National Compliance Code Volume 2 NCC- 2022

11 Curtis Road, Chester Hill NSW 2162

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Existing view of the existing building as seen from the existing carpark.

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1.0 INTRODUCTION

The following NCC-2022 Volume 1, report has been prepared at the request of AKT Engineering & Consulting PTY-LTD on behalf of their client Alminia Charitable Association P/L.
The purpose of this BCA-NCC Assessment is for the Change of use from what was an existing Bowling Club previously known as "Chester Hill Bowling Club", which ceased operation in April 2020.
The proposed new use will be a Community Centre.

As advised by the architects (AKT Engineering & Consulting PTY-LTD), the proposed use of the community Centre will be as follows:

- Assisting with translation of documents such as centre link, passport documents, job application documents, filling citizenship documents etc,
- Social services such as English courses, First Aid courses, Arts & Crafts courses,
- The community centre will also be used as a place for people to socialise and connect with others and build relationships,
- Will also be used for learning & Educational Opportunities, such as learning letter writing, learning how to compile a resume for job applications, cooking classes, etc,
- Community gathering for social support and public information,
- Community sporting indoor activities such as Chess, Darts, Puzzles, and outdoor activities such as crochet, basketball etc.

Additional Back Ground highlight information:

- The Site Land / Allotment area is 8,714m^2,
- The Gross Floor Area (GFA) of the existing building that is the subject of this NCC-2022 Volume 1 assessment report from a bowling club to a community centre is 741.57m^2 in area.
- The subject site is level and has two street frontages to Curtis Road and Ashton Avenue.
- Existing improvements include Chester Hill Bowling Club, which recently ceased operation in April 2020.
- The current building has a fully functioning Bar & kitchen facilities and their equipment.
- The existing building already has essential fire safety measures in place, such as portable fire extinguishers located throughout the building, an external double attack Hydrant in the carpark area near the building, adequate emergency lighting some exit signs, however some of the

external doors that do not have exist signs will also need additional exit signs, the kitchen has portable fire extinguishers and a fire blanket. A annual fire safety statement will need to be submitted to the Local Government Authority and the existing fire safety measure will need to be tagged and dated.

- The proposed change of use to a community centre building, is located 1.5 km from Chester Hill Railway Station.
- The existing building is built of double brick masonry walls all around & has a reinforced concrete slab.

The outcomes of this compliance assessment conclude that the proposed change of use will be capable of achieving compliance for the intended use of the building, subject to the implementation of the requirements detailed in the commentary of this report, in accordance with the NCC-2022 Volume 1 and applicable codes and standards because the change of use will be from a previous Class 9b Club to a proposed change of use Community Centre therefore the same Building Code Requirements and fire loading are similar.

1.1 Basis of Report

Where non-compliances are to be identified in the assessment, suitable recommendations will be provided to achieve compliance with the NCC-2022 Volume 1 and applicable legislation.

The current National Construction Code of Australia (NCC) will be used as a guide when assessing the change of use from a Bowling Club Class 9b Building to a Community Centre.

This report is based on the following: -

1. The requirements of the National Construction Code of Australia 2022, (NCC-2022 Volume 1), including the NSW Variations (as a guide); this report will be assessing the existing building t the requirements of Section C (Fire Resistance), Section D (Access & Egress), Section E (Services & Equipment), Section F (Health & Amenity).
2. The Guide to the National Construction Code of Australia 2022 Volume 1.
3. Site Inspection by ICERT CERTIFICATION on 29 November 2024.
4. Architectural plans by AKT Engineering & Consulting, issue “A”, Sheet Nos: CDC.01 to CDC.17 all Dated 02/12/2024.

1.2 Purpose of the Report

This report has been prepared to address the deviations from the Deemed-to-Satisfy Provisions of the NCC 2022 of Australia, (as tabled in the Executive Summary), and to provide recommendations in accordance with the provisions of NCC-2022 Volume 1. This report is prepared for the purposes of

submitting to the Principle Certifying Authority (PCA) for acceptance prior to the issuing of a Construction Certificate or a Complying Development Certificate for the change of use proposal.

1.3 Limitations of the Report

This report does not assess the following:

- Compliance with structural provisions of the proposed building design.
- Reporting on hazardous materials, WHS matters or site contamination.
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building.
- Consideration of any fire services operations (including hydraulic, electrical, or other systems)
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance of surrounding buildings
- Compliance with Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010.
- Compliance with the conditions of the approved Development Consent.
- Compliance with the energy provisions of Section J and Basix.
- Compliance with Council DCP for adaptable housing and the provisions of AS4299-1995.
- Compliance with Bush Fire Risk and any associated requirements.
- Compliance with planning legislation and requirements.
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported; however invasive or intrusive inspections have not been carried out) Sections B, G, H of the BCA are not considered.
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out.

Executive Summary/Recommendations:

The following items need to be included and to be complied with:

1. The existing building requires the installation of "Brail & Tactile Signage" for the sanitary facilities to be installed for right handed pe in accordance with Clause S15C2 of NCC-2022 and must comply with the specification in accordance to Clause S15C3 of the NCC-2022..
2. To install "Tactile Indicators" to warn people they are approaching a stairway or a ramp in accordance with Clause S15C2 of NCC-2022.
3. Braille & Tactile signs are to have a Luminance Contrast of 30% and must comply with the braille compliance criteria.
4. Lighting in areas where braille & tactile signs are located must have appropriate illumination to ensure luminous contrasts are to be always met during which they are required to be used, Clause S15C5 NCC-2022.
5. All existing essential fire safety measures are to be tagged, and date stamped.
6. The building managers are to submit an Annual Fire Safety Statement (AFSS) to Council and it must be hung up in a conspicuous location in the building were it can be readily found and read Council and Fire & Rescue NSW.
7. The existing smoke alarm systems are to be checked by a qualified person and included in the Annual Fire Safety Statement (AFSS).
8. The building management will need to engage the services of access consultant to produce an access report that need to be complied with.
9. The existing kitchen to be inspected by Council's food premises health surveyors.
10. The existing kitchen exhaust system to be check by a qualified person to verify it complies with the Australian Standards.
11. The existing air handing mechanical ventilation system to be checked by a qualified person and should be included in the Annual Fire Safety Statement.
12. The Access toilets appear to be none compliant they will need to be looked at by an access consultant.

