
BCA / NCC Building Code of Australia Compliance Report

**10-24 Biloela St,
Villawood NSW 2163**

Issue - A 24/09/2022



SILVER END
PTY LTD

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This BCA report is based on information about the site provided to Silver End Pty Ltd as outlined in the details of this report. While this report is based on the information available at the time, we cannot guarantee the outcome of such report unless the full assessment is undertaken by the appointed Principal Certifier to ensure compliance with the BCA as required by legislations. The Certifier must not rely solely on the advice given within this report, and must take all reasonable steps to carry their own assessment to satisfy themselves that all relevant performance requirements of the BCA have been met and complied with prior to issue of Complying Development Certificate CDC or Construction Certificate CC.

The Report is solely for the use of the applicant / owner, architect, and the appointed certifier whom this report was prepared for and for the purpose that was engaged for, which is to gain BCA opinion based on the available information at hand. Information contained in the Report is current as of the date of the Report and may not reflect any event or circumstances which occur after the date of the Report. BCA and Planning controls are subject to change at a short notice. Silver End Pty Ltd will not be liable in respect of any business losses, including without limitation loss of or damage to profits, income, revenue, use, production, anticipated savings, business, contracts, commercial opportunities, or goodwill. The report given by Silver End Pty Ltd is based on their qualifications and experience whether to the best of their knowledge the design or proposal complies with the specified development standards. The report makes recommendations to the client and architect where necessary.

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If this report is for a BCA assessment of (Class 2 project as defined in the BCA, for the purpose of CC or CDC) It includes providing recommendation / Mark ups on plans for 1 revision only. The designer/ architect is expected to take on the advice given and amend the plans accordingly prior to submission to the Principal Certifier. Additional advice and feedback can be provided to the designer or the architect. However, not in a form of a formal revised BCA report. Revised BCA reports on further revisions including final revision will not be provided for (Class 2 Buildings). BCA compliance declaration to be provided by the building designer or the architect for the project in accordance with Division 2 of the Design and Building Practitioners Regulation 2021. Silver end Pty Ltd does not issue compliance certificates with any reports. BCA reports are based on personal professional opinions and is subject to different interpretations by different professionals. The Principal Certifier is obliged under Section 137 (1) of Environmental Planning and Assessment Regulation 2021 to ensure the design is complying with the BCA prior to issue of the CDC or CC Consent.

The technical and intellectual content prepared and contained within this document is intended specifically for the subject building and client of *Silver End Pty Ltd* under the contract for which it is prepared. This document may not be used for any other purpose and shall not be accessed by any third party without written permission by *Silver End Pty Ltd*. This report has been prepared as an Advisory report for the sole use of the owners/developers to inform themselves of the feasibility of the proposed development and if it would comply with the Building Code of Australia.

Introduction



The subject site is located at **10-24 Biloela St, Villawood NSW 2163**

This report is prepared to assess the level of compliance with the Building Code of Australia for a proposed change of use from 'recreation facility (indoor)' or 'business premises' to 'food and drink premises' (Class 6) under DA with Canterbury Bankstown City Council. Minor unauthorised building works has taken place. An additional minor internal works maybe required to achieve compliance with the building codes and relevant Australian Standards.

The new proposed changes of use would trigger a change of building classification from Class 9b to Class 6 as defined in the NCC/Building Code of Australia. The proposal is seeking a development consent under Environmental Planning and Assessment Acts and Regulations. The report at this stage is for the submission of a development application for the proposed use.

Basis of Report

Where non-compliances have been identified in the assessment, suitable recommendations are provided to achieve compliance with the BCA and applicable legislation. The current Building Code of Australia (BCA) will be used as a guide when assessing the building.

This report is based on the following: -

1. The requirements of the Building Code of Australia 2019, Amdt 1, including the NSW Variations (as a guide);
2. The Guide to the Building Code of Australia;
3. Architectural plans, prepared A&H Eco Group Pty Ltd, Revision B, Dated 17 September 2022.

Purpose of the Report

The purpose of this Report is to outline an assessment of the proposed development against the relevant Deemed-To-Satisfy (DTS) provisions of the National Construction Code, Volume 1, Building Code of Australia, 2019, Amendment 1

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.

The content of this report reflects –

- (a) The principles and provisions of BCA 2019 Volume 1 (Amdt 1);
- (b) Architectural plans, prepared A&H Eco Group Pty Ltd, Revision B, Dated 17 September 2022.
- (c) Site inspection dated 03 September 2022.

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. 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) Capable of complying, requiring the provision further detail; or
- (d) Not being relevant to the particular building works or proposal; or
- (e) Provision is Noted. No assessment required.

The status of the design, in terms of these five (5) categories, is summarised within this report.

The report will address the following:

- The unlawful use of the premises for the purposes of a 'food and drink premises';
- The unlawful construction of bar/counter used for coffee making and food storage (photo attached); and
- The unlawful construction of an awning (approximately 50 sqm.) above the rear outdoor dining area.

BCA Assessment Table

For the purpose of this BCA Report, the building will be assessed in the following manner -

Legend:

Complies	Being complied with
Non- Compliant	Not being complied with
Capable	Capable of complying, requiring the provision of further detail
N/A	Not being relevant to the particular building works or proposal
Noted	Provision is Noted. No assessment required.

Limitations of the Report

This report does not assess the following:

- Compliance with structural provisions of the proposed building design;
- Reporting on hazardous materials, WHS matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Consideration of any fire services operations (including hydraulic, electrical or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- Compliance with Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010.

- Compliance with the conditions of the approved Development Consent;
- Compliance with the energy provisions of Section J and Basix.
- Compliance with Council DCP for adaptable housing and the provisions of AS4299-1995;
- Compliance with Bush Fire Risk and any associated requirements.
- Compliance with planning legislation and requirements.
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported; however invasive or intrusive inspections have not been carried out)
- Sections G, H, & J of the BCA are not considered.
- Provision of any construction approvals or certification under Division 4.5 and 6.3 of the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out.

NOTE:

This report does not and cannot make comment upon: defects that may have been concealed, the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions, the presence or absence of timber pests, gas fittings, common property areas, environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work ; detection and identification of illegal plumbing work ; durability of exposed finishes ; neighbourhood problems ; document analysis ; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly, this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: such matters may upon request be covered under the terms of a special purpose property report.)

If a site inspection was carried out, the inspection was a 'visual' inspection, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including but not limited to, foliage, mouldings, roof insulation / insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

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takes no responsibility if the final design iteration does not comply with the requirements of the BCA. Silver End Pty Ltd shall not be held responsible for any third party or for the purpose of declaring the design is fully compliant with the BCA. Silver end Pty Ltd shall not proportionately liable for any future claims by owners or any third parties.

Exclusions of the Report

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) Swimming pool fencing/access compliance with BCA and AS1926.1

Building Assessment Data

The following table below details the compliance assessment requirements in terms of each prescriptive provision of the Building Code of Australia 2019 (Amdt1).

For those instances of “Deemed to Satisfy (DTS) non-compliance”, a detailed analysis and commentary is provided. Where items are nominated as “Capable of Complying” it is considered that the existing plans are capable of achieving compliance subject to further design development during the post-Construction Certificate phase of the development.

Assessment data regarding the current Building Code of Australia.

Part of project	Construction determination
Classifications: - Source: The ABCB website www.abcb.gov.au	A6.6 Class 6 buildings A Class 6 building is a shop or other building used for the sale of goods by retail or the supply of services direct to the public, including— (1)an eating room, café, restaurant, milk or soft-drink bar; or (2)a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or

	(3)a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or (4)a market or sale room, showroom, or service station.
Number of storeys contained.	Two storeys (2).
Rise in storeys	Two (2).
Type of construction	Type C Construction.
Effective height (m)	less than 25m effective height.

