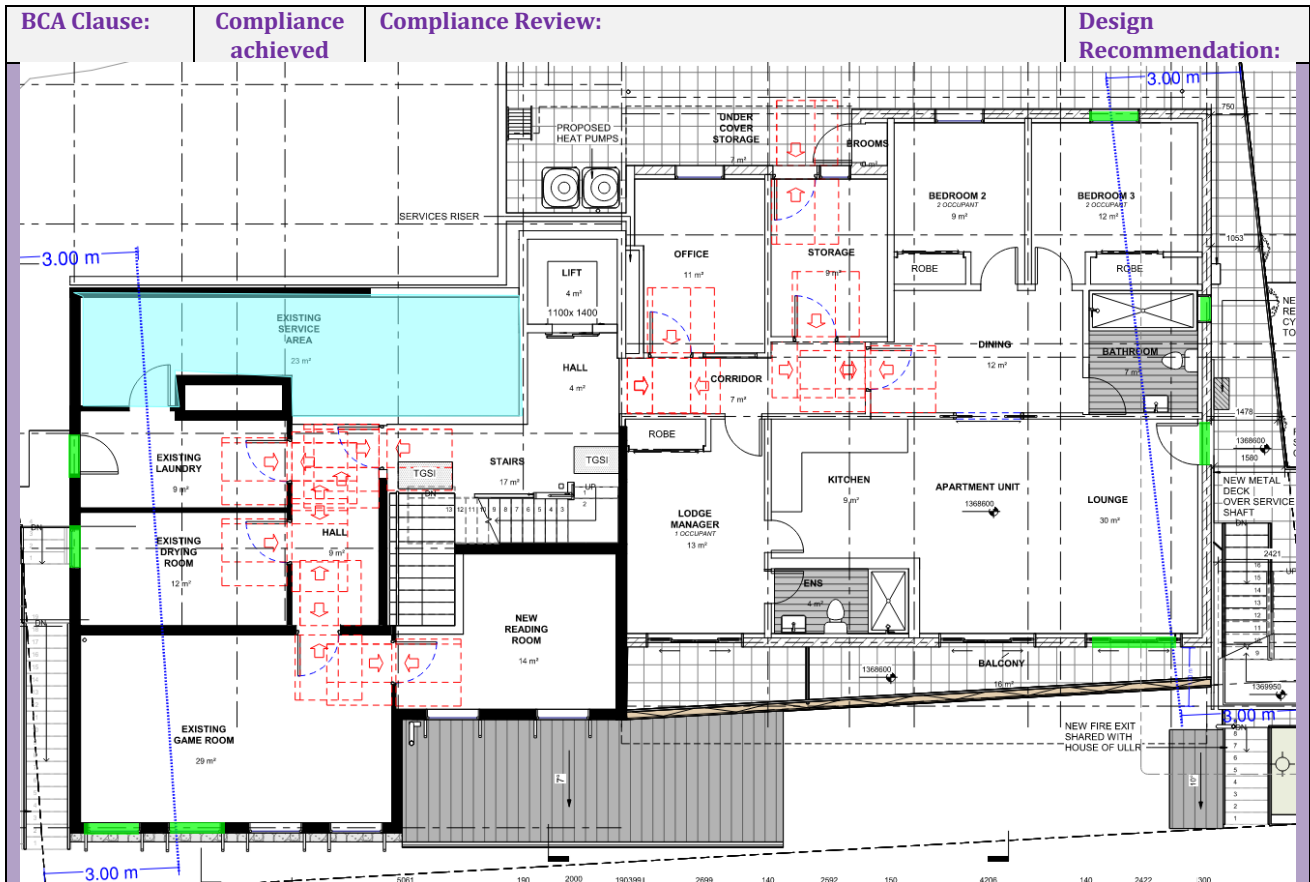


Figure 20 – Ground Level, openings within 3m of the allotment boundary

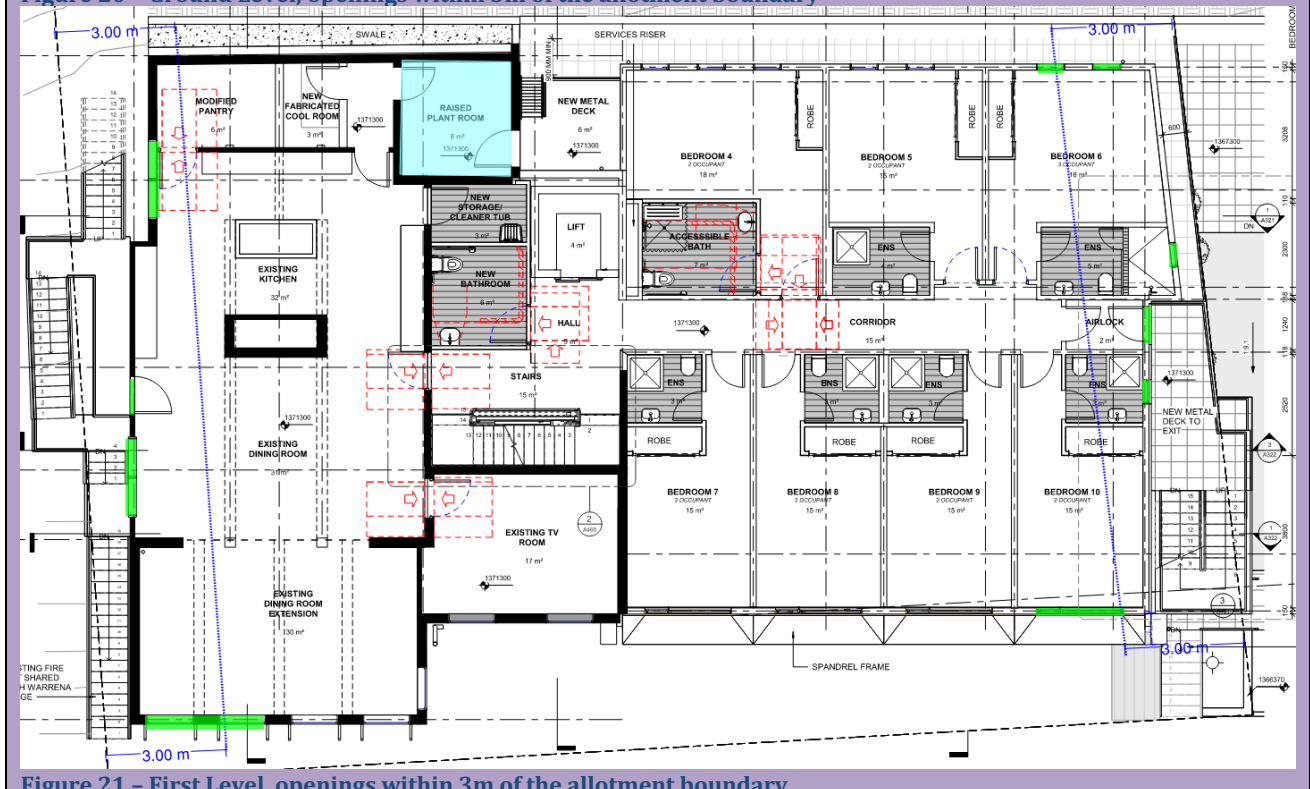


Figure 21 – First Level, openings within 3m of the allotment boundary

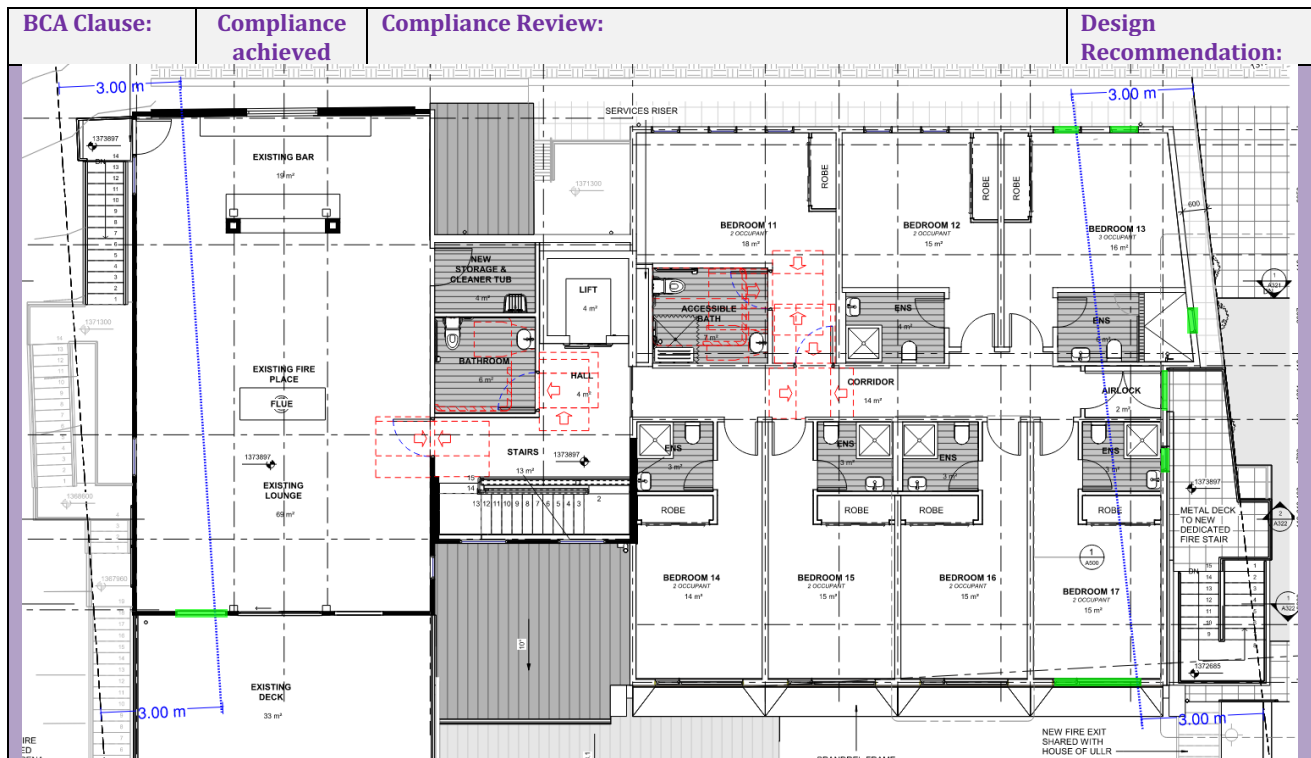


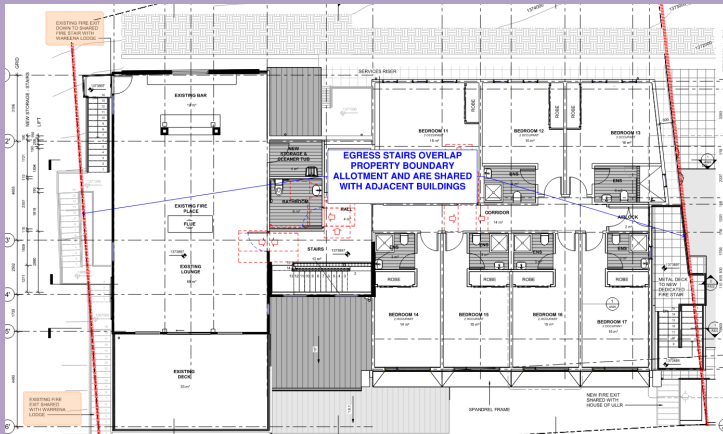
Figure 22 – Second Level, openings within 3m of the allotment boundary

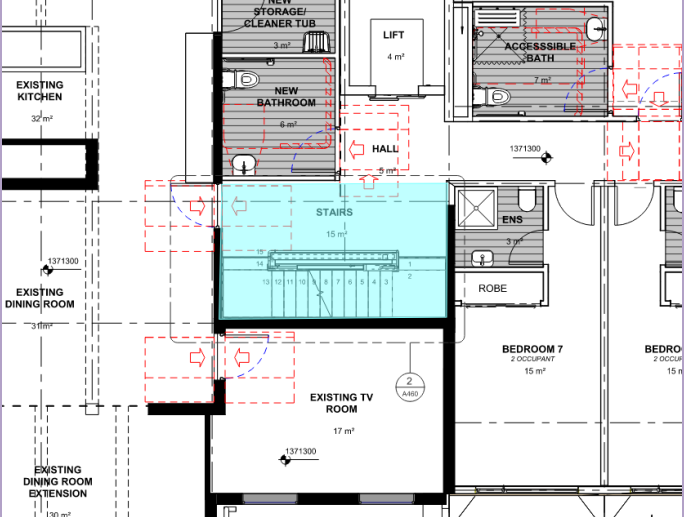
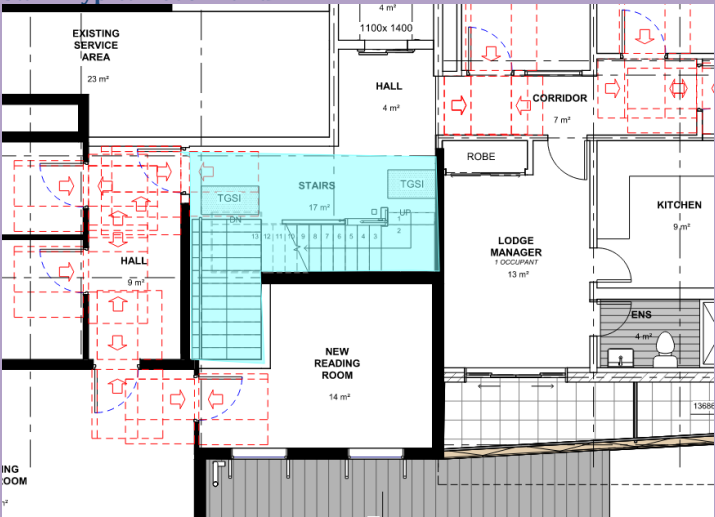
BCA Clause C4D11 – Openings in fire isolated lift shafts	Compliance advice	Lift doors are required to achieve a minimum -/60/- fire door to comply with AS1735.11	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause C4D12 – Bounding Construction Class 2, 3 and 4 buildings	Compliance advice	A doorway in a Class 3 building must be protected if it provides access from a sole-occupancy unit to a public corridor, public corridor or the like, a room not within a sole occupancy unit or another sole occupancy unit. The doorways must be protected via a -/60/30 self-closing fire door, for Type A Construction.	