BCA ASSESSMENT REPORT – DA SUBMISSION R1

To:	Nordon Jago Architects	**Project:**	24033
Attention:	Graham Jago	**Date:**	18.12.2024
Subject:	119 Goldsmith Street, Goulburn		

1.0 Introduction

STAC Consulting (NSW) Pty Ltd (STACC) have been by engaged by Nordon Jago to carry out a review of the proposed single storey building which is proposing a change of use from a dwelling house to a medical consulting rooms with associated carparking and ancillary external works.

This report has been prepared to verify that STACC have undertaken a review of the referenced architectural documentation that will accompany the Development Application to the Consent Authority for the proposed works against the relevant provisions of the Building Code of Australia 2022 Volume 1 (BCA), as detailed on the below architectural plans provided to STACC:

We have also reviewed, referenced and / or relied upon the following documentation in the preparation of this statement:

- National Construction Code 2022 Volume One – Building Code of Australia (BCA)
- Various email from Graham Jago of Nordon Jago Architects
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (DC&FS Regulation)
- Architectural Plans prepared by Nordon Jago Architects:

Drawing	Revision	Date
DA.103 A	E	21.10.2024

The objectives of this statement are to:

- Confirm that the architectural documentation has been reviewed by an appropriately qualified Registered Building Surveyor.
- Identify any BCA compliance issues that require resolution / attention at Construction Certificate stage.

It should be noted that it is not the intent of this report to identify all BCA provisions that apply to the subject development, and the development will require further BCA assessment at Construction Certificate application stage.

2.0 Regulatory Framework

Pursuant to Section 19 of the *Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021,* all new building work must comply with the current BCA, however the existing features of an existing building need not comply with the BCA unless upgrade is required by other legislation.

There are multiple legislative upgrade triggers that the Principal Certifier must consider when assessing a CC application. These include but are not limited to:

- The affected part under the Disability (Access to Premises – Buildings) Standards 2010 (DAPS).
- To ensure the fire protection and structural adequacy of the building is appropriate to the new use as per Clause 14 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*
- Consideration of any significant fire safety issues in accordance with Clause 60 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*

3.0 Limitations and Exclusions

- While every reasonable effort has been made to ensure that this document is correct at the time of issue, STACC disclaim all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.
- STACC do not guarantee acceptance of any advice, reports or the like by the Principal Certifier, Consent Authority, or other relevant authorities or project stakeholders.
- No part of this document may be reproduced in any form or by any means without written permission from STACC. This document is based solely on client instructions, and therefore, should not be used by any third party without prior knowledge of such instructions.
- This report does not include assessment or advice in relation to specialised engineering and building services including but not limited to the requirements of Australian Standards related to structural engineering, civil engineering, mechanical services, electrical services, hydraulic services, fire services, lift services, acoustic services, audio-visual services and bushfire requirements.
- This report does not include a detailed assessment of Access for people with disability i.e BCA Part D4 and Disability (Access to Premises – Buildings) Standards 2010 (DAPS) and relevant standards such as AS 1428.1-2009.
- This report does not include assessment or advice in relation to passive fire protection, waterproofing, weatherproofing, or energy efficiency (Section J).
- The decision as to whether any existing non-compliances are considered “significant fire safety issues” under Section 135 of the EP&A Regulation 2021 or Section 60 of the DC&FS Regulation 2021 lies with the Principal Certifier. Any reports, statements or other written advice issued by STACC does not relieve the Principal Certifier of this obligation and does not prevent the Principal Certifier from raising such matters.
- The above report not include assessment of the adequacy of any existing Category 1 fire safety measures as relevant to Clause 14 of the Environmental Planning & Assessment (DC&FS) Regulation 2021 or Clause 62 of the Environmental Planning & Assessment Regulation 2021. Any reports, statements or other written advice issued by STACC does not relieve the Principal Certifier of this obligation.
- STACC are unable to confirm if the Consent Authority will require existing buildings to be brought into total or partial conformity with the current edition of the BCA when assessing a Development Application. Any reports, statements or other written advice provided by STACC does not prevent the Consent Authority from requiring such an upgrade.
- STACC are unable to confirm compliance with the Disability Discrimination Act 1992 (DDA) as this is a complaints-based piece of legislation and does not contain prescriptive compliance

requirements. In this regard, the Client is to be satisfied that they have addressed their requirements under the DDA.

