









SCHEDULE OF PROPOSED ESSENTIAL SERVICES.

NOTE: THERE ARE NO EXISTING AVAILABLE SERVICES WITHIN THE PREMISES.

To be read in conjunction with and confirmed by fire services contractors documentation

FIRE SAFETY MEASURE	PLAN SYMB	STANDARD OF PERFORMANCE	MAINTENANCE
ACCESS PANELS & HOPPERS TO FIRE ISOLATED SHAFTS	AS REQUIRED	BCA C3.13 & AS1905.1-1997	VISUAL INSPECTION
EMERGENCY LIGHTING "SPIT FIRE" TYPE	 EL	BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EMERGENCY LIGHTING FLOOD LIGHT TYPE		BCA E4.2, E4.4 & AS/NZS 2293.1-1998	AS 2293.2
EXIT SIGNS	 EXIT IL  EXIT DIRECTIONAL	BCA E4.5; NSW E4.6; E4.8 & AS/NZS 2293.1-1998	AS 2293.2
SMOKE DETECTORS CONNECTED TO COMMON ALARM AND SCREAMER - TO ELECTRICIAN'S WARRANTED SYSTEM AND INSTALLATION	 (S)	CI E2.2 BCA; Spec E2.2a BCA; AS 1603; AS1670; AS 3786	AS 1851.8
FIRE SEALS PROTECTING OPENINGS IN WALLS SEPARATING FIRE ISOLATED COMPONENTS IN BUILDING		BCA C3.12; CI 3.15; Spec C3.15	VISUAL INSPECTION
MECHANICAL AIR HANDLING SYSTEMS TO AREAS INDICATED		BCA E2.2; Table E2.2a; Spec E2.2b; AS/NZS 1668.1-1998 & AS/NZS 1668.2-1991	AS 1851.6
PORTABLE FIRE EXTINGUISHERS - CO2 TYPE	 CO2	BCA E1.6 BCA; AS 2444. 1 & 2	AS 1851.1
FIRE BLANKET	 FB	AS 2444. 1 & 2	VISUAL INSPECTION
FIRE HOSE REAL SYSTEM	 (FHR)	BCA E1.4; AS 1221; AS 2441	AS 1851.2
FIRE EGRESS DOORS		BCA Spec.C3.4 & AS1905.1-1997 Self closing light fitting solid core doors with integrated smoke seals equal to door	VISUAL INSPECTION
WARNING & OPERATIONAL SIGNS		EPA Regulation Clause 183, BCA E3.3 (lifts), D2.23 Signs on exit doors	VISUAL INSPECTION

REGULATORY SIGNAGE SCHEDULE

SIGN REF No.	DOOR TYPE	SIGN GRAPHICS	NOTES
SIGN TYPE A1	FIRE EGRESS DOORS	DOOR INTERIOR FIRE DOOR - DO NOT OBSTRUCT DO NOT KEEP OPEN OFFENCE RELATING TO FIRE EXITS It is an offence under the Environmental Planning and Assessment Act 1979: (a) to place anything in or near this fire exit that may obstruct persons moving to and from the exit, or (b) to interfere with or obstruct the operation of any fire doors, or (c) to remove, damage or otherwise interfere with this notice.	Compliance: BCA D2.23. Location: Install where it can be easily seen on or adjacent to self-closing fire doors. Lettering: height: 20mm, Colour: Black in engraved finished aluminum plate, helvetica uppercase font, paint filled, with concealed fixings
SIGN TYPE A2	FIRE EGRESS DOORS	DOOR EXTERIOR REFER TO DOOR ELEVATION DRAWINGS FIRE DOOR - DO NOT OBSTRUCT	

ALL REQUIRED EXIT DOORS AND DOORS IN THE WAY OF AN EXIT PATH ARE TO BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWATD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 AND 1200MM FROM FLOOR IN ACCORDANCE EWL ITH D 2.21 OF B.C.A..VOL1

ASSESSMENT UNDER THE BUILDING CODE OF AUSTRALIA (NCC 2019)

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1.0 ASSESSMENT UNDER THE BUILDING CODE OF AUSTRALIA (NCC 2019)

- 1.1 Summary of Construction.
1.2 Preliminary BCA Assessment.

1.1 Summary of Construction

WORKSHOP EXISTING CONSTRUCTION:
FLOOR CONSTRUCTION: R/C SLAB ON GROUND.
WALL CONSTRUCTION: ALL EXTERNAL WALLS AROUND - 190mm R/C TILT UP WALLS.
ROOF CONSTRUCTION: METAL ROOF PORTAL TRUSSES WITH WITH METAL SHEETING.

