Building Code of Australia Assessment Report

205 Dowling Street, Dungog

Prepared for: Slowdance Pty Ltd
ATF The Norval Family Trust
1590 Fosterton Rd
Fosterton NSW 2420

Job No.: 25-020

Date: 29 April 2025

Issue: 2

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Report Revision History

Issue	Date	Prepared by	Registration #	Signed
1 (draft)	24 April 2025	Antony Ridgway	BDC 0344	
2	29 April 2025	Antony Ridgway	BDC 0344	

1.0 INTRODUCTION

1.1 Description of development

This report comprises an assessment of the proposed development against the Deemed-to-Satisfy provisions of the Building Code of Australia 2022 Amendment 1 (BCA) pursuant to Section 19(1)(c) of the EP&A (Dev Cert & Fire) Reg 2021.

The development comprises:

i. Partial demolition of the existing shop / café building and extension to east end.

ii. Complete demolition of existing detached shed to east of property.

iii. Construction of new detached building to east of property for use as café overflow.

iv. Construction of new awnings to south of main building, north of proposed café overflow building, and link between the 2 buildings.

v. Associated external works such as external paving and landscaping.

1.2 Referenced Documents

This report is based on the review of the following documents:

i. Building Code of Australia 2022 Amendment 1

ii. Guide to the Building Code of Australia 2022

iii. Environmental Planning & Assessment Act 1979

iv. Environmental Planning & Assessment Regulation 2000

v. Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

vi. Building and Development Certifiers Act 2018

vii. Building and Development Certifiers Regulation 2020

viii. Architectural drawings prepared by J Lev - link: https://bit.ly/4jNgVCc

1.3 Legislative Requirements

i. This report assists with ensuring the building works will comply with the Building Code of Australia and addresses the obligation of a certifier under Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

1.4 Limitations

i. This report comprises an assessment of the proposed development against the BCA 2022 (Amendment 1), being the version of the BCA expected to be in force on the date the Registered Certifier receives the CC application for the development. Where the date of receipt of the CC application for the development relates to a subsequent BCA, this report must be amended to incorporate any changes in the subsequent BCA. This report must be read in conjunction with the BCA.

ii. A detailed assessment of Section J of the BCA is not included in this report.

iii. This report does not include any assessment in relation to:

   a. the Work Health and Safety Act; or

   b. the requirements of other Regulatory Authorities including, but not limited to, Telstra, Hunter Water, Electricity Supply Authority, RMS, Council and the like; or

   c. the Local Government Act; or

   d. Workcover Authority requirements.

iv. This report is a desktop report based on the referenced documents. No site inspection has been performed.

v. Slip ratings to pedestrian surfaces that are not required by the BCA are not assessed in this report. We recommend the slip rating of pedestrian surfaces that are not required by the BCA are in accordance with SA HB 198-2014 *Guide to the specification and testing of slip resistance of pedestrian surfaces* and HB 197-1999 *An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials* as applicable.

vi. Our BCA assessment will generally not include any assessment relating to maintaining compliant egress to existing buildings during the works, which will largely be the responsibility of the successful contractor in consultation with the building owner / occupier.

vii. This report excludes providing advice on tested systems where the proposed design differs from the manufacturer's prototype. Tested systems include fire sealing of service penetrations as well as all fire rated plasterboard systems and other lightweight fire rated systems (e.g. fire rating applied to structural steel elements). Differences between any proposed design and a tested prototype must be certified in accordance with BCA Specification 1 by an Accredited Testing Laboratory or addressed as a performance solution. Advice as to whether a proposed design differs from a tested prototype or not must be sought directly from the respective manufacturer of the tested system.

1.5 Works Proposed to Existing Buildings

The relevant legislative provisions that apply with regard to upgrading existing buildings under the approval process are as follows:

i. The Disability Access to Premises Standards 2010 – the "affected part upgrade" requires a compliant accessible pathway to be provided from the principal entry to all areas of the building where works are proposed.

NewCert comments on the "affected part upgrade" for the existing main building:

1. ***Affected part upgrade does not apply due to lessee concession (Section 4.3 of the Disability Access to Premises Standards 2010) i.e. the construction certificate application will be made by the lessee of the café.***

ii. Section 64 of the EP&A Reg 2021 – applies to the determination of a development application that involves the rebuilding or alteration of an existing building if:

(a) the proposed building work and previous building work together represent more than half of the total volume of the building, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, if there is a fire, or

(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or

(iii) to restrict the spread of fire from the building to other buildings nearby.

Dungog Council must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

In this section—

previous building work means building work completed or authorised within the previous 3 years.

total volume of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.

NewCert comments on Section 64 relating to the existing main building:

1. ***Ultimately, Dungog Council will need to be satisfied that Section 64 has been appropriately addressed.***

2. ***The measures contained in the building to protect persons using the building if there is a fire will be compliant with the current BCA.***

3. ***The measures contained in the building to facilitate the safe egress of persons using the building from the building, if there is a fire, will be compliant with the current BCA.***

4. ***The FRL of <u>new</u> external walls including openings, will comply with the current BCA. Existing external walls are proposed to remain as-existing. With regard to fire spread from the subject building to other buildings nearby, the building is Type C construction and there is no requirement in the current BCA to provide any fire rating for external walls within 3m of fire-source-features <u>from the inside</u>. The total increase in floor area due to the works is from 230m² to 261m² which is considered only minor with regard to increased fire load. The resultant floor area does not trigger any increased requirements with regard to fire safety measures under the current BCA compared to the existing floor area.***

iii. Section 14(3) of the EP&A (Development Certification and Fire Safety) Regulation 2021– A certifier must not issue a construction certificate for alteration building work unless, on completion of the building work, the fire protection and structural capacity of the building will not be reduced.

NewCert comments on Section 14(3) relating to the existing main building:

1. ***We understand Dungog Council will be engaged to undertake the role of Registered Certifier and Principal Certifier. Ultimately, Dungog Council will need to be satisfied that Section 14(3) has been appropriately addressed.***

2. ***The structural strength and load-bearing capacity of the building will be reviewed by the structural engineer at construction certificate stage.***

3. ***The measures to protect persons using the building, and to facilitate their safe egress from the building, if there is a fire, will be compliant with the current BCA.***

4. ***The measures to restrict the spread of fire from the building to other buildings nearby will not be reduced.***

iv. Section 16 of the EP&A (Development Certification and Fire Safety) Regulation 2021– Requirement for inspection

(1) A certifier must not issue a construction certificate for development on a site that affects an existing building unless a certifier has carried out an inspection of the building.

(2) If the development affects an existing building that is a class 1b, 2, 3, 4, 5, 6, 7, 8 or 9 building, an inspection must include the following parts of the building—

(a) the parts of the building affected by the development,

(b) the egress routes from the parts of the building affected by the development.

NewCert comments on Section 16 relating to the existing main building:

1. ***We understand Dungog Council will be engaged to undertake the role of Registered Certifier and Principal Certifier. Ultimately, Dungog Council will need to be satisfied that Section 16 has been appropriately addressed.***

v. Section 60 of the EP&A (Development Certification and Fire Safety) Regulation 2021 – Council to be notified of significant fire safety issues—the Act, s 10.13(1)(d).

