Date: 6 December 2022
Our Ref: P220215

Corona Projects
P.O. Box 1749
Bondi Junction NSW 1355
Att: Mr Alex Machkevitch

Dear Alex,

RE: 166 Haldon St, Lakemba
BCA COMPLIANCE ASSESSMENT

Please find enclosed our BCA Compliance Report prepared in respect of the existing building and the proposed alterations and additions situated at the above listed property.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

Kieran Tobin
Director

BCA COMPLIANCE ASSESSMENT

PREPARED FOR

CORONA PROJECTS

REGARDING

166 Haldon St, Lakemba

Prepared By

BCA vision

REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

Our Reference	Issue No.	Remarks	Issue Date
P220215	1	Design Compliance Assessment	6 December 2022

CONTENTS PAGE

1.0 INTRODUCTION

1.1 GENERAL

This "BCA COMPLIANCE ASSESSMENT" report has been prepared at the request of Corona Projects and relates to 166 Haldon St, Lakemba.

The building is a two storey building proposed to contain a retail premises within the ground floor and an administrative office s within the first floor.
The project proposal is for fit out of the ground floor to alter parts of the premises from a restaurant to a convenience store

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make assumptions regarding "design intention" or the like.

1.2 REPORT BASIS

The content of this report reflects –

(a) The principles and provisions of BCA 2019 (amendment 1) Parts C, D, E and F2.
(b) A Site Inspection of the existing premises on Monday the 28th of November 2022
(c) Architectural Plans DA01 to DA06 prepared by ADA Design Associates and dated 25/11 /22

1.3 EXCLUSIONS

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

(a) Structural and services design documentation;
(b) General building services (i.e. passenger lifts);
(c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
(d) The individual requirements of the Workcover Authority;
(e) Disability Discrimination Act (DDA).
(f) This report related to the nominated works only a compliance assessment has not been undertaken of the retail premises.

1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the architectural design documentation complies with the relevant prescriptive provisions of the BCA 2019 (amendment 1), Parts C, D, E and F2
Assessment of the proposed design considers each prescriptive BCA provision, and identifies such as either: –

(a) Being complied with; or
(b) Not being complied with; or

(c) Requiring the provision further detail with the future Building Permit or other application or

(d) Not being relevant to the particular building works proposal.

The status of the design, in terms of these four (4) categories, is summarised within Part 3 of this report.

Where prescriptive non-compliance is identified, suitable recommendations to remedy the non-compliance shall be detailed in Part 4.

In instances where insufficient detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Building Permit) shall also be outlined in Part 4.

2.0 BUILDING DESCRIPTION

2.1 GENERAL

In the context of the Building Code of Australia (BCA), the subject development is described within items 2.2 – 2.6 below.

2.2 RISE IN STOREYS (CLAUSE C1.2)

The building has a rise in storeys of two (2)

2.2 BUILDING CLASSIFICATION (CLAUSE A3.2)

The Existing building incorporates the following classifications:-

CLASS	DESCRIPTION
Class 5	A Professional Consulting Room
Class 6	A Retail Premises

2.3 EFFECTIVE HEIGHT (CLAUSE A1.1)

The building has an effective height Not exceeding 12m.

2.4 TYPE OF CONSTRUCTION (TABLE C1.1)

Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building—FRL: (in minutes)			
	Structural adequacy/ Integrity/ Insulation			
	2, 3 or 4 part	**5, 7a or 9**	**6**	**7b or 8**
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any *fire-source feature* to which it is exposed is—				
Less than 1.5 m	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
1.5 to less than 3 m	–/–/–	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an *external wall*, where the distance from any *fire-source feature* to which it is exposed is—				
Less than 1.5 m	90/–/–	90/–/–	90/–/–	90/–/–
1.5 to less than 3 m	–/–/–	60/–/–	60/–/–	60/–/–
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
INTERNAL WALLS-				
Bounding *public corridors*, public lobbies and the like—	60/ 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding *sole-occupancy units*—	60/ 60/ 60	–/–/–	–/–/–	–/–/–
Bounding a stair if *required* to be rated—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
ROOFS	–/–/–	–/–/–	–/–/–	–/–/–

2.6 General Floor Area Limitations (Table C2.2)

Type C Construction: –

Table C2.2 – Maximum size of Fire Compartments				
Building Class		Type A	Type B	**Type C**
6, 7, 8, 9a	Max Floor area Max Volume	5000 m^2 30,000 m^3	3500 m^2 21,000 m^3	**2000 m^2** **12,000 m^3**

2.7 FIRE SAFETY UPGRADES TO EXISTING BUILDINGS (EP & A REGS)

Subject to the following maximum fire compartment floor area and volume limits for Construction: –