- No assessment has been undertaken to consider the equitable evacuation of occupants.
- This report does not include assessment or advice in relation to safety in design or requirements of the Work Health and Safety Act 2011 (WHSA).

4.0 BCA Classification

The following comprises a summary of the key BCA Classification items as relevant to the proposed development:

BCA Classification:	Class 5 (Offices / Professional Consulting Services)
Type of Construction:	Type C Construction
Rise In Storeys	One (1)
Effective Height:	Less than 12m

5.0 BCA Assessment – Key Requirements / Considerations

Arising from our review, the following comprises a summary of the key BCA compliance issues relevant to the referenced architectural documentation associated with the proposed building:

BCA Clause	Summary of Requirement	Comment
Part B1 – Structural Provisions		
Part B1 ***Structural provisions***	New structural works are required to be designed by a suitably qualified Structural Engineer in accordance with the provisions of this Part and the relevant Australian Standards.	**Compliance Readily Achievable** Certification shall be provided by a qualified Structural Engineer at CC stage for new structural works.
Part C2 – Fire Resistance and Stability		
C2D2 ***Type of Construction required***	Sets out the minimum type of fire resisting construction required which must be determined in accordance with Table C2D2. Except as allowed for certain Class 2, 3 or 9c buildings and a Class 4 part on the top storey or open spectator stands and indoor sports stadiums. **FRLs of Building elements shall comply with Specification 5.**	**Compliance Readily Achievable** The building is required to be of Type C Construction. Refer to comments under S5C24 for FRL requirements.
S5C24 ***Type C Construction***	• Building elements shall have prescribed FRLs as listed in Tables S5C24a, S5C24b, S5C24c, S5C24d and S5C24e and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the particular Class of building concerned. • An external wall that is required by Table S5C24a to have an FRL need only be tested from the outside to satisfy the requirement	**Compliance Readily Achievable / Further Detail Required at CC Stage** It is noted the external wall on the Western side and parts of the North and South external walls, are within 3m of the side allotment boundary (1.5m-

		to less than 3m). In this regard, the existing and new parts of the walls must achieve an FRL of 60/60/60 (red line below). Refer Figure 1 below. Details to be provided at CC stage.

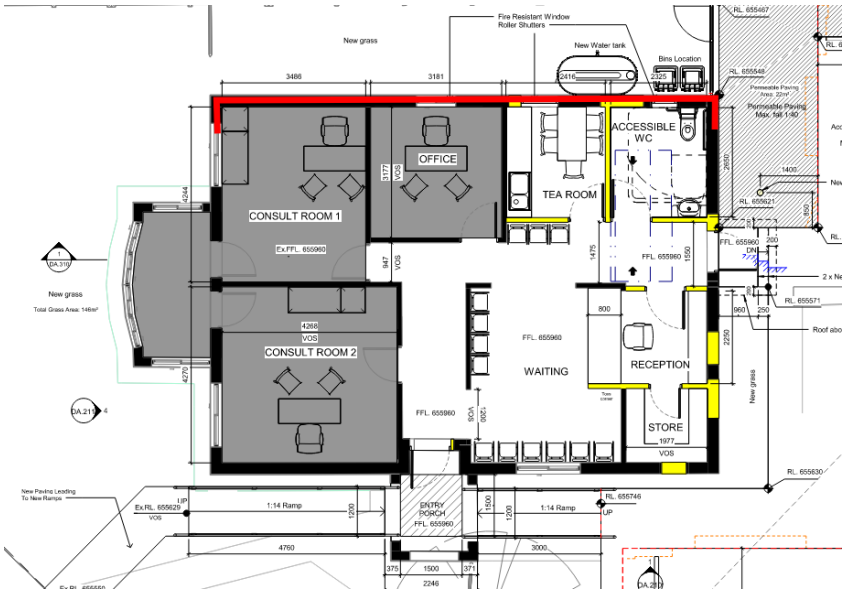


Figure 1: External walls on Western, Northern and Southern elevation located less than 3m from allotment boundary required to achieve an FRL of 60/60/60.

C2D11 ***Fire hazard properties***	The fire hazard properties of new internal linings, materials and assemblies must comply with the requirements of Specification 7	**Compliance Readily Achievable** All new floor, wall and ceiling internal linings must achieve compliance with Specification 7.