BCA Assessment Summary

Section B – Structure

Clause	Description	Status	Comments
B1.1	Resistance to actions	Complies	Assumed compliance of existing building. Rear unauthorized constructed awning to be certified by structural engineer.
B1.2	Determination of individual actions	Complies	Assumed compliance of existing building. Rear unauthorized constructed awning to be certified by structural engineer.
B1.4	Determination of structural resistance of materials and forms of construction	Complies	Assumed compliance of existing building. Rear unauthorized constructed awning to be certified by structural engineer.
B1.5	Structural software	N/A	Existing.
B1.6	Construction of buildings in flood hazard areas	N/A	Not flood effected.

Section C - Fire Resistance

Clause	Description	Status	Comments
Part C1 Fire Resistance and Stability			
C1.0	Deemed-to-Satisfy Provisions	Noted	Noted.
C1.1	Type of construction required	Complies	Type C Construction.
C1.2	Calculation of rise in storeys	Noted	Two (2)
C1.3	Buildings of multiple classification	Capable	The proposed class 6 building must comply, and any non-compliances as detailed in this report.
C1.4	Mixed types of construction	Noted	Noted.
C1.5	Two storey class 2, 3 or 9c building	N/A	The proposal is for Class 6 building
C1.6	Class 4 parts of buildings	N/A	The proposal is for Class 6 building
C1.7	Open spectator stands & indoor sports stadiums	N/A	As noted above.
C1.8	Lightweight construction	Capable	Proposed Lightweight construction inter-tenancy fire wall to comply with the requirement of this clause.
C1.9	Non-combustible building elements	Complies	Assumed compliance of existing building.
C1.10	Fire hazard properties (NSW variation)	Capable	All materials to comply with this clause & Specification C1.10. Specifications to be submitted with the BIC application.
C1.11	Performance of external walls in fire	N/A	Existing building.
C1.12	*****	Blank	Clause is left blank in the BCA.
C1.13	Fire-protected timber: Concession	N/A	Not applicable
C1.14	Ancillary elements	Complies	Assumed compliance of existing building.
Part C2 Compartmentation and Separation			
C2.2	General floor area and volume limits	N/A	<p>Type C construction proposed Max floor area is < 2,000m²</p> <ul style="list-style-type: none"> • Restaurant floor area on ground floor: 353.14 m² • Storage floor area on first floor: 278.76 m² • Total combined floor area:

			640.09 m2
C2.3	Large isolated buildings	N/A	The proposed size of a fire compartment in the building does not exceed the parameters specified in Table C2.2.
C2.4	Requirements for open space and vehicular access	N/A	Not applicable
C2.5	Class 9a and 9c buildings (NSW variation)	N/A	Class 6 building.
C2.6	Vertical separation of openings in external walls	Complies	Type C Construction. Restaurant building of two Storey.
C2.7	Separation by fire walls	Capable	Proposed separation of restaurant (Class 6) from adjoining College/ Gym tenancy (Class 9b) to comply with requirements of this clause.
C2.8	Separation of classifications in the same storey	Capable	Fire wall with an FRL of 90/90/90 is required for both classes of buildings (Class 6 & Class 9) To comply with Sec. C1.1 below.
C2.9	Separation of classifications in different storeys	N/A	No class 2,3 or 4 part.
C2.10	Separation of lift shafts	N/A	No Lift proposed.
C2.11	Stairways and lifts in one shaft	N/A	Not proposed.
C2.12	Separation of equipment	N/A	No such equipment proposed
C2.13	Electricity supply system	N/A	No Substation located within the building.
C2.14	Public corridors in class 2 & 3 buildings	N/A	No public corridors more than 40 metre in length are proposed.
Part C3 Protection of Openings			
C3.0	Deemed-to-Satisfy Provisions	Noted	No Performance solution proposed.
C3.1	Application of Part	Noted	Noted.
C3.2	Protection of openings in external walls	Complies	Existing building. No protection required.
C3.3	Separation of external walls and associated openings in different fire compartments	N/A	The tenancy is 180 deg. In accordance with Table C3.3. No protection required.
C3.4	Acceptable methods of protection	N/A	Not required.
C3.5	Doorways in fire walls	N/A	Noted.
C3.6	Sliding fire doors	N/A	Noted. No sliding fire door

C3.7	Protection of doorways in horizontal exits	N/A	No required doorways are proposed between 2 parts of a building separated from each other by a fire wall.
C3.8	Openings in fire isolated exits	N/A	No fire isolated stairs proposed.
C3.9	Service penetrations in fire isolated exits	N/A	No service penetrations in fire isolated stairs.
C3.10	Openings in fire isolated lift shafts	N/A	No fire isolated lift shaft.
C3.11	Bounding construction: Class 2 and 3 buildings and class 4 parts (NSW variation)	N/A	Class 6 building.
C3.12	Openings in floors & ceilings for services	N/A	Not required. One fire compartment.
C3.13	Openings in shafts	N/A	Type C Construction.
C3.14	***	Blank	Clause is left blank in the BCA.
C3.15	Openings for service installation	N/A	One fire compartment
C3.16	Construction joints	N/A	Existing building.
C3.17	Columns protected with lightweight construction to achieve an FRL	N/A	No columns with lightweight construction proposed.
Spec C1.1	<i>Fire-Resisting Construction</i>	Capable	Required inter-tenancy fire wall to comply with Table 5 for Type C Construction of Spec. C1.1. Details to be shown on plans.
Spec C1.8	<i>Structural Tests for Lightweight Construction</i>	Capable	Where lightweight construction wall system is used it must comply with the requirements of this clause. To be detailed on plans.
Spec C1.10	<i>Fire Hazard Properties (NSW variation)</i>	Capable	Fire hazard properties of the floor linings, Floor coverings, Air-handling Ductwork (If applicable), Materials and assemblies are to comply with this Specifications. Details demonstrating compliance with this clause must be incorporated into the building information certificate plans & or Specification.
Spec C1.11	<i>Performance of External Walls in Fire</i>	Complies	Existing external walls. Assumed compliance.
Spec C1.13	<i>Cavity Barriers for Fire-Protected Timber</i>	N/A	No Fire-Protected Timber proposed.

Spec C1.13a	Fire-protected timber	N/A	No fire protected timber proposed
Spec C2.5	Smoke-Proof Walls in Health-Care and Aged Care Buildings	N/A	Restaurant building. Not an aged care building.
Spec C3.4	Fire Doors, Smoke Doors, Fire Windows and Shutters	N/A	No protection of openings is required.
Spec C3.15	Penetration of Walls, Floors and Ceilings by Services	Capable	Any penetrations in fire wall to comply with the requirements of specification C3.15.

Section D – Access and Egress

Clause	Description	Status	Comments
Part D1 Provision for Escape			
D1.2	Number of exits required (NSW variation)	Complies	Access to at least 2 Exits is provided.
D1.3	When fire-isolated stairways & ramps are required	N/A	Building connects not more than 2 storeys.
D1.4	Exit travel distances	Complies	No point on the floor to an exit more than 20m and maximum distance to 2 exits less than 40m. Class 6 building. Note: In Class 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m.
D1.5	Distance between alternative exits	Complies	Not less than 9m apart and not more than 60m apart in class 6 building.
D1.6	Dimension of exits & paths of travel to exits (NSW variation)	Complies	Width of Exits door complies and unobstructed height not less than 1m.
D1.7	Travel via fire isolated exit	N/A	Doorway does not open to a fire isolated Exits.
D1.8	External stairways or ramps in lieu of fire isolated exits.	N/A	No External stairway or ramp installed.
D1.9	Travel by non-fire isolated stairways or ramps	Complies	In the proposed class 6 building the non-fire isolated stairway is < 40m from one of the 2 such doorways that is in opposite