2 .0 B C A ASSESSMENT

The following table below details the compliance assessment requirements in terms of each prescriptive provision of the Building Code of Australia 2022 Volume 1 also known as the National Construction Code (NCC).

For those instances of "Deemed to Satisfy (DTS) non-compliance", a detailed analysis and commentary is provided in the table below. Where items are nominated as "Capable of Complying" it is considered that the existing plans and the as built building will comply.

Assessment data regarding the current Building Code of Australia 2019.

Building ID	RIS	Classification	Construction Type	Effective Height
1 Storey existing Building	1	9b Single Storey Assembly Building	C	<12m

3.0 BCA Assessment Summary

Item	Description	Status	Comments
SECTION C PART C2 Fire Resistance &Stability Table S524b	**Fire Resistance Fire resistance and Stability**	Applies	
	The subject building is a single storey double brick building. According to Table C2D2 (Type of Construction Required) NCC-2022 Volume 1, Type of Construction required is Type C.	Type C	The existing building complies with Section C, Fire resistance & Stability requirements. The building is constructed of double brick cavity construction. The eastern elevation wall is built on a zero meter boundary setback and has no window openings.
	Fire Source features		
	There are no window openings on the eastern elevation of the existing building which is built of double brick cavity construction therefore it complies with the NCC-2022 fire resistance requirements.	<18m	According to Table 4 Type B construction FRL of Building Elements: The external loadbearing portion of the walls require and FRL of 90/ 30/ 30, the external masonry walls achieve this requirement. The window and door openings to all wall elevations exceed the 3m setback (The minimum is 4m and

	All other elevation window openings fully comply with the NCC-2022 fire resistance requirements.		further) therefore they do not need protection of the openings.
	General Requirements	Noted	Noted
	Type “A” Fire Resisting Construction	NA	NA
	Type “B” Fire Resisting Construction	N/A	N/A
	Type “C” Fire Resisting Construction	Applicable	The existing Building is Type C & Complies
	Rise in Storeys for the existing building is 1	1	Complies
C2D3	Calculation of Rise in Storeys	Applies	The existing building is calculated to be one storey in height
C2D4			
C2D5			
C2D6			
C2D7			
C2D8			
C2D9			
C2D10			
C2D11			
C2D12	Building of Multiple Classification	N/A	Complies (Class 9b Assembly Building only)
	Mixed Type of Construction	N/A	N/A does not apply to this Building
C2D13	Two Storey Class 2, or 9C Buildings	N/A	NA This building is strictly a Class 9b
	Class 4 Parts of a Building	N/A	There are no Class 4 parts existing or proposed
C2D14	Open Spectator Stand & Indoor Sports Stadium	N/A	There are no Open Spectator Stands or Indoor Sports Stadium
C2D15	Lightweight Construction	N/A	N/A
	Non Combustible building elements Fire Hazard Properties Performance of External Walls in a Fire	N/A N/A N/A	N/A This is only applicable to Type A and Type B Construction The Building Complies

	Fire Protection Timber Concession		The existing building external walls are not built of tilt-up and pre-cast concrete panels. Built of Double masonry cavity brickwork
	Ancillary Elements	N/A	The building is strictly built of masonry brick cavity construction
		N/A	There are no ancillary element fixed or installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible
	Fixing of Bonded Laminated Cladding Panels	N/A	There are no fixed bonded Laminated Cladding Panels to the existing building
C3D3	General floor area and volume limitations	NA	Maximum floor area limitation generally complies with Type "C" construction for the design the proposed basement carpark does not exceed 3000m^{2,} the floor area of the building is 741.57m^2.
C3D4	Large, isolated buildings	NA	NA
C3D5	Requirements for open space and vehicular access	Noted	Complies
C3D6	Class 9 buildings	NA	Only Applies to Type A & type B Construction
C3D7	Vertical separation of openings in external walls	NA	This is only applicable to Type A Construction
C3D8	Separation by fire walls	N/A	Theare no non-load bearing fire walls required or used in the existing building
C3D9	Separation of classifications in the same storey	N/A	There are no separate Classifications in this existing building.
C3D10	Separation of Classifications in different storeys	N/A	The existing building is 1 storey in height therefore has no lift shafts

C3D11			
	Separation of Stairways and lift in shafts	N/A	N/A
C3D12	Stairways & lift shafts in one shaft	N/A	N/A
C3D13	Separation of Equipment	N/A	N/A There are not lift equipment in the building
C3D14	Electricity Supply System	N/A	N/A There are no Substations in the Building
C3D15	Public Corridors in Class 2 & 3 Buildings	N/A	The existing building is a Class 9b building
	Protection of openings		
	Protection of openings in external walls	N/A	Not Required
C4D3	Separation of external walls and associated openings in different fire compartments	N/A	There are no separate fire compartments in the building
C4D4	Acceptable methods of protection	N/A	No separate fire compartments in the building
C4D5			
C4D6	Doorways in fire walls	NA	There are no Fire Walls in the building
C4D7	Sliding fire doors	NA	There are no sliding fire doors
C4D8	Protection of doorways in horizontal exits	NA	There are no horizontal exits in the existing building
C4D9	Openings in fire-isolated exits	NA	There are no Fire Isolated Exits
CD410	Service penetrations in fire-isolated exits	NA	There are no Fire Isolated Exits
CD411	Openings in fire-isolated lift shafts	NA	There are no Fire Isolated lift shafts
CD412	Bounding construction: Class 2,3 and 4 buildings	NA	The existing Building is a Class 9b assembly building
CD413	Openings in floor and ceilings for services	NA	The existing building is a Type C construction therefore it is N/A
CD414	Openings in shafts	NA	There are no Lift Shafts in the building
CD415	Openings for service installations	NA	Complies
CD416	Construction joints	Applies	The exiting building complies
CD417	Columns protected with lightweight construction to achieve an FRL	NA	There are no Columns construction
	Specification 5 Fire Resisting Construction		
	Exposure to Fire Source Features	Applies	Complies
S5D2	Fire Protection for a support to another part	NA	N/A Complies
S5D3	Lintels	Applies	Complies
S5D4	Method of attachment not to reduce the fire resistance of building elements	Applies	Complies
	General Concessions	N/A	Not required for 1 storey buildings
S5D5	Mezzanine Floors Concessions	NA	There are no mezzanine Floors
S S5D6			

