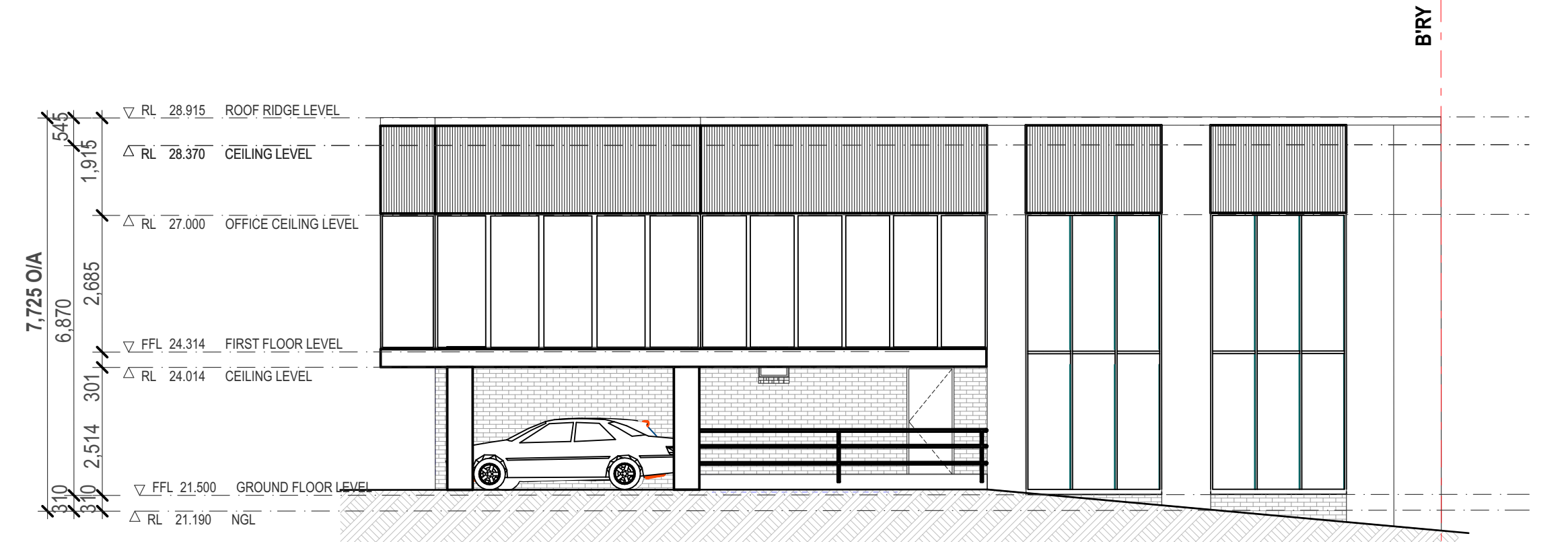
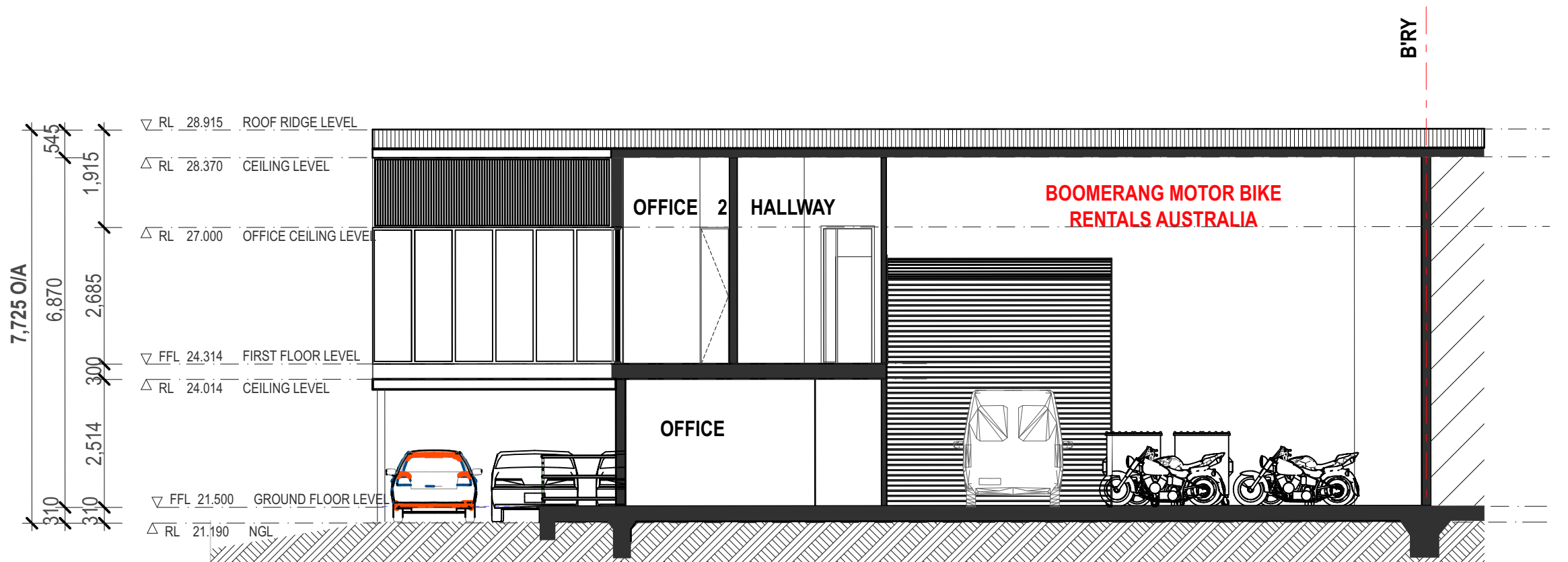