NewCert comments on Section 60 relating to the existing main building:

1. ***We understand Dungog Council will be engaged to undertake the role of Registered Certifier and Principal Certifier. Ultimately, Dungog Council will need to be satisfied that Section 60 has been appropriately addressed.***

2. ***We are of the opinion that there are no significant fire safety issues with any part of the building. This report is intended to support this opinion.***

2.0 BUILDING CHARACTERISTICS

2.1 Main (existing) Shop / Café Building

Table 2.1	Existing	Proposed
BCA Classification:	Class 6 shop Class 6 café	Class 6 shop Class 6 café
Rise in Storeys:	1	1
Floor Area (building):	230m^2	261m^2
Floor Area (tenancies):	--	Refer Figure 2 Shop tenancy 261m^2 Café tenancy 230m^2
Volume (approx):	1,380m^3	1,570m^3
Type of Construction:	Type C	Type C
Effective height:	0m	0m
Climate zone:	5	5
Conditioned spaces:	Whole building	Whole building

2.2 Proposed Café Overflow Building

Table 2.2	
BCA Classification:	Class 6 café
Rise in Storeys:	1
Floor Area:	93m^2
Volume (approx):	465m^3
Type of Construction:	Type C
Effective height:	0m
Climate zone:	5
Conditioned spaces:	Whole building

2.3 Awnings

Table 2.3	
BCA Classification:	Class 10a
Notes:	Refer to Table 3.2. The relevant equivalent provisions of BCA Volume 1 regarding structure, glazing and stormwater have been applied for simplicity.

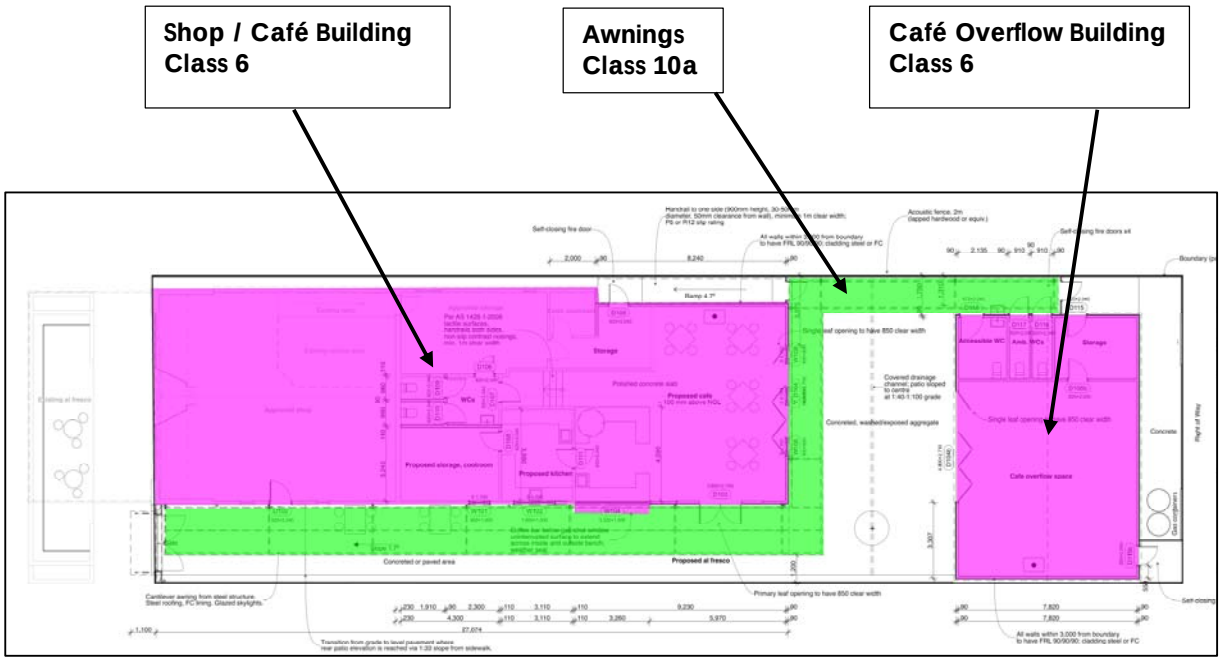


Figure 1 – Building classifications

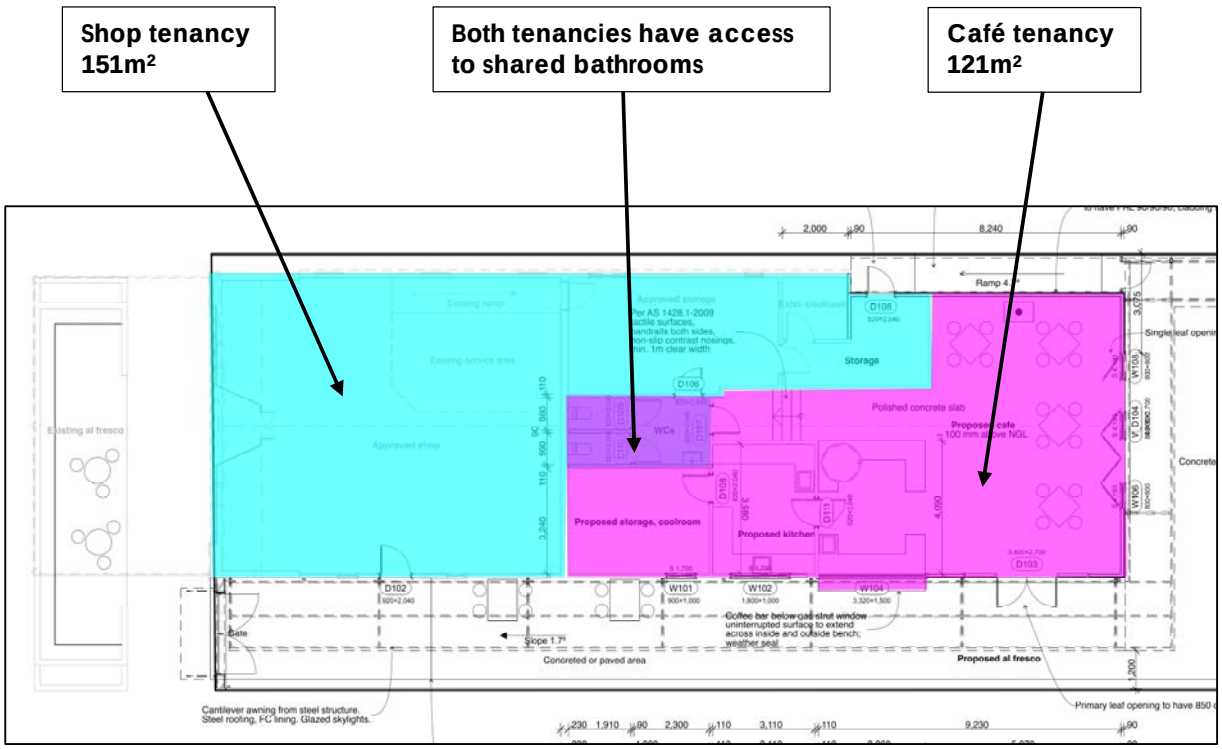


Figure 2 – Main shop / café building, proposed tenancies

3.0 KEY COMPLIANCE ISSUES

3.1 Class 6 Buildings

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
Part B1	Structural provisions The structural consultant will be responsible for certifying compliance with the majority of B1D2, B1D3 & B1D4. The architectural design and / or specification must address the remaining relevant requirements of B1D4 including: i. Glazed assemblies: AS 2047-2014, AS 1288-2021 ii. Sheet metal roofing: AS 1562.1-2018 iii. Termite protection: AS 3660.1-2014 iv. Seismic requirements (AS 1170.4-2007) for non-structural elements including: a. suspended ceilings b. non-loadbearing internal walls c. services (support)
C2D9	Lightweight Construction Where used to achieve the fire ratings required under Spec 5, new lightweight construction must comply with Spec 6 e.g. lightweight fire rated plasterboard walls. The systems of most leading manufacturers will comply e.g. CSR, Knauf.
C2D11	Fire hazard properties of **internal** linings and materials The fire hazard properties of new internal linings, materials and assemblies must comply with Specification 7. Main shop / café bldg.: Special attention should be given to ensuring any new coolroom panels comply (Group 1, 2 or 3 and SMOGRA <100).
C4D3 C4D5	Protection of openings in external walls All new openings within 3m of the north, south and east boundaries must be protected as follows:

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	Details / Comments ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
	i. Doorways, either: a. a self-closing fire rated door with FRL --/60/30 complying with AS 1905.1-2015(A1), or b. a self-closing door with external drencher (we understand this option will not be utilised).