S5D7			
S5D8	Enclosure of shafts	NA	There are no Shafts in the building
S5D9	Carparks in Class 2 & 3 Buildings	NA	Not a Class 2 & 3 Building

S5D10	**Residential care building: Concession**	**N/A**	**Not a Rewsidential care building**
S5D11	**Type A fire-resisting construction — fire-resistance of building elements**	**N/A**	**Not a Type A fire-resisting construction**
S5C21	Type B fire-resisting construction — fire-resistance of building elements	N/A	Not a Type B fire-resisting construction
S5C24	Type C fire-resisting construction — fire-resistance of building elements	Applies	Building Complies
S5C25	Type C fire-resisting construction — carparks	N/A	The property is served by an open carpark Infront of the building
Specification 6	Structural tests for lightweight construction	NA	The existing double brick masonry building has stood the test of time; & appears to be compliant to date.
Specification 7	Fire Hazard properties	Applies	Complies
Specification 8	Performance of external walls in fire	N/A	There is no Cast concrete panels used on the subject building it is built of double brick
Specification 9	Cavity barriers for fire-protected timber	N/A	There is no fire protected timber
Specification 10	Fire-protected timber	NA	NA
Specification 11	Smoke proof walls in health care & residential care buildings	NA	Not a health care & residential care building
Specification 12	Fire doors, smoke doors, fire windows & shutters	NA	There are no fire doors, smoke doors, fire windows & shutters in the building
Specification 13	Penetrations of walls, floor & ceilings by services	Applies	Complies
Specification 14			
Section D	Access & Egress		
D1F1	Access	Applies	The current Building provides people with safe, equitable and dignified access to the building, the services and facilities within the current building; and safeguard occupants from illness or injury while evacuating in an emergency.
D1F2	Egress	Applies	The Current building provides adequate means of evacuation which allow occupants time to evacuate safely without being overcome by the effects of an emergency.

D1P1 D1P2	Access for people with a disability	Applies	The current building enables people to approach the building from the road boundary and from any accessible carparking spaces associated with the building; and from any accessible associated building; and also enables access work and public spaces, accommodation and facilities for personal hygiene; and identification of *a*ccessways at appropriate locations which are easy to find.
	Safe movement to and within a building	Applies	The current building has walking surfaces with safe gradients; and all installed doors avoid the risk of occupants having their egress impeded; or being trapped in the building; existing stairways and ramps with slip-resistant walking surfaces on ramps; and stairway treads or near the edge of the nosing.
D1P3	Fall prevention barriers	Applies	The current building has barriers that provide fall prevention where people could fall 1 m or more.
D1P4	Exits	Applies	All Exits provide & allows occupants to evacuate safely, with their number, location and dimensions being appropriate to the travel distance; and the number, mobility and other characteristics of occupants; and current exits are designed to the appropriate function & use of the building; the single storey height of the building.
D1P5	**Fire-isolated exits**	N/A	There are no Fire Isolated Exits within this single storey building & nor is it required.
D1P6	Paths of travel to exits	Applies	The existing building occupants can safely evacuate the building, paths of travel to exits have dimensions appropriate to the number (No more than 100 People at any given time). The current building also is designed to cater for the mobility and other characteristics of the occupants; and the function or use of the building.
D1P7	Evacuation lifts	N/A	There are no evacuation lifts in the existing single storey building.
D1P8	Carparking for people with a disability	Applies	The existing Carparking spaces for use by people with a disability is provided, to the degree necessary, & gives equitable access for carparking; and is designated and easy to find.
D1P9	Communication systems for people with hearing impairment	N/A	Not required and nor is it installed in the current building.
D2D5	Exit travel distances	Applies	The distance of travel to an exit in a Class 9b building distance to one of the exits may be 60 m if the path of travel from the room concerned to that exit is through another area which is a corridor, hallway, lobby, ramp or other circulation space. The existing building fully complies.
D2D6	Distance between alternative exits	Applies	Alternative means of egress in the existing building are distributed as uniformly as practicable within or around the single storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor.
D2D7	Height of exits, paths of travel to exits and doorways	Applies	All exit paths of travel have an unobstructed height throughout & all exceed the 2m minimum height requirement.