Table S7C3: Critical radiant flux (CHF in kW/m2) of floor linings and floor coverings:

Class of building	Building not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17
Class 2, 3, 5, 6, 7, 8 or 9b, excluding Class 3 accommodation for the aged.	2.2 kW/m²

Table S7C4: Wall and ceiling lining materials (material groups permitted):

Class of building	Public corridors	Specific areas	Other areas
Class 9b other than schools, unsprinklered	Walls: 1	Walls: 1,2	Walls: 1,2,3
	Ceilings: 1	Ceilings: 1,2	Ceilings: 1,2,3

Part C3 – Compartmentation and Separation		
C3D3	The size of any fire compartment or atrium in a Class 5, 6, 7, 8 or 9 building must not exceed the relevant maximum floor area nor the relevant	**Compliance Readily Achievable**

General Floor area and volume limitations	maximum volume set out in Table C3D3 and C3D6 except as permitted in C3D4.	The building is within limitations for Type C Construction.
C3D13 ***Separation of equipment***	• Equipment (other than that described in the next dot point below) must be separated from the remainder of the building, if that equipment comprises: (a) lift motors and lift control panels; or (b) emergency generators used to sustain emergency equipment operating in the emergency mode; or (c) central smoke control plant; or (d) boilers; or (e) a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. • Equipment need not be separated in accordance with if the equipment comprises; (a) smoke control exhaust fans located in the air stream which are constructed for high temperature operation in accordance with Specification 21; or (b) stair pressurising equipment installed in compliance with the relevant provisions of AS 1668.1; or (c) a lift installation without a machine-room; or (d) equipment otherwise adequately separated from the remainder of the building. • Separation of on-site fire pumps must comply with the requirements of AS 2419.1. • Separating construction must have an FRL as required by Specification 5 and not less than FRL 120/120/120.	**Compliance Readily Achievable** Confirmation is required at CC stage if any proposed equipment, in particular any battery or UPS system within the comms room, exceeds the requirements of this Clause. If so, it shall be fire separated from the remainder of the building by construction having FRL not less than 120/120/120.
C3D14 ***Electricity supply system***	• An electricity substation located within a building and a main switchboard located within the building which sustains emergency equipment operating in the emergency mode must be separated from any other part of the building by construction having an FRL of not less than 120/120/120 and self-closing fire door/s having an FRL of not less than – /120/30. • Electrical conductors shall comply with requirements of this Clause. • Where emergency equipment (refer to C3D14(6)) is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by	**Compliance Readily Achievable** Confirmation is required at CC stage to determine if there are any new main switch boards which sustain emergency equipment. If so, they shall be fire separated from the remainder of the building in accordance with this Clause.

	metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear.	
Part C4 – Protection of Openings		
C4D3 ***Protection of openings in external walls***	• Openings in an external wall that is required to have an FRL must be protected in accordance with C4D5, and if wall-wetting sprinklers are used they must be located externally. • The requirements above only apply if the distance between the opening and the fire-source feature to which it is exposed is less than: (a) 3 m from a side or rear boundary of the allotment; or (b) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or (c) 6 m from another building on the allotment that is not Class 10.	**Compliance Readily Achievable / Further Detail Required at CC Stage** It is noted numerous window openings are located less than 3m from fire source feature in external walls that require an FRL, refer clouded in Figure 2 below. These openings are required to be protected in accordance with Clause C4D5. Alternatively, these may be addressed as a Performance Solution.