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation. This is capable of achieving compliance with the prescriptive requirements.
BCA Clause C4D13 – Openings in floors and ceilings for services	Compliance advice	Services must be served by a shaft that will not reduce the fire performance of the building element it penetrates, or the service is required to be protected in accordance with BCA Clause C4D15.	A Passive Fire Audit is recommended to be undertaken and where required penetrations through fire rated elements are required to be

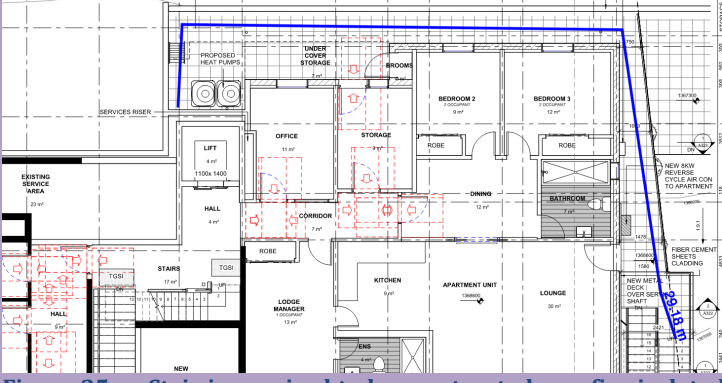
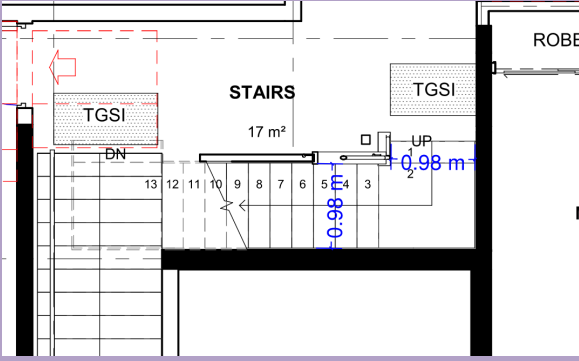
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
			retrospectively upgraded to comply with the prescriptive requirements of the BCA.

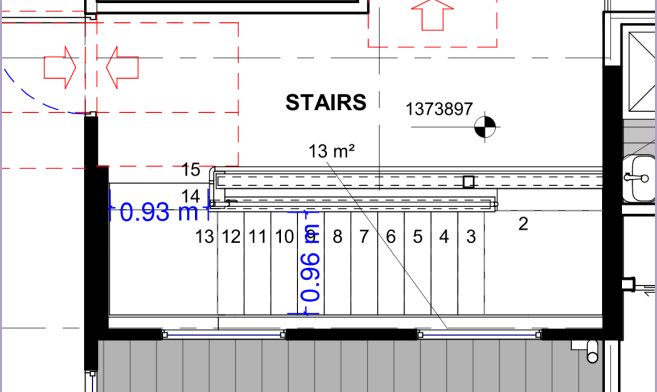
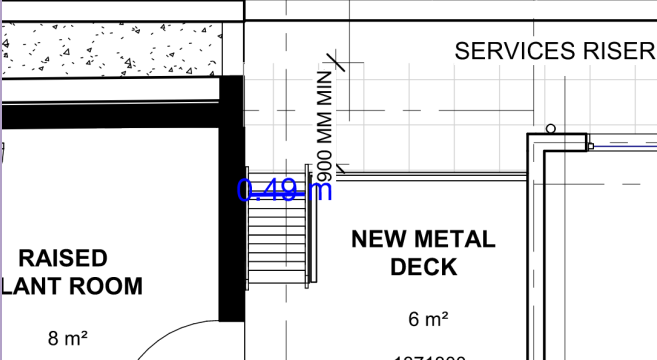
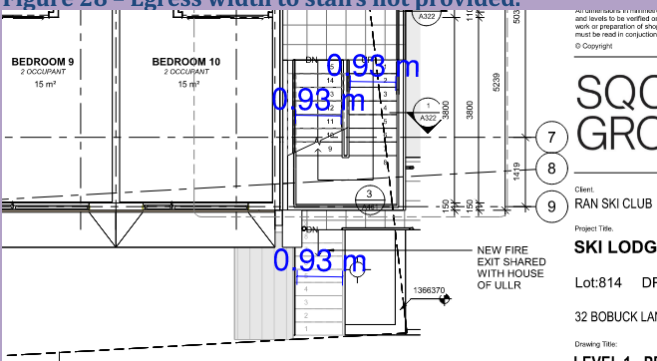
4.2 Section D – Access and Egress (Parts D2 and D3)