93 FIRE SAFETY AND OTHER CONSIDERATIONS

Sub clause	**Requirement**	**Comment/Advice**
1	This clause applies to a development application for a change of building use for an existing building where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.	A Change of use is not proposed.
2	In determining the development application, the consent authority is to take into consideration whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.	For reference
3	Consent to the change of building use sought by a development application to which this clause applies must not be granted unless the consent authority is satisfied that the building complies (or will, when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed use. **Note:** The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.	For reference

94 CONSENT AUTHORITY MAY REQUIRE BUILDINGS TO BE UPGRADED

Sub clause	**Requirement**	**Comment/Advice**
1	This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where: (a) the proposed building work, together	Works are proposed which represent greater than 50% of the existing building floor area

	with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or does not apply (b) the measures contained in the building are inadequate: (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or (ii) to restrict the spread of fire from the building to other buildings nearby.	
2	In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the *Building Code of Australia*.	For Reference

Category 1 fire safety provision *Means the following provisions of the* Building Code of Australia		
Performance Ref	**Performance Requirement**	**Compliance Comments**
EP1.3	A fire hydrant system must be provided to the degree necessary to facilitate the needs of the ***fire brigade*** appropriate to a) Fire-fighting operations; and b) The floor area of the building; and c) The fire hazard	The building is less than 500m2 in floor area and in this regard a Fire Hydrant system is NOT required
EP1.4	An ***automatic*** fire suppression system must be installed to the degree necessary to control the development and spread of fire appropriate to a) The size of the Fire Compartment; and b) The function or use of the building; and c) The Fire Hazard; and d) The Height of the Building	The building does not require an automatic shut down system
EP1.6	Suitable facilities must be provided to the degree necessary in a building to co-ordinate ***fire brigade*** intervention during an emergency appropriate to a) The function or use of the building and b) The Floor area of the building; and c) The height of the building.	A Fire Control room is not required within the subject building
EP2.1	In a building providing sleeping accommodation, occupants must be provided with ***automatic*** warning on the detection of smoke so they may	The building does Not provide sleeping accommodation

	evacuate in the event of a fire to a *safe place*.	
EP2.2	In the event of a fire in a building the conditions in any evacuation route must be maintained for the period of time occupants take to evacuate the part of the building so that i) the temperature will not endanger human life; and ii) the level of visibility will enable the evacuation route to be determined and iii) the level of toxicity will not endanger human life.	For Reference
EP3.2	The period of time occupants take to evacuate referred to in (a) must be appropriate to i) the number, mobility and other characteristics of the occupants; and ii) the function or use of the building; and iii) the travel distance and other characteristics of the building; and iv) the *fire load*; and v) the potential *fire intensity*; and vi) the *fire hazard*; and vii) any active *fire safety systems* installed in the building; and viii) *fire brigade* intervention.	For Reference

2.8 ACCESS TO PREMISES STANDARD

1.1 Name of Standards
These Standards are the Disability (Access to Premises — Buildings) Standards 2010.
1.2 Commencement
These Standards commenced on 1 May 2011.
1.3 Objects
The objects of these Standards are:
(a) to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and
(b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.

Excerpt from Disability (Access to Premises Buildings) Standards 2010

Clause (4) A part of a building is a ***new part*** of the building if it is an extension to the building or a modified part of the building about which:
(a) an application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the State or Territory where the building is located; or
(b) all of the following apply:
(i) the building work is carried out for or on behalf of the Crown;
(ii) the building work commences on or after 1 May 2011;
(iii) no application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the State or
Territory where the building is located.
(5) An affected part is:
(a) the principal pedestrian entrance of an existing building that contains a new part; and
(b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Subsection 2.1(5) - Affected part

The Premises Standards introduce a new concept referred to as the 'affected part' of an existing building. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrades of a building are not taking place.

The requirement for upgrading of the 'affected part' of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts.

Subsection 2.1(5) defines the term 'affected part' of a building.

Affected part means the path of travel between (and including) the principal pedestrian entrance of an existing building to the 'new part' or modified part of the building. This path of travel must provide a continuous accessible path of travel (see 'Accessway' as defined in A1.1 of the Access Code) from the principal pedestrian entrance to the new part or modified part of the building.

Note on extent of 'affected part'

The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work.