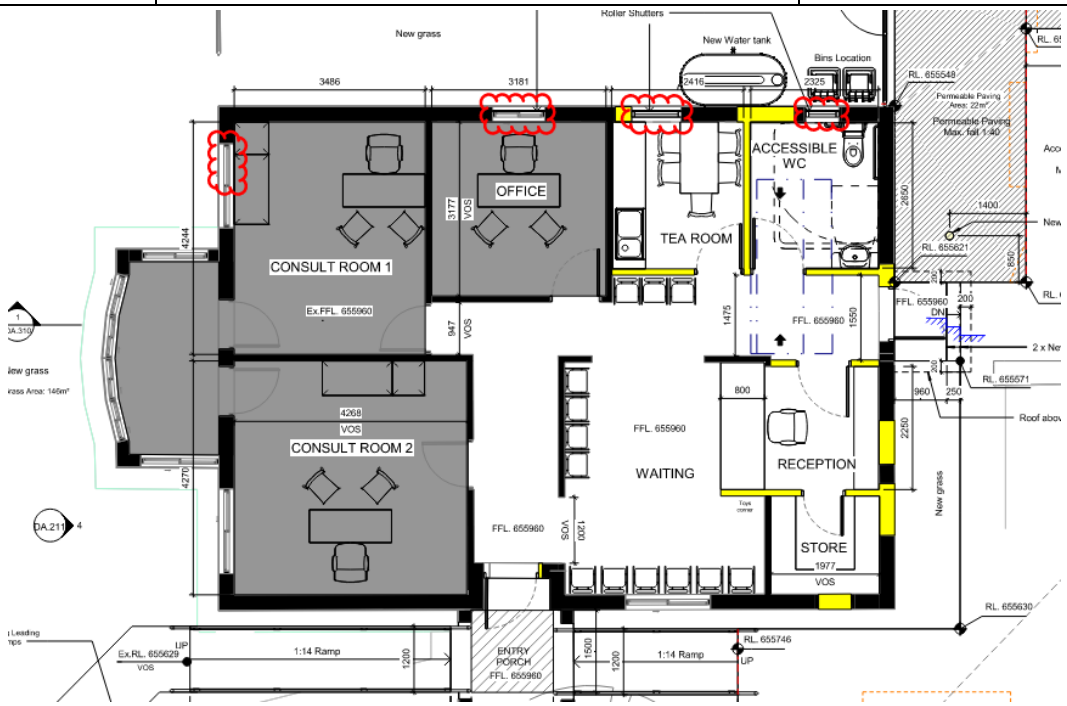
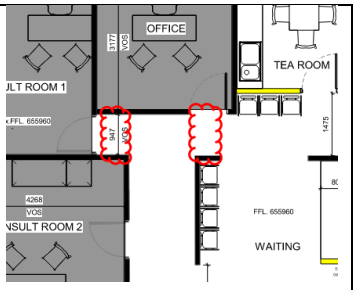



Figure 2: Openings in external wall on Western and Southern elevation located less than 3m from allotment boundary that would require protection.		
C4D5 ***Acceptable methods of protection***	• Where protection is required, doorways, windows and other openings must be protected as follows: (a) Doorways:	**Compliance Readily Achievable / Further Detail Required at CC Stage** Refer comments above under C4D3.

	(i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (ii) –/60/30 fire doors that are self-closing or automatic closing. (b) Windows: (i) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (iii) –/60/– automatic closing fire shutters. (c) Other openings: (i) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than –/60/–. • Fire doors, fire windows and fire shutters must comply with Specification 12.	Windows shall be protected by one of the methods outlined in this Clause, alternatively, addressed as a Performance Solution.
Part D2 – Provision for Escape		
D2D3 ***Number of exits required***	Every building must have at least one exit from each storey and every occupant of a storey must have access to the exits without passing through another sole-occupancy. Additional exits are required in certain circumstances in accordance with (2) – (7).	**Complies** Compliance achieved, 2 exits are provided.
D2D5 ***Exit travel distances***	In a Class 5 building, no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m.	**Complies**
D2D7 ***Height of exits, paths of travel to exits and doorways***	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.	**Compliance Readily Achievable** Details to be provided at CC stage.
D2D8 ***Widths exits and paths of travel to exits***	In a path of travel to an exit in a Class 5 building, unobstructed width, except for doorways, must be not less than 1 m.	**Further Detail Required at CC Stage / Performance Solution** It is noted there are locations in the corridors that will be less than 1m in the path of travel to an exit and shall be addressed at CC stage either by design amendments or Performance Solution.

		 *Figure 3: Corridors less than 1m wide*
D2D9 ***Width of doorways in exits or paths of travel to exits***	Exits must have the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4), minus 250 mm, or in any other case except where it opens to a sanitary compartment or bathroom – 750mm.	**Compliance Readily Achievable** Details to be provided at CC stage.
D2D15 ***Discharge from exits***	• The discharge point of alternative exits must be located as far apart as practical and they must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it. • If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than: (a) the minimum width of the required exit; or (b) 1 m, whichever is the greater. • If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by: (a) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D4; or (b) except if the exit is from a Class 9a building, a stairway complying with the Deemed-to-Satisfy Provisions of the BCA.	**Compliance Readily Achievable** Details to be provided at CC stage.
D2D18 ***Number of persons accommodated***	The number of persons accommodated in a storey, room or mezzanine must be determine in accordance with (a), (b) or (c).	**Note** It is assumed less than 20 staff and visitors will be accommodated
Part D3 – Construction of Exits		
D3D8 ***Installations in exits and paths of travel***	• An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit.	**Compliance Readily Achievable** This requirement applies to electrical meters, distribution boards or ducts, telecommunications