D2D8	Width of exits and paths of travel to exits	Applies	The unobstructed width of each *exit* & paths of travel to an *exit*, are provided in accordance with D2D21, D3D23 or I3D5, and all doorways, are not less than 1 m, therefore the existing building complies. Doorways in the existing building have an unobstructed width of not less than 1070 mm.
D2D9	Width of doorways in exits or paths of travel to exits	Applies	
D2D10	Exit width not to diminish in direction of travel	Applies	The existing building also has an unobstructed width of a required exit which do not diminish the direction of travel to a road or open space.
D2D11	Determination and measurement of exits and paths of travel to exits	Applies	The required width of the existing stairway & ramps extend without interruption to a height not less than 2 m vertically above a line along the nosing of the treads & the floor surface of the ramp or landing.
D2D14	Travel by non-fire-isolated stairways or ramps	Applies	In a Class 9b building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m. The existing building complies with this clause.
D2D15	Discharge from exits	Applies	At the time of inspection, it was noticed that none of the exits were blocked at the point of discharge and they all had unobstructed width throughout of not less than the minimum width of the required exit; and none were under 1 m width.
D2D18	Number of persons accommodated	Applies	The number of persons accommodated in a storey, room or mezzanine is determined with consideration to the purpose for which it is used and the layout of the floor area by calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of m^2 per person listed in Table D2D18. According to the Architect the existing building will not exceed a population of 100 person at any given time. The existing building has a floor area of 741.57m^2 according to Table D2D18 Area / person according to use as a public hall 1m2 per person is required therefore the building fully complies with this clause.
D3D10	Width of required stairways and ramps	Applies	The existing stairways and ramps are 2 m in width.
D3D14	Goings and risers	Applies	The existing external stairways and ramps serving the existing single storey building fully comply wit the Goings & Risers.
D3D17	Barriers to prevent falls	Applies	The existing external decks comply with this clause there are exiting barriers installed to prevent falls where if the trafficable surface is 1 m or more above the surface beneath.

D3D18	Height of barriers	Applies	All existing barriers are not less than 865 mm for the landings to the stair & ramps where the barrier is provided along the inside edge of the landing and do not exceed 500 mm in length — 865 mm.
D3D22	Handrails	Applies	All external handrails are fixed at a height of not less than 865 mm.
D3D25	Swinging doors	Applies	The existing swinging doors to the exits do not encroach at any part of its swing by more than 500 mm on the required width & do not impede the path of travel of the people already using the exit.
D4D2	General building access requirements	Applies	An assembly building must provide access to and within all other areas normally used by the occupants. The existing building Complies with this clause.
D4D2	Going and risers	Applies	Complies
D4D3	Access to buildings	Applies	Complies
D4D4	Parts of buildings to be accessible	Applies	Complies
D4D6	Accessible carparking	Applies	Complies the existing open carpark has 2 Accessible carparking spaces allocated.
D4D7	Signage	Applies	The existing building does not have braille and tactile signage for sanitary facilities.
D4D9	Tactile indicators	Applies	The existing building requires tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway or a ramp.
Specification 15	Braille & Tactile Indicators	Applies	Required were applicable
S15C2	Location of braille and tactile signs	Applies	**Required:** Signs including symbols, numbering and lettering must be designed and installed as follows: Braille and tactile components of a sign must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface. Signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not higher than 1350 mm above the floor or ground surface. Signs identifying a door required by E4D5 to be provided with an exit sign must be located on the side that faces a person seeking egress; and on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 from the architrave; and where (ii) is not possible, the sign may be placed on the door itself.
S15C3	Braille and tactile sign specification	Applies	Required: Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm. Title case must be used for all tactile characters, and upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door required by E4D5 to be provided with an exit sign must have a height of not less than 20 mm and not more than 55 mm; and lower case tactile characters must have a

			minimum height of 50% of the related upper case characters. Tactile characters, symbols, and the like, must have rounded edges. The entire sign, including any frame, must have all edges rounded. The background, negative space or fill of signs must be of matt or low sheen finish.
S15C4	Luminance contrast	Applies	Required: The following applies to luminance contrast: The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%. Tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted. Luminance contrasts must be met under the lighting conditions in which the sign is to be located.
S15C5	Lighting	Applies	Required: Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read.
S15C5	Braille	Applies	Braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority. Braille must be raised and domed. Braille must be located 8 mm below the bottom line of text (not including descenders). Braille must be left justified. Where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers. On signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text.
	Section E Services & Equipment		
E1P1	Fire hose reels	Applies	The existing building has a 36m Fire Hose Reel which covers the existing internal building area. However, building management are to ensure at all times that Access to the fire hose reels shall not be obstructed, e.g., from items such as furniture.
E1P2	Portable Fire extinguishers and Fire Blankets	Applies	An adequate number of Fire extinguishers must be installed to the degree necessary to allow occupants to undertake initial attack on a fire appropriate to the function or use of the building in accordance with AS1851.1 building management are seek the advice of a extinguisher consultant for number, locations & Class of potential Fire/s in the building.
E1P3	Fire hydrants	Applies	The existing building is served by an existing external double attack hydrant, however it needs to be tagged & date stamped.

E1P4	Automatic fire suppression systems	NA	Not required for a single storey building that has a floor area of 741.56m^2 in area.
E2D19	Class 9b assembly buildings automatic shutdown of any air-handling system	N/A	The entire building has a floor area of only 741.56m2 therefore it does not exceed the 2000me threshold.
	Specification 20 Smoke Alarm Systems		
S20C3	Smoke alarm system	Applies	A smoke alarm system must complying with AS 3786; and be powered from the consumer mains source. In kitchens and other areas where the use of the area is likely to result in smoke alarms causing spurious signals, therefore they must be fitted with heat detectors. To be included in the AFSS.
	Section F Health & Amenity		
F1P1	Managing rainwater impact on adjoining properties	Applies	The existing Stormwater connected system disposes of the rainwater in a manner that does not cause a nuisance or damage to neighbouring properties.
F1P2	Preventing rainwater from entering buildings	Applies	Surface water, resulting from a storm or rain fall does not enter the existing building.
F1P3	Rainwater drainage systems	Applies	The existing drainage system for the disposal of surface water resulting from a storm convey surface water to an appropriate outfall; and avoid surface water damaging the building. This leads me to believe that it has been designed in accordance NZS 3500.3.
F1D5	External waterproofing membranes & Damp Proofing	Applies	At the time of inspection on 29/11/2024 the building was thoroughly inspected and there was no evidence for of dampness, water leaking spots or stains. Therefore, it would be reasonable to assume it was designed & installed in accordance with AS 4654.1; and AS 4654.2.
Part F2	**Wet Areas & Overflow Protection**	Applies	
F2P2	**Wet Areas**	Applies	**At the time of inspection (29/11/2024) all wet areas were inspected and there was no evidence of any water problems or issues they were all dry & no dampness smells. This leads me to believe the water proofing was completed in accordance with** AS 3740
F2D3	Rooms containing urinals	N/A	There are no urinals in the male toilets or any other tolilets in the building.
F2D4	Floor wastes	Applies	Are provided in the Toilets and all have Floor wastes that appear to be graded to a fall of 1:80.
Part 3	Roof & Wall Cladding	Applies	Complies. The existing building has double brick masonry walls and a metal roof cladding. Therefore providing adequate weather proofing to the building.