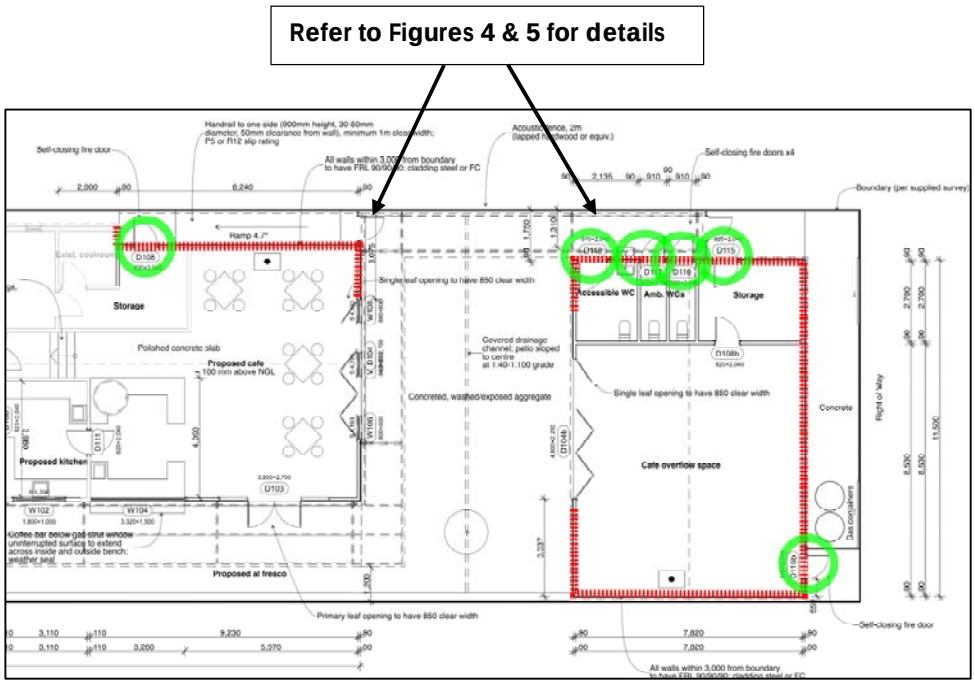


Figure 3 – Protection of openings site plan

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	Details / Comments *Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise*

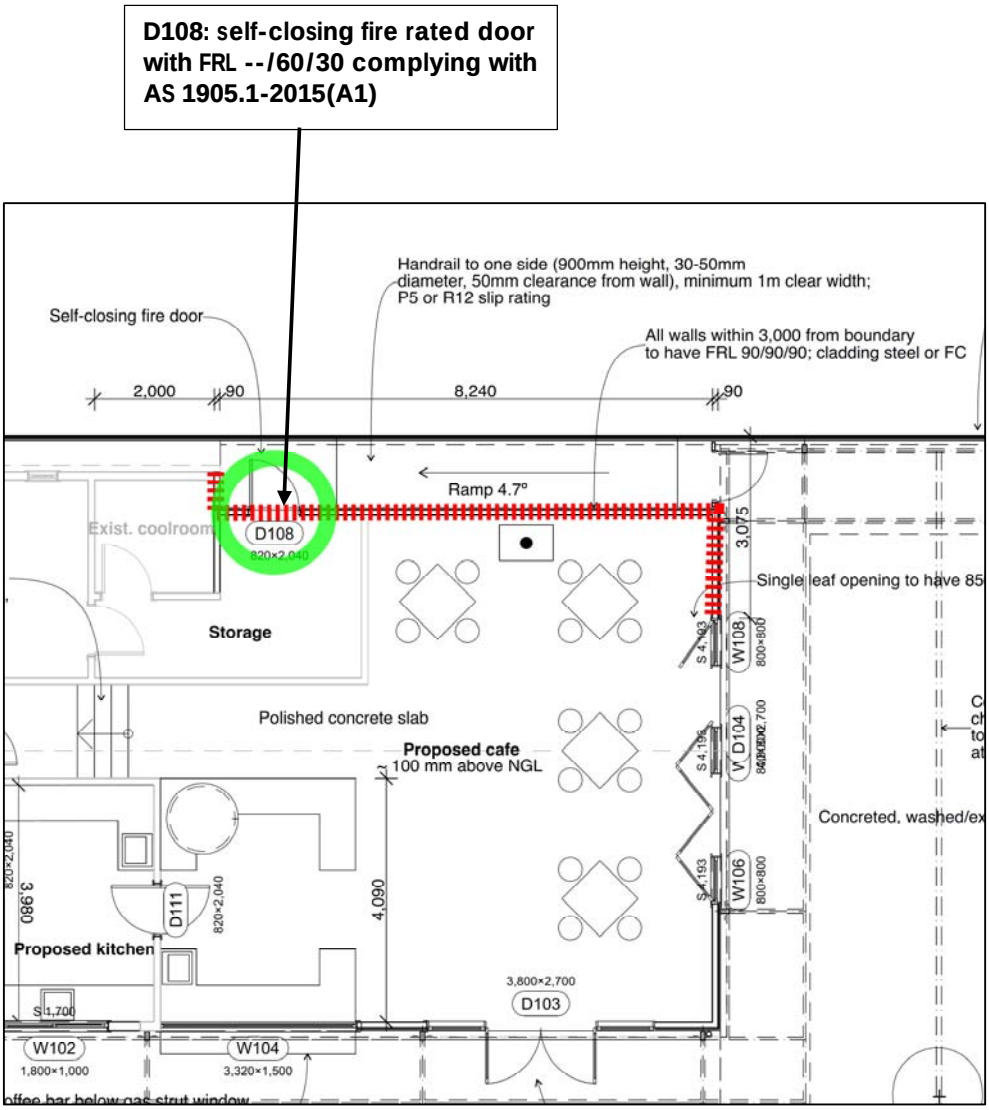


Figure 4 – Protection of openings main shop / café

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	Details / Comments *Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise*