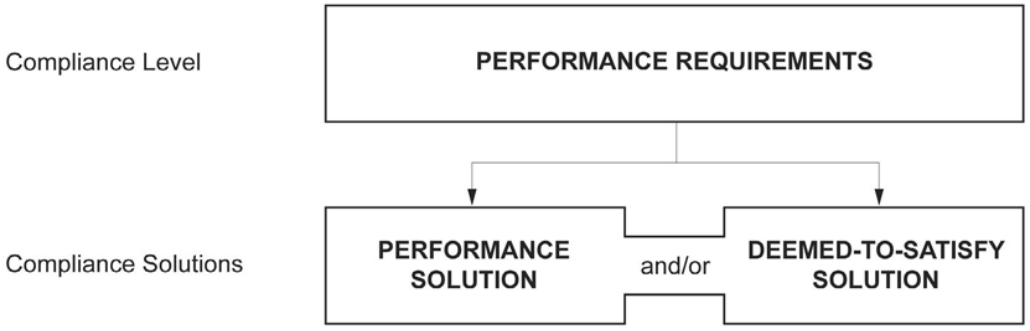
2.0 MATTERS IDENTIFIED / RECOMMENDATIONS

2.5 COMPLIANCE PATHWAYS WITHIN THE BCA

Compliance with the NCC is achieved by complying with—
(1) the Governing Requirements of the NCC; and
(2) the *Performance Requirements*.

A2.1 Compliance with the Performance Requirements
Performance Requirements are satisfied by one of the following, as shown in Figure 1:
(1)A *Performance Solution*.
(2)A *Deemed-to-Satisfy Solution*.
(3)A combination of (1) and (2)**.**

Figure 1: NCC compliance option structure



2.6 KEY COMPLIANCE ISSUES IDENTIFIED

The following table provides a list of key compliance issues within the proposed design.

Item No.	BCA Clause	Comment
1.	Clause C1.1	**Fire Separation** The Rear Lightweight walls require a Fire Resistance Level of 90/90/90 when tested from the outside A Wall schedule and Fire Tested Specification for the proposed wall system must be provided to the Principal Certifier when lodging the Construction Certificate Application details
2.	Clause C3.2, C3.4	**Protection of Openings** The rear door west side is required to be protected in accordance with Clause C3.4 Clause C3.4 Deemed to Satisfy methods or protection are as follows:- (i)Doorways— (A)internal or external wall-wetting sprinklers as appropriate used with doors that are *self-closing* or *automatic* closing; or

		(B)–/60/30 fire doors that are *self-closing* or *automatic* closing.
3.	Clause D1.4	Egress Travel distance Travel distance from the worst affected part of the tenancy (rear west side) exceeds the maximum travel distance of 30m to the single Exit to the east side (Haldon Street) There is no ability to provide an additional Exit point within the premises due to the lot configuration
4.	Clause D1.6 Clause D2.13, D2.16, D2.17 Clause D3.3	The Stair upgrade will require Compliance with the Access Standard - Hand rails (to each side (including bottom and top Landing Extensions), Tactile Ground Surface Indicators, 30% contrasting (P4) non slip nosings Clause D1.6 requires a clear width of 1000mm – allowance must be made for the clearance and diameter of the hand rails.
5.	Part E4	AS/NZS 2293.1 compliant Emergency Lighting Directional Signage and Exit Signage will be required within the first floor.

3.0 BCA ASSESSMENT – SUMMARY

4.1 GENERAL

The tables contained within items 3.2 – 3.5 below summarise the compliance status of the proposed architectural design in terms of each prescriptive provision of the Building Code of Australia.

For those instances of either "prescriptive non-compliance" or "preliminary only detail", a detailed analysis and commentary is provided within Part 4.

4.2 SECTION C – FIRE RESISTANCE

BCA reference	Complies	Does not comply	Detail Required	Not relevant
Spec. C1.1 – fire resisting construction			✓	
C1.3 – buildings of multiple classification				✓
C1.4 – mixed types of construction				✓
C1.5 – two storey Class 2 or 3 buildings				✓
C1.6 – Class 4 parts of a building				✓
C1.7 – open spectator stands & indoor sports stadiums				✓
C1.8 – lightweight construction				✓
C1.9– non-combustible materials				✓
C1.10 – fire hazard properties			✓	
C1.13 Fire-protected timber				✓
C1.14 Ancillary elements				✓
C1.11 – performance of external walls				✓
C2.2 – general floor area & volume limits	✓			
C2.3 – large isolated buildings				✓
C2.4 – requirements for open spaces & vehicular access				✓
C2.5 – Class 9a and 9c buildings				✓
C2.6 – vertical separation of openings in external walls				✓
C2.7 – separation of firewalls				✓
C2.8 – separation of classifications in same storey				✓
C2.9 – separation of classifications in different storeys				✓
C2.10 – separation of lift shafts				✓
C2.11 – stairways and lifts in one shaft				✓
C2.12 – separation of equipment				✓
C2.13 – electricity supply system				✓
C2.14 – public corridors in Class 2 and 3 buildings				✓
C3.1 – application of part				✓
C3.2 – openings in external walls			✓	
C3.3 – separation of external walls & associated openings				✓
C3.4 – acceptable methods of protection			✓	
C3.5 – doorways in firewalls				✓
C3.6 – sliding fire doors				✓
C3.7 – doorways in horizontal exits				✓
C3.8 – openings in fire-isolated exits				✓
C3.9 – service penetrations in fire-isolated exits				✓
C3.10 – openings in fire-isolated lift shafts				✓
C3.11 – bounding construction: Class 2, 3, 4 buildings				✓
C3.12 – openings in floors & ceilings for services				✓
C3.13 – openings in shafts				✓
C3.15 – openings for service installations				✓
C3.16 – construction joints				✓
C3.17 – columns protected with f/r lightweight construction			✓	