	• Gas or other fuel services must not be installed in a required exit. • Except for in a fire-isolated exit, equipment comprising of electricity meters, distribution boards or ducts, central telecommunications distribution boards or equipment, electrical motors or other motors serving equipment in the building may be installed in a required exit, or in any corridor, hallway, lobby or the like leading to a required exit, provided that service or equipment is suitably sealed against smoke spreading from the enclosure by non-combustible construction or a fire-protective covering. • Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with: (a) a lighting, detection, or pressurisation system serving the exit; or (b) a security, surveillance or management system serving the exit; or (c) an intercommunication system or an audible or visual alarm system in accordance with D3D27; or (d) the monitoring of hydrant or sprinkler isolating valves	distribution boards or equipment, and electrical or other motors serving equipment within the building that are located in a path of travel to an exit. In this regard, such cupboards are to be enclosed in non-combustible materials and are to be suitably sealed against the spread of smoke. Details to be provided at CC stage.
D3D14 Goings and risers	Goings and risers dimensions shall comply with provisions of this Clause and Table D3D14.	**Compliance Readily Achievable** Compliance readily achievable, noting a proposed external stairway on the Northern side is proposed. Details to be provided at CC stage.
D3D16 Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless exempted by other provisions of this Clause.	**Compliance Readily Achievable** Details to be provided at CC stage.
D3D22 Handrails	Except for handrails referred to in D3D23, and subject to other requirements below, handrails must be located along at least one side of the ramp or flight, fixed at a height of not less than 865mm, and comply with Clause 12 of AS 1428.1-2009 where serving an accessible area.	**Compliance Readily Achievable** Compliance readily achievable, noting a proposed stairs and ramps are proposed. Details to be provided at CC stage.
D3D24 Doorways and doors	• A doorway serving as a required exit or forming part of a required exit, or a doorway in a patient care area of a Class 9a health-care building:	**Compliance Readily Achievable**

	(a) must not be fitted with a revolving door; and (b) must not be fitted with a roller shutter or tilt-up door unless: (i) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m^2, and (ii) the doorway is the only required exit from the building or part; and (iii) it is held in the open position while the building or part is lawfully occupied; and (c) must not be fitted with a sliding door unless: (i) it leads directly to a road or open space; and (ii) the door is able to be opened manually under a force of not more than 110 N; and (d) if fitted with a door which is power-operated: (i) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. A power-operated door in a path of travel to a required exit, except for a door in a patient care area of a Class 9a health-care building as provided above, must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source.	Swing doors are proposed for exit doors. Details to be provided at CC stage.
D3D25 ***Swinging doors***	A swinging door in a required exit or forming part of a required exit: (a) must not encroach (include door handles or other furniture or attachments to the door): (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or passageway if it is likely to impede the path of travel of the people already using the exit; and (ii) when fully open, by more than 100 mm on the required width of the required exit; and (b) must swing in the direction of egress unless	**Compliance Readily Achievable** Swing doors are proposed for exit doors and are indicating as swinging in the direction of egress.

	(i) it serves a building or part with a floor area not more than 200m^2, it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or (ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and (c) must not otherwise impede the path or direction of egress.	
D3D26 ***Operation of latch***	New doors must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action on a single device in accordance with D2D26(1) or where the latch operation device referred to in (1) is not located on the door leaf itself, must be located in accordance with D2D26(2). The requirements of (1) and (2) do not apply in a Class 9b building (other than a school, an early childhood centre or a building used for religious purposes) to a door in a required exit, forming part of a required exit or in the path of travel to a required exit serving a storey or room accommodating more than 100 persons, determined in accordance with D2D18, in which case it must be readily openable— (a) without a key from the side that faces a person seeking egress; and (b) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and (c) where a two-leaf door is fitted, the provisions of (a) and (b) need only apply to one door leaf if the appropriate requirements of D2D7 to D2D11 are satisfied by the opening of that one leaf; and (d) where the door is a door in a path of travel providing re-entry to the building from a balcony, terrace or the like, it may be fitted with key-operated fastenings only, the tongues of which must be locked in the retracted position whenever the building is occupied by the public, so the door can yield to pressure. Exemptions are available for certain secure areas and doors that are fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system complying with Spec. E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked.	**Compliance Readily Achievable** All new door hardware shall allow egress at all times from the side seeking egress and be of single-handed downward action. Note: Door hardware in accessible area shall also comply with AS 1428.1-2009.