1.2 Preliminary BCA Assessment

1.2.1 General Provisions

The existing building comprises of the following:
Land Zoning -IN2 - Light Industrial: (pub. 21-12-2012)
Building classifications: Class 8: Light industrial.
It consists of :
a) 2 Storey front section -containing the office part of the building -total area of 202.19m2.
b) 1 Storey middle section- containing the auto smash repairs (contains the spray booth)-total area = 210.91m2.
c) 2 Storey rear section -for the auto mechanical repairs- total area = 912.45m2 with the mezzanine.
d) Covered parking area in the side rear parking courtyard area =89.12m2
Under the BCA (NCC 2019) table C1.1.1 it is a Type C construction.
The design is capable of complying with the D-T-S provisions of the BCA 2019 volume 1.

1.2.2 Structure

No new works or structures are proposed.

1.2.3 Fire Resistance

The existing building has a number of windows and a roller door facing the front & inner side elevation, however in all cases the fire source feature is more than 3.0m away from the face of the building with the windows and therefore there is no need for fire protection as per Table 5 Type C construction: FRL of building elements of NCC 2019 Building Code of Australia - Volume One.

1.2.4 Access and Egress

The building will comply with access and escape provisions of sections D1 and D2 of the BCA (NCC 2019) Section D3 calls for disabled access to all public areas.

ALL REQUIRED EXIT DOORS ARE TO BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 AND 1200mm FROM FLOOR IN ACCORDANCE WITH D 2.21 OF B.C.A..VOL1

1.2.5 Services and Equipment

The property at present have no existing fire fighting services in place and whatever is shown on the plans and schedule of essential services are all proposed.
All required services will be further detailed on the Construction Certificate application to make the building capable of complying to this extent.

1.2.6 Health and Amenity

The building complies with health and amenity provisions of sections F1 to F4 of the BCA (NCC 2019). Accessibility for person with disability is available at present and that consists of;
a) accessible parking space at the front as shown on the plans.
b) level pathway leading to the front entry door complying with the relevant AS code.
c) accessible door entry at the front of the building.
d) proposed accessible service counter in the reception office area as per details.
e) existing accessible unisex toilet which requires improvements as per details.
All the above mentioned are and shall be in accordance with AS 1428.1-2009. and shall be further addressed at the Construction Certificate application.

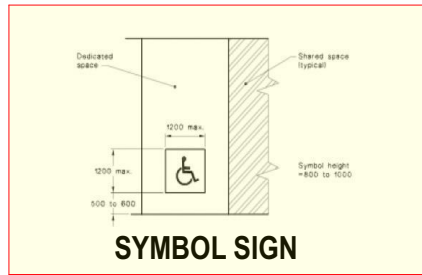
1.2.8 Energy Efficiency

The building will comply with energy efficiency of sections J0 to F8 of the BCA.
The following are a list of measure of key components of the part J of the BCA
J0 Energy Efficiency:
The plans shall include an assessment based on Part J of the BCA at the C.C application stage.
J1 Building Fabric:
The existing building is well insulated and sealed.
J2 Glazing:
All glazing is existing and is well insulated and sealed.
J3 Building Sealing:
The building is in part of a solid masonry construction especially.
J5 Air Conditioning and Ventilation Systems:
The new use to the building does not require any air conditioning however mechanical ventilation is and shall be available and will be detailed at the CC application stage.
J6 Artificial Lighting:
The building is capable of complying with this section and will be detailed so in the CC application.
J7 Hot Water Supply:
The building is capable of complying with this section and will be detailed so in the CC application.
J8 Maintenance Access and Facilities Monitoring:
The building is capable of complying with this section and will be detailed so in the CC application.