4.3 SECTION D – ACCESS AND EGRESS

BCA reference	Complies	Does not comply	Perf	Detail Required	Not relevant
D1.2 – number of exits required	✓				
D1.3 – when fire-isolated exits are required					✓
D1.4 – exit travel distances		✓			
D1.5 – distance between alternative exits					✓
D1.6 – dimensions of exits and paths of travel to exits				✓	
D1.7 – travel via fire-isolated exits					✓
D1.8 – external stairways or ramps in lieu of fire-isolated exits					✓
D1.9 – travel via non-fire isolated stairways or ramps	✓				
D1.10 – discharge from exits	✓				
D1.11 – horizontal exits					✓
D1.12 – non-required stairways or ramps					✓
D1.16 – plant rooms and lift motor rooms: concession					✓
D1.17 – access to lift pits					✓
D2.2 – fire-isolated stairways and ramps					✓
D2.3 – non-fire isolated stairways and ramps	✓				
D2.4 – separation of rising and descending stair flights					✓
D2.5 – open access ramps and balconies					✓
D2.6 – smoke lobbies					✓
D2.7 – installations in exits and paths of travel				✓	
D2.8 – enclosure of space under stairs and ramps				✓	
D2.9 – width of stairways					✓
D2.10 – pedestrian ramps					✓
D2.11 – fire-isolated passageways					✓
D2.12 – roof as open space					✓
D2.13 – goings and risers				✓	
D2.14 – landings				✓	
D2.15 – thresholds	✓				
D2.16 – balustrades				✓	
D2.17 – handrails				✓	
D2.18 – fixed platforms, walkways, stairways and ladders					✓
D2.19 – doorways and doors					✓
D2.20 – swinging doors				✓	
D2.21 – operation of latch				✓	
D2.22 – re-entry from fire-isolated exits					✓
D2.23 – signs on doors				✓	
D2.24 – Protection of Openable windows					✓
D3.1 – General Building Access requirements				✓	
D3.2 – Access to Buildings				✓	
D3.3 – parts of buildings to be accessible				✓	
D3.4 – concessions					✓
D3.5 – car parking					✓
D3.6 – signage				✓	
D3.7 – hearing augmentation services and features					✓
D3.8 – tactile indicators				✓	
D3.9 – Wheelchair Seating					✓
D3.10 – Swimming Pools					✓
D3.11 - Ramps					✓
D3.12 – Glazing on Access ways				✓	✓

4.4 SECTION E – SERVICES AND EQUIPMENT

BCA reference	Complies	Does not comply	Detail Required	Not relevant
E1.3 – fire hydrants				✓
E1.4 – fire hose reels				✓
E1.5 – sprinklers				✓
E1.6 – portable fire extinguishers			✓	
E1.8 – fire control centres				✓
E1.9 – fire precautions during construction				✓
E1.10 – provision for special hazards				✓
E2.2a – general provisions				✓
E2.2b – specific provisions				✓
E2.3 – provision for special hazards				✓
E3.2 – stretcher facility in lifts				✓
E3.3 – warning against use of lifts in fire				✓
E3.4 – emergency lifts				✓
E3.5 – landings				✓
E3.6 – facilities for people with disabilities				✓
E3.7 – fire service controls				✓
E3.8 – aged care buildings				✓
E3.9 – Fire Service Recall Switch				✓
E3.10 – Lift Car Fire Service Drive Control Switch				✓
E4.2 – emergency lighting			✓	
E4.4 – design and operation of emergency lighting			✓	
E4.5 – exit signs			✓	
E4.6 – direction signs			✓	
E4.7 – Class 2 and 3 buildings and Class 4 parts: exemptions				✓
E4.8 – design and operation of exit signs			✓	
E4.9 – Sound Systems & Intercom Systems for Emergencies				✓