Part D4 – Access for People with a Disability		
D4D2 ***General building access requirements***	Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.	**Further Detail Required at CC Stage / Performance Solution** All new works within the areas normally used by the occupants are required to be accessible and comply with the provisions of AS 1428.1-2009. It should also be noted that affected part provisions of the under the Disability (Access to Premises – Buildings) Standards 2010 (DAPS) would be triggered which requires the accessible path of travel from the principal entry to any area of new work to comply with provisions of AS 1428.1 It is noted the following areas will require further information at CC stage and possibly Performance Solutions from a suitably qualified Access Consultant; • Principal entry doorway • Doorways and circulation space to the Office and Consult Room 1 Details confirming compliance are to be provided with the CC application.
D4D3 ***Access to buildings***	• An accessway must be provided to a building required to be accessible— (a) from the main points of a pedestrian entry at the allotment boundary; and (b) from another accessible building connected by a pedestrian link; and (c) from any required accessible carparking space on the allotment. • In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—	**Compliance Readily Achievable** It is noted a new ramp is proposed from the allotment boundary and the new accessible space. Details confirming compliance are to be provided with the CC application.

	(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (b) in a building with a total floor area more than 500 m^2, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance. • Where a pedestrian entrance required to be accessible has multiple doorways— (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. • For the purposes of pedestrian entrances with multiple doorways — (a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (i) all doorways serve the same part or parts of the building; and (ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3). Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.	
D4D4 ***Parts of buildings to be accessible***	In a building required to be accessible— • every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1. • every passenger lift must comply with E3D7. • accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1—	**Compliance Readily Achievable** Details confirming compliance are to be provided with the CC application.

	(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway. • a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building— (i) containing not more than 3 storeys; and (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m^2. • clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'. the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively	
D4D5 ***Exemptions***	The following areas are not required to be accessible: • an area where access would be inappropriate because of the particular purpose for which the area is used. • an area that would pose a health or safety risk for people with a disability. any path of travel providing access only to an area exempted by (a) or (b).	**Note** Details of any such exemptions will need to be provided with the CC application, including which areas are proposed to be exempt and the reasons why.
D4D6 ***Accessible car parking***	Accessible carparking spaces must be provided in a Class 7a building required to be accessible and in a carparking area on the same allotment of a building required to be accessible in accordance with this clause and must comply with AS2890.6-2009. For each class of building to which the carpark or parking area is associated, the number of accessible parking spaces required is as follows: • Class 5, 7, 8 or 9c buildings – 1 accessible space for every 100 carparking spaces or part thereof; (ii) For each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space.	**Compliance Readily Achievable** 1 x accessible space proposed. Details confirming compliance are to be provided with the CC application.
D4D7 ***Signage***	• Braille and tactile signage complying with Specification 15 must— (i) incorporate the international symbol of access or deafness, as appropriate, in	**Compliance Readily Achievable** Details and a signage schedule confirming compliance are to be

	accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A) “Exit”; and (B) “Level”; and (C) the floor level number or floor level descriptor, or a combination of the two. • Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and • Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and • signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and • where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and • where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility. • In a building that is subject F4D12 and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each— (a) bank of sanitary facilities; and	provided with the CC application.

	(b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility	
D4D9 ***Tactile indicators***	• For a building required to be accessible, tactile ground surface indicators (TGSIs) must be provided to warn people who are blind or have a vision impairment that they are approaching— (a) a stairway, other than a fire-isolated stairway; and (b) an escalator; and (c) a passenger conveyor or moving walk; and (d) a ramp, other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (e) in the absence of a suitable barrier— (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point. • Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1. A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	**Compliance Readily Achievable** Details confirming compliance are to be provided with the CC application.
D4D12 ***Ramps***	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	**Compliance Readily Achievable** Details confirming compliance are to be provided with the CC application.
D4D13 ***Glazing on an accessway***	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	**Compliance Readily Achievable** Details confirming the new glazing on an accessway achieves compliance are to be provided with the CC application.
Part E1 – Fire Fighting Equipment		