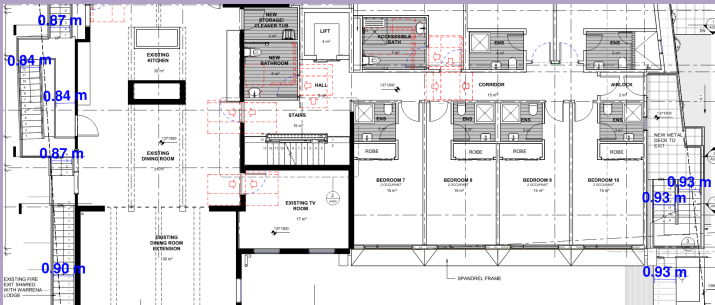
Section D of the BCA outlines the requirements to enable occupants to travel to, within and from the building consistent with the number and nature of the building occupants. Refer to Section 5.0 for the BCA assessment. The table below provides an assessment against the relevant clauses where applicable.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause D2D3 – Number of exits	Compliance is not achieved	Each storey is required to be provided with an exit for each storey. Whilst each storey is provided with multiple exits and egress routes for occupants, the arrangement is unusual given it is shared with the neighbouring building. The BCA recognises as an exit as a stair providing egress to a road or open space. The existing stair 'straddles' the allotment boundary and is combined with the adjacent buildings exits. This arrangement is shown below:  Figure 23 – Stair is located across allotment boundary	A Fire Engineered Performance may be sought to address this item which will likely rely on an easement or recognition on the adjacent title of the egress arrangement.
BCA Clause D2D4 – When fire isolated exits are required BCA Clause D2D12 – Travel via fire isolated exits	Compliance is not achieved	In a Class 3 building, every stairway or ramp serving as a required exit must be fire isolated where passing through more than two consecutive storeys and an additional level may be included where provided with a sprinkler system other than an FPAA101D system. The central stair connects four storeys, being the lower ground, ground, first and second levels. The central stair does not appear to be constructed within a fire isolated shaft. This stair is shown below:	A Fire Engineered Performance Solution may be sought to address this stair. The solution would rely upon the alternative exits provided from each level and the installation of a sprinkler system.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		 Figure 24 – Stair is required to be constructed as a Fire Isolated Stair. Typical level 1 and 2  Figure 25 – Stair is required to be constructed as a fire isolated stair. Ground level The existing stairs located on the site which discharge to via the external façade of the building are considered an external stair in lieu of a fire isolated stair which is subject to the provisions of BCA Clause D2D13.	
BCA Clause D2D5 – Exit travel distances	Compliance is not achieved	In a Class 3 building the entrance doorway of any sole occupancy unit must not be more than 6m from an exit or from a point from which travel in different directions to two exits is available. Alternatively, 20m from a single exit serving the storey at the level of egress to a road or open space. No point on the floor of a room which is not a sole occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to two exits is available. Ground services area to the south has travel distances in excess of 20m to a point of choice (30m).	Where a Fire Engineered Performance Solution is sought to address the discharge of the exits over the adjacent neighbouring property. Compliance with this clause is typically achieved

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		 Figure 25a – Stair is required to be constructed as a fire isolated stair. Ground level	other than where noted.
BCA Clause D2D6 – Distances between alternative exits	Compliance is achieved	Exits are required as alternative means of exits must be distributed as uniformly as practicable within or around the storey. Exits that a required as a means of egress must be distributed as uniformly as practicable within or around the storey and in a position where unobstructed access to at least two exits is available. Alternative exits must not be less than 9m apart and not more than 60m apart. Exits are required to be located so that alternative paths of travel do not converge such that they become less than 6m apart.	Compliance with this clause is achieved.
BCA Clause D2D7 – Heights of exits, paths of travel to exits and doorways BCA Clause D2D8 – widths of exits, paths of travel to exits BCA Clause D2D9 - Width of exits and paths of travel to exits	Compliance advice	In a required exit or path of travel to an exit the unobstructed height throughout must not be less than 2m, except the unobstructed height of any doorway may be reduced to not less than 1980mm. The unobstructed width of exits and paths of travel to and exit must be 1m. In a required exit or path of travel to an exit, the unobstructed width of a door must be not less than 750mm wide. <i>Note. BCA Part D4 requires a minimum of 850mm unobstructed width to doorways in buildings required to be accessible.</i> The internal and external stairs, when scaled off the drawings, do not achieve the required 1m unobstructed width between handrails. As the stairs are configured as non-fire isolated stairs they will require AS1428.1-2021 compliant handrails to both sides throughout the flights  Figure 26– Egress width to stairs not provided.	A BCA Performance Solution may be sought to address the reduction in egress width

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		 Figure 27 – Egress width to stairs not provided.  Figure 28 – Egress width to stairs not provided.  Figure 29 – Egress width to stairs not provided.	
BCA Clause D2D13 – External stairways or ramps in lieu of fire-isolated exits	Compliance is not achieved	The stair is required to be constructed via non-combustible construction throughout. Where the external stair is within 6m of or exposed to any part of the wall of the building it serves this must be constructed in accordance with subclause (3). The protection referred to in (1)(b), must adequately protect occupants using the exit from exposure to a fire within the building, in accordance with one of the following methods: - The part of the external wall of the building to which the exit is exposed must have— - an FRL of not less than 60/60/60; and	To be designed and upgraded in conjunction with the requirements of BCA Clause C4D3/C4D5. A Fire Engineered Performance Solution may be sought to address this item.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		- no openings less than 3m from the exit (except a doorway serving the exit protected by a -/60/30 fire door in accordance with C4D9(1)); and - any opening 3m or more but less than 6m from the exit, protected in accordance with C4D5 and if wall wetting sprinklers are used, they are located internally. The exit must be protected by construction of a wall, roof, floor or other shielding element as appropriate in accordance with (4) from— - any part of the external wall of the building having an FRL of less than 60/60/60; and - any openings in the external wall. The external stairs serving the building pass by four storeys are required to be constructed as external stairs in lieu fire isolated stairs as noted within BCA Clause D2D4. The walls adjacent the stairs must achieve an FRL of 60/60/60. The stairs discharge by multiple openings within the existing and proposed façades. These openings are required to be upgraded or installed to achieve compliance with BCA Clause C4D5. The existing openings do not achieve compliance with this clause: See openings on eastern and western facades marking in green under BCA Clause C4D3 above.	
D2D14 – Travel by non-fire isolated stairs	Compliance advice	The distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space must not exceed 60 m in all other cases. The non-fire-isolated stairway discharge at a point not more than 15 m from a doorway providing egress to a road or open space. When scaled of the drawings provided compliance is achieved.	Compliance is achieved
D2D15 – Discharge from exits	Compliance is not achieved	An exit must not be blocked at the point of discharge and where required suitable barriers must be provided to prevent vehicles from blocking the exit or access to it. The path of travel to a road or open space must have an unobstructed width throughout out of not less than 1m or the minimum width of the required exit, whichever is greater. The external stairs discharging to either side of the building do not appear to achieve the minimum 1m unobstructed clearance. This is shown below:  Figure 30 – 1m is not achieved to the external stairs	A Fire Engineered Performance Solution may be sought to address this item.
BCA Clause D2D22 – Access to lift	Compliance advice	Access to lift pits must, where the pit depth is not more than 3 m, be through the lowest landing doors	Compliance capable of being achieved.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
pits			
BCA Clause D3D3- fire isolated stairs	Compliance is not achieved	As noted in BCA Clause D2D4 above the internal stairs are required to be fire isolated. A stairway or ramp (including any landing that is required to be within a fire-resisting shaft) must be constructed from non-combustible materials and so that if there is local failure it will not cause structural damage to or impair the fire-resistance of the shaft. The existing stairs located centrally of the building are constructed from timber and in lined with carpet. This does not comply with this clause. The plans demonstrate that the ground and first floor portions of the stairs will be reconstructed but the stairs within level 1 and 2 appear to remain. The existing stair is shown below:  Figure 31 – Existing stair construction	To be designed to comply with the prescriptive requirements. Alternatively, a Fire Engineered Performance Solution may be sought to address this item.
BCA Clause D3D4 – Non fire isolated stairs	Compliance advice	As it is proposed to provide a non-fire isolated stair in a building with a Rise in Storeys of more than 2 the internal stairs must be constructed according to D3D3 above or only of the following: - reinforced or prestressed concrete - steel in no part less than 6 mm thick - timber that has a finished thickness of not less than 44 mm; and has an average density of not less than 800 kg/m³ at a moisture content of 12%; and has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.	To be achieved.
BCA Clause D3D5 – Separation of rising and descending stair flights	Compliance is achieved	If a stairway serving as an exit is required to be fire isolated, there must be no direct connection between a flight rising from a storey below the lowest level of access to a road or open space and the flight descending from a story above that level.	Compliance is achieved throughout.
BCA Clause D3D8 – Installations in exits and paths of travel	Compliance is not achieved	Any electricity meters, distribution boards, telecommunications distribution boards or equipment, electrical motors or other motors within corridors, hallways and lobbies or the like must be enclosed with non-combustible construction of a fire protective covering with doorways suitably sealed against smoke spread.	Switchboards located within the building are required to be upgraded to comply.

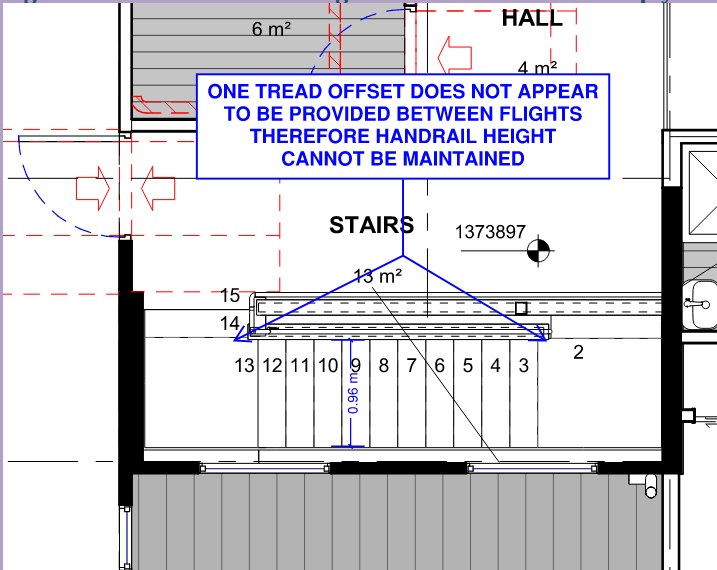
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		Switchboards located on site during the inspection did not contain smoke seals to the existing non-combustible cupboards. These are shown below:  Figure 32 – Switchboards located within the building=	
BCA Clause D3D14 – Goings and risers	Compliance is not achieved	Stairways must comply with the following: • Not more than 18 and not less than two risers in each flight of stairs. • Goings must be between 240mm and 355mm within the residential units; • Goings must be between 250mm and 355mm in other area; • Risers must be between 115mm high and 190mm high; • The slope relationship (2x riser dimensions going dimension) must be within the range of 550-700mm; • The goings and risers must be constant (uniform) throughout each flight in accordance with this clause. • Each tread must have a non-slip finish or an adequate non-skid strip near the edge of the nosings; • Treads must be of solid construction (not mesh or perforated) if the stairway is more than 10m high or connects more than three storeys. The internal stairs, new and existing are to comply with this clause. The existing external stairs varied in dimensions throughout the flight. The exact variation through the flight has not been determined. It is noted that the flight of stairs contained 19 risers, inclusive of the concrete plinth, this is shown below. New external stairs are to comply with this clause.	The internal stairs are to be constructed and/or modified to comply with this clause. A performance solution may be sought to permit 19 risers in the flight of external stair on the eastern elevation.