			<p>direction at ground level, leading to a road and open space, and it discharges at a point of not more than 20m from an exit.</p> <p>Additionally, the distance from any point on a floor to a point of egress to a road or open space by the required non-fire-isolated stairway from second storey mezzanine floor does not exceed 80 m.</p>
D1.10	Discharge from exits (NSW variation)	Complies	The discharge from exits complies with the requirements of this clause. Suitable barriers are provided to prevent vehicles from blocking the exit, or access to it by the use of timber balustrades on both sides of the main entry door to road.
D1.11	Horizontal exits	N/A	No horizontal Exits
D1.12	Non-required stairways ramps or escalators	N/A	No escalator, pedestrian ramp or moving walkway installed
D1.13	Number of persons accommodated	Complies	The applicant stated the maximum number of occupants including any staff at any one time is not more than 25 occupants.
D1.14	Measurement of distance	Noted	For information only
D1.15	Method of measurement	Noted	For information only
D1.16	Plant rooms, lift machine rooms & electricity networks substations: concession	N/A	No lift or plant room proposed
D1.17	Access to lift pits	N/A	Lift pits proposed.
Part D2 Construction of Exits			
D2.2	Fire isolated stairs or ramps	N/A	No fire isolated stairs or ramps
D2.3	Non-fire isolated stairways and ramps	N/A	Rise in storey not more than 2
D2.4	Separation of rising and descending stair flights	N/A	Exit not fire isolated
D2.5	Open access ramps and balconies	N/A	No Balconies or Smoke hazard management requirements.
D2.6	Smoke lobbies	N/A	No smoke lobby required by D1.7.
D2.7	Installations in exits & paths of	Complies	No installation in the path of

	travel		travel.
D2.8	Enclosure of space under stairs and ramps	Complies	No enclosure of space under stairs to be constructed. To be checked at CC and OC stage.
D2.9	Width of required stairways & ramps	Complies	< 2m is required.
D2.10	Pedestrian ramps	N/A	No fire-isolated ramps serving as a required exit.
D2.11	Fire isolated passageways	N/A	No Fire isolated passageways.
D2.12	Roof as open space	N/A	No Exit discharge to the roof.
D2.13	Goings and risers (NSW variation)	Complies	Existing building.
D2.14	Landings	Complies	Existing building.
D2.15	Thresholds	N/A	No thresholds.
D2.16	Barriers to prevent falls (NSW variation)	Complies	Existing building.
D2.17	Handrails	Complies	Existing building.
D2.18	Fixed platforms, walkways, stairways and ladders	N/A	No Fixed platforms, walkways.
D2.19	Doorways and doors (NSW variation)	N/A	Class 6 proposed.
D2.20	Swinging doors	Capable	Main front entry door opposite to non-fire isolated stairs leading to upper Mezzanine floor, is to swing out in the direction of egress or to be fitted with hold open device.
D2.21	Operation of latch (NSW variation)	Capable	All doorways must be provided with latches compliant with the requirements of this clause.
D2.22	Re-entry from fire isolated exits	N/A	Not a Fire isolated exits and height less than 25m effective height.
D2.23	Signs on doors	N/A	No fire isolated Exits and Exits open to open directly to open space.
D2.24	Protection of openable windows	N/A	No Openable windows on first floor.
D2.25	Timber stairways: Concession	N/A	No Timber stairways
Part D3 Access for People with Disability			
D3.1	General building access	Capable	Access must be provided within

	requirements		the building in accordance with the following: Class 6 - To and within all areas normally used by the occupants.
D3.2	Access to buildings	Complies	Accessway provided through the principal pedestrian entrance through the ramp and one of the doors to have a clear opening of not less than 850mm and comply with AS 1428.1. To be confirmed by a qualified Access consultant.
D3.3	Parts of buildings to be accessible	Capable	Stairways shall comply with the requirements of clause 11 of AS 1428.1, as applicable. Specification to be submitted with CC plans. To be confirmed by a qualified Access consultant.
D3.4	Exemptions	N/A	Noted
D3.5	Accessible car parking	Capable	One space for every 100 carparking space or part thereof to be shown on plans and identified with signage.
D3.6	Signage	N/A	Existing building. Change of use only.
D3.7	Hearing augmentation	N/A	Existing building. Change of use only.
D3.8	Tactile indicators	Capable	Tactile ground surface indicators (TGSi) must be provided to warn people who are blind or have a vision impairment that they are approaching stairway, in accordance with the requirements of this clause and AS 1428.4.1-2009.
D3.9	Wheelchair seating in class 9b assembly buildings	N/A	Class 6 building.
D3.10	Swimming pools	N/A	Not proposed.
D3.11	Ramps	N/A	No accessway or Ramp proposed
D3.12	Glazing on an access way	N/A	No accessway or Ramp Proposed
Spec D1.12	Non-Required Stairways, Ramps and Escalators	N/A	Class 6 building. This requirement applies only to Non-Required Stairways, Ramps and Escalators.
Spec	Braille and Tactile Signs	Capable	Braille and tactile signage must be

D3.6			provided in accordance with this clause and AS/NZS 1428.4.1-2009. To be confirmed at CC Stage.
Spec D3.10	Accessible Water Entry/Exit for Swimming Pools	N/A	No Swimming pools proposed.

Section E – Services and Equipment

Clause	Description	Status	Comments
Part E1 Fire Fighting Equipment			
E1.3	Fire hydrants	Complies	The site including all buildings is > 500m ² . Hydrant to be installed to comply with AS 2419.1. It may have relied on street hydrant. Applicant to submit the latest annual fire safety statement to Council.
E1.4	Fire hose reels	Complies	Hose reel installed has been installed to comply with AS 2441 Details at CC stage. Applicant to submit the existing fire safety schedule or the latest annual fire safety statement to Council.
E1.5	Sprinklers (NSW variation)	N/A	Not an aged care building. Proposed building has a rise in storey of less than 4 and < 25 m in effective height.
E1.6	Portable fire extinguishers	Complies	Portable fire extinguishers and fire blankets are provided to cover Class A and E fire risk.
E1.8	Fire control centres	N/A	Class 6 building with height of < 25m and a floor area less than 18000m ² . Not required.
E1.9	Fire precautions during construction	Complies	To be observed during construction stage. Not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times adjacent to each required exit or temporary exit. Notation to be added to plans at CC Stage.
E1.10	Provision for special hazards	N/A	Noted
Spec	Fire Sprinkler systems	N/A	Effective height less than 25m and

E1.5			RIS less than 4. Not applicable.
Spec E1.8	Fire Control Centres	N/A	Noted. Not required
Part E2 Smoke Hazard Management			
E2.2	General requirements (NSW variation)	N/A	No sleeping accommodation. The building is Class 6 with less than 2000 m2 floor area. No required fire-isolated stairways existing. Mechanical air handling system is not required.
E2.3	Provisions for special hazards	N/A	Noted
Spec E2.2a	Smoke Detection and alarm Systems (NSW variation)	N/A	Class 6 building, not > 2 storeys, with no required fire-isolated stairways, ramps, or Passageways.
Spec E2.2b	Smoke Exhaust Systems	N/A	No stairs pressurisation system for fire isolated stairs.
Spec E2.2c	Smoke and Heat Vents	N/A	As noted above.
Part E3 Lift Installations			
E3.1	Lift installations	N/A	No Passenger lift proposed.
E3.2	Stretcher facility in lifts	N/A	Emergency lift not required., Building less than 25m height.
E3.3	Warning against use of lifts in fire	N/A	No Lifts. Existing building.
E3.4	Emergency lifts	N/A	Not Required. Building less than 25m effective height.
E3.5	Landings	N/A	No Passenger Lift proposed
E3.6	Passenger Lifts	N/A	Not Required
E3.7	Fire service controls	N/A	No lifts serving more than an effective height of 12m.
E3.8	Aged care buildings	N/A	Not a Class 9c building.
E3.9	Fire service recall control switch	N/A	Not required as building less than 12m effective height.
E3.10	Lift car fire service drive control switch	N/A	Not required as noted in E3.7 above.
Spec E3.1	Lift Installations	N/A	No Proposed Passenger Lift
Part E4 Visibility in an Emergency, Exit Signs and Warning Systems			
E4.2	Emergency lighting requirements	Complies	Emergency lighting have been provided.