Part F4	Sanitary & other facilities	Applies	The existing building is provided with suitable sanitary facilities and space and facilities for personal hygiene, and adequate means for the prevention of contaminants to hot water, warm water and cooling water systems.
F4D3	Food preparation facilities	Applies	The existing kitchen facility should be inspected and registered by the local Council food preparation health unit.
F4P1	Personal hygiene facilities	Applies	Suitable sanitary facilities for personal hygiene are provided in a convenient location within or associated with the existing building, to the degree necessary, appropriate to the function & proposed use of the building; and the number and gender of the occupants; and the disability or other particular needs of the occupants of the existing building.
F4P1	Kitchen facilities	Applies	The site inspection carried out on 29/11/2024 revealed that the existing kitchen is provided the means for food rinsing, utensil washing and the sanitary disposal of associated wastewater; and the means for cooking food; and a space for food preparation.
F4P1	Calculation of number of occupants and facilities	Applies	Complies & exceeds the requirements.
Part F 5	Room Heights	Applies	The height of rooms and other spaces in the existing Class 9b assembly building all exceed 2.4m in height.
F6F1	Natural light	Applies	All space within the existing building used by occupants is provided with openings to admit natural light consistent with its function or use.
F6F2	Artificial light	Applies	All spaces within the existing building used by the occupants is provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement.
F6F3	Ventilation	Applies	All spaces used by the existing building occupants within the existing building are provided with adequate ventilation consistent with its function or use.
F6P1	Natural lighting	Applies	Sufficient openings are provided and distributed in the existing main hall of the building, which are appropriate to the function or use of that part of the building so that natural light, when available, provides an average daylight factor of not less than 2%.
F6P2	Artificial lighting	Applies	Complies, adequate artificial lighting is installed throughout the building which provides an illuminance of not less than 20 lux appropriate to the function and use of the building to enable safe movement by occupants.
F6P3	Outdoor air supply	Applies	The existing spaces in the building are designed to are provided with means of ventilation combined with outdoor air which maintain adequate air quality.

F6P4	Mechanical ventilation to control odours and contaminants	Applies	The existing building mechanical air-handling system is installed to control the circulation of objectionable odours; and the accumulation of harmful contamination by micro-organisms, pathogens and toxins. The air handling system should be included in the Annual Fire safety Statement.
F6D10	Airlocks	Applies	All sanitary compartments in the existing building have airlocks and are adequately screened from view.
F6D12	Kitchen local exhaust ventilation	Applies	The existing commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where any cooking apparatus has a total maximum electrical power input exceeding 8 kW; or a total gas power input exceeding 29 MJ/hour; or the total maximum power input to more than one apparatus exceeds, per m^2 of floor area of the room or enclosure 0.5 kW electrical power; or 1.8 MJ/hour gas. This is to be verified by Council's health & handling unit.
			To be complied with
			Required & to be appropriately located in the basement carpark & residential portion of each level of the development in accordance with AS2293.1-2005 & to be maintained in accordance with AS1851.

4 .0 CONCLUSION

It is considered that the existing building as built achieves compliance subject to compliance with the commentary section of the above compliances table.

At the onset, the primary purpose of this report was to identify by plan, and a visual non-invasive inspection, to identify any significant NCC-2022/ BCA compliance matters in comparison to the current Deemed-to-Satisfy provisions of the NCC-2022/ BCA. It should be noted that where a building solution

does not comply with the deemed to satisfy provisions of the BCA, Alternate Solutions can be developed to meet the relevant performance requirements of the BCA.

The outcomes of this compliance assessment conclude that the proposed change of use from a bowling club to a community centre is capable of achieving compliance subject to the implementation of the requirements detailed in the Commentary Table of this report, in accordance with the NCC and applicable codes and standards.

It should be noted that the previous use as a bowling club to a community centre still remains as a class 9b assembly building therefore a lot of the existing fire safety measures are still applicable.

Regards

Sam Osman
Building Consultant
Accredited Certifier
ICERT CERTIFICATION P/L

5.0 Attachment

The following fire safety schedule nominates the existing fire safety measures and all existing measures for the change of use.

Clause 168 Environmental Planning and Assessment Regulation 2000
Fire Safety Measures currently or proposed to be implemented in the building with Minimum Standard of performance

	FIRE SAFETY MEASURES	Current	Proposed	Minimum Standard or Standard of Installation
1.	Automatic smoke detection and alarm system	✓		Specification E2.2a (3) or (4) of the BCA
2.	Emergency lighting	✓		Part E4 of the BCA
3.	Exit signs	✓		Part E4 of the BCA
4.	Portable Fire Extinguishers Fire blankets	✓		AS 2444 / AS 3504
5.	Fire hydrant system	✓		E1.3 of the BCA / AS 2419
6.	Fire isolated passageway	✓		D2.11 of the BCA
7.	Hose reel system	✓		E1.4 of the BCA / AS 1221, AS 2441
8.	Mechanical air handling/Smoke control system	✓		E2.2 of the BCA / AS/NZS 1668.1
9.	Portable fire extinguishers	✓		E1.6 of the BCA / AS 2444

Regular inspection and maintenance of fire protection systems is important as it is required by law in most circumstances, e.g. Section 166, **NSW Environmental Planning & Assessment Regulations (2000)**.
Where applicable, the law requires building owners to engage a qualified person to assess fire safety measures in buildings each year. If the inspection is not performed properly by a qualified person, the building owner may be held liable.