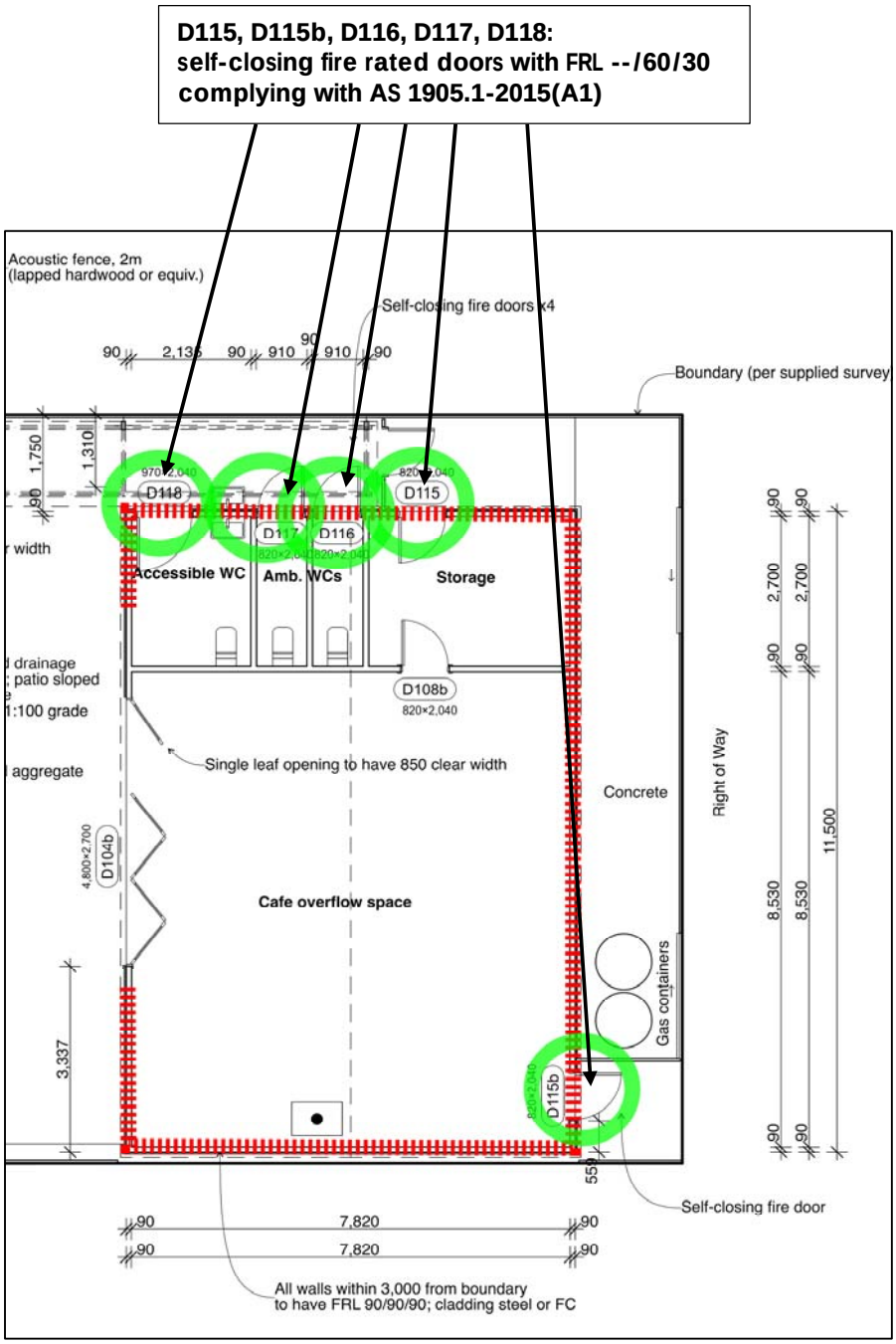


Figure 5 – Protection of openings café overflow

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
SPEC 5	<u>Fire-resisting construction</u> Type C construction applies in accordance with Spec 5. A summary of FRL's: i. New external walls: a. 1.5m to 3m from a fire-source-feature must achieve FRL of 60/60/60 when tested from the outside only. b. 0m to 1.5m from a fire-source-feature must achieve FRL of 90/90/90 when tested from the outside only. c. There are lightweight fire rated systems available for the proposed FC cladded and timber weatherboard cladded external walls, e.g: i. CSR 5706 d. We recommend using systems that achieve the higher rating (90/90/90) to achieve consistency. e. Refer to Figures 6, 7 and 8 for the extent of required fire rated external walls. ii. Refer to Table 3.2 of this report for comments on the class 10a awnings and fire spread between buildings on the same allotment, as well as fire spread between buildings and the fire-source-features. Table S5C24b does not apply to the columns supporting the awnings.

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***

External walls highlighted in red – FRL 90/90/90 when tested from the outside only

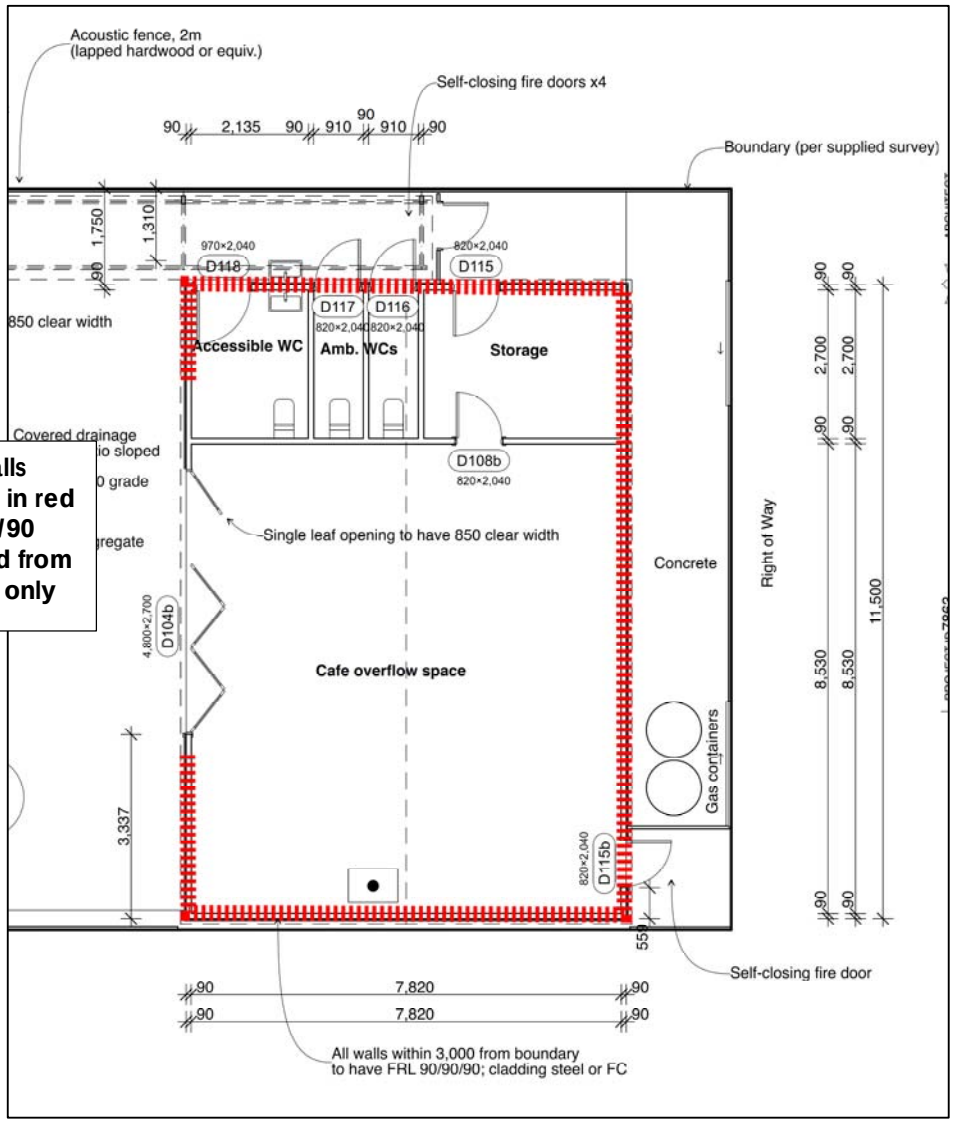
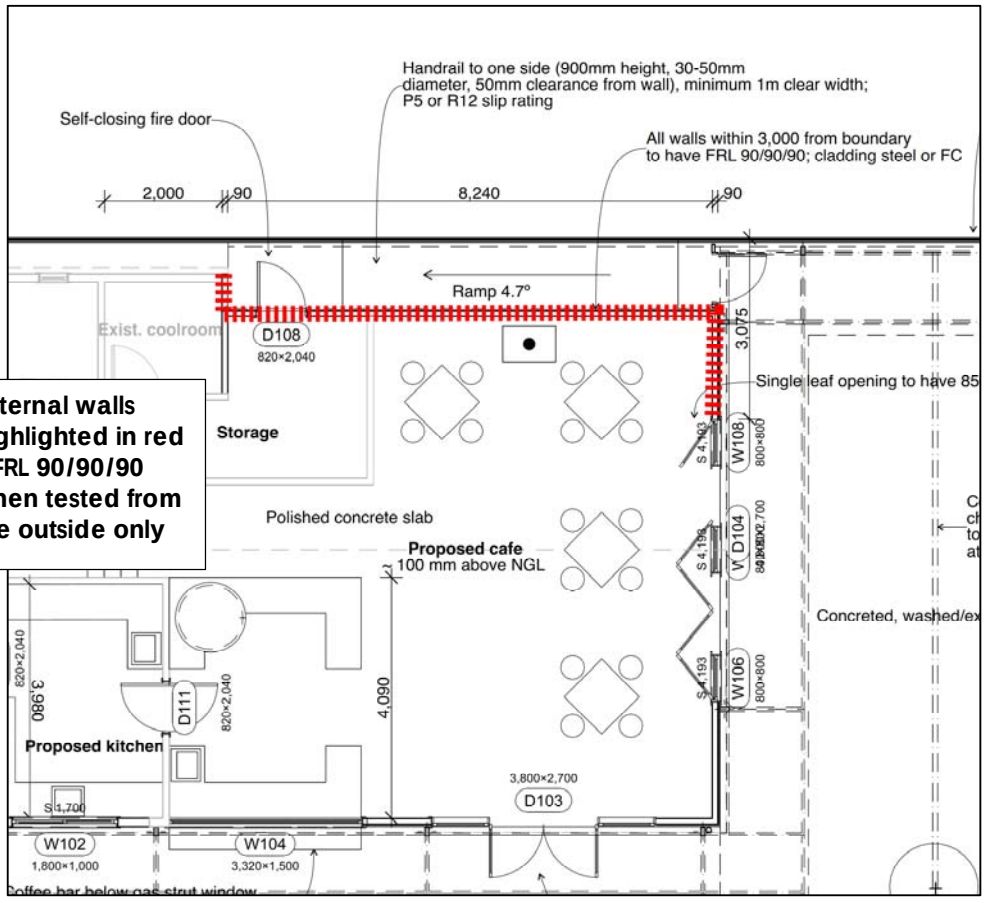