3.1. SECTION F – HEALTH AND AMENITY

BCA reference	Complies	Does not comply	Detail required	Not relevant
F2.1 – facilities in residential buildings				✓
F2.3 – facilities in Class 3 to 9 buildings	✓			
F2.4 – facilities for people with disabilities				✓
F2.5 – construction of sanitary compartments				✓
F2.8 – waste management				✓

5.0 BCA ASSESSMENT – DETAILED ANALYSIS

5.1 GENERAL

With reference to the "BCA Assessment Summary" contained within Part 3 above, the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.
In our opinion compliance with the Building Code of Australia 2019 amendment 1, Volume 1, can be achieved subject to the implementation of the following details into the Construction documentation.

5.2 SECTION C – FIRE RESISTANCE

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. C1.1	Type of construction required (a) The minimum Type of *fire-resisting construction* of a building must be that specified in Table C1.1 and Specification C1.1, (b) Type A construction is the most fire-resistant and Type C the least fire-resistant of the Types of construction.	**Fire Separation** The Rear Lightweight walls require a Fire Resistance Level of 90/90/90 when tested from the outside A Wall schedule and Fire Tested Specification for the proposed wall system must be provided to the Principal Certifier when lodging the Construction Certificate Application details.
Cl. C1.10	Fire Hazard Properties	Confirmation of the Fire Hazard properties

	(a) The *fire hazard properties* of the following linings, materials and assemblies in a Class 2 to 9 building must comply with Specification C1.10	will be required with the Construction Certificate Documentation. Floor linings and floor coverings A floor lining or floor covering must have— (a) a *critical radiant flux* not less than a grouping of 2.2; and (b) in a building not protected by a sprinkler system complying with Specification E1.5, a maximum *smoke development rate* of 750 percent-minutes; and (c) a group number complying with Clause 6(a)(ii), for any portion of the floor covering that is continued more than 150 mm up a wall. Wall and ceiling linings – requires groupings as follows Fire Isolated Exit = Grouping of 1 Public Corridors = a grouping of 1,2 Other areas = a grouping of 1,2,3 (a) For the purposes of this Clause, the *group number* of a material is determined by either— (i) physical testing in accordance with AS ISO 9705; or (ii) prediction in accordance with Clause 3 of Specification A2.4 using data obtained by testing the material at 50 kW/m^2 irradiance in the horizontal orientation with edge frame in

		accordance with AS/NZS 3837. (b) The *group number* of a material is as follows when tested or predicted in accordance with sub-clause (a): (i) A Group 1 material is one that does not reach *flashover* when exposed to 100 kW for 600 seconds followed by exposure to 300 kW for 600 seconds. (ii) A Group 2 material is one that reaches *flashover* following exposure to 300 kW within 600 seconds after not reaching *flashover* when exposed to 100 kW for 600 seconds. (iii) A Group 3 material is one that reaches *flashover* in more than 120 seconds but within 600 seconds when exposed to 100 kW. (iv) A Group 4 material is one that reaches *flashover* within 120 seconds when exposed to 100 kW. (c) A material used as a finish, surface, lining or attachment to a wall or ceiling must be a Group 1, Group 2 or Group 3 material used in accordance with Table 3 and for buildings not fitted with a sprinkler system complying with Specification E1.5, have— (i) a *smoke growth rate index* not more than 100; or (ii) an *average specific extinction area*

		less than 250 m^2/kg. Lift cars (a) Materials used as— (i) floor linings and floor coverings must have a *critical radiant flux* not less than 2.2; and (ii) wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with Clause 4(b). (a) Materials, other than those referenced in (a), used in the construction of a lift car in a Class 2 to 9 building must comply with the *fire hazard properties required* by AS 1735.2.
Cl. C3.2	Protection of openings in external walls Openings in an *external wall* that is *required* to have an FRL must— (a)if the distance between the opening and the *fire-source feature* to which it is exposed is less than— (i)3 m from a side or rear boundary of the allotment; or (ii)6 m 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 (iii)6 m from another building on the allotment that is not Class 10, be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally; and (b)if *required* to be protected under (a), not occupy more than 1/3 of the area of the *external wall* of the *storey* in which it is located unless they are in a Class 9b building used as an *open spectator stand*.	**Protection of Openings** The rear door (west side) is required to be protected in accordance with Clause C3.4 Clause C3.4 Deemed to Satisfy methods or protection are as follows:- (i)Doorways— (A)internal or external wall-wetting sprinklers as appropriate used with doors that are *self-closing* or *automatic* closing; or (B)–/60/30 fire doors that are *self-closing* or *automatic* closing.