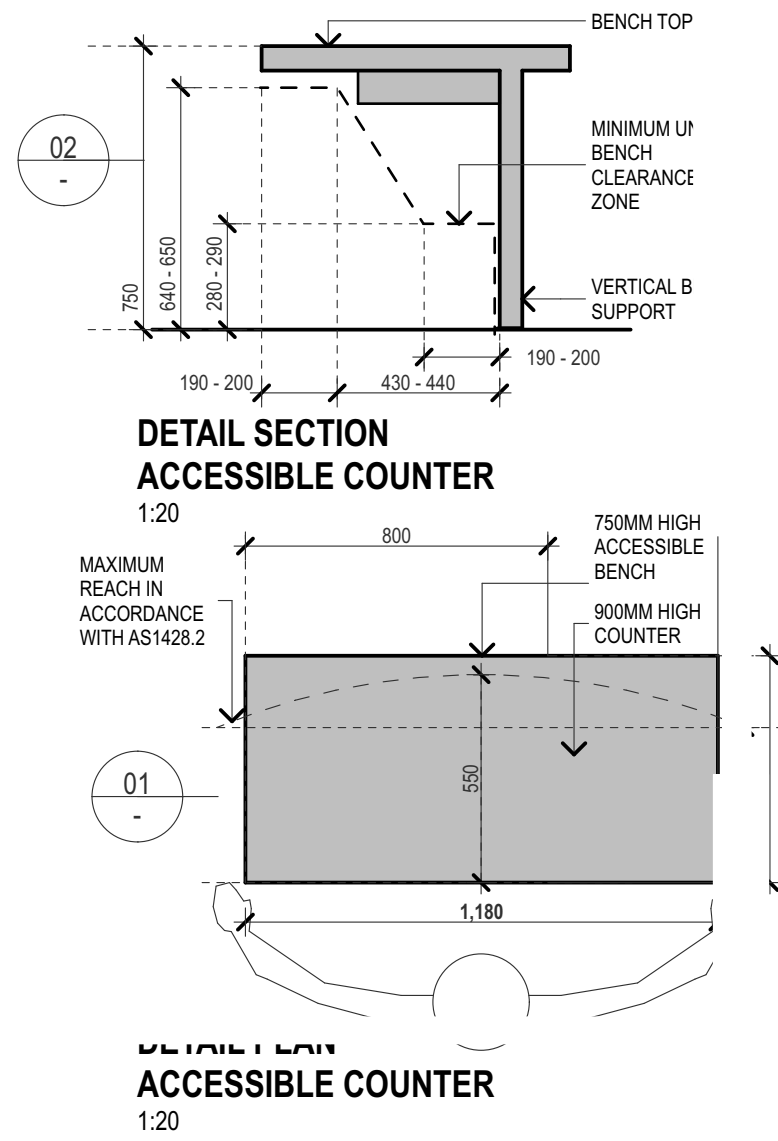
List of Proposed Fire Safety Measures:

Fire Safety Measures	Proposed Standard of performance
Emergency lighting	BCA E4.2, E4.4 & AS/NZS 2293.1-1998
Exit signs	BCA E4.5, E4.6, E4.8 & AS/NZS 2293.1-1998
Fire hydrant systems	Available on Street within 9.0m from the property- subject to pressure test.
Fire seals (protecting openings in fire resisting components of the building)	BCA C3.12, C3.15, Spec. C3.15
Mechanical air handling systems	BCA E2.2, Spec E2.2b & AS/NZS 1668.1-1998 & AS/NZS 1668.2-1991
Portable fire extinguishers	BCA E1.6 & AS2444-2001
Wall wetting sprinkler & drencher systems	not required.
Maintenance schedule	BCA C3.40 & E1.5 & AS 2118 Part 1-1999 & Part 4-2012