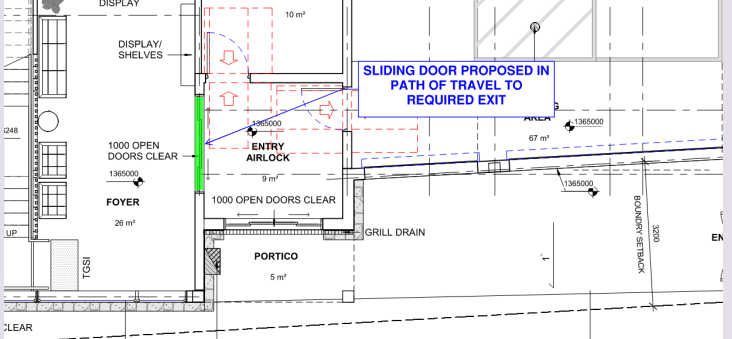
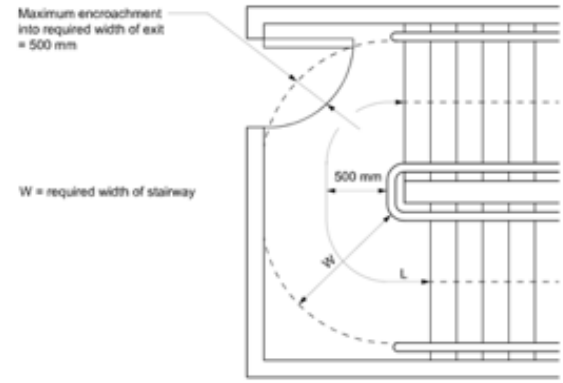
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		 Figure 33 – Existing stair construction	
BCA Clause D3D15 – Landings	Compliance advice	Landings must not be less than 750mm long and have a slip-resistant classification not less than that listed in BCA Table D3D15 when tested in accordance with AS4586-2013 slip resistance classification of new pedestrian surface materials. The Building Code of Australia 2022, Volume 1 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2021 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause D3D16 – Thresholds	Compliance is not achieved	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door unless: In a building required to be accessible by BCA Part D4, the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1-2021. Where steps (or a set down for the purpose of weatherproofing) are located between the balconies, these are not considered to discharge to a road or open space. This is considered a technical non-compliance. The building contains existing thresholds in the following locations: To the balcony on the uppermost level:	A BCA Performance Solution may be sought to address this item. Alternatively, this may be rectified to contain a level transition between the areas.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		 Figure 34 - Threshold to the uppermost level balcony Between the public corridor and wet areas within the building  Figure 35 - Threshold to wet areas	
BCA Clause D3D17 – Barriers to prevent falls BCA Clause D3D18 – Heights of barriers	Compliance is not achieved	A continuous barrier must be provided along the side of: • A roof to which general access is provided; • A stairway or ramp; • A floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and • Any delineated path of access to a building. If the trafficable surface is 1m or more above the surface beneath.	To be upgraded to comply with the prescriptive requirements.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		The barrier is required to be constructed in accordance with BCA Clauses D3D18, D3D19, D3D20 and if a wire barrier is used D3D21. The height of barriers required by BCA Clause D3D17 must be: • Stairway or ramps with a gradient of 1:20 or steeper – 865mm. • Landing to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500mm in length – 865mm. • In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1m outwards from the top of the barrier – 700mm. • For all other locations – 1m. Barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair tread. A transition zone may be incorporated where the barrier height changes from 865mm on a stair flight or ramp to 1m at the landing or floor. The existing balustrade to the uppermost balcony does not comply with the prescriptive requirements as the height of the balustrade is less than 1m (measuring 998mm) and contains horizontal/climbable elements. This balustrade is shown below:  Figure 36 – Existing balustrade measuring 998mm and contains climbable elements within 150mm to 760mm The balustrade to the existing external stair does not achieve compliance with this clause:	

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		 Figure 37 – Existing balustrade to the free edge/landing of the external stairs	
BCA Clause D3D22 – Handrails	Compliance is not achieved	Handrails are required to be installed at a height not less than 865mm and be continuous between stair flight landings and have no obstruction on or above them that will tend to break a handhold. The height of the handrail is measured above the nosing of the stair. Additional requirements apply to buildings where access is required in accordance with BCA Clause D4D4. The handrail of the existing external stair does not extend throughout the flight. This is shown below:  Figure 38 – Handrail does not extend throughout the entire flight of stairs The existing central stair does not achieve compliance with this clause. No compliant handrails installed and they are not provided with the required one tread offset between flights to enable a compliant continuous handrail. See photo and figure below	To be upgraded to comply with the prescriptive requirements. Alternatively, a BCA Performance Solution is required to address these items. (additional riser and non-continuous handrail.)

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		Additionally as the internal stairs are configured as non-fire isolated they are required to be accessible, complying with Clause 9 of AS1428.1-2021. This includes handrails to both sides and handrail extensions to the top and bottom of flights. See BCA Clause D4D4 below.  Figure 39 – Handrail of existing central stair does not comply  Figure 40 – No tread offset (typical levels ground, level 1 and two) handrail unable to maintain continuous height across landing	
BCA Clause D3D24 – Doors and doorways	Compliance advice	Sliding doors are only permitted where leading directly to a road or open space and the door is able to be opened manually under a force of not more than 110N if there is a malfunction to failure of the power source. The building proposes to incorporate a sliding door between the entry airlock and foyer areas as a required exits. Compliance with this clause is required to be achieved.	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		 Figure 41 – Sliding door in path of travel	
BCA Clause D3D25(1) – Swinging doors	Compliance achieved	A swinging door in a required exit or forming part of a required exit must not encroach within 500mm on the required width (including any landings). This is shown within the figure below:  Figure 42 – Extract from the Guide to the BCA No doors appear to encroach on required widths in paths of travel	Compliance is achieved
BCA Clause D3D25(2) – Swinging doors	Compliance is achieved via reference to G4D3.	Required exits are required to swing in the direction of egress. Multiple exits swing inwards in lieu of outwards which is permissible under BCA Clause G4D3	Compliance is achieved given the doors open directly to open space which may be subject to the build-up of snow. In this case the provisions of G4D3 take precedent and permit the inward swinging arrangement.
BCA Clause D3D26 – Operation of latch	Compliance advice	A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be openable without a key from the side that faces a person seeking egress in accordance with this clause.	All door hardware throughout shall be reviewed and upgraded as required to achieve compliance with the prescriptive requirements.



BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause D3D29 – Protection of openable windows	Compliance advice	A window opening must be provided with protection if the floor beneath the window is 2m or more above the surface beneath within a bedroom of a Class 2 building.	Details demonstrating compliance with this clause must be incorporated within the Construction Certificate documentation.

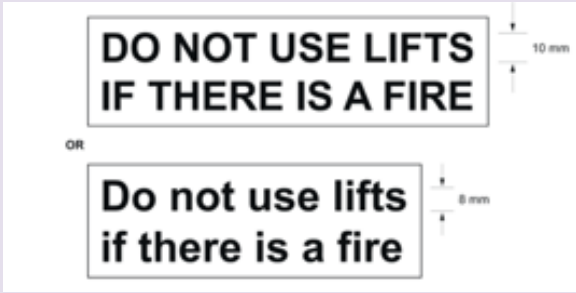
4.3 Section E – Services and Equipment

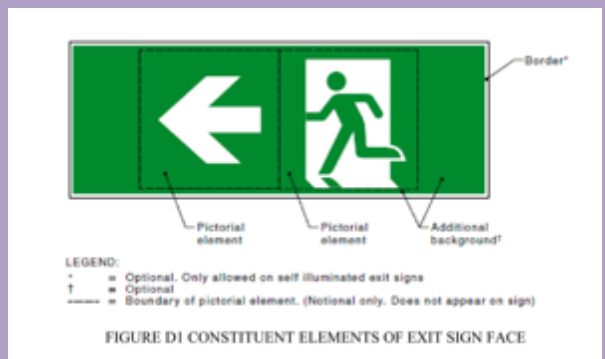
Section E of the BCA relates to the active fire safety systems required in order to detect a fire, suppress a fire and provide notification to building occupants of a fire to enable them to evacuate. Section E also outlines what active systems are required in order to aid evacuation from a building. The Table below provides an assessment against the relevant clause where applicable to the site:

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause E1D2 – Fire Hydrants	Compliance advice	A fire hydrant system is required to serve the entire building as it exceeds 500m² and is located within an alpine area. The fire hydrant booster assembly is not nominated on the architectural drawings but is capable of being located at the front of the site. As the building is required to be sprinkler protected it is permitted to be located within 10m of the building without a radiant barrier. Clearances are required in accordance with Clause 3.2.2.2 requiring a minimum of 1m directly in front of the fire hydrant outlets, a clearance of not less than 500mm from any point of a door-swing arc and the fire hydrant outlet, a clearance of not less than 100mm around the handwheel of the fire hydrant valve and a clearance around the fire hydrant valve outlet of not less than 300mm through an arc of 225 degrees in the plane of the valve outlet. <u>Additional note:</u> The scope of AS2419.1-2021 applies to buildings and associated areas that do not include special hazards (refer to Clause 1.1 of AS2419.1-2021). Where the building incorporates electric vehicles and are considered a special hazard (under BCA Clause E1D17 and E2D21) a Fire Engineered Performance Solution will be required to adopt this Australian Standard. Notably, AS2419.1-2021 is a new adoption Australia Standard within BCA 2022.	The fire hydrants are not currently detailed on the drawings. Details of confirmation that coverage is achieved from street hydrant are required to be incorporated in the Construction Certificate and Fire Service drawings. Where coverage is not achieved a booster and internal fire hydrant system may be required or a performance solution to permit the use of 3 lengths of hose.
BCA Clause E1D3 – Fire Hose Reels	Compliance is not achieved	Whilst fire hose reels are not required in Class 3 building, as the building is located within an Alpine area and is subject to the provisions of BCA Part G4, fire hose reels are required throughout in accordance with AS2441-2005.	To be provided throughout the building in accordance with the prescriptive requirements and in conjunction with BCA Clause G4D7 for



BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
			firefighting equipment within alpine areas.
BCA Clause E1D4 – Sprinklers BCA Clause E1D6 – Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	Compliance is proposed to be achieved	Sprinklers are required throughout the building if any part of the building containing a Class 3 part has a rise in storeys of four or more. A sprinkler system must be installed in a building or part of a building when required by BCA Clause E1D5 to E1D12, as applicable and comply with Specification 18.	It is recommended to provide an AS2118.1 or AS2118.4 sprinkler system within the building.
BCA Clause E1D14 – Portable fire extinguishers	Compliance advice	Portable Fire Extinguishers are required to be installed throughout carpark in accordance with AS2444. Portable fire extinguishers provided in the Class 3 parts of the building must be: • An ABE type fire extinguisher; • A minimum size of 2.5kg; and • Distributed outside a sole occupancy unit to serve only the storey which they are located and so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10m.	Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.
BCA Clause E1D17 – Provisions for special hazards BCA Clause E2D21 – Provisions for special hazards	Compliance advice – additional note	We note that the Certifier may consider electric cars/charging stations as a hazard within the building, where proposed. As there are no prescriptive requirements this will be required to be addressed via a Performance Solution.	This may require further consideration of the overall design of the carpark design within the building. This is to be determined by the Principal Certifying Authority.
BCA Clause E2D2 – Building not more than 25m in Effective Height: Class 3 Buildings BCA Clause G4D7 – Firefighting systems	Compliance advice	A manually operated (manual call point) automatic smoke detection and alarm system complying with Specification 20 must be provided within a Class 3 building in the alpine areas. The building does not have a Class 3 part has more than one storey above ground level and therefore the system is required to be monitored in accordance with S20C8.	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate.
BCA E3D2 – Lift installation	Compliance advice	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.	Details demonstrating compliance with this clause is required to be

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
			incorporated within the Construction Certificate documentation.
BCA Clause E3D4 – Warning against use of lifts in a fire	Compliance advice	Signage is required to warn occupants against the use of lifts in a fire:  Figure 43 – Lift signage required	Details demonstrating compliance with the clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause E3D8 – Accessible features required for passenger lifts	Compliance advice	The passenger lift must have the following features, including the provisions of a handrail complying AS1735.12. Lift doors must be a minimum clearance of 900mm. The lift shall achieve the floor dimensions of not less than 1100mm wide x 1400mm deep as the lift does not travel more than 12m. Compliance with this clause appears readily achievable.	Details demonstrating compliance with the clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause E4D2 – Emergency lighting requirements BCA Clause E4D4 – Design and operation of emergency lighting	Compliance is not achieved	Emergency lighting is required to be installed throughout the building, in the following areas: In every storey of Class 7 building where the storey has an area more than 300m² in any room having a floor area more than 100m² that does not open to a corridor or space that has emergency lighting or in any room having a floor area more than 300m². In every passageway, corridor, hallway or like having a length of more than 6m from the entrance doorway of the sole occupancy unit in a Class 2 or 3 building. In every required non-fire isolated stairway. The emergency lighting provided must comply with AS2293.1-2018.	Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate. Emergency lighting is required to be provided throughout the entire building.
BCA Clause E4D5 – Exit signs BCA Clause E4D6 – Direction signs BCA Clause E4D8 – Design and operation of exit signs	Compliance is not achieved	Exit signs must be provided above or adjacent to each door providing direct egress from a storey to an enclosed stairway passageway or ramp serving as a required exit and any door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with BCA Clause E4E2. Directional exit signs are required where an exit is readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions indicating the direction to a required exit. Exit signs must comply with AS/NZS2293.1-2018 or for a photoluminescent exit sign, Specification E4.8 and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.	Exit signage is required to be upgraded throughout the building to comply with AS2293.1-2018 and be 'running man' signage.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		The existing exit signage within the building contained 'EXIT' wording in lieu of the running man symbol. This is shown below:  Figure 44 – Exit signage Required exit signage:  Figure 45 – Running man signage required by AS2293.1-2018	

4.4 Section F – Health and Amenity

Section F of the BCA relates to aspects of a building that impact the health and amenity of occupants and includes weatherproofing, sanitary facilities, heights of rooms and internal spaces, light and ventilation and sound separation requirements. The table below provides an assessment against the relevant clauses where applicable to the proposed building.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Part F1 to F3 – Weather proofing	Compliance advice	Assessment of the external wall system/building envelope and the associated provisions contained with BCA Section F is required to be confirmed by the Façade Engineer. The external walls are to prevent rainwater from entering the building via the installation of the new cladding.	Confirmation is required from the Architect/Façade Engineer with respect to Parts F1 to F3 and compliance with

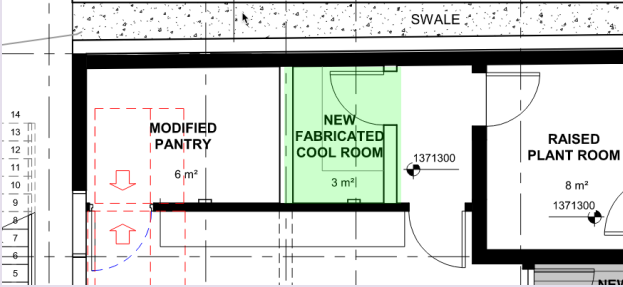
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		Where required the new cladding arrangement must not introduce to damp to rise from the ground into the external walls via compliance with BCA Clause F1D6.	Performance Requirement F1P2.
BCA Clause F4D4 – Facilities in Class 3 to 9 buildings	Compliance advice	In a Class 3 building, the following facilities are required, within sole occupancy units: For residents in each building or group of buildings, for each 10 residents for whom private facilities are not provided, provided ○ A bath or shower; ○ A closet pan; and ○ A washbasin. If one urinal is provided for each 25 males up to 50 and one additional urinal for each additional 50 males or part thereof, one closet pan for each 12 males must be provided.	Compliance with this clause is readily achievable. Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause F5D2 – Heights of rooms and other spaces	Compliance is not achieved	A minimum of 2.4m ceiling height is required to be provided in accordance with BCA Clause F5D2. The existing kitchen contains existing beams located within 2400mm of the ceiling height. This measures approximately 2115mm to the underside of the beam and is shown below:  Figure 46 – Existing beams located within the kitchen	A BCA Performance Solution may be sought to address this item. Compliance is required to be achieved throughout the new and affected portions. Where full compliance is not capable of being achieved a BCA Performance Solution may be sought to address this item.
BCA Clause F6D3 – Methods and extent of natural light	Compliance advice	Natural lighting must be provided by way of the following and must be provided to a Class 3 building, to all bedrooms and dormitories. The following is required to be achieved: Windows (excluding roof lights), which: • have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and	This is capable of being achieved. Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		- are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like. - Roof lights, that – - have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and - are open to the sky. In a Class 2, 3 or 9 building, or Class 4 portion, a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of: - Generally – 1m; and 50% of the square roof of the exterior height of the wall in which the window is located, measured from its sill height. Whichever is greater.	documentation in the form of window and door schedules.
BCA Clause NSW F6D6 – Ventilation of rooms BCA Clause F6D7 – Natural ventilation	Compliance advice	A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must achieve natural ventilation complying with BCA Clause F6D7 or mechanical ventilation or air-conditioning system complying with AS1668.2 and AS/NZ3666.1. Natural ventilation must consist of openings, windows or doors or other devices which can be opened achieving an area not less than 5% of the floor area of the room required to be ventilated.	This is capable of being achieved. Window schedules detailing the openable portion of the windows are required to be incorporated within the Construction Certificate documentation.
BCA Part F7 – Sound Separation	Compliance advice	This part applies to the Class 3 portions.	Refer to separate Acoustic Consultant for details on achieving compliance with the prescriptive requirements.