An Annual Fire Safety Statement when issued certifies that:

- Each essential fire safety measure in the building has been assessed by a properly qualified person
- Each essential fire safety measure in the building was found to be capable of performing to a standard no less than that to which the measure was originally or subsequently designed and implemented.
- The properly qualified person has assessed all paths of travel to the exits including the exit doors, and advised of the status, in connection with the **NSW Environmental Planning & Assessment Regulations (2000)**, at the time of the inspection.

NOTE: DIMENSIONS, SETBACKS AND HEIGHTS MAY VARY. FINAL PLANS SUBJECT TO RELEVANT AUTHTORITIES APPROVAL

AL MINIA CHARITABLE ASSOCIATION
11 CURTIS ROAD, CHESTER HILL, NSW 2162

LIST OF DRAWINGS

SHEET TITLE	SHEET NO
COVER PAGE	CDC.01
SITE PLAN - EXISTING	CDC.02
GROUND FLOOR PLAN - AREA CALCULATIONS	CDC.03
ROOF PLAN - EXISTING	CDC.04
GROUND FLOOR PLAN - EXISTING	CDC.05
GROUND FLOOR PLAN - EXISTING FIRE EGRESS	CDC.06
GROUND FLOOR PLAN - 3D PLAN VIEW 1	CDC.07
GROUND FLOOR PLAN - 3D PLAN VIEW 2	CDC.08
NORTHERN ELEVATIONS	CDC.09
SOUTHERN ELEVATION	CDC.10
EASTERN ELEVATION	CDC.11
WESTERN ELEVATION	CDC.12
SECTION A-A	CDC.13
SECTION B-B	CDC.14
INTERIOR VIEWS 1	CDC.15
INTERIOR VIEWS 2	CDC.16
LANDSCAPE PLAN	CDC.17

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ISSUE	AMENDMENT	DATE
A	CLIENT ISSUE	25/09/2024

11 CURTIS ROAD, CHESTER HILL, NSW 2162
CITY OF CANTERBURY BANKSTOWN
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COVER PAGE

PROJECT NUMBER	24033	CDC.01	
DATE	02/12/2024		
CHECKED BY	AE	ISSUE:	A
DRAWN BY	NM	SCALE	

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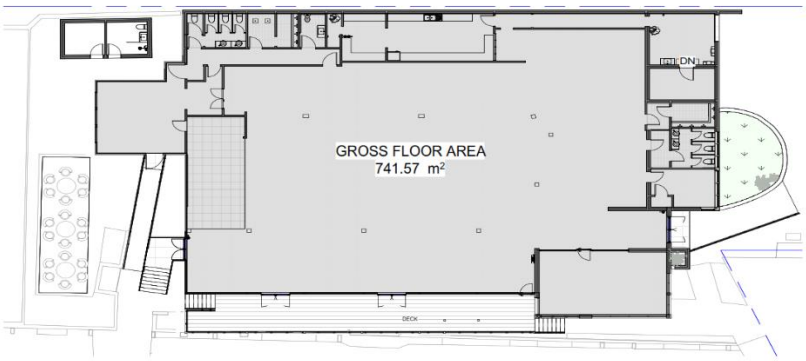

ROOM SCHEDULE

Name	Area
STOR.	2.77 m²
WASHERS	2.92 m²
W.C.	4.87 m²
M. SHOWERS	5.12 m²
FEMALE WASHERS	5.88 m²
STORAGE	7.48 m²
STAFF BATH.	7.66 m²
F. WC.	9.21 m²
STORAGE	10.88 m²
MALE W.C.	11.01 m²
COOL ROOM	11.85 m²
OFFICE	11.90 m²
STORAGE	18.51 m²
KITCHEN	26.04 m²
STAGE	32.20 m²
STORAGE	33.85 m²
OFFICE	42.35 m²
DECK	65.99 m²
MAIN HALL	480.36 m²

1 GROUND FLOOR PLAN - AREA CALCULATIONS
1 : 200

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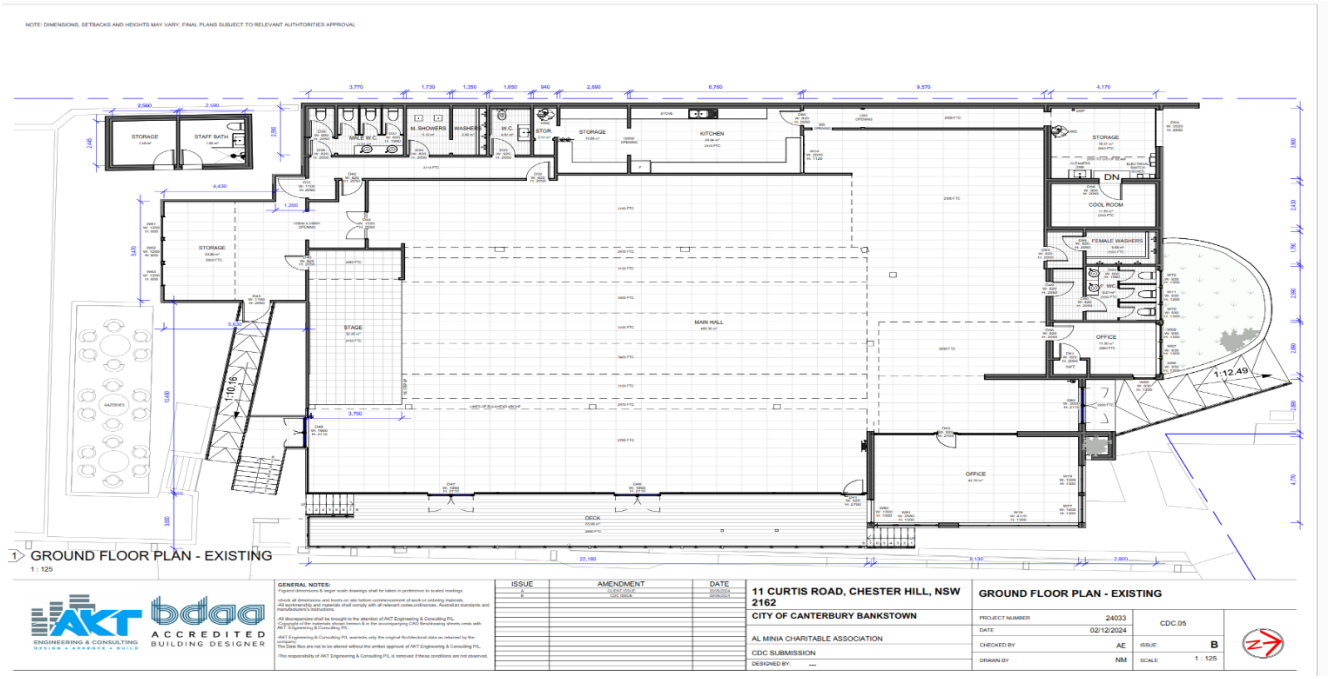
GROUND FLOOR PLAN - AREA CALCULATIONS