E1D2 ***Fire hydrants***	• A fire hydrant system must be provided to serve a building— (a) having a total floor area greater than 500m²; and (b) where a fire brigade station is— (i) no more than 50 km from the building as measured along roads; and (ii) equipped with equipment capable of utilising a fire hydrant.	**N/A** Floor area of the building has been assessed as less than 500m².
E1D3 ***Fire hose reels***	A fire hose reel system must be provided— (a) to serve the whole building where one or more internal fire hydrants are installed; or (b) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500 m2.	**N/A** Floor area of the building has been assessed as less than 500m².
E1D14 ***Portable fire extinguishers***	Portable fire extinguishers are required throughout the building in accordance with this Clause and AS 2444.	**Compliance Readily Achievable** Details and certification to be submitted at CC stage.
Part E2 – Smoke Hazard Management		
E2D9 ***Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings***	• A building not more than 25 m in effective height that— (a) is a Class 5 or 9b school building or part of a building having a rise in storeys of more than 3; or (b) is Class 6, 7b, 8 or 9b building (other than a school) or part of a building having a rise in storeys of more than 2; or (c) has a rise in storeys of more than 2, and contains— (i) a Class 5 or 9b school part; and (ii) a Class 6, 7b, 8 or 9b (other than a school) part, must meet the requirements below. • A building referred to above must be provided with— (a) in each required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (b) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building has more than one fire compartment; or (c) an automatic smoke detection and alarm system complying with Specification 20; or	**Note** The building has a RIS of 1 as such is not required to be provided with an automatic smoke detection and alarm system, unless required by a Fire Engineered Performance Solution .

	(d) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. For the purposes of (2), vertically separated fire compartments are fire compartments above and below each other, and not fire compartments within the same storey	
Part E4 – Visibility in an Emergency, Exit Signs and Warning Systems		
E4D2 ***Emergency lighting requirements***	Emergency lighting is required to achieve compliance with this Clause and AS2293.1-2018.	**N/A** The building is less than 300m².
E4D5 - E4D8 ***Exits signs and Direction signs***	Exit signs are required to achieve compliance with this Clause and AS2293.1-2018.	**Compliance Readily Achievable** Details and certification to be submitted at CC or OC stage.
Part F1 – Surface water management, rising damp and external waterproofing		
F1D3 ***Stormwater drainage***	Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3	**Compliance Readily Achievable** Details and certification to be submitted at CC or OC stage.
F1D6 ***Damp-proofing***	• Except for a building covered by (3), moisture from the ground must be prevented from reaching— (a) the lowest floor timbers and the walls above the lowest floor joists; and (b) the walls above the damp-proof course; and (c) the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders. • Where a damp-proof course is provided, it must consist of— (a) a material that complies with AS/NZS 2904; or (b) impervious sheet material in accordance with AS 3660.1. • The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes.	**Compliance Readily Achievable** Details and certification to be submitted at CC or OC stage.

	(c) An open spectator stand or open-deck carpark.	
F1D7 ***Damp-proofing of floors on the ground***	• If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. • The requirements of (1) do not apply where— (a) weatherproofing is not required; or (b) the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.	**Compliance Readily Achievable** Details and certification to be submitted at CC or OC stage.
Part F2 – Wet areas and overflow protection		
F2D2 ***Wet area construction***	In a Class 5, 6, 7, 8 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must— (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building.	**Compliance Readily Achievable** Details to be provided at CC stage.
F2D4 ***Floor wastes***	Where a floor waste is installed— (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50.	**Compliance Readily Achievable** Details to be provided at CC stage.
Part F3 – Roof and Wall Cladding		
F3D2 ***Roof coverings***	A roof must be covered with— (a) roof tiles complying with AS 2049, fixed in accordance with AS 2050; or (b) metal sheet roofing complying with AS 1562.1; or (c) plastic sheet roofing designed and installed in accordance with AS 1562.3; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5.	**Compliance Readily Achievable** Details to be provided at CC stage.
F3D3 ***Sarking***	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2.	**Compliance Readily Achievable** Details to be provided at CC stage.
F3D4	• Subject to (2) and (3), the following glazed assemblies in an external wall, must comply	**Compliance Readily Achievable**