E4.3	Measurement of distance	Noted	
E4.4	Design and operation emergency lighting	Complies	Emergency lighting system must comply with AS 2293.1-2005. CC stage.
E4.5	Exit signs	Complies	Exit and directional signs on first floor are provided in accordance with this clause to direct future occupants to the required non-fire isolated stairway leading to ground floor.
E4.6	Direction signs (NSW variation)	Capable	Where an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, foyers, indicating the direction to a required exit.
E4.7	Class 2, 3 buildings and class 4 parts: exemptions	N/A	Class 6 building.
E4.8	Design and operation of exit signs	Capable	Illuminated exit signs must comply with AS 2293.1-2005.
E4.9	Sound systems & intercom systems for emergency purposes	N/A	< 25 m high. Rise in storey is < 3.
Spec E4.8	Photo luminescent Exit Signs	Capable	Illuminated exit signs must comply with AS 2293.1-2005.

Section F – Health and Amenity

Clause	Description	Status	Comments
Part F1 Damp and Weatherproofing			
F1.1	Stormwater drainage	Complies	Assumed compliance. Existing building.
F1.4	External above ground membranes	Complies	Assumed compliance. Existing building.
F1.5	Roof coverings	Complies	Assumed compliance. Existing building.
F1.6	Sarking	Complies	Assumed compliance. Existing building.
F1.7	Water proofing of wet areas in buildings	Complies	Assumed compliance. Existing building.

F1.9	Damp proofing	Complies	Assumed compliance. Existing building.
F1.10	Damp proofing of floors on the ground	Complies	Assumed compliance. Existing building.
F1.11	Provision of floor wastes	Complies	Assumed compliance. Existing building.
F1.12	Sub floor ventilation	N/A	No sub-floor.
F1.13	Glazed assemblies	Complies	Assumed compliance. Existing building.
Part F2 Sanitary and Other Facilities			
F2.1	Facilities in residential buildings	N/A	Proposed Factory. Class 6.
F2.2	Calculation of number of occupants and facilities	Complies	Total expected number of anticipated occupants is 6 employees, and not more than 50 patrons (Males & Females) according to applicant's declaration.
F2.3	<p>Facilities in class 3 to 9 buildings</p> <p>Upgrade required: Additional Sanitary compartments are to be provided as follows: <u>Males:</u> 1 Closet pan, 1 urinal, & 1 Washbasin. <u>Females:</u> 1 Closet pan, & 1 Washbasin. To be shown on amended plans and conditioned to be detailed at CC stage.</p>	Capable	<p>Utilising existing amenities of one unisex sanitary compartment which is complying with Table F2.3 for Class 6 Restaurants.</p> <p>Table F2.3 Calculations <u>4 Employees</u> (2 Males and 2 Females) Required 1 Closet pan and 1 washbasin, which can be used for both males and females' employees.</p> <p>Class 6 — restaurants, cafes, bars <u>Patrons:</u> (Total expected 25) <u>Male patrons:</u> Required 1 Closet pan, 1 Urinal, and 1 washbasin. <u>Female patrons:</u> Required 1 Closet pan, and 1 washbasins.</p> <p>Development benefits from exemption under F2.3 (b). which states the following: "If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex." Development also benefits from exemption under F2.3 (d). which also states the following:</p>

			<p>“Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.”</p> <p>Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.</p> <p>Plans now shows access to additional sanitary compartments within the complex.</p>
F2.4	Accessible sanitary facilities	Capable	<p>The building must comply with the requirements of this clause & AS 1428. 1.</p> <p>Subject to Access Consultant and can be conditioned to be detailed at CC stage.</p>
F2.5	Construction of sanitary compartments	Capable	To be detailed at CC stage.
F2.6	Interpretation: urinals and washbasins	Noted	Noted.
F2.7	Microbial (legionella) Control	Complies	<p>This clause is deleted from the BCA in New South Wales, as the installation of hot water, warm water and cooling water systems (and their operation and maintenance) is regulated in the Public Health Regulation, 2012, under the Public Health Act, 2010.</p> <p>Hot water, warm water and cooling water systems in a building other than a system serving only a single sole-occupancy unit in a Class 2 building must be installed in accordance with AS/NZS 3666.1.</p>
F2.8	Waste management	N/A	No required for Class 6.
F2.9	Accessible Adult change Facilities	N/A	Accessible Adult change Facilities are not required.
Spec F2.9	Specifications Accessible adult change facilities	N/A	Not applicable to proposal.
Part F3 Room Heights			
F3.1	Height of rooms and other	Complies	Measured Ceiling heights are > 2.7M.

	spaces		
Part F4 Light and Ventilation			
F4.1	Provision of natural light	Complies	Natural light has been provided to all habitable rooms. Proposed external windows provides sufficient natural light.
F4.2	Method and extent of natural lighting	Complies	Method and extent of natural light has been provided in accordance with this clause. Existing external windows provides sufficient natural light.
F4.3	Natural lighting borrowed from another room	N/A	No borrowed light from another room proposed. Direct lighting is provided.
F4.4	Artificial lighting	N/A	Sufficient artificial lighting provided.
F4.5	Ventilation of rooms (NSW variation)	Complies	All spaces are provided with a combination of natural and/or mechanical ventilation in accordance with AS 1668.2.
F4.6	Natural ventilation	Capable	The window, opening, door or other device with a ventilating area of not less than 5% of the floor area of the room to be ventilated has been provided. However, existing mechanical ventilation system or air-conditioning system complying with AS 1668.1. & AS1668.2 to be certified. Note. The reference to AS/NZS 3666.1 is deleted from the BCA in NSW, as the need to comply with this standard is regulated in the Public Health Regulation, 2012, under the Public Health Act, 2010.
F4.7	Ventilation borrowed from adjoining room	N/A	A combination of natural & mechanical ventilation will be provided.
F4.8	Restriction on location of sanitary compartments	Complies	Public sanitary compartments do not open directly to Kitchen, or public dining or public assembly room.
F4.9	Airlocks	Complies	Airlocks are not provided to existing sanitary compartment. However, it complies with Sub-clause (b) (ii). Sanitary compartments have been provided with mechanical

			exhaust ventilation and the doorway to the room is adequately screened from view.
F4.11	Car parks	Complies	On grade Carpark is naturally ventilated.
F4.12	Kitchen local exhaust ventilation	Capable	Commercial kitchen or cooking is proposed.
Part F5 Sound Transmission and Insulation			
F5.2	Determination of airborne sound insulation ratings	Complies	Assumed compliance. Existing building.
F5.3	Determination of impact sound insulation ratings	Complies	Assumed compliance. Existing Concrete and masonry construction.
F5.4	Sound insulation rating of floors	N/A	Not required. No Class 2 or 3 building.
F5.5	Sound insulation rating of walls	N/A	Not required for Class 6.
F5.6	Sound insulation rating of internal services	N/A	Services does not service or passes through more than one sole-occupancy unit.
F5.7	Sound isolation of pumps	N/A	No pumps.
<i>Spec F5.2</i>	<i>Sound Insulation for Building Elements</i>	Noted	Assumed compliance. Existing Concrete and masonry building.
<i>Spec F5.5</i>	<i>Impact Sound – Test of Equivalence</i>	Complies	Assumed compliance. Concrete slab construction.
Part F6 Condensation management			
<i>F6.2</i>	<i>Pliable building membrane</i>	N/A	Not class 2 or class 4.
<i>F6.3</i>	<i>Flow rate and discharge of exhaust systems</i>	Capable	Existing commercial kitchen exhaust system to be certified by a qualified person.
<i>F6.4</i>	<i>Ventilation of roof spaces</i>	N/A	Existing exhaust system covered by F6.3 does not discharge directly or via a shaft or duct into a roof space.