Figure 6 – Extent of fire rated walls, café overflow

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	Details / Comments ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***



External walls highlighted in red – FRL 90/90/90 when tested from the outside only

Figure 7 – Extent of fire rated walls, main bldg. new external walls

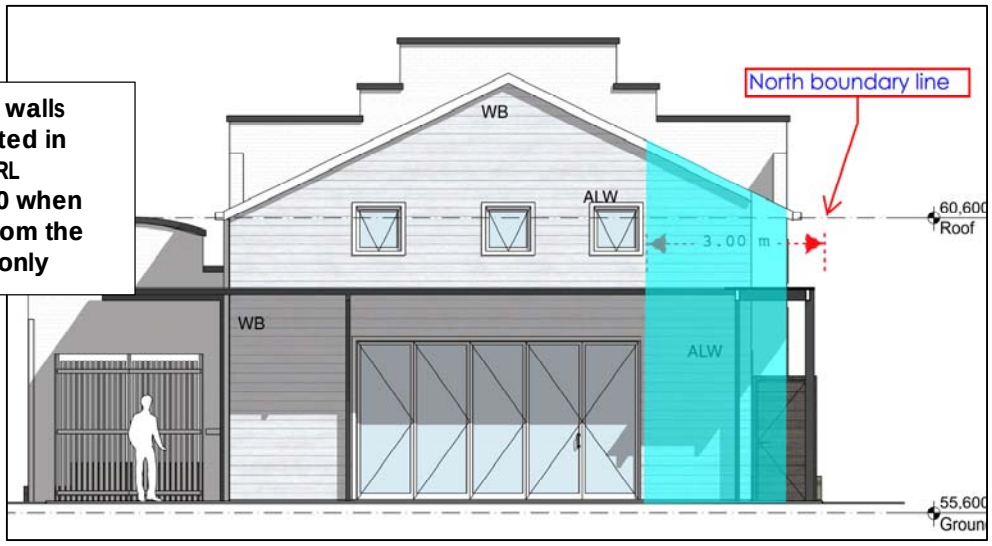
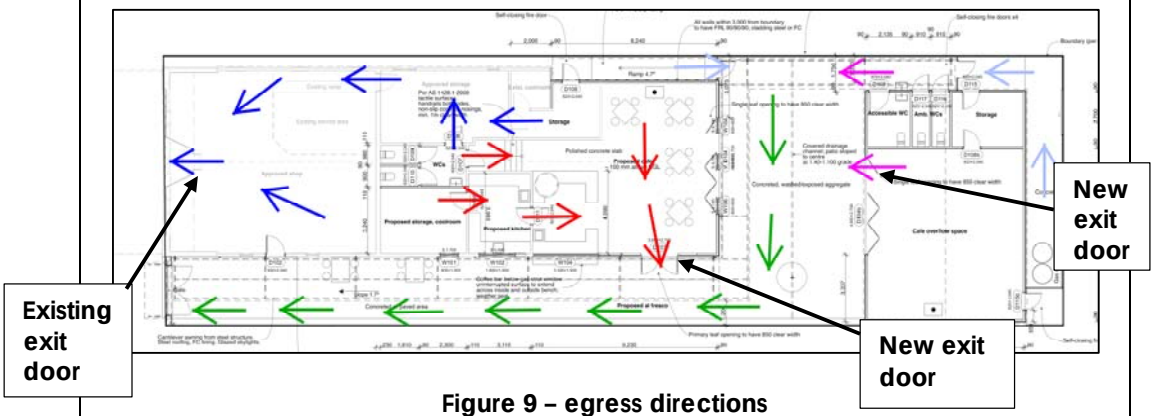
Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
	External walls highlighted in blue – FRL 90/90/90 when tested from the outside only  **Figure 8 – Extent of fire rated walls, main bldg. east elev**
D2D5	Exit Travel Distances Complies based on egress directions indicated in Figure 9. Notes: i. Travel distances are increased to 30m based on D2D5(3)(b). ii. The green arrows in Figure 9 indicate an external egress path that is open to the sky and are assessed as open space. iii. Egress from the subject property to the public road does not rely on accessing any right-of-way or easement over the adjoining allotments.