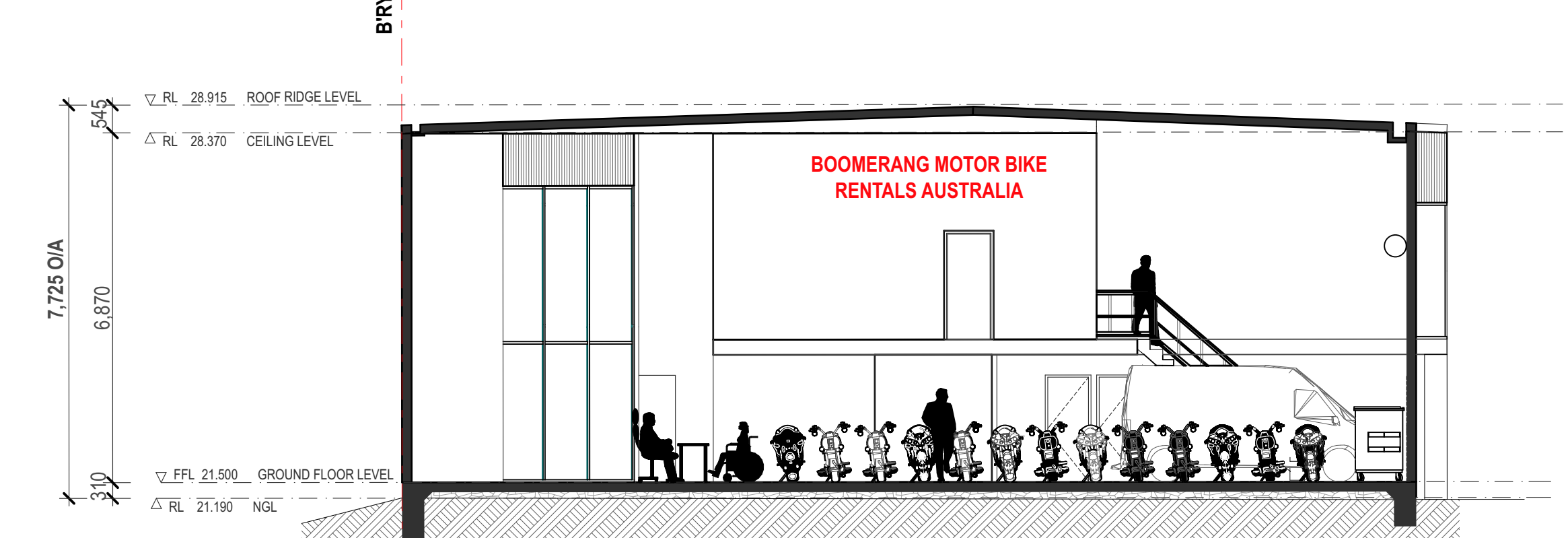
FRONT ELEVATION - (EAST) 1:100.