Recommended Works

1. Proposed separation of restaurant (Class 6) from adjoining College/ Gym tenancy (Class 9b) to comply with requirements of clause C2.7 of the BCA.
2. Fire wall with an FRL of 90/90/90 is required for both classes of buildings (Class 6 & Class 9) To comply with Spec. C1.1.
3. Required inter-tenancy fire wall to comply with Table 5 for Type C Construction of Spec. C1.1. Details to be shown on plans.
4. Where lightweight construction wall system is used it must comply with the requirements of this clause. To be detailed on plans.
5. Any penetrations in the inter-tenancy fire wall to comply with the requirements of specification C3.15.
6. Main front entry door opposite to non-fire isolated stairs leading to upper Mezzanine floor, is to swing out in the direction of egress or to be fitted with hold open device.
7. All doorways including fire door in kitchen must be provided with latches compliant with the requirements of this clause.
8. One space for every 100 carparking space or part thereof to be shown on plans and identified with signage.
9. Tactile ground surface indicators (TGSi) must be provided to warn people who are blind or have a vision impairment that they are approaching stairway, in accordance with the requirements of this clause and AS 1428.4.1-2009.
10. Braille and tactile signage must be provided in accordance with this clause and AS/NZS 1428.4.1-2009. To be confirmed at CC Stage.
11. Where an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, foyers, indicating the direction to a required exit.
12. All Illuminated exit signs must comply with AS 2293.1-2005.
13. Existing commercial kitchen exhaust system to be certified by a qualified person.

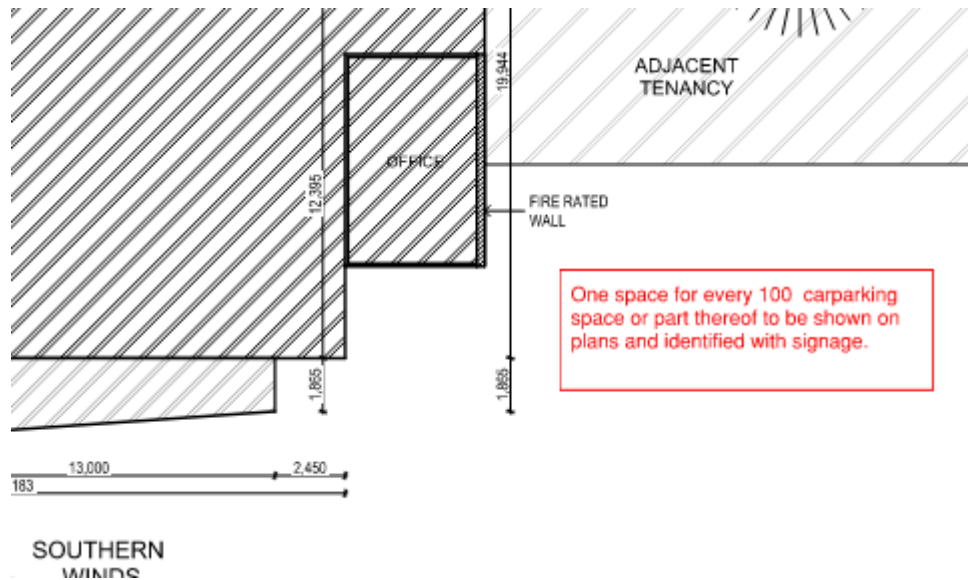
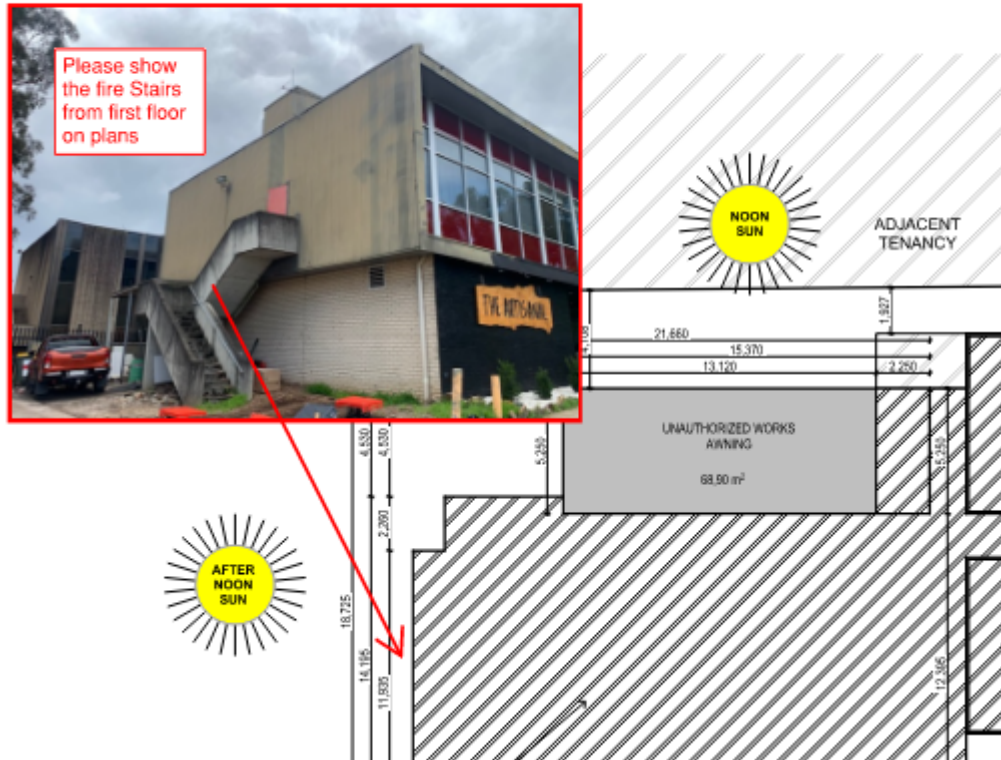
The works noted in the body of the report shall be implemented and details must be provided to the Council prior to the issue of the Construction Certificate. Additional mark ups below provided for extra clarity.

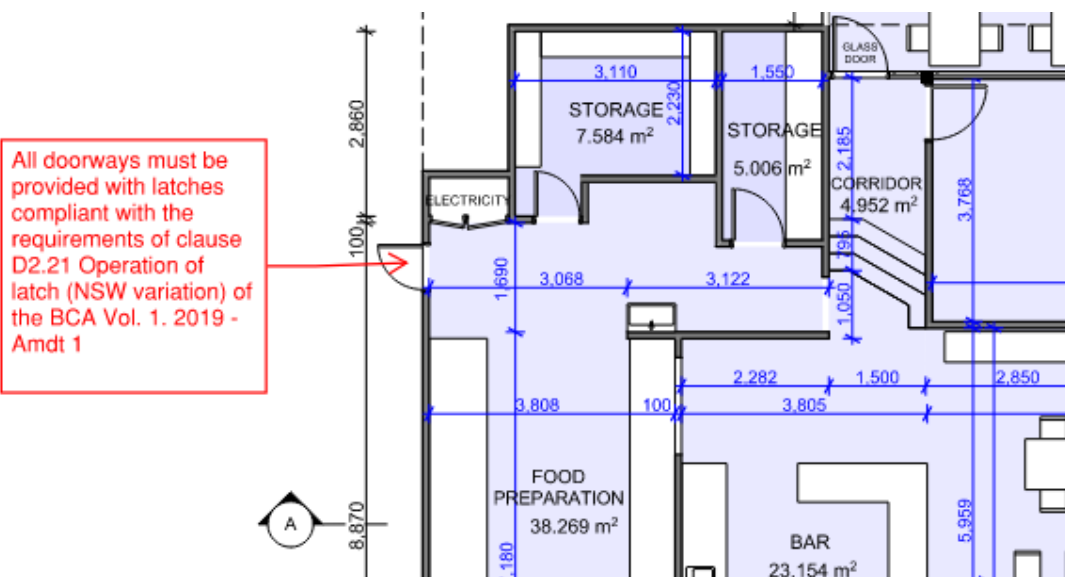
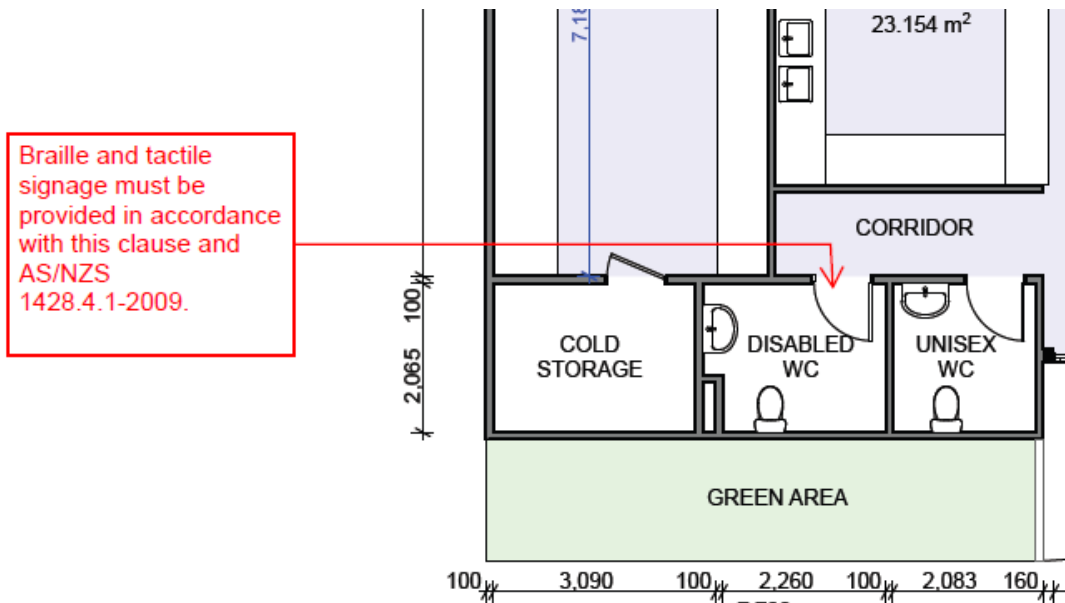
10-28 Biloela Street Villawood NSW 2163