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
	 **Figure 9 – egress directions**
D2D7 D2D8	<u>Dimensions of exits and paths of travel to exits</u> Aggregate egress width complies for the expected populations (refer D2D18). The minimum width of all egress paths must be 1m. Plans comply.
D2D15	<u>Discharge from exits</u> The external path of travel from each exit to the road must: i. have an unobstructed width throughout of not less than 1m, and ii. be open to the sky Plans comply.
D2D18	<u>Number of persons accommodated</u> Shop tenancy: i. Up to 5 employees ii. 25 patrons Café tenancy (main building): v. Up to 10 employees vi. Up to 60 patrons

<table>
<tr><th>Table 3.1</th><th>Class 6 Buildings</th></tr>
<tr><th>BCA 2022(A1) Clause</th><th>Details / Comments

Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise</th></tr>
<tr><td></td><td>Café overflow tenancy:

vii. Up to 40 patrons</td></tr>
<tr><td>D3D8</td><td><u>Installations in exits and paths of travel</u>

If applicable, EDB cupboards located in egress paths must be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.</td></tr>
<tr><td>D3D11

D3D14

D3D15</td><td><u>Ramps and stairways</u>

i. Dimensions of the proposed internal stairway in the main café building must comply with Table D3D14.

ii. Ramps, stair treads & nosings, landings must have slip resistance in accordance with Table D3D15.

Table D3D15: Slip-resistance classification
<table><tr><th>Application</th><th>Dry surface conditions</th><th>Wet surface conditions</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table></td></tr>
<tr><td>D3D22</td><td><u>Handrails</u>

The proposed external ramp to the north of the café (Figure 10) requires a handrail to one side only (ensure minimum 1m clear width is maintained, clear of handrail). Plan comply.

The ramp must have a maximum gradient of 1 in 8 (not assessed as an accessible path of travel). Plans comply.

The ramp must be constructed of non-combustible materials and must not affect he weatherproofing or fire rating of the new external wall.</td></tr>
</table>

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	Details / Comments *Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise*

External Ramp:

i. **Not steeper than 1 in 8.**
ii. **Handrail to one side (900mm height, 30-50mm diameter, 50mm clearance from wall)**
iii. **Maintain minimum 1m clear width (measured clear of handrail and any other obstructions)**
iv. **P5 or R12 slip rating**

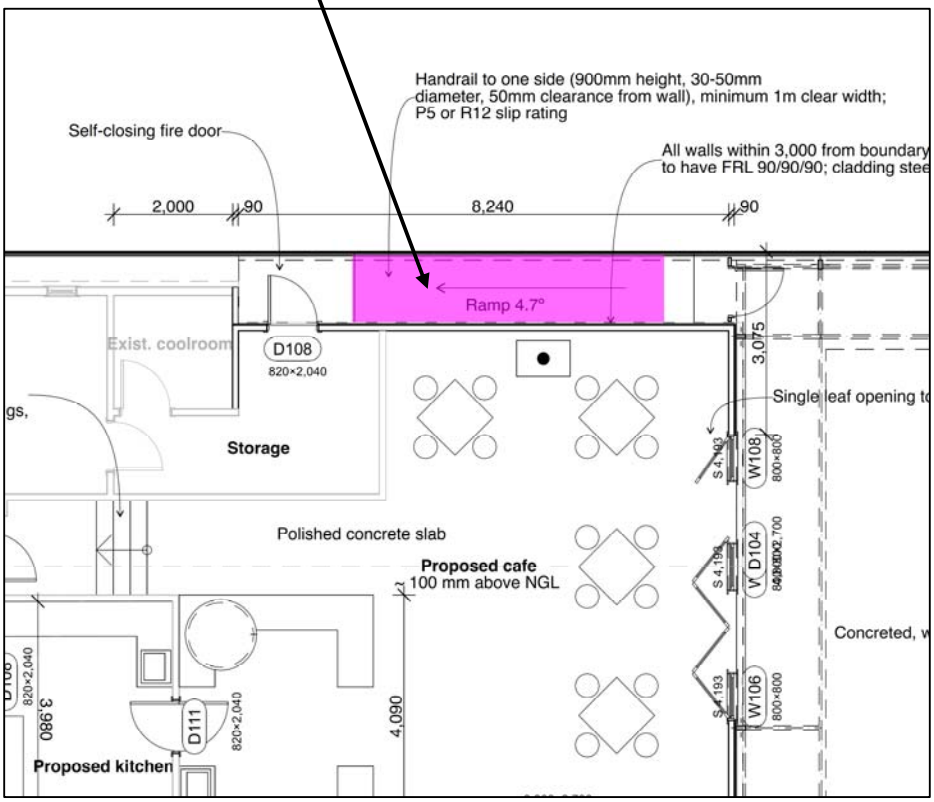


Figure 10 – external back-of-house ramp

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
D3D25	<u>Swinging doors</u> D3D25(1)(b)(i) applies to the new exit doors, which are indicated in Figure 9 – based on each tenancy (sole-occupancy unit) having a floor area less than 200m^2, the requirements of D3D26(1) and D3D26(2) do not apply – meaning the new exit doors can swing in either direction. Plans comply.
D3D26	<u>Operation of latch</u> D3D26(3)(b)(iii) applies – based on each tenancy (sole-occupancy unit) having a floor area less than 200m^2, the requirements of D3D26(1) and D3D26(2) do not apply. However, we make the following recommendations / comments with regard to door latching: i. Doorways in the accessible path of travel must have latching that complies with AS 1428.1-2009. Refer to Figure 11. ii. The double external gate facing Dowling Street should be provided with a lever handle openable without a key from the inside, 900-1100mm in height. Alternatively, the gates should be locked in the open position whenever any tenancy is lawfully occupied. (The remaining external gates are assessed as serving non-patron / back-of-house areas only and the latching can be operated as necessary by employees only). iii. Doors D106 and D107 should be key-lockable only so that employees only can lock the doors when required for security but only when it is appropriate to do so, depending on access / security / egress requirements of each tenancy.
Part D4	<u>Access for people with a disability</u> i. A compliant accessible path of travel is required from the property boundary into the main entry of each tenancy. With regard to the existing shop tenancy, no works are proposed to the existing entry leading directly from the public footpath, however, a new door is proposed to the southern elevation of this tenancy and this new doorway will comply with AS 1428.1-2009. Refer to Figure 11 for the disabled accessible pathway from the public road into each tenancy. ii. Disabled access is not required to the following areas: a. Commercial kitchen b. Store rooms and cool rooms c. Non-accessible toilets

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
	d. Areas of the existing building where no works are proposed e. External back-of-house areas iii. The proposed internal stairway in Figure 12 must comply with AS 1428.1-2009 including tactiles, handrails both sides, non-slip contrast stair nosings, maintaining minimum 1m clear width. iv. All new fully glazed doors and sidelights must be provided with visions strips. v. Tactile and Braille signage is required to bathrooms and new exit doors. vi. Doorway D102 has a minimum clear width of 850mm (normally a 920mm wide door leaf will achieve 850mm clear width). vii. Doorway D103 – at least one of the active leaves must achieve a minimum clear width of 850mm. Plans capable of complying. viii. Doorway D104b – the operable single leaf must achieve a minimum clear width of 850mm. Plans capable of complying. ix. Doorway D118 is indicated as a 920mm wide leaf. This is a required fire door and we note that due to increased size of door thickness and door frame rebates, a 970mm wide leaf is recommended. Plans capable of complying. x. Door thresholds to doorways D102, D103, D104b (single operable leaf), D118 must comply with AS 1428.1-2009. Generally this means level access with minimal tolerance. For weatherproofing, we recommend either threshold ramps or drainage grates across the whole door threshold. xi. Refer to F4D5 for comments on the disabled and ambulant bathrooms.