Cl. C3.4	Acceptable methods of protection (a)Where protection is *required*, doorways, *windows* and other openings must be protected as follows: (i)Doorways— (A)internal or external wall-wetting sprinklers as appropriate used with doors that are *self-closing* or *automatic* closing; or (B)–/60/30 fire doors that are *self-closing* or *automatic* closing. (ii)*Windows*— (A)internal or external wall-wetting sprinklers as appropriate used with *windows* that are *automatic* closing or permanently fixed in the closed position; or (B)–/60/– fire *windows* that are *automatic* closing or permanently fixed in the closed position; or (C)–/60/– *automatic* closing fire shutters. (iii)Other openings— (A)excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (B)construction having an FRL not less than –/60/–. (b)Fire doors, fire *windows* and fire shutters must comply with Specification C3.4.	Verification will be required within the Construction Documentation

5.3 SECTION D – ACCESS AND EGRESS

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. D1.4	**Exit travel distances** (i)no point on a floor must be more than 20 m from an *exit*, or a point from which travel in different directions to 2*exits* is available, in which case the maximum distance to one of those *exits* must not exceed 40 m; and (ii)in a Class 5 or 6 building, the distance to a single *exit* serving a *storey* at the level of access to a road or *openspace* may be increased to 30 m.	Egress Travel distance Travel distance from the worst affected part of the tenancy (rear west side) exceeds the maximum travel distance of 30m to the single Exit to the east side (Haldon Street) There is no ability to provide an additional Exit point within the premises due to the lot configuration
Cl. D1.6	Dimensions of exits and paths of travel to exits In a *required* *exit* or path of travel to an *exit*— (a) the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and (b) the unobstructed width of each *exit* or path of travel to an *exit*, except for doorways, must be not less than 1m	Verification will be required with the Construction Documentation
Cl. D2.7	Electrical ducts, meter or distribution boards, and communication boards or equipment, and electrical motors, must be separated from an exit or path of travel by smoke sealed non-combustible construction.	For reference

Cl. D2.8	Enclosure of space under stairs and ramps (a) Fire-isolated stairways and ramps — If the space below a *required fire-isolated stairway* or *fire-isolated ramp* is within the fire-isolated *shaft*, it must not be enclosed to form a cupboard or similar enclosed space. (b) Non fire-isolated stairways and ramps — The space below a *required* non *fire-isolated stairway* (including an external stairway) or non *fire-isolated ramp* must not be enclosed to form a cupboard or other enclosed space unless— (i) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and (ii) any access doorway to the enclosed space is fitted with a *self-closing* –/60/30 fire door.	For reference
Cl. D2.13	Goings and risers (a) A stairway must have— (i) not more than 18 nor less than 2 risers in each *flight*; and (ii) except as permitted by (b) and (c), going (G), riser (R) and quantity (2R + G) in accordance with Table D2.13; and (iii) except as permitted by (b) and (c), goings and risers that are constant throughout in one *flight*; and (iv) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and (v) treads which have— (A) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or (B) a nosing strip with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; and	The Stair upgrade will require Compliance with the Access Standard - Hand rails (to each side (including bottom and top Landing Extensions), Tactile Ground Surface Indicators, 30% contrasting (P4) non slip nosings Clause D1.6 requires a clear width of 1000mm – allowance must be made for the clearance and diameter of the hand rails.

	(vi) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 *storeys*; and (viii) in the case of a *required* stairway, no winders in lieu of a landing. (b) In the case of a non- *required* stairway— (i) the stairway must have— (A) not more than 3 winders in lieu of a quarter landing; and (B) not more than 6 winders in lieu of a half landing; and (ii) the going of all straight treads must be constant throughout the same *flight*; and (iii) the going of all winders in lieu of a quarter or half landing may vary from the going of the straight treads within the same *flight* provided that the going of all such winders is constant. (c) Where a stairway discharges to a sloping public walkway or public road— (i) the riser (R) may be reduced to account for the slope of the walkway or road; and (ii) the quantity (2R+G) may vary at that location.	
Cl. D2.14	Landings In a stairway— (a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each *flight* and each landing must— (i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and (ii) have— (A) a surface with a slip-resistance classification not less than that	Verification will be required with the Construction Documentation