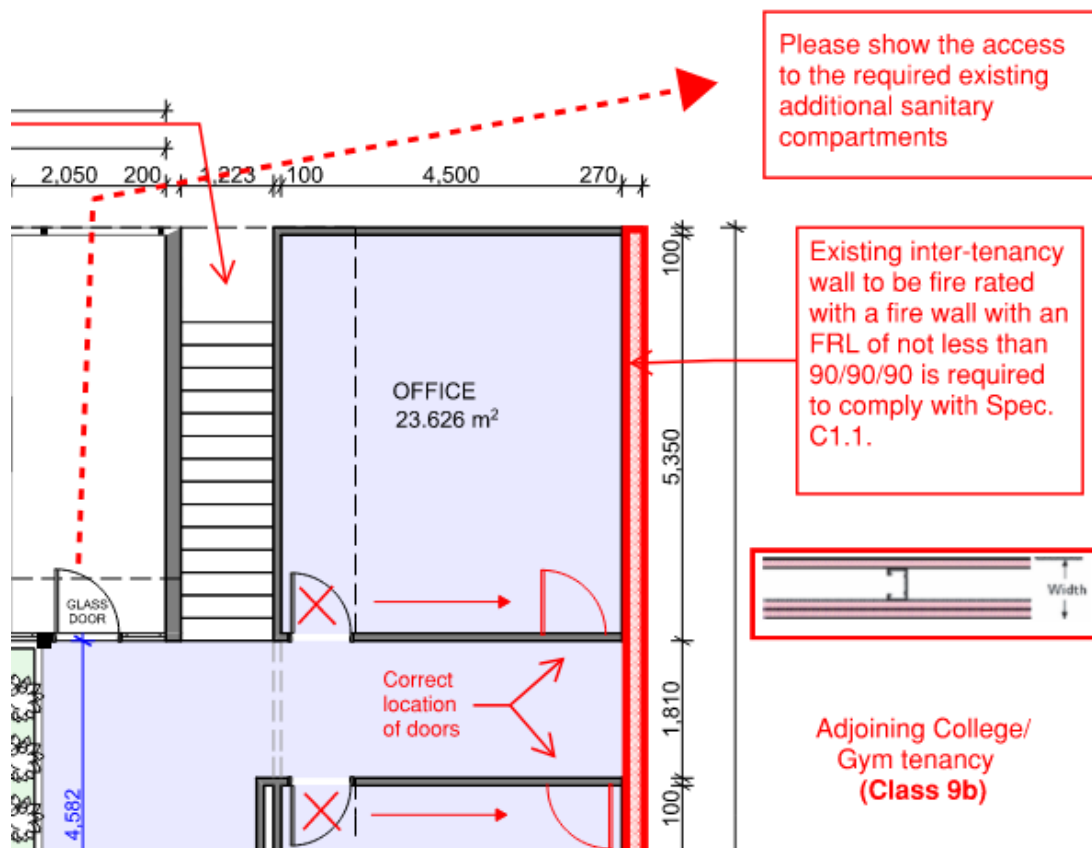
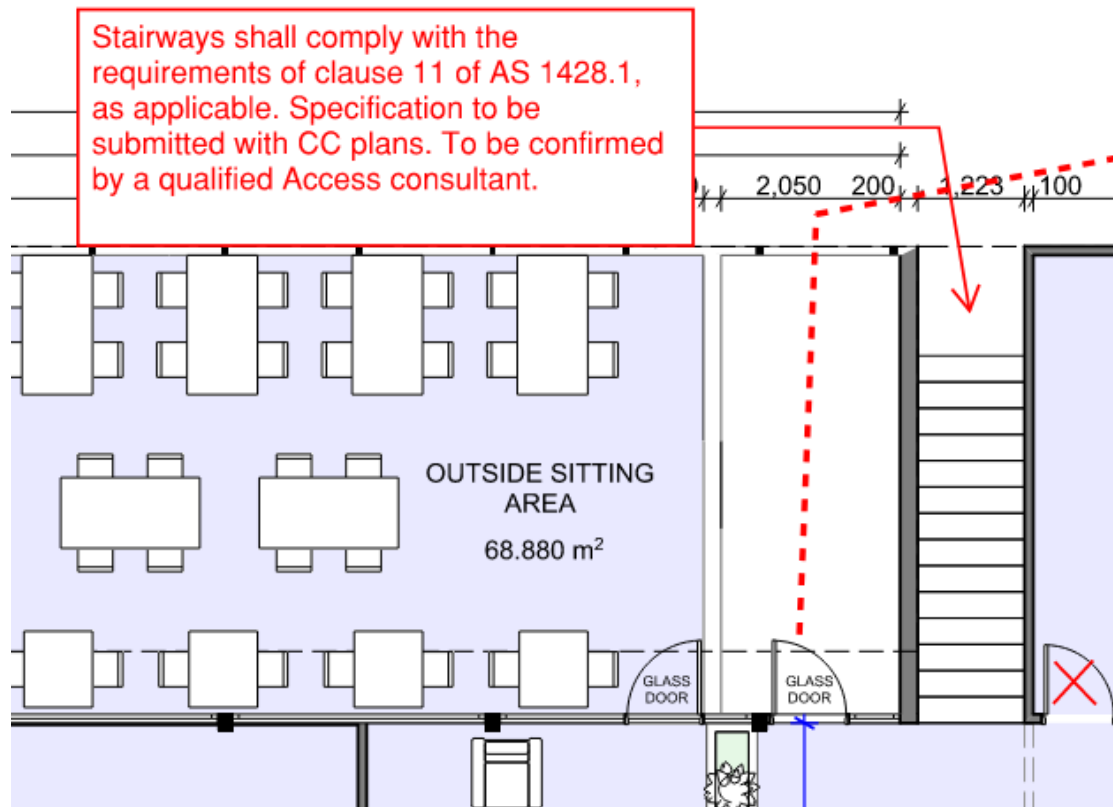
PROPOSED ALTERATION AND ADDITION TO EXISTING RESTAURANT