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	Details / Comments *Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise*

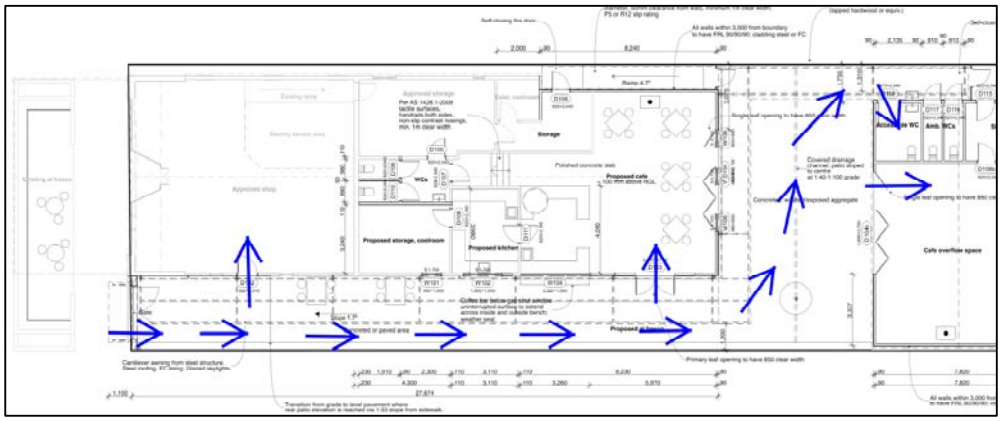


Figure 11 – Disabled accessway from boundary

The proposed internal stairway must comply with AS 1428.1-2009 including tactiles, handrails both sides, non-slip contrast stair nosings, maintaining minimum 1m clear width.

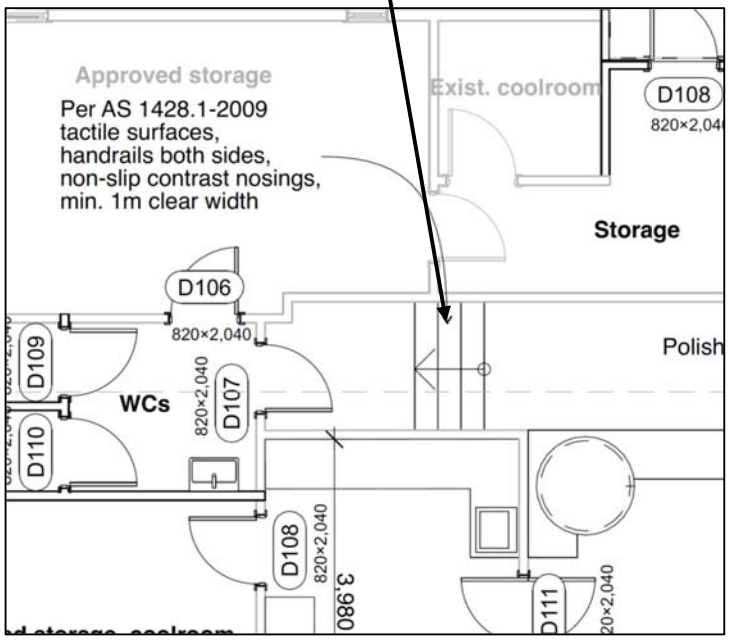


Figure 12 – Internal stairway

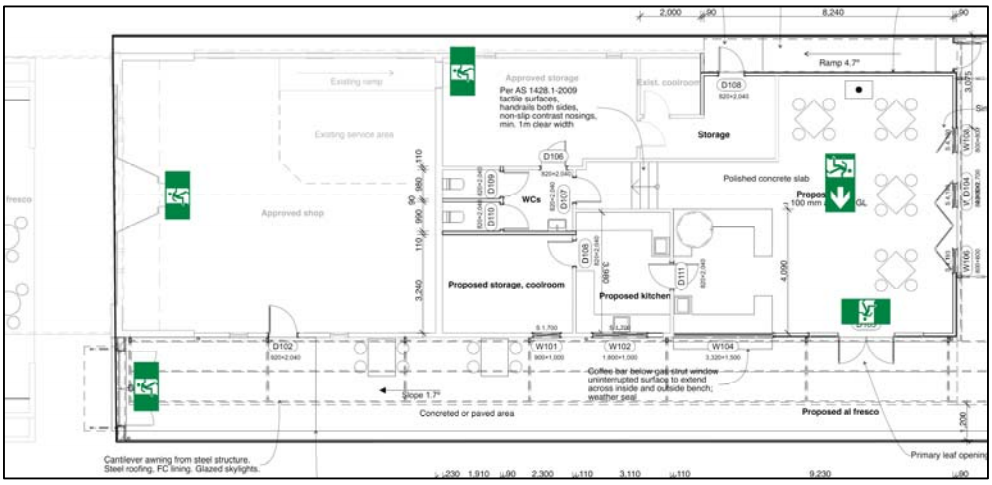
Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
E1D14	Portable fire extinguishers Required throughout both buildings in accordance with E1D14 and AS 2444-2001.
Part E4	Emergency lighting and exit signage Main shop / café building only: Emergency lighting and exit signage is required throughout in accordance with Part E4 and AS/NZS 2293.1-2018. Notes: i. Emergency lighting is required to general egress paths as well as every room to which the public can gain access. ii. Suggestions for exit signage location shown in Figure 13 below.  **Figure 13 – Main shop / café bldg., exit signage**
F1D3	Stormwater drainage Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3-2021. This includes drainage from roof areas.
F1D8	Sub-floor ventilation Where existing sub-floor ventilation is provided, this must be maintained – further review required.

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
F2D2	Wet area construction Building elements in each toilet must— a) be water resistant or waterproof in accordance with Specification 26; and b) comply with AS 3740-2021, as if they were in a Class 2 or 3 building or a Class 4 part of a building.
F3P1	Weatherproofing The following applies to the new or affected parts of the building weatherproof envelope: 1. Metal sheet roofing must comply with AS 1562.1-2018 as required by clause F3D2. 2. Windows and glazed external doors forming part of the building weatherproof envelope must comply with AS 2047-2014 as required by clause F3D4. 3. External walls: Both timber weatherboard cladding and fibre cement cladding do not comply with F3D5 and the use of this cladding must be addressed by a **performance solution** which confirms compliance with F3P1. 4. External door thresholds: a. Where disabled access or level access for other reasons such as wheeling supplies etc is required, a threshold ramp or drainage grate must be provided. b. Where disabled access or level access is not required, a threshold step up to 190mm in height is permissible.
F4D4	Facilities in Class 3 to 9 buildings The proposed number of sanitary facilities provides for the populations in D2D18. Facilities need not be provided for the shop patrons. The sanitary facilities in the Café Overflow building are assessed as common area and available for the occupants of both buildings.
F4D5	Accessible sanitary facilities The number of proposed accessible and ambulant toilets complies. All details must comply with AS 1428.1-2009 – plans capable of complying.