SIDE ELEVATION - (NORTH) 1:100.



SECTION X-X 1:100.



SECTION Y-Y 1:100.

BCA REQUIREMENTS: ASSESSMENT UNDER THE BUILDING CODE OF AUSTRALIA (NCC 2022)

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
EXISTING INDUSTRIAL UNIT CONSTRUCTION:
GROUND FLOOR CONSTRUCTION: R/C SLAB ON GROUND.
MEZZANINE FLOOR CONSTRUCTION: R/C SUSP. SLAB.

WALL CONSTRUCTION:
ALL EXTERNAL WALLS AROUND - 190mm R/C TILT UP
WALLS, & PART METAL FRAME EXTERNAL WALLS WITH COLORBOND SHEETING.
ALL INTERNAL WALLS: 100mm TIMBER FRAME WALLS & PIB SHEETING.
TOILET PARTITION WALLS ON THE GROUND FLOOR:
110mm BRICK WALLS.

ROOF CONSTRUCTION: METAL ROOF WITH METAL BEAMS & METAL SHEETING.

1.2 Preliminary BCA Assessment
1.2.1 General Provisions
The existing building comprises of the following:
Land Zoning - IN2 - Light Industrial.
Building classifications: Class 8: Light industrial.
It consists of:
a) 2 Storey front side section -containing the office part of the building -total GFA area 104.00 m2.
b) 1 Storey LHS section - containing the storage & showroom of motorbikes -total area = 231.0m2.
Overall GFA area= 335.00m2 + the loading dock.
Under the BCA (NCC 2022) table C1.1 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 & side elevations, 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 2022 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 2022)
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 existing fire fighting services in place -see floor plans, however some services have to be provided as shown on the plans under the schedule of existing and proposed services.

1.2.6 Health and Amenity
The building complies with health and amenity provisions of sections F1 to F4 of the BCA (NCC 2022).
Accessibility for persons 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 external accessible unisex toilet for the whole complex as shown on the site plan.
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 existing building have in place an air conditioning system.
- 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 in the complex within 9.0m from the property.
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 1688.1-1998 & AS/NZS 1688.2-1991
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

PART J OF THE BCA NOTES:
WATER CONSERVATION
ALL WATER SERVICES ARE AS PER EXISTING SITUATION- NO PROPOSED WORKS ARE INVOLVED.

ENERGY CONSERVATION
HOT WATER UNIT- BCA J7 HOT WATER EXISTING HEAVY DUTY 96L INSTANT GAS HOT WATER UNIT IS AVAILABLE.
& IS INSTALLED IN ACCORDANCE WITH SECTION 8 OF AS/ NZS 3500.4

ARTIFICIAL LIGHTING:
ARTIFICIAL LIGHTING & POWER IS AVAILABLE & EXISTING & IS AS PER (table J6.2a) MAX. ILLUMINATION POWER DENSITY: REFER TO LIGHTING CALCULATOR FOR USE WITH J6.2 (B) VOLUME ONE)

LIGHTING: ALL FITTINGS CAPABLE OF ACCEPTING FLUORESCENT LAMPS TO:
BCA J.6 - LIGHTING AND POWER EXISTING & PROPOSED CEILING MOUNTED FLORESCENT LIGHTING THROUGHOUT RETAIL AREA WITH REFLECTOR PROTECTION PANELS. COMPLY WITH AS/NZS 1680.0 & BCA- CLAUSE J6.2. LIGHTING TO BE ZONE FROM CENTRAL CONTROL PANEL WITH TIMER TO BCA J6.3
DISPLAY LIGHTING NOT TO EXCEED 7kW TO BCA J6.4
THERE IS NO EXTERIOR SIGNAGE LIGHTING PROPOSED.

THE LOCATION OF NEW GENERAL ELECTRICAL SWITCHES ARE TO COMPLY WITH BCA AND BE PROTECTED BY

(I) MINERAL-INSULATED METAL- SHEATHED CABLES OR OTHER CABLES THAT PROVIDE AT LEAST 2 HOURS' FIRE PROTECTION;
OR II) HEAVY-DUTY PVC CONDUIT OR METALLIC PIPE, CONCRETE ENCASED IN WALLS OR SLABS WITH A MINIMUM OF 50 MM COVER

IF ANY NEW SELECTED WHITE GOODS AND OTHER PRIME COST ELECTRICAL APPLIANCES ARE TO BE OF AT LEAST A 3.5 STAR ENERGY RATING. THIS SHALL INCLUDE AT MINIMUM: RE FRIDGERATORS ETC.
PROVIDE ADEQUATE VENTILATION SPACE BEHIND RE FRIDGERATOR TO MANUFACTURERS REQUIREMENTS.

AIR CONDITION:
Applies if air conditioned J5.2 a/c and ventilation systems J5.3 time stitch
J5.4 Heating and cooling
J5.5 Exhaust systems

ALL REQUIRED EXIT DOORS AND DOORS IN THE WAY OF AN EXIT PATH ARE TO BE OF A MINIMUM DOOR OPENING OF 900mm & 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.
ALL FIRE EXIT PATHWAYS ARE TO HAVE A MIN. UNOBSTRUCTIVE WIDTH OF 1.000m

WARNING & OPERATIONAL SIGNS- UPGRADE ALL EXISTING GLASS DOORS: DETAIL OF DECALS TO FULL HEIGHT GLASS WINDOWS
FRONT ENTRANCE DOOR BEING FULL GLAZING SHALL HAVE:
A) SHALL BE CLEARLY MARKED FOR THE FULL WIDTH WITH A SOLID & NON-TRANSPARENT CONTRASTING LINE.
B) THE CONTRASTING LINE SHALL BE NOT LESS THAN 75mm WIDE & SHALL EXTEND ACROSS THE FULL WIDTH OF THE GLAZING PANEL.
C) THE LOWER EDGE OF THE CONTRASTING LINE SHALL BE LOCATED 900 & 1000MM ABOVE THE PLANE OF THE FINISHED FLOOR LEVEL.
D) ANY CONTRASTING LINE ON THE GLAZING SHALL PROVIDE A MIN. OF 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2M OF THE GLAZING ON THE OPPOSITE SIDE.
E) MUST CONFORM GENERALLY WITH THE REQUIREMENTS OF AS 1428.1 CODE

SCHEDULE OF EXISTING ESSENTIAL SERVICES

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

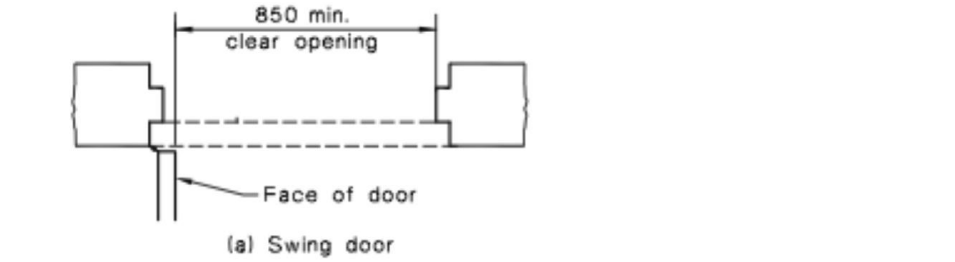
FIRE SAFETY MEASURE	PLAN SYMB	STANDARD OF PERFORMANCE	MAINTENANCE
EXIT SIGNS		BCA E4D5; NSW E4D6 E4D8 E4D8 & AS/NZS 2293.1-1998	AS 2293.2
PORTABLE FIRE EXTINGUISHERS - CO2 TYPE		BCA E1D14 BCA; AS 2444, 1 & 2	AS 1851.1
MECHANICAL AIR HANDLING SYSTEMS TO AREAS INDICATED		BCA E2D2; Table E2.2a ; Spec E2.2b; AS/NZS 1688.1-1998 & AS/NZS 1688.2-1991	AS 1851.6

SCHEDULE OF PROPOSED ESSENTIAL SERVICES

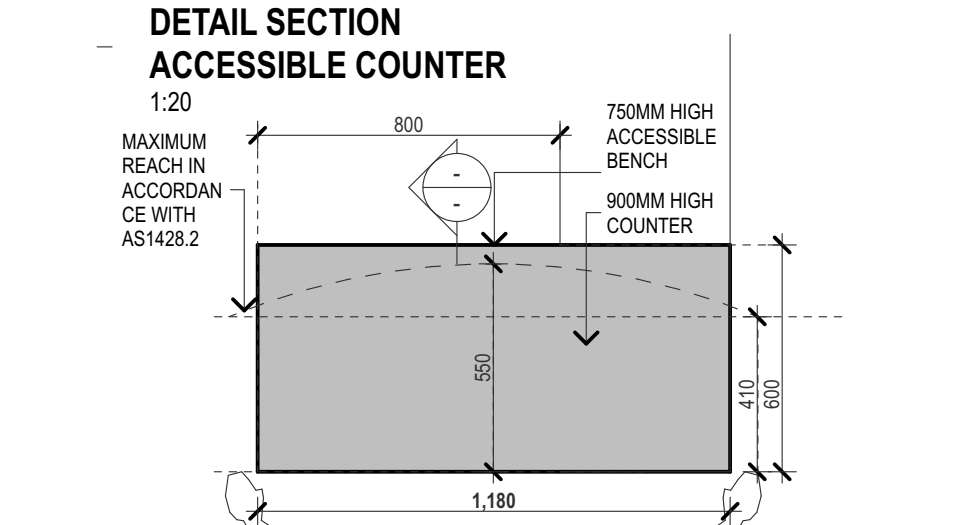
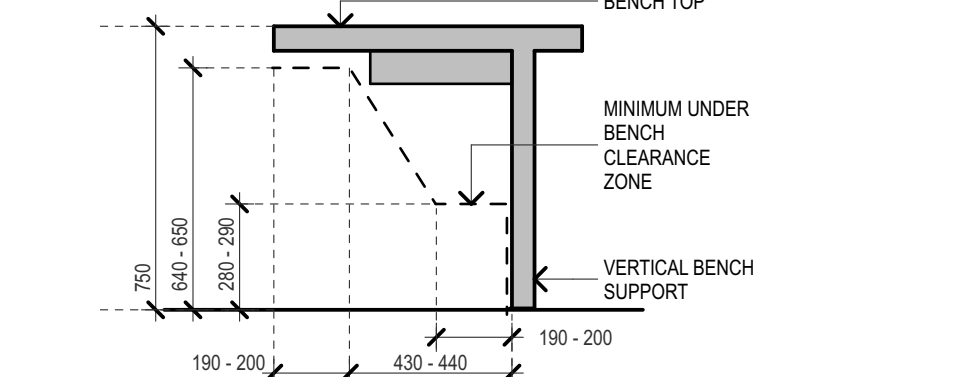
To be read in conjunction with and confirmed by fire services contractors documentation

FIRE SAFETY MEASURE	PLAN SYMB	STANDARD OF PERFORMANCE	MAINTENANCE
EMERGENCY LIGHTING "SPIT FIRE" TYPE		BCA E4.D1, E4.D4 & AS/NZS 2293.1-1998	AS 2293.2
EMERGENCY LIGHTING FLOOD LIGHT TYPE		BCA E4D2, E4D4 & AS/NZS 2293.1-1998	AS 2293.2
FIRE BLANKET		AS 2444, 1 & 2	VISUAL INSPECTION

DISABILITY ACCESS REQUIREMENTS:
ALTHOUGH THE EXISTING BUILDING IS ACCESSIBLE TO PEOPLE WITH DISABILITIES & HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY RULES OF THE TIME OF CONSTRUCTION, THE PROPOSED WORKS ARE LIMITED TO FIT OUT & INSTALLATION OF EQUIPMENT FOR PUBLIC WORKSHOP AND NO OTHER STRUCTURAL ALTERATIONS AND OR ADDITIONS ARE TO BE CARRIED ON THE EXISTING BUILDING.
CURRENTLY THE PREMISES ARE ACCESSIBLE AS PER BCA (NCC2022) Part D3 & AS 1428.1-2009 CODE.
THE APPLICANT IS TO ENSURE THAT ALL ACCESSIBLE ENTRY DOORS ARE TO HAVE A MINIMUM CLEAR UNOBSTRUCTIVE WIDTH OF 850mm-SEE DIAGRAM BELOW.



DETAIL OF MINIMUM DOOR OPENING TO AN ACCESSIBLE FRONT ENTRY DOOR.(NTS)



NOTES ON ACCESSIBILITY TO THE PREMISES AS PER AS 1428.2-2009 CODE

NOTES :
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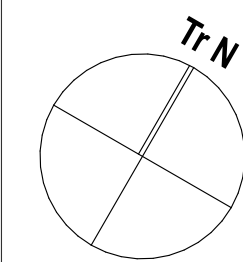
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