4.5 Section G – Ancillary provisions

Section G of the BCA relates to the ancillary provisions of the building, including structures, fire places, flues and chimneys, atriums and construction in specific hazardous areas such as bushfire prone areas and alpine areas which are typically identified within relevant state government legislation and hazard zoning. Additional provisions apply for occupiable outdoor areas and livable housing design. The table below provides an assessment against the relevant clauses where applicable to the development:

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause G1D3 – refrigerated chambers, strong rooms and vaults	Compliance advice	A refrigerated or cooling chamber, strongroom or vault which is of sufficient size for a person to enter must have: A door which is capable of being opened by hand from inside without a key; Internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber or the like;	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		An indicator lamp position outside the chamber, strongroom or vault which is illuminated when the interior lights are switched on. An alarm that is located outside but controllable only from within the chamber and able to achieve a sound pressure level outside the chamber, strongroom or vault of 90dB(A) when measured 3m from the sounding device. A door required by (a)(i) in a refrigerated or cooling chamber must have a doorway with a clear width of not less than 600mm and clear height not less than 1.5m. The cool room located on the ground floor did not comply with the prescriptive requirements specifically the cool room did not incorporate an active alarm or indicator lamp. A new cool room is proposed on level 1 and is to comply with this clause  Figure 47 – new cool room to comply with this clause	
BCA Clause G2D3 – Open fire places	Compliance advice	An open fire place, or solid fuel burning appliance in which the fuel burning compartment is not enclosed must comply with this clause. The existing slow combustion fire place is enclosed and therefore the provisions of this clause do not apply.  Figure 48 – Existing fireplace located in the common kitchen area on the uppermost level	Where an open fire place is installed, the provisions of this clause apply.
BCA Clause G1D5	Compliance advice	A building must be provided with a safe manner of cleaning any windows located three or more storeys above ground level.	Details demonstrating compliance with this clause is required to be



BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
			incorporated within the Construction Certificate documentation.
BCA Clause G4D3 – External doors	Compliance advice	External doors which may be the subject to the build-up of snow must: • Open inwards or slide; • If inward opening, be marked “OPENS INWARDS” on the inside face of the door in letters not less than 75mm high in a colour contrasting with that of the background. • Be constructed so that the threshold is not less than 900mm above the adjoining surface; and • If it serves a corridor or stairway, be positioned in an alcove or recess with no horizontal dimensions of the alcove or recess less than twice the width of the door and the door positioned to open against a wall such that the distance from any part of its swing to the nearest point of entry of the stairway or corridor is not less than the width of the door.	Compliance with this clause is readily achievable.
BCA Clause G4D4 – Emergency lighting	Compliance advice	In a Class 3 building, a system of emergency lighting must be installed in accordance with Part G4 to the following areas: • In every stairway (other than those within a sole occupancy unit in a Class 2 or 3 building). • In every public corridor or the like leading to an exit; • Externally above every doorway opening to a road or open space; and • In any storey of the building if illumination sufficient for safe egress will not be available under conditions of emergency.	Compliance with this clause is readily achievable. Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause G4D5 – External trafficable structures	Compliance advice	External stairways, ramps, access bridges or other trafficable structures serving the building must: • Have a floor surface that consists of expanded mesh if used as a means of egress; and • Have any required barrier designed so that it sides are not less than 75% open. The stair construction must comply with the required going and riser dimensions.	The existing external stairways were constructed of expanded mesh therefore compliance is achieved New external stairs and walkways to the western end of the building are to comply with this clause
BCA Clause G4D6 – Clear space around buildings	Compliance is not achieved.	A building must be constructed so that: • if any part of an external wall is more than 3.6 m above the natural ground level — the distance of that part from a boundary other than a road alignment is not less than 2.5m plus an additional 100mm for each 300 mm or part thereof by which that part of the wall exceeds a height of 3.6m; and • if an exit doorway discharges into a court between wings of a building and that area may be used for vehicle access to the building, the distance between wings must be not less than 4m; and	A Fire Engineered Performance Solution may be sought to address this item.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		where an exit doorway discharges opposite a feature that could entrap snow or an embankment that is more than 900 mm above the threshold of the doorway, a distance of not less than 4m must be provided between the doorway and the feature. Compliance with this clause is not achieved and the required clear space is not achieved around the building.	
BCA Clause G4D7 – Firefighting service and equipment	Compliance advice	In the Class 3 building, the building must contain the following fire services: - A manually operated fire alarm system with call points complying with AS1670.1-2018. - Fire hydrants. - Fire hose reels except that in a Class 2 or 3 building: - For the purposes of E1D3(2), a sole occupancy unit is considered to be a fire compartment; and - For the purposes of E1D3(3)(b), a sole occupancy unit may be served by a single fire hose reel located at the level of egress from that sole occupancy unit; and - For the purpose of E1D3(6), a fire hose reel may pass through a doorway in bounding construction referred to in C4D12.	Compliance is capable of being achieved. Details demonstrating compliance is required to be incorporated within the Construction Certificate documentation.
BCA Clause G4D8 – Fire orders	Compliance advice	A Class 3 building must display a notice clearly marked “FIRE ORDERS” in suitable locations near the main entrance and on each storey, explaining— - the method of operation of the fire alarm system and the location of all call-points; and - the location and methods of operation of all fire-fighting equipment; and - the location of all exits; and - the procedure for evacuation of the building.	As part of the works compliance with this building is required throughout.
BCA Clause G5D3 – Protection – residential buildings	Compliance advice	The building appears to be located within a bushfire hazard area and is considered to be a designated bushfire prone area. The building is required to comply with AS3959-2018.	Refer to separate Bushfire Consultant for upgrade requirements.



5.0 ACCESS COMPLIANCE REVIEW (BCA PART D4 AND AS1428.1-2021)

This section of the report provides an Access assessment identifying applicable DTS provisions and nominated means of achieving compliance pathways where it is required. It is noted that the following colour coding of the table has been used:

	DTS non-compliance
	DTS Compliance advice relevant to the proposed design
	Design achieve compliance with the DTS clause

The Building Code of Australia 2022, Amendment 2 assessment reviews the proposed works in conjunction with the existing arrangement on site and utilises a combination of desktop assessment in conjunction with a non-destructive, visual inspection undertake. The assessment covers the following portions of the Building Code of Australia:

- Section D, Part D4 – Access for persons with a disability).
- BCA Clauses F4D5, F4D6 and F4D7 – Relating to accessible sanitary compartments within the building.

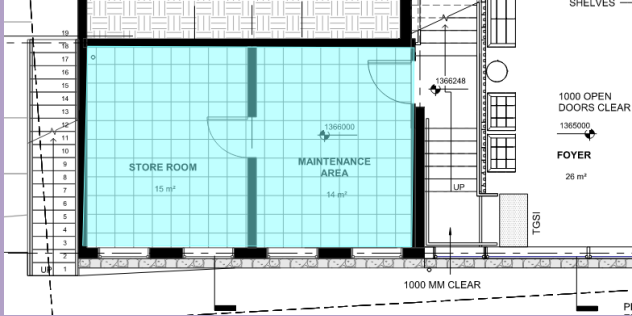
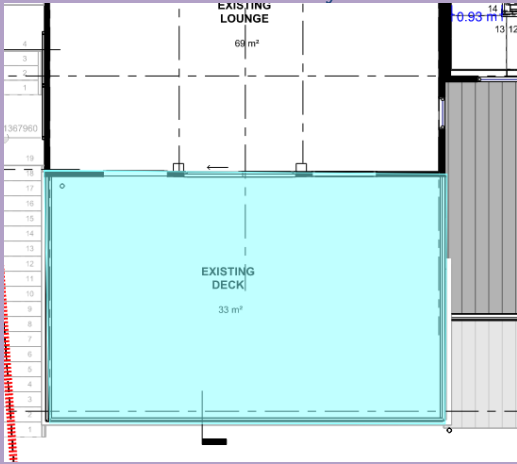
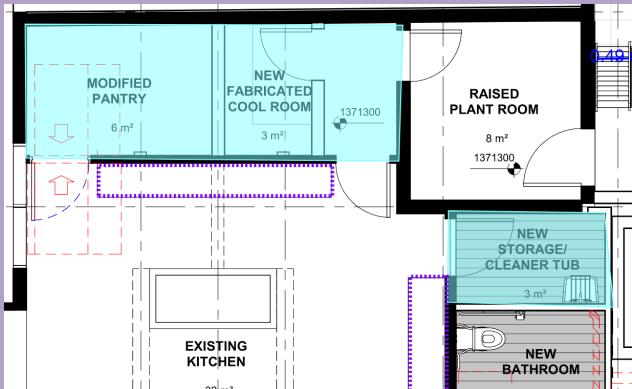
This assessment considers the relevant provisions of each section above and details the non-compliances identified as part of this desktop review. Where compliance is unable to be achieved via the prescriptive requirements of the BCA a recommendation will be made to address the non-compliance via an Access Performance-Based assessment and report.

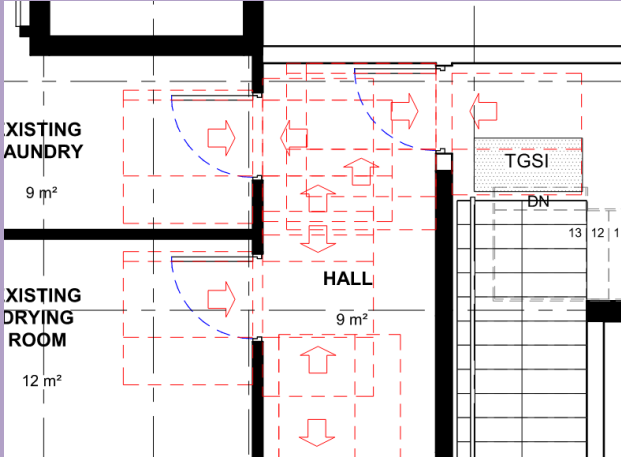
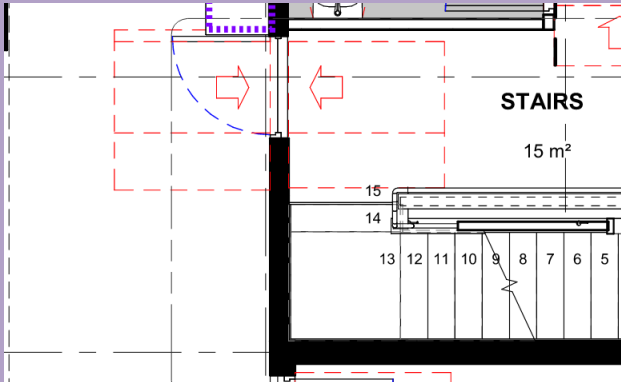
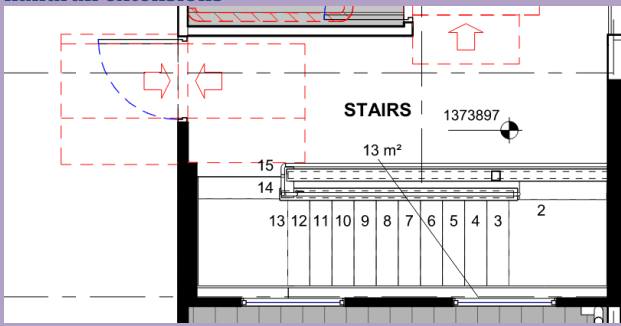
The review is contained in the sections below table:

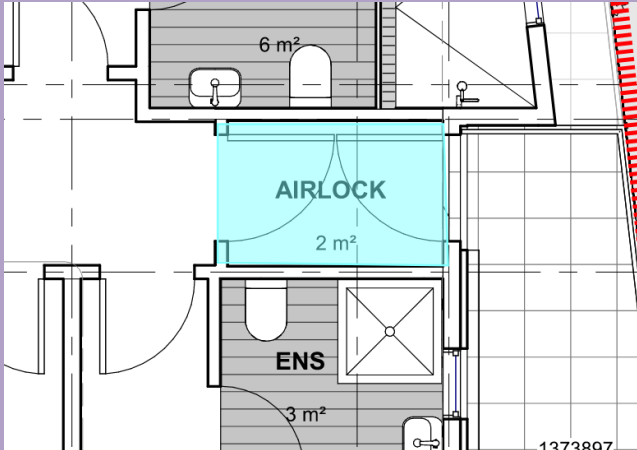
5.1 Section D4 – Access for People with a Disability

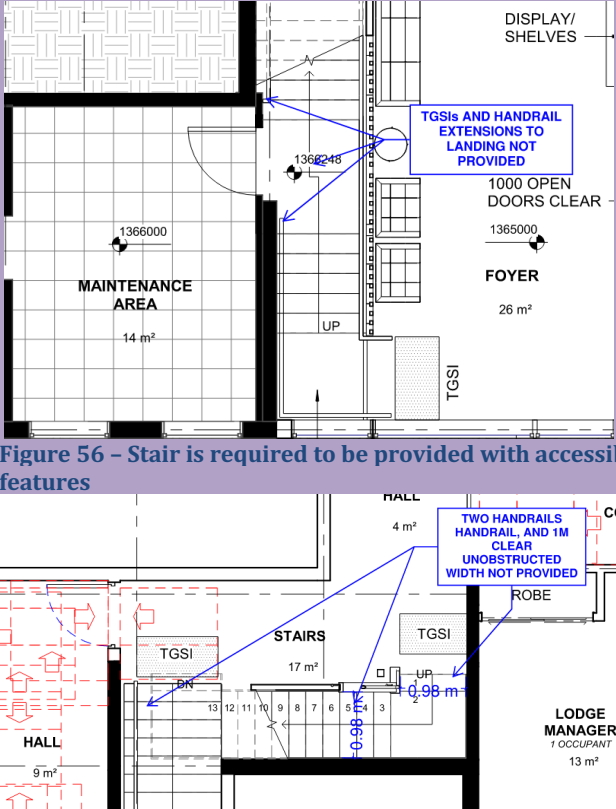
BCA Part D4 relates to access for people with a disability and covers which buildings and parts of building must be accessible including the provision of accessible carparking spaces, braille and tactile signage, hearing augmentation, tactile ground surface indicators and access to swimming pools. The assessment is contained below:

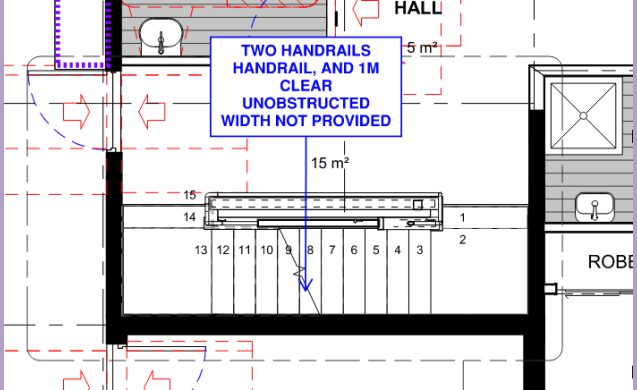
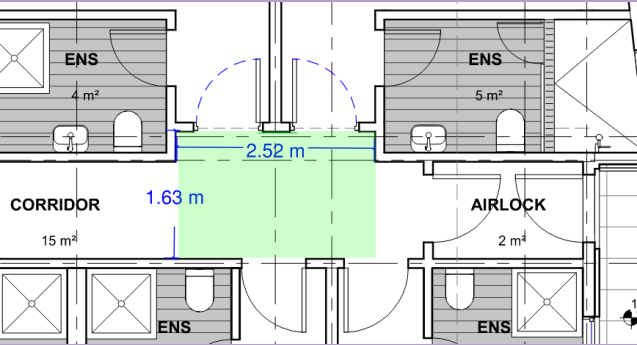
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause D4D2 – General building access requirements	Compliance is not achieved	<u>Common rooms:</u> Access is required to common areas within the building including, from the pedestrian entrance of the building and to at least one floor containing sole occupancy units and the entrance doorway of each sole occupancy unit located on that level. Access is required to be provided within not less than one type of each room or space which is used in common by the occupants including, laundry, kitchen, shops, dining rooms, ticket area, lunch room, saunas, swimming pools etc. Where a ramp complying with AS1428.1-2021 or a passenger lift is installed, access must be provided to each entrance doorway of each sole occupancy unit and to and within all rooms and spaces used in common by the residents. A passenger lift is provided throughout the building, with the exception of the following areas. • split level serving the store and maintenance area on the upper level of the entry level. • Existing deck on level 2 due to threshold An exemption under Clause D4D5 may be sought for these areas	To be redesigned to comply. Where full compliance is unable to be achieved, an Access Performance Solution may be sought to address this item. The accessible sole occupancy units are required to be designed and constructed to achieve compliance with AS1428.1-2021. Details demonstrating compliance with this clause is required to be incorporated within the Construction

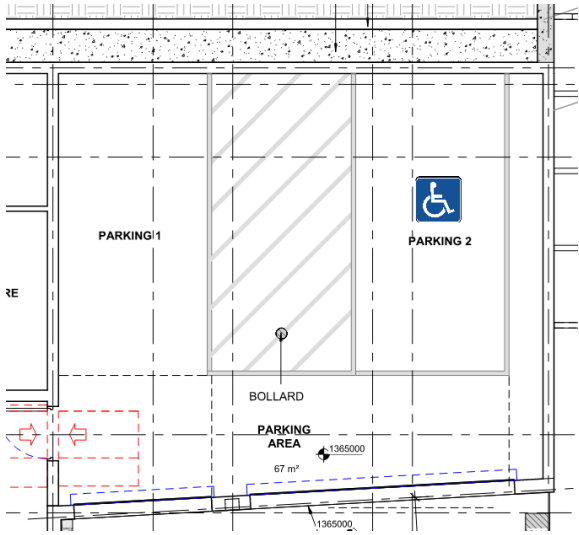
BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		under the discretion of the Principal Certifier.  Figure 49 – store and maintenance rooms not provided with accessible access at entry level  Figure 50 – external deck on level 2 not provided with accessible access due to threshold at opening Latch side clearance is not achieved the rooms as shown below. • Pantry and cool room (due to proposed joinery) • Cleaners store (due to proposed joinery)  Figure 51– kitchen joinery and cool room wall create non-compliant latch side. Compliance may be achieved by redesigning kitchen joinery or modifying cool room. Alternatively, an exemption under Clause D4D5 may be sought	Design Recommendation: Certificate documentation.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		for these areas under the discretion of the Principal Certifier Doors adjacent to the internal stairs are documented with compliant circulation space that may be fouled by provision of compliant handrail extensions as required under Clause D4D4 below.  Figure 52 - Potential door circulation space fouled by handrail extensions  Figure 53 - Potential door circulation space fouled by handrail extensions  Figure 54 - Potential door circulation space fouled by handrail extensions The distance between success doors in accessible path of travel is required to be a minimum of 1450mm. This is not provided to the airlock doors on levels 1 and 2.	

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		An exemption under Clause D4D5 may be sought for these areas under the discretion of the Principal Certifier as they lead to an emergency exit or an access performance solution could be sought to address this non-compliance.  Figure 55 – Insufficient space between successive doors <u>Sole occupancy units:</u> Access must be provided to achieve compliance with Table D4D2(b) which requires where 11 to 40 sole occupancy units are provided a minimum of two units are required to be accessible. A minimum of two accessible sole occupancy units are proposed, these units are located on Level 1 and 2 of the development.	
BCA Clause D4D3 – Access to buildings	Compliance advice	Access is required to the following areas: • From the main points of a pedestrian entry at the allotment boundary; and • From another accessible building connected by a pedestrian link; and • From any required accessible carparking spaces on the allotment. The architectural drawings do not provide finished floor levels however it is noted that during the site inspection the building is largely extended to be level with the allotment boundary. Compliance with this clause is expected to be able to be achieved.	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause D4D4 – Parts of buildings to be accessible	Compliance is not achieved	In a building required to be accessible, access is required: • Every ramp or stairway (i) for a ramp (except a fire isolated ramp), clause 7 of AS1428.1; and (ii) for a stairway, except for a fire isolated stairway, Clause 8 of AS1428.1. • Every passenger lift must comply with E3D7 and E3D8; • Accessways must have: (i) passing spaces complying with AS1428.1 at maximum 20m intervals; (ii) turning spaces complying with AS1428.1 -	To be designed to comply. Where full compliance is unable to be achieved an Access Performance Solution may be sought to address this item.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		(A) within 2m of the end of accessways where it is not possible to continue along the accessway; and (B) at maximum 20m intervals along the accessway; • An intersection of accessways satisfies the spatial requirements for a passing and turning space; and • a passing space may serve as a turning space; and • A ramp complying with AS1428.1-2021 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building containing not more than three storeys and with a floor area for each storey, excluding the entrance storey of not more than 200m². • Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm; and • the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively. The internal stair located centrally is proposed to be constructed as a non-fire isolated stair. This stair does not detail the proposed method of achieving the accessible features, including tactile ground surface indicators, two handrails, handrail extension, stair setbacks, and egress widths etc. It is likely that fully compliance with AS1428.1-2021 will be unable to be achieved due to the spatial restrictions on site. 	