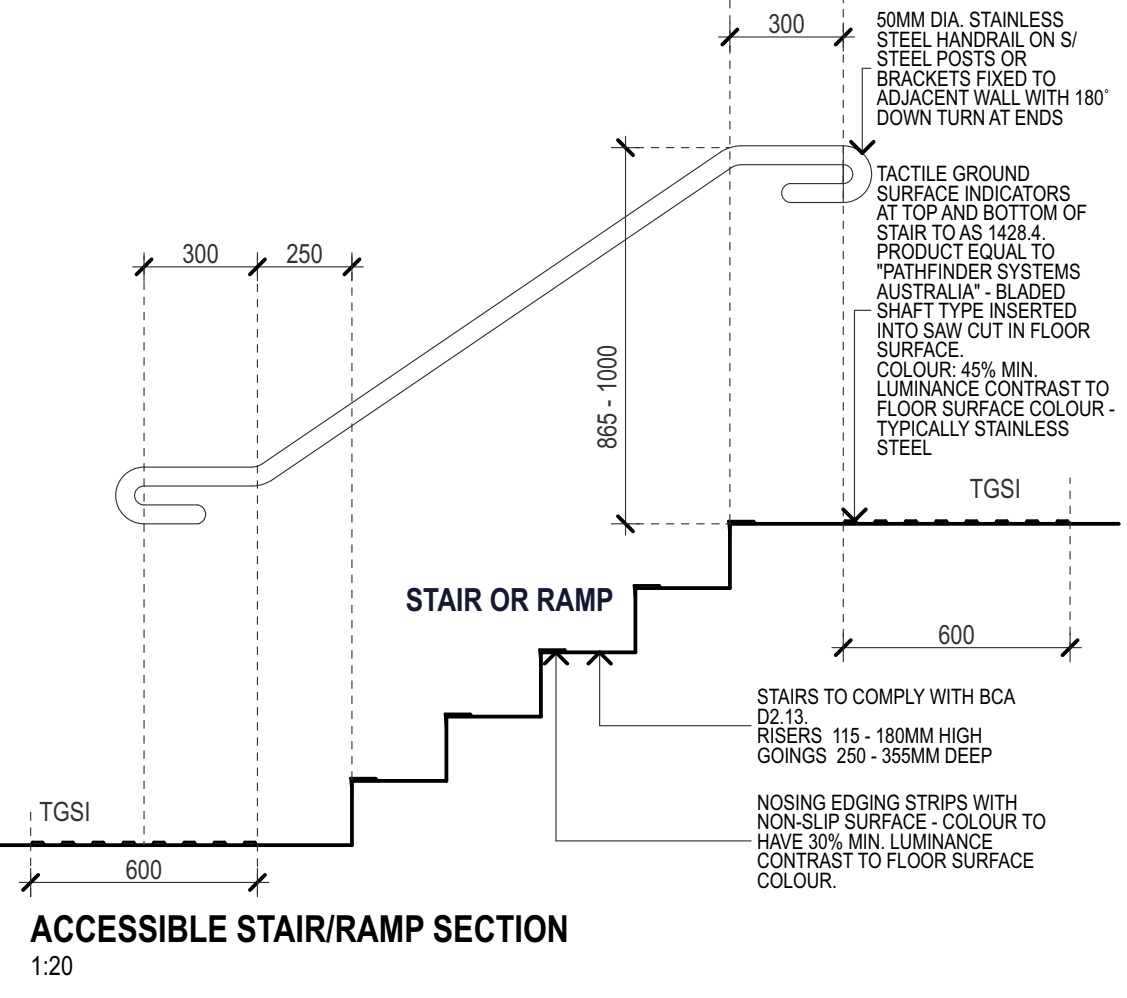
NOTES & REGULATIONS APPLICABLE TO THE PREMISES UNDER THE BCA (NCC 2019)



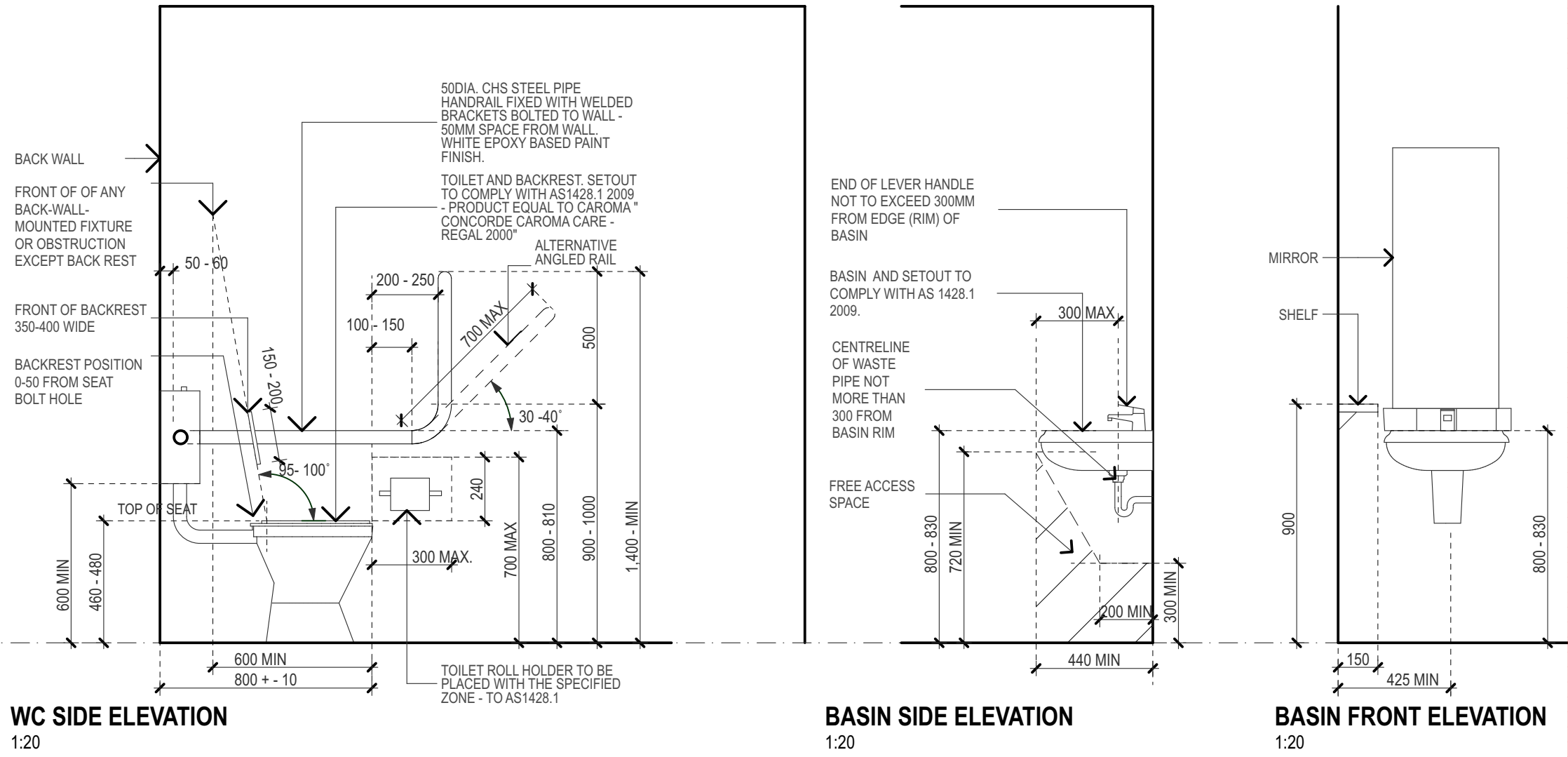
PLAN OF TYPICAL PARKING SPACE (NTS) DETAIL - A (AS PER AS/NZS 2890.6-2009 CODE)