PROJECT NUMBER	24033	CDC.03	
DATE	02/12/2024		
CHECKED BY	AE	ISSUE:	A
DRAWN BY	NM	SCALE	1 : 200



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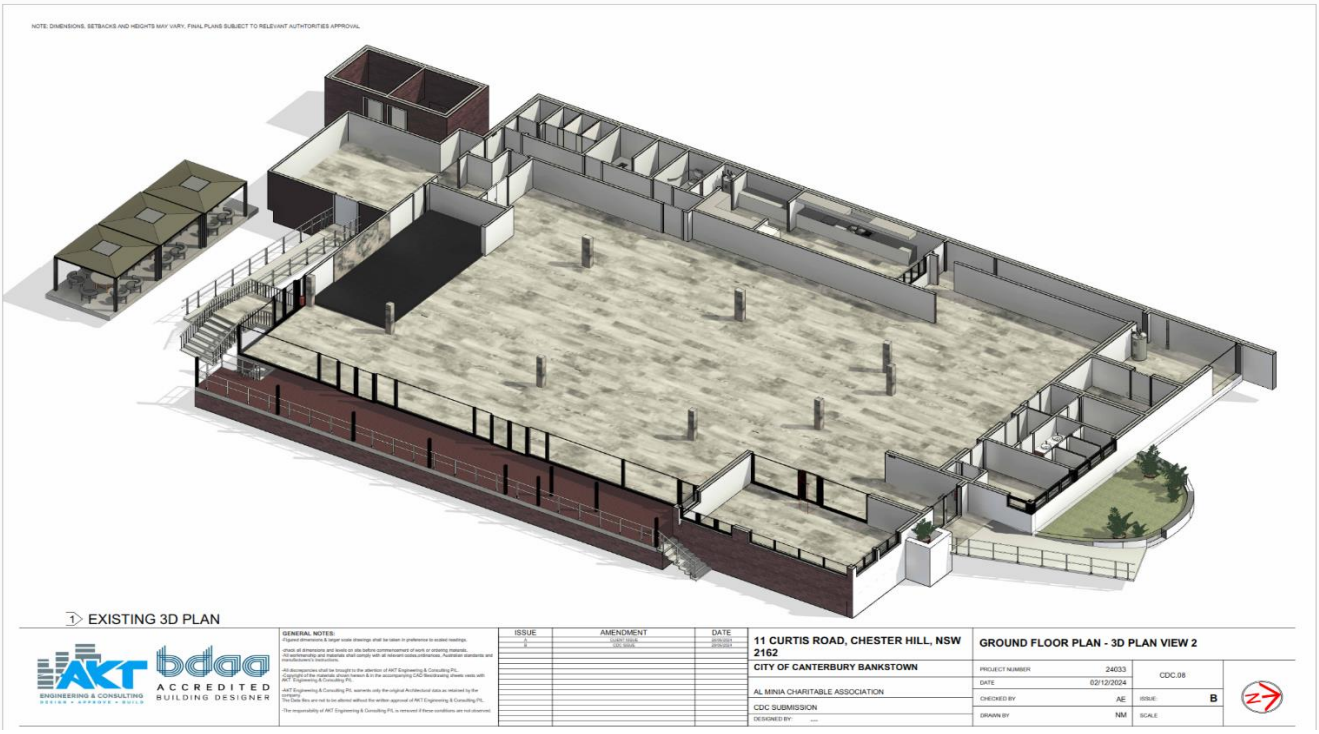

1 EXISTING 3D PLAN

11 CURTIS ROAD, CHESTER HILL, NSW 2162	GROUND FLOOR PLAN - 3D PLAN VIEW 2
CITY OF CANTERBURY BANKSTOWN	
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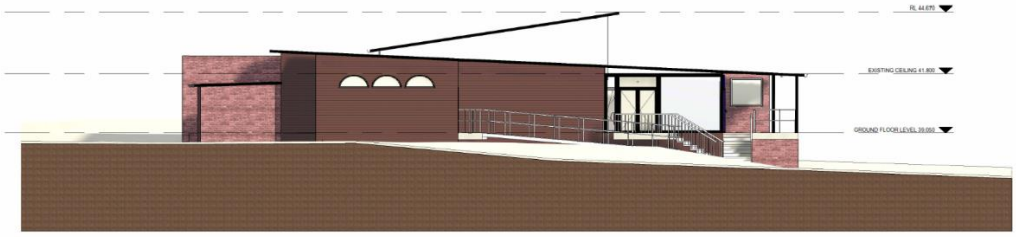
1 SOUTHERN ELEVATION
1 : 125