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		Figure 57 – Stair is required to be provided with accessible features  Figure 58– Stair is required to be provided with accessible features Passing spaces are generally achieved throughout each level of the building where there is no direct line of sight provided. The corridor of the new portion of the building has been provided with 1540mm x 2070m within 2m of the end of the corridor to ensure occupants to undertake a 180-degree manoeuvre.  Figure 59 – Turning space provided within 2m of the end of the corridor (upper level 1 and 2)	
BCA Clause D4D5 – Exemptions	Note only	The following areas are not required to be accessible, where access would be inappropriate because of the particular purpose for which the area is used. An area that would pose a health or safety risk for people with a disability or any path of travel providing access only to these areas.	Where this access is not proposed to these areas, an exemption may be sought under BCA Clause D4D5. This is to be determined by the Principal Certifying Authority.
BCA Clause D4D6 – Accessible carparking	Compliance is achieved	Accessible carparking must be provided in accordance with this clause. For a Class 3 building, accessible carparking must be provided at a ratio by calculating the number of carparking spaces by the percentage of accessible sole occupancy units to sole occupancy units which for the purposes of the calculation is rounded up. As there are two carparking spaces, one must be accessible based on the ratio of accessible sole occupancy units.	Compliance is achieved.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		It is noted that accessible carparking must comply with AS2890.6. This need not be identified with signage where there is a total of not more than five carparking spaces as to restrict the use of the carparking space for people with a disability. As there are only two carparking spaces proposed the accessible carparking space is not required to be identified/line marked in accordance with AS2890.6. The proposed arrangement is shown below and provides access to the building in accordance with BCA Clause D4D3 above. The ceiling height of the carpark could not be determined from the drawings. A clear unobstructed height of 2500mm is required above the accessible parking and shared zone.  Figure 60 – Carparking proposed	
BCA Clause D4D7 - Signage	Compliance advice	Braille and tactile signage is required to be provided in accordance with BCA Specification 15 and incorporate the international symbol of access or deafness, as appropriate in accordance with AS1428.1-2021. To identify each door required by E4D5 to be provided with an exit sign and state – (A) “Exit”; and (B) “Level”; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb); (b) Signage including the international symbol for deafness in accordance with AS1428.1 must be provided to a room containing a hearing augmentation system identifying, the type of hearing augmentation, the area covered within the room and if receivers are being used and where the receivers can be obtained. (c) signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and	Compliance is capable of being achieved. Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and (e) Not applicable. (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility; and (g) Not applicable.	
BCA Clause D4D8 – Hearing Augmentation	Note only.	Hearing augmentation is typically not required as the building does not appear to be a Class 9b building nor is there any office or conference rooms contained within.	Assessment note only.
BCA Clause D4D9 – Tactile Ground Surface Indicators	Compliance advice – Potential Access Performance Solution	Tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching: a stairway, other than a fire isolated stairway or ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp. Tactile ground surface indicators must comply with Sections 1 and 2 of AS1428.4.1-2009. Tactile ground surface indicators are required to be provided to the central stair, due to the spatial restrictions within the building full compliance may not be capable of being achieved.	Details demonstrating compliance with this clause is required. Where full compliance is unable to be achieved, an Access Performance Solution may be sought to address this item.
BCA Clause D4D10 – Wheelchair seating spaces in Class 9b buildings	Not applicable	This clause is not applicable as the building is not a Class 9b building.	Assessment note only.
BCA Clause D4D11 – Swimming Pools	Not applicable	This clause is not applicable as the building does not propose to incorporate a swimming pool.	Assessment note only.
BCA Clause D4D12 – Ramps	Compliance is achieved	A series of connected ramps must not have a combined vertical rise of more than 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is achieved on the proposed drawings.
BCA Clause D4D13 – Glazing on accessways	Compliance advice	Note - on an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2021. Clause 3.6 requires windows as referenced above to be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. Any glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.	Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.

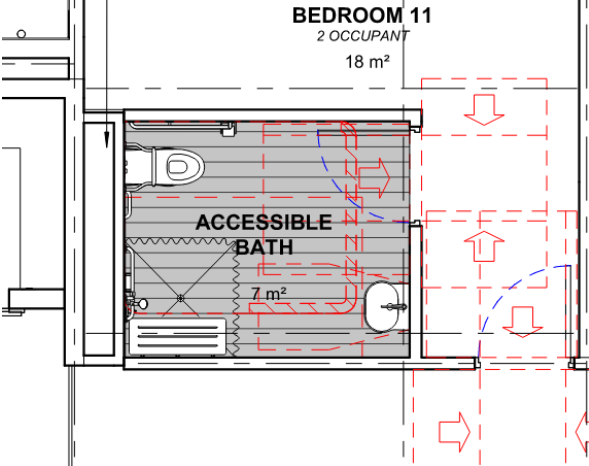
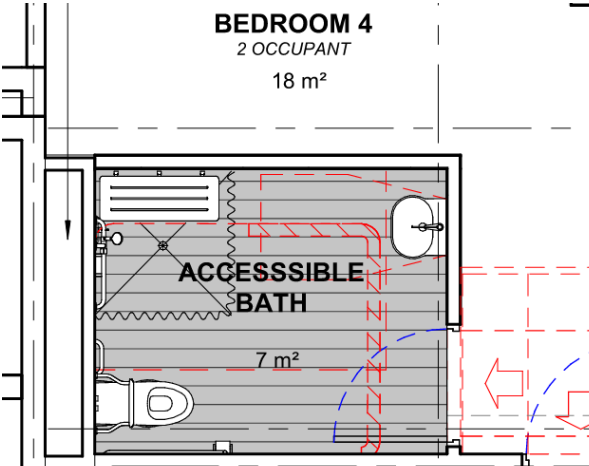
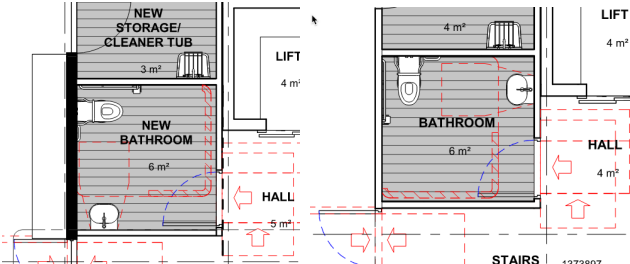


BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		This typically will apply to the glass sliding doors to the entrances of the building and accessing the entry level foyer.	

5.2 Section F – Accessible Sanitary Facilities

This portion of Section F BCA assessment relates to the assessment of the accessible sanitary facilities within the building. The table below provides an assessment against the relevant clauses where applicable to the proposed access assessment within the building:

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause F4D5 – Accessible sanitary facilities	Compliance advice	In a building required to be accessible, accessible unisex sanitary compartments must be provided within accessible parts of the building in accordance with F4D6. At each bank of toilets, where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females must be provided. An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary produces. Circulation spaces, fixtures and fittings of all accessible sanitary facilities provided must comply with the requirements of AS1428.1-2021. Common unisex accessible sanitary facilities have been provided on level 1 and 2 with dimensions capable of achieving compliance	Compliance is capable of being achieved. Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
BCA Clause F4D6 – Accessible unisex sanitary compartments	Compliance capable of being achieved	In a Class 3 building in every accessible sole occupancy unit an accessible sanitary compartment is required. As two accessible sole occupancy units are provided, two accessible sanitary compartments are required within these units. These should be configured as one (x1) left hand transfer and one (x1) right hand transfer. These are both configured as right hand transfers, as shown below:	Compliance capable of being achieved

BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
		 Figure 61 - Level 2, left hand transfer accessible facility provided with SOU  Figure 62 - Level 1, right hand transfer accessible facility provided with SOU Common unisex accessible sanitary facilities have been provided on level 1 and 2 with dimensions capable of achieving compliance. One right and one left hand transfer has been documented  Figure 63 and 64 - Common sanitary in accordance with AS1428.1-2021 have been provided. One left and one right transfer.	



BCA Clause:	Compliance achieved	Compliance Review:	Design Recommendation:
BCA Clause F4D7 – Accessible unisex showers	Compliance is achieved	In a Class 3 building, in every accessible sole occupancy unit provided with shower, not less than one accessible shower must be provided. Compliance with this clause is achieved.	Compliance is achieved



6.0 CONCLUSIONS

On the basis of the above, the above onsite inspection and desktop assessment of the proposed development has identified areas which are considered non-compliant with the current Building Code of Australia and provides recommendations to achieve compliance. The recommendations above outline the method of achieving compliance by either a compliance with the prescriptive, Deemed-to-Satisfy provisions or where required, an Access, BCA or Fire Engineered Performance Solution may be sought to address the identified non-compliances.

We trust this assessment report is suitable for your purposes however, if you have any queries or wish to discuss, please contact the undersigned.

Regards,

J SQUARED CONSULTING ENGINEERS

Handwritten signature of Abby Mortimer in black ink.

Abby Mortimer

BCA and Access Manager

BBuiltEnv

Grad Dip BuiltEnv (Building Surveying)

Grad Cert Fire Safety Engineering

Diploma of Access Consulting

NSW BPB Building Surveyor – Unrestricted (BDC05326)

SA Accredited Professional – Building Level 1 (APB20210008)

AIBS Nationally Accredited Level 1 Building Surveyor (7449)

Handwritten signature of Nick Wilson in black ink.

Nick Wilson

Building Inspector and BCA Consultant

B. Building (Const Mgmt),

Grad Dip(Bldg Surv)

BDC3386 – A4 Building Inspector