	listed in Table D2.14 when tested in accordance with AS 4586; or (B) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586, where the edge leads to a *flight* below **Table D2.14 SLIP-RESISTANCE CLASSIFICATION** **Application** / **Surface conditions** (Dry / Wet) Ramp steeper than 1:14 — P4 or R11 — P5 or R12 Ramp steeper than 1:20 but not steeper than 1:14 — P3 or R10 — P4 or R11 Tread or landing surface — P3 or R10 — P4 or R11 Nosing or landing edge strip — P3 — P4	
Cl. D2.16	Balustrades or other barriers (a) A continuous balustrade or other barrier must be provided along the side of any roof to which public access is provided, any stairway or ramp, any floor, corridor, hallway, balcony, deck, verandah, *mezzanine*, access bridge or the like and along the side of any delineated path of access to a building, if— (i) it is not bounded by a wall; and (ii) its level above the surface beneath, is more than— (A) 4 m where it is possible for a person to fall through an openable *window*; or (B) 1 m in any other case. (c) A balustrade or other barrier in— (i) *fire-isolated stairways*, *fire-isolated ramps* and other areas used primarily for emergency	Verification will be required with the Construction Documentation

purposes, excluding external stairways and external ramps; and

(ii) Class 7 (other than *car parks*) and Class 8 buildings and parts of buildings containing those classes, must comply with (g) and (h)(i).

(d) A balustrade or other barrier in stairways and ramps, other than those covered in (c), must comply with (g) and (h)(ii).

(e) A balustrade or other barrier along the side of a horizontal or near horizontal surface such as a—

(i) roof to which public access is provided and any path of access to a building; and

(ii) floor, corridor, hallway, balcony, verandah, *mezzanine*, access bridge or the like,

❑ must comply with (g) and (h)(ii).

(g) The height of a balustrade or other barrier must be constructed in accordance with the following:

(i) The height is not less than 865 mm above the nosings of the stair treads or the floor of a ramp or other path of travel with a gradient not less than 1:20.

(ii) The height is not less than—

(A) 1 m above the floor of any access path, balcony, landing or the like where the path of travel has a gradient less than 1:20; or

(B) 865 mm above the floor of a landing to a stair or ramp where the balustrade or other barrier is provided along the inside edge of the landing and does not exceed a length of 500 mm; or

(C) 865 mm above the floor beneath an openable *window*.

(iii) A transition zone may be incorporated where the balustrade or other barrier height changes from 865 mm on the stair *flight* or ramp to 1 m at the landing.

(iv) For a balustrade or other barrier provided under (f), the height above the floor must be not less than—

(A) 1 m; or

(B) 700 mm and a horizontal projection extends not less than 1 m outwards from the top of the balustrade.

(h) Openings in a balustrade or other barrier must be constructed in accordance with the following:

(i) For a balustrade or other barrier provided under (c)—

	(A) the space between balusters or the width of any opening (including any openable *window* or panel) must not be more than 300 mm; or (B) where rails are used, a rail must be provided at a height of not more than 150 mm above the nosings of the stair treads or the floor of the landing, balcony or the like and the space between rails must not be more than 460 mm. (ii) For a balustrade or other barrier other than those provided under (c)— (A) any opening does not permit a 125 mm sphere to pass through it and for stairs, the space is measured above the nosings; and (B) for floors more than 4 m above the surface beneath, any horizontal or near horizontal elements between 150 mm and 760 mm above the floor must not facilitate climbing.	
Cl. D2.17	Handrails must be provided to at least one side of all stairways and ramps less than 2-metres in width, and to both sides where more than 2-metres in width, and must: – ❑ Be continuous between stair flight landings ❑ Have no obstruction that would cause a break in the hand hold ❑ Have one rail fixed at a height not less than 865-mm	Verification will be required with the Construction Documentation
Cl. D2.20	Swinging doors A swinging door in a required exit or forming part of a required exit— (a) must not encroach— (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required— (A) stairway; or (B) ramp; or (C) if it is likely to impede the path of travel of the people already using the exit; and passageway, (ii) the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door; and when fully open, by more than 100 mm on the required width of the required exit, and (b) must swing in the direction of egress unless— (i) it serves a building or part with a floor area not more than 200 m2, it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or (ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and	Verification will be required with the Construction Documentation