2 SOUTHERN ELEVATION- RENDERED
1 : 125

11 CURTIS ROAD, CHESTER HILL, NSW 2162	SOUTHERN ELEVATION
CITY OF CANTERBURY BANKSTOWN	
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NOTE: DIMENSIONS, SETBACKS AND HEIGHTS MAY VARY, FINAL PLANS SUBJECT TO RELEVANT AUTHTORITIES APPROVAL

1 NORTHERN ELEVATION
1 : 100

2 NORTHERN ELEVATION - RENDERED
1 : 100

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A	EARLY ISSUE	26/02/2024
B	CDC ISSUE	29/08/2024

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NORTHERN ELEVATIONS

PROJECT NUMBER	24033
DATE	02/12/2024
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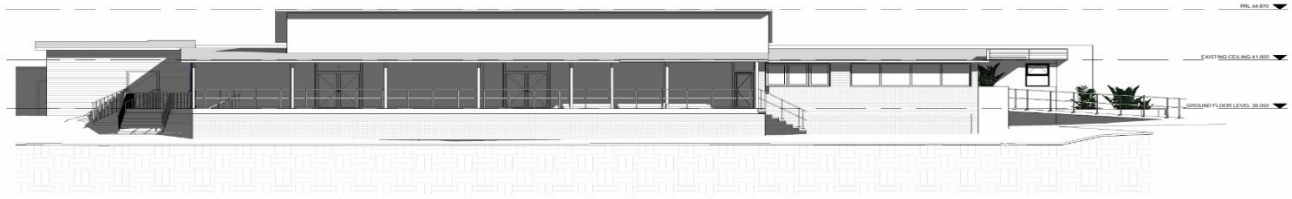
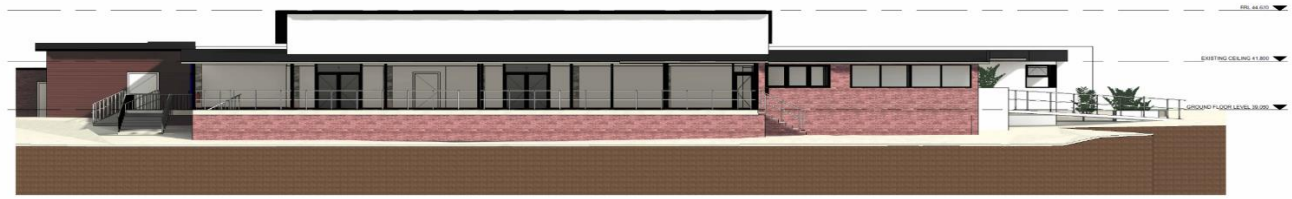
CDC.09
ISSUE: B
SCALE: 1 : 100

NOTE: DIMENSIONS, SETBACKS AND HEIGHTS MAY VARY, FINAL PLANS SUBJECT TO RELEVANT AUTHTORITIES APPROVAL



1 EASTERN ELEVATION
1 : 125



2 EASTERN ELEVATION - RENDERED
1 : 125

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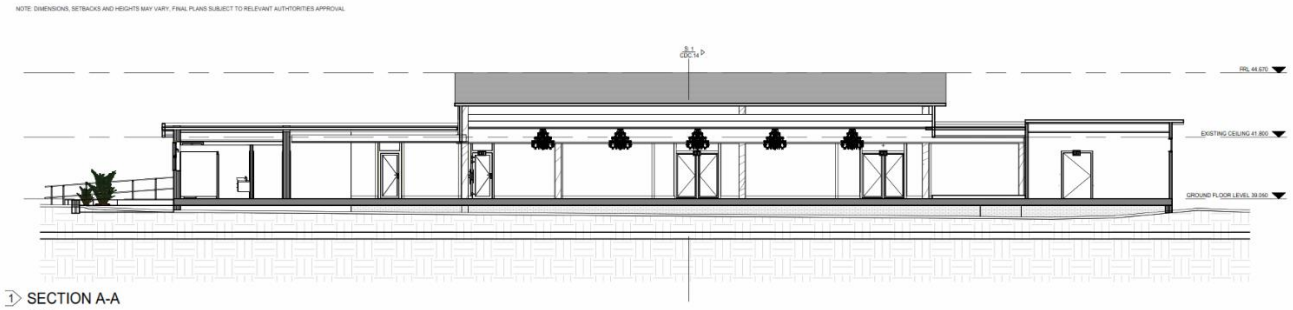
EASTERN ELEVATION

PROJECT NUMBER	24033
DATE	02/12/2024
CHECKED BY	AE
DRAWN BY	NM

CDC.11
ISSUE: B
SCALE: 1 : 125



1 SECTION A-A
1 : 125

2 SECTION A-A RENDERED
1 : 125

GENERAL NOTES:	11 CURTIS ROAD, CHESTER HILL, NSW 2162	SECTION A-A
ISSUE / AMENDMENT / DATE	CITY OF CANTERBURY BANKSTOWN	PROJECT NUMBER 24033 · DATE 02/12/2024 · CHECKED BY AE · DRAWN BY NM · CDC.13 · ISSUE: B · SCALE 1 : 125
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1 MAIN HALL VIEW 1

2 MAIN HALL VIEW 2

GENERAL NOTES:	11 CURTIS ROAD, CHESTER HILL, NSW 2162	INTERIOR VIEWS 1
ISSUE / AMENDMENT / DATE	CITY OF CANTERBURY BANKSTOWN	PROJECT NUMBER 24033 · DATE 02/12/2024 · CHECKED BY AE · DRAWN BY NM · CDC.15 · ISSUE: B · SCALE
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2 KITCHEN VIEW

1 STAGE VIEW

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