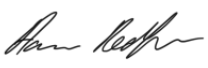
Glazed assemblies	with AS 2047 requirements for resistance to water penetration: (a) Windows. (b) Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame. (c) Adjustable louvres. (d) Shopfronts. (e) Window walls with one piece framing. Concessions are available for some types of windows.	Details to be provided at CC stage.
F3D5 ***Wall cladding***	• External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700. (b) Autoclaved aerated concrete: AS 5146.3. (c) Metal wall cladding: AS 1562.1. • The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributed to the weatherproofing of another part of the building that is required to be weatherproofed. (c) An open spectator stand or open deck carpark.	**Compliance Readily Achievable** Details to be provided at CC stage.
Part F4 – Sanitary and Other Facilities		
F4D4 ***Facilities in Class 3 to 9 buildings***	• Except where permitted by (3), (4), (7), F4D5(a) and F4D5(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Tables F4D4a, F4D4b, F4D4c, F4D4d, F4D4e, F4D4f, F4D4g, F4D4h, F4D4i, F4D4j, F4D4k and F4D4l, as appropriate. • 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.	**Compliance Readily Achievable** Based on the number of sanitary facilities provided, the following occupant numbers could be accommodated: **Staff:** 10 Occupant numbers to be confirmed by the building user at CC stage.
Note: In accordance with Clause F4D3(3), the unisex accessible W.C can be counted as 1 W.C for both male and female.		

Part F5 – Room Heights		
F5D2 ***Heights of rooms and other spaces***	The height of rooms and other spaces in a Class 5 building must be not be less than 2.1m in 2.1m corridor passageways sanitary facility, bathrooms, tea preparation rooms, pantry, storeroom. All other areas not less than 2.4m	**Compliance Readily Achievable** Details to be provided at CC stage.
Part F6 – Light and Ventilation		
F6D5 ***Artificial lighting***	Artificial lighting is required to all rooms that are frequently occupied, all spaces required to accessible, all corridors, lobbies, internal stairways and other circulation spaces and paths of egress. Artificial lighting shall comply with AS1680.0	**Compliance Readily Achievable** Electrical Consultant to certify compliant artificial lighting at CC or OC stage.
F6D6 ***Ventilation of rooms***	In a Class 5 building, ventilation must be provided through natural ventilation complying with Clause F4.6 or mechanical ventilation complying with AS1668.2.	**Compliance Readily Achievable** Mechanical Consultant to certify compliant mechanical air handling system at CC stage.
Section J – Energy Efficiency		
Part J1 - J9 ***Energy Efficiency***	This Part sets the thermal performance properties of building fabric, the energy efficiency of key energy using equipment and the features a building must have to facilitate the future installation of distributed energy resources.	**Compliance Readily Achievable** Section J Consultant to advise on specific requirements to achieve compliance.

6.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed single storey building which is proposing a change of use from a dwelling house to a medical consulting suites with associated carparking and ancillary external works., against the relevant Deemed-to-Satisfy Provisions of the BCA Volume 1 2022. Arising from the review, compliance with relevant provisions of the BCA Volume 2022 can readily be achieved, subject to provisions within this report being addressed. Where compliance matters are proposed to comply with the Performance Requirements (rather than DtS Provisions), the development of a Performance Solution Report will be required, prior to the issue of the Construction Certificate.

Prepared By:



Aaron Redfern
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Building Surveyor – Unrestricted
(BDC 2321)

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Tom Johnston
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Appendix 1 – Draft Fire Safety Schedule

The following table is a list of the required fire safety measures within the proposed building. These measures may be subject to further change pending the outcomes of the final Fire Safety Engineering Report. Fire Safety Schedule shall be finalised at CC stage.

It is recommended that the Draft Fire Safety Schedule is issued to the relevant contractors / consultants for review to confirm the 'Proposed' Fire Safety Measures are consistent with the measures proposed as part of their scope of works. Fire Safety Measures which are incorrectly listed or omitted will create an inconsistency with the Construction Certificate (CC) and Occupation Certificate (OC) schedules and may require an amended CC to be issued by the Principal Certifier.

Statutory Fire Safety Measure	Standard of Performance	Proposed
Exit Signs	BCA Clauses E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018	✓
Paths of Travel	EP&A Regulation Clause 109	✓
Portable Fire Extinguishers	BCA Clause E1D14 AS 2444 – 2001	✓
Fire Engineered Performance Solutions: TBC	TBC	TBC