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
F5D2	<u>Height of rooms</u> Minimum ceiling heights: i. Commercial kitchen 2.4m ii. Bathrooms, corridors and store rooms 2.1m iii. Other areas 2.4m iv. Doorways 1980mm
Part F6	<u>Light & Ventilation</u> Artificial lighting to altered and new parts must comply with F6D5 and AS/NZS 1680.0-2009. Ventilation of rooms to altered and new parts must comply with F6D6, F6D7, F6D8 and AS 1668.2-2012. Mechanical ventilation in accordance with AS 1668.2-2012 must be provided to any occupiable rooms where natural ventilation is not provided.
F6D12	<u>Kitchen exhaust</u> A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where— a) any cooking apparatus has— i. a total maximum electrical power input exceeding 8 kW; or ii. a total gas power input exceeding 29 MJ/hour; or b) the total maximum power input to more than one apparatus exceeds, per m^2 of floor area of the room or enclosure— i. 0.5 kW electrical power; or ii. 1.8 MJ/hour gas. A mechanical consultant will need to assist with working out the applicability of this clause as well as the design if it does apply.
G1D3	<u>Cool rooms</u> A coolroom which is of sufficient size for a person to enter must have— (a) a door which is capable of being opened by hand from inside without a key; and

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
	(b) internal lighting **controlled only by a switch** which is located adjacent to the entrance doorway **inside the cool room**; and (c) an indicator lamp positioned **outside** the coolroom which is illuminated when the interior lights *required* by (b) are switched on; and (d) an alarm that is— (i) located **outside** but **controllable only from within** the chamber, strongroom or vault; and (ii) able to achieve a sound pressure level outside the chamber, strongroom or vault of 90 dB(A) when measured 3 m from the sounding device.
Section J	Energy Efficiency J4 – Building fabric (applied to the new / affected envelope only) i. a façade calculator for wall / glazing will be required ii. Roof: R3.7 for a downward direction of heat flow iii. Roof: the solar absorptance of the upper surface of a roof must be 0.45 or less. For the purpose of NCC, ZINCALUME® steel should be considered as having solar absorptance of between 0.50 to 0.60, so **does not comply**. Either a different roofing colour with solar absorptance 0.45 or less is required, or a **performance solution**. J5 – Building sealing (applied to new doors and windows in the new / affected building envelope only) i. doors in building envelope to be provided with door seals, ii. main doors to be self-closing; iii. windows in building envelope must comply with AS 2047-2014 J6 – new air-conditioning and ventilation must comply with Part J6 J7 – new artificial lighting and power must comply with Part J7 J8 – new heated water supply must comply with Part J8 J9D5 – Facilities for solar photovoltaic and battery systems (1) The main electrical switchboard of a building must—

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	**Details / Comments** ***Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise***
	(a) contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for— (i) a solar photovoltaic system; and (ii) a battery system; and (b) be sized to accommodate the installation of solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area. (2) At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels. ***Comments on J9D5 – the extent to which J9D5 applies to the development requires further review. It may be more practical to assess both buildings as one, depending on how the main switchboard is setup, in order to make the best use of any proposed or future solar photovoltaic system.***
Non-BCA issues	**Café – Food Premises** Please be aware that the café must comply with the requirements of AS 4674-2004 Design, construction and fit-out of food premises. Trade waste will be required in accordance with Water Authority requirements.
Non-BCA issues	**Encroaching the property boundary** Refer to comments in Figures 14 and 15.

Table 3.1	Class 6 Buildings
BCA 2022(A1) Clause	Details / Comments *Note: comments apply to both class 6 buildings unless specifically stated / indicated otherwise*

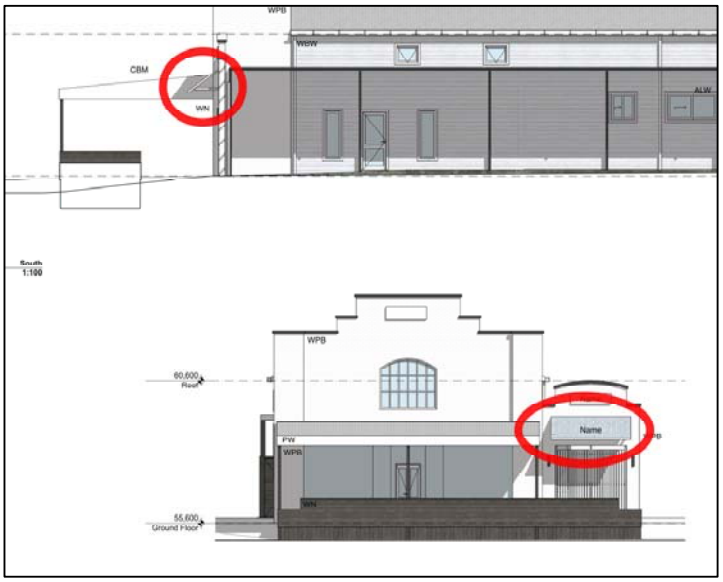


Figure 14 – proposed street awning facing Dowling Street

The proposed awning overhangs the property boundary and will need to comply with Council's requirements. It may need a s.138 Roads Act approval – Council to confirm.

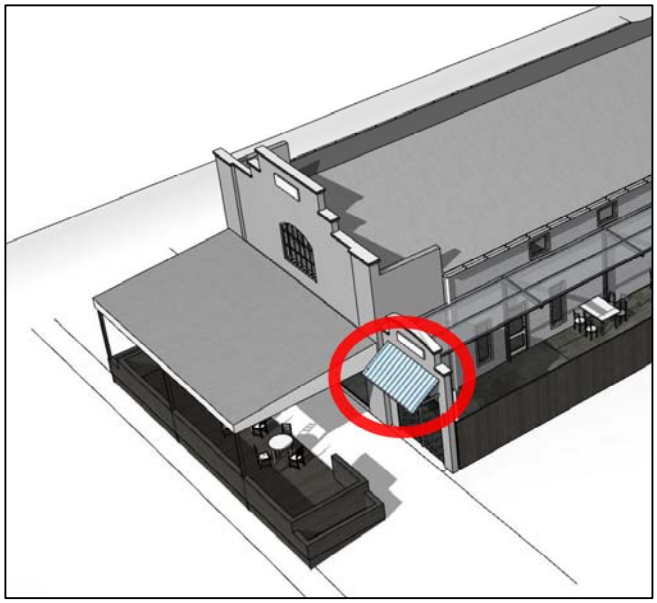


Figure 15 – proposed street awning facing Dowling Street

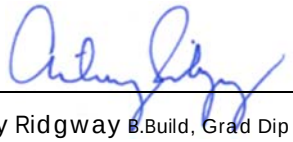
3.2 Class 10a Awnings (refer Figure 1)

Table 3.2	Class 10a Awnings
BCA 2022(A1) Clause	**Details / Comments**
Part B1	Structural provisions The structural consultant will be responsible for certifying compliance with the majority of B1D2, B1D3 & B1D4. The architectural specification must address the remaining requirements of B1D4 including: i. Glazed assemblies: AS 1288-2021 (this applies to any overhead glazing forming the roof of the awnings). ii. Sheet metal roofing (& associated rainwater goods): AS 1562.1-2018
SPEC 5	Fire-resisting construction Notes on class 10a awnings: i. Clause 9.2.4(2) of the ABCB Housing Provisions 2022 states that a Class 10a building must not significantly increase the risk of spread of fire between Class 2 to 9 buildings. The same requirement is applied to the risk of spread of fire between Class 2 to 9 buildings and a fire-source-feature (allotment boundary). ii. The proposed awnings are proposed to be entirely constructed out of non-combustible materials complying with BCA Vol 1 clause C2D10 including: a. Glass, Fibre cement, Steel frame, Steel rainwater goods iii. In addition, the proposed awnings are independently supported and are sufficiently open. iv. The proposed awnings will not significantly increase the risk of spread of fire between the shop / café building and the café overflow building. v. The proposed awnings will not significantly increase the risk of spread of fire between the class 6 buildings and the property boundaries.
F1D3	Stormwater drainage Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3-2021. This includes drainage from roof areas.

4.0 CONCLUSION

This report contains an assessment of the architectural documentation for the proposed development against the deemed-to-satisfy provisions of the Building Code of Australia 2022 Amendment 1 (BCA).

It is considered that the building will comply with the BCA provided the compliance issues identified in Section 3.0 of this report are addressed in the CC documentation and / or during the construction works, as applicable.

Signed: 

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