	(c) must not otherwise impede the path or direction of egress.	
Cl. D2.21	All doors in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily provided with door hardware located between 900-1100-mm above floor level and be readily openable without a key from the side facing a person seeking egress by a single downward action.	Verification will be required with the Construction Documentation
Cl. D3.1	General building access requirements Buildings and parts of buildings must be *accessible* as *required* by Table D3.1, unless exempted by D3.4. Class 5 - 8 To all areas normally occupied within the building Common areas Class 3 Units At Least 2 Units are required to be fully "Accessible" Common Areas From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— (a) to the entrance doorway of each *sole-occupancy unit*; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. Not more than 2 *required accessible sole-occupancy units* may be located adjacent to each other. Where more than 2 *accessible sole-occupancy units* are *required*, they must be representative of the range of rooms available.	**Building Access** Compliance with the AS 1428.1 Clauses following must be identified within the Construction Certificate plans:- Clause 6 - CONTINUOUS ACCESSIBLE PATHS OF TRAVEL Clause 7 - FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES Clause 8 - SIGNAGE Clause 9 - TACTILE GROUND SURFACE INDICATORS Clause 11 - STAIRWAYS
Cl. D3.2	Access to Buildings ▪ Must be provided by an AS 1428.1 complying path of travel from –	For reference

	(i) a entry point from the road at the allotment boundary to the entrance doorway. (ii) any disabled car parking space on the allotment. (iii) any other accessible building on the allotment. (iv) through the principal public entrance. ▪ Parts of buildings required to be accessible must comply with AS 1428.1	
Cl. D3.3	Parts of buildings to be accessible In a building *required* to be *accessible*: (a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with: (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; (b) every passenger lift must comply with clause E3.6; (c) *access ways* must have: (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an *access way* where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1: (A) within 2 m of the end of *access ways* where it is not possible to continue travelling along the *access way*; and (B) at maximum 20 m intervals along the *access way*; (d) an intersection of *access ways* satisfies the spatial requirements for a passing and turning space; (e) a passing space may serve as a turning space; (f) a ramp complying with AS 1428.1 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- (i) containing not more than 3 *storeys*; and	For reference

	(ii) with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200 m2.	
Cl. D3.6	Signage In a building *required* to be *accessible*— (a) braille and tactile signage complying with Specification D3.6 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility within a *sole-occupancy unit* in a Class 1b or Class 3 building; and (B) space with a hearing augmentation system; and (ii) identify each door *required* by E4.5 to be provided with an *exit* sign and state— (A) "**Exit**"; and (B) "**Level**" followed by the floor level number; and (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and (c) signage in accordance with AS 1428.1 must be provided for *accessible* unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and (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) where a pedestrian entrance is not *accessible*, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest *accessible* pedestrian entrance; and	Verification will be required with the Construction Documentation

	(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.	
Cl. D3.8	Tactile indicators (a) For a building *required* to be *accessible*, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (i) a stairway, other than a *fire-isolated stairway*; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a *fire-isolated ramp*, step ramp, kerb ramp or *swimming pool* ramp; and (v) in the absence of a suitable barrier— (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an *accessway* meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4. (b) Tactile ground surface indicators *required* by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1	Verification will be required with the Construction Documentation
Cl. D3.12	Glazing on an accessway On an *accessway*, where there is no chair rail, handrail or transom, all frameless or fully	Verification will be required with the Construction Documentation

	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.	

5.4 SECTION E – SERVICES AND EQUIPMENT

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. E1.6	Portable fire extinguishers (a) Portable fire extinguishers must be— (i) provided as listed in Table E1.6; and (ii) for a Class 2 or 3 building or Class 4 part of a building, provided— (A) to serve the whole Class 2 or 3 building or Class 4 part of a building where one or more internal fire hydrants are installed; or (B) where internal fire hydrants are not installed, to serve any *fire compartment* with a *floor area* greater than 500 m^2, and for the purposes of this clause, a *sole-occupancy unit* in a Class 2 or 3 building or Class 4 part of a building is considered to be a *fire compartment*; and (iii) subject to (b), selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444. (b) Portable fire extinguishers provided in a Class 2 or 3 building or Class 4 part of a building must be— (i) an ABE type fire extinguisher; and (ii) a minimum size of 2.5 kg; and (iii) distributed outside a *sole-occupancy unit*— (A) to serve only the *storey* at which they are located; and (B) so that the travel distance from the entrance doorway of any *sole-occupancy unit* to the nearest fire extinguisher is not more than 10 m.	Verification will be required with the Construction Documentation
Cl. E4.2	AS 2293.1 compliant emergency lighting must be provided throughout the building.	Verification will be required with the Construction Documentation

Cl. E4.4	Refer Clause E4.2 above for emergency lighting requirements	Verification will be required with the Construction Documentation
Cl. E4.5 **Cl. E4.8**	AS 2293.1 compliant Exit Signage is required above each Exit (door or stair)	Verification will be required with the Construction Documentation
Cl. E4.6 **Cl. E4.8**	AS 2293.1 compliant Directional signage must be provided where Exit signage is not directly visible	Verification will be required with the Construction Documentation

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