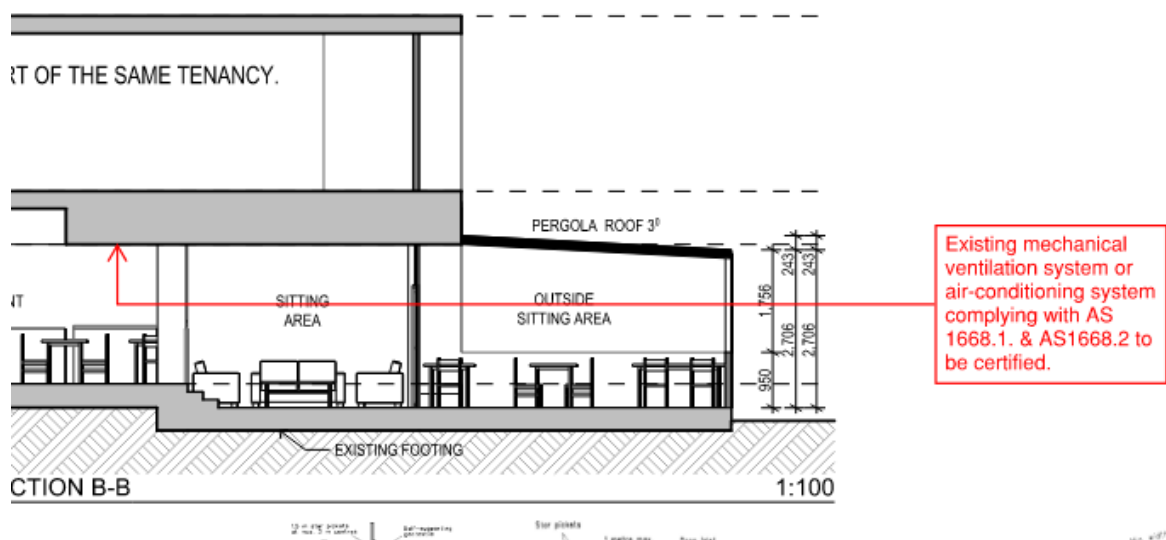
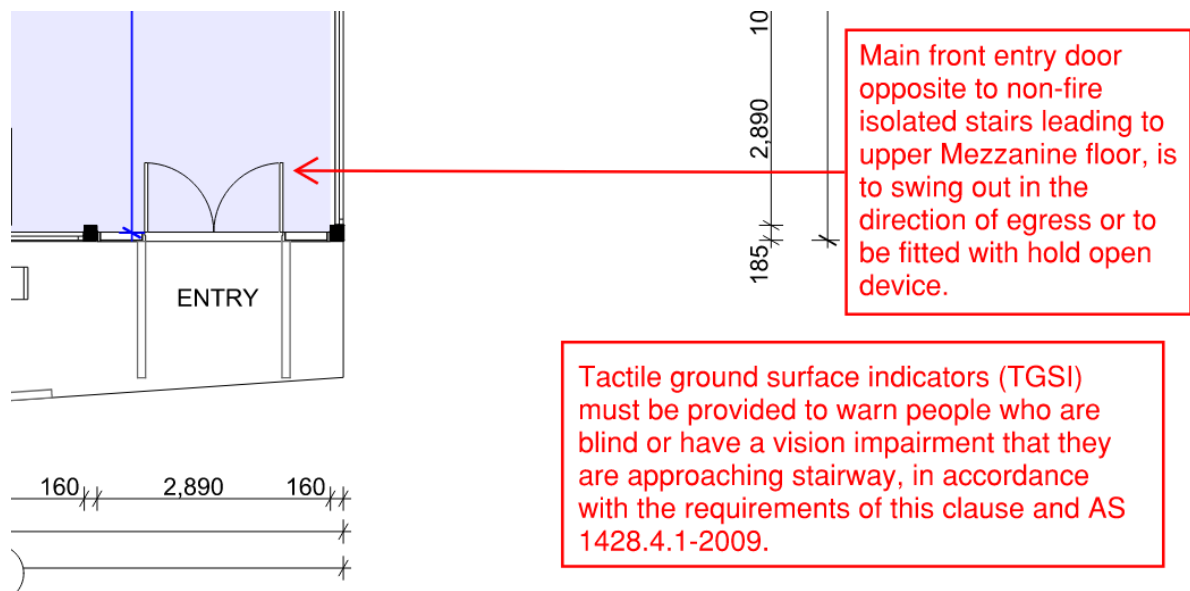
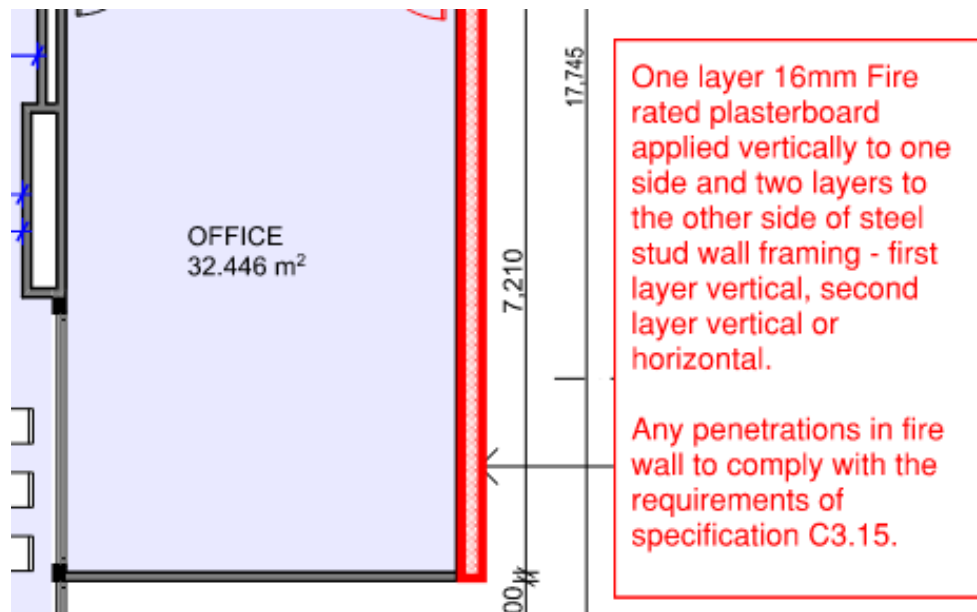
LOT 491, DP 856777.

TOTAL SHOPE AREA: 419.50 m²









Conclusion

Based on the building code assessment presented in this report, the proposed building is capable of satisfying the BCA performance requirements of the BCA. Subject to final assessment by Council and prior to the issue of Development Consent.



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Academic Qualifications

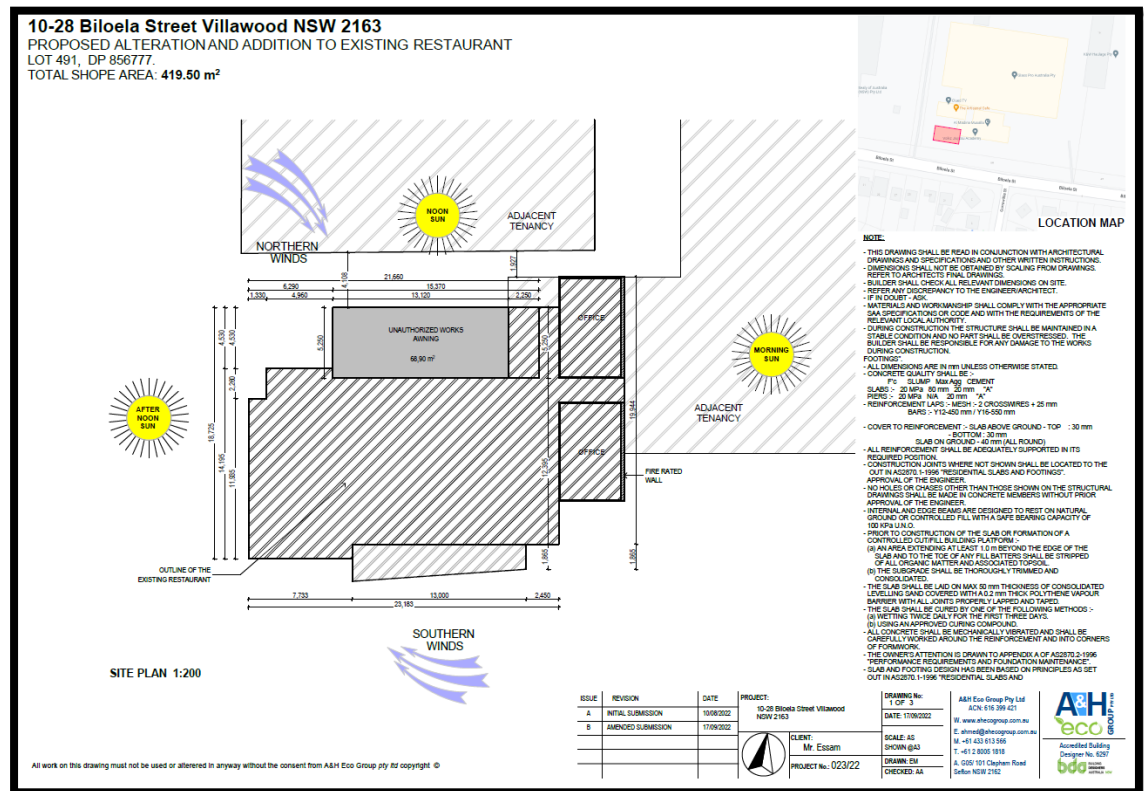
- Diploma of Architectural Technology - TAFE
- Bachelor of Design in Architecture - UTS
- Master of Urban Management and Planning - UWS
- Advanced Diploma of Building Surveying – TAFE

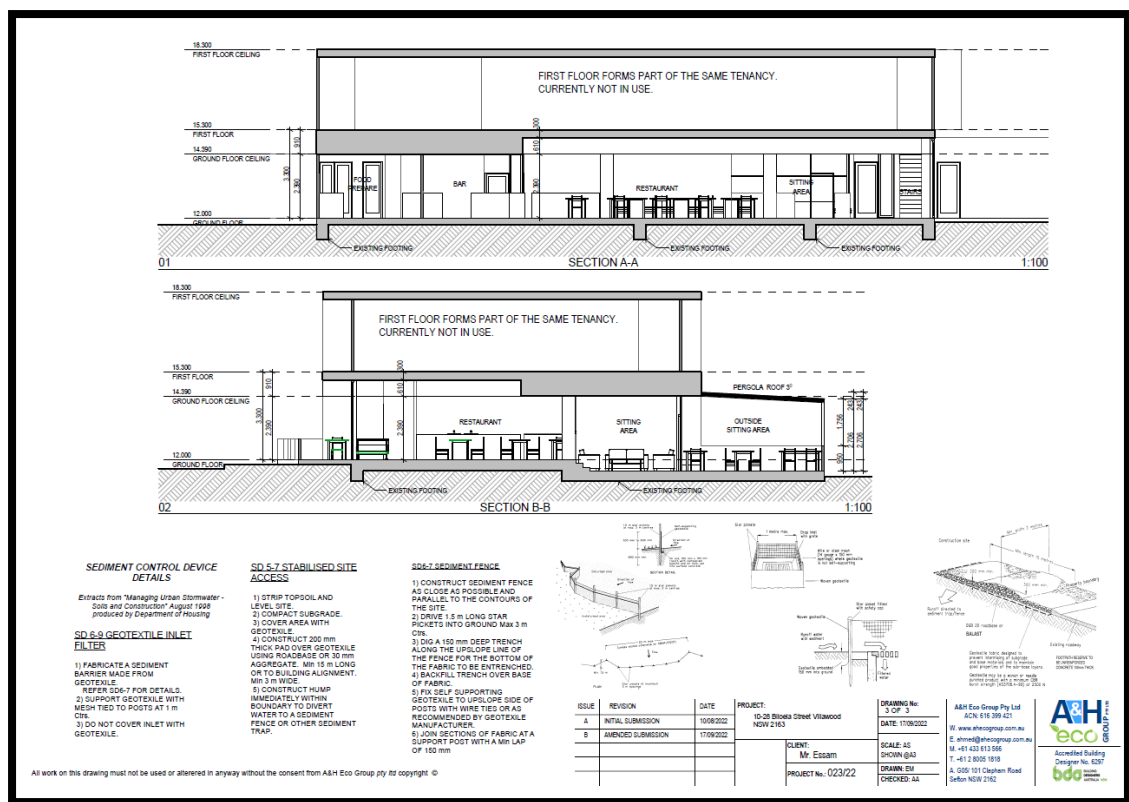
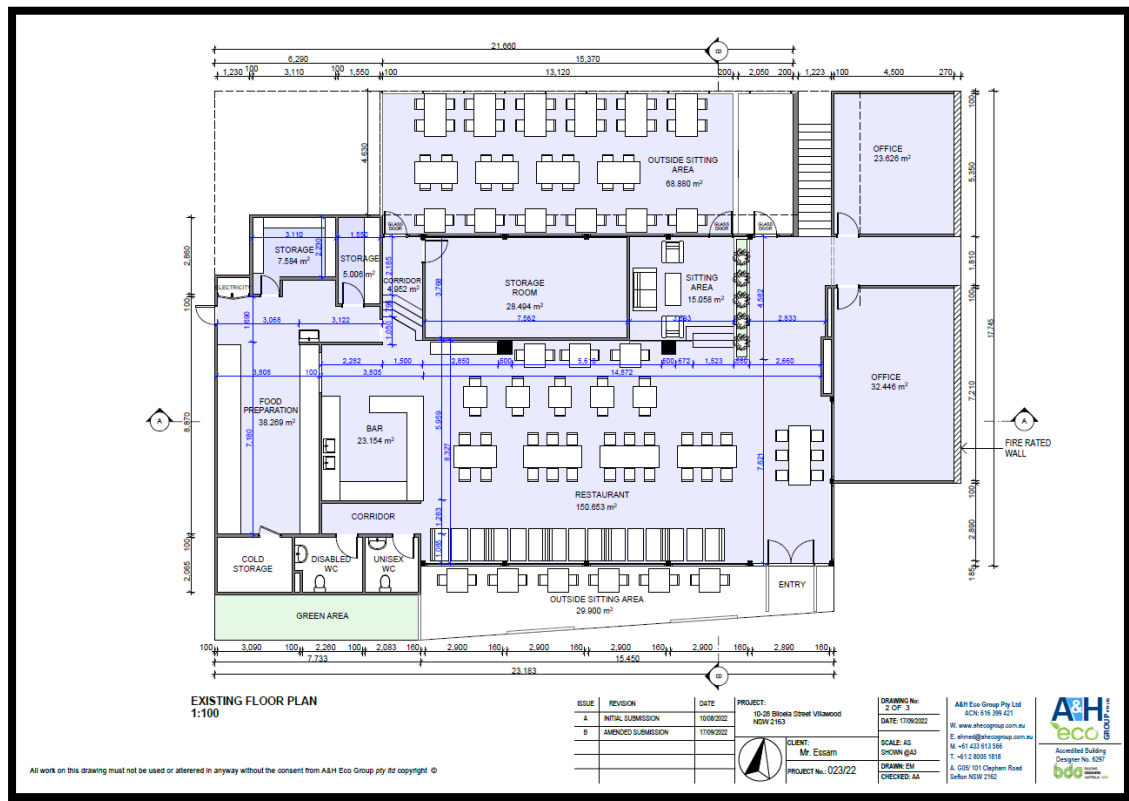
Attachments

Attachment 1 – Proposed Fire Safety Schedule

Fire Safety Measures	Minimum Standard of Performance
Emergency Lights	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2005
Exit Signs	BCA Cl E4.5, NSW E4.6, E4.7, E4.8 & AS/NZS 2293.1 – 2005
Fire hydrant systems	BCA Spec. E1.3, AS 2419.1- 2005 & AS 2118.6-1995
Fire hose reel system	BCA Clause E1.4 and AS 2441-2005
Light weight construction	BCA Cl C1.8 Spec C1.8 & Cl 1.1 & Spec C1.1 & C1.8
Portable Fire extinguishers	BCA 2008 Specification E1.6 & AS2444-2001
Fire Blankets	Specification E1.6 & AS 2444-2001
Paths of travel	BCA 2019 Parts D1 and D2 EP&A Reg Clause 186
Lightweight construction (Fire wall)	BCA 2019 Clause C1.8 and Spec. C1.8

Attachment 2 – Reviewed Plans





End of Report