DETAIL PLAN ACCESSIBLE COUNTER 1:20



ACCESSIBLE STAIR/RAMP SECTION 1:20



DISABLED TOILET INSTALLATION:

D10.00: FIT OUT- BCA and Australian Standards.

- The Building Code of Australia (BCA) 2019 and any local Council requirements must have precedence.
- The recommendations of manufacturers of products or systems must be followed.
- AS 1428.1-2009 Design for access and mobility.
- AS 1172.1 WC pans.
- D20.00: ACCESSIBLE UNISEX SANITARY FACILITIES:
The general requirements for accessible unisex sanitary facilities are as follows:
 - An accessible unisex sanitary facility is one that is available for the use by both sexes and located so that access does not necessitate traversing an area reserved for one sex only. It shall be designed for general use and include adequate circulation space for wheelchair users.
 - Hand washing facility may be provided inside or outside the toilet cubicle.
 - They shall form part of the accessible unisex facility.
 - If two or more accessible unisex facilities are provided, at least one shall be of the opposite hand.

D30.00: WC PAN:

- WC pans shall be in accordance with AS 1172.1 and shall be selected to allow the approach of a wheelchair with minimum obstruction at front and side.
- WC pan clearances and set out, seat height and seat width shall be as shown on the plans.
- Cistern may be either recessed or surface mounted.
- Seat to the toilet shall be of the full round type, not open fronted.
- It shall be securely hinged to the pan of the w.c.
- Seat fixings shall provide lateral stability for the seat.
- Flushing control shall be hand operated and shall be located within the zone shown on the plans or centred on the centre line of the toilet, wholly within the vertical limits of that zone.
- The position of the flushing control within this zone shall not be within the area required for any grab rails.
- Toilet paper dispenser shall be located within the zone as shown on the plans.
- Grab rails shall be used as follows;
Where a concealed or high level cistern is used, a continuous grab rail shall be provided across the rear wall and side wall nearest the WC pan.
If a low level cistern is used, the grab rail shall be terminated at each side of the cistern.

DETAILS OF INSTALLATION OF ACCESSIBLE UNISEX TOILET FITTINGS:

NOTE: ALTHOUGH THERE IS AN EXISTING COMPLIANT ACCESSIBLE TOILET ROOM THE ACTUAL FITTINGS REQUIRE UPGRADE TO COMPLY WITH AS 1428.1-2009 CODE.

ACCESSIBILITY REQUIREMENTS TO COMPLY WITH AS 1428.1-4 & AS/NZS 2890.6-2009 CODES

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES.
C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

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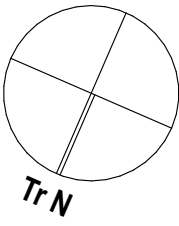
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CHANGE OF USE TO EXIST. INDUSTRIAL BLDG INTO A VEHICLE SMASH & MECH. WORKSHOP.
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