

CPH Fund
102B, 6 North Lakes Drive,
North Lakes, Qld, 4509
Attn: Luke Goodwin

21/06/2024

Gosford Health Hub Development – 60-64 Showground Rd, Gosford, NSW, 2250

To Whom it May Concern,

Axis Building Certification has been asked to review the radiology clinic tenancy located within basement 3 of the proposed Gosford Health Hub with regards to the provisions of the BCA for natural light and ventilation.

F6D2 of the Building Code of Australia (BCA) highlights the requirement for natural lighting to 9a buildings, to all rooms used for sleeping purposes. The proposed radiology tenancy will not have occupants sleeping within the tenancy, therefore natural lighting requirements under F6D2 of BCA do not apply to this tenancy.

F6D2 Provision of natural light

[2019: F4.1]

Natural light must be provided in:

- (a) A Class 2 building and a Class 4 part of a building — to all *habitable rooms*.
- (b) A Class 3 building — to all bedrooms and dormitories.
- (c) **Class 9a and 9c buildings — to all rooms used for sleeping purposes.**
- (d) A Class 9b building — to all general purpose classrooms in primary or secondary *schools* and all playrooms or the like for the use of children in an *early childhood centre*.

F6D6 of the BCA states habitable rooms or rooms occupied by more than 1 person, require ventilation by one of the following methods:

- Natural ventilation to F6D7 or
- Mechanical ventilation or air conditioning system complying to AS1668.2 and AS3666.1

As the tenancy is situated within a basement natural ventilation is not an option, the tenancy must be provided with a mechanical ventilation system.

F6D6 Ventilation of rooms

[2019: F4.5]

A habitable room, office, shop, factory, workroom, *sanitary compartment*, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have—

- (a) **natural ventilation complying with F6D7; or**
- (b) **a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.**



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Upon review of the proposed tenancy and the natural lighting and ventilation requirements of the BCA, we confirm the proposed tenancy is capable of compliance with the BCA provisions.

Regards

A handwritten signature in black ink, appearing to read "S Grimmond".

Stephen Grimmond
Director/ Building Certifier
Axis Building Certification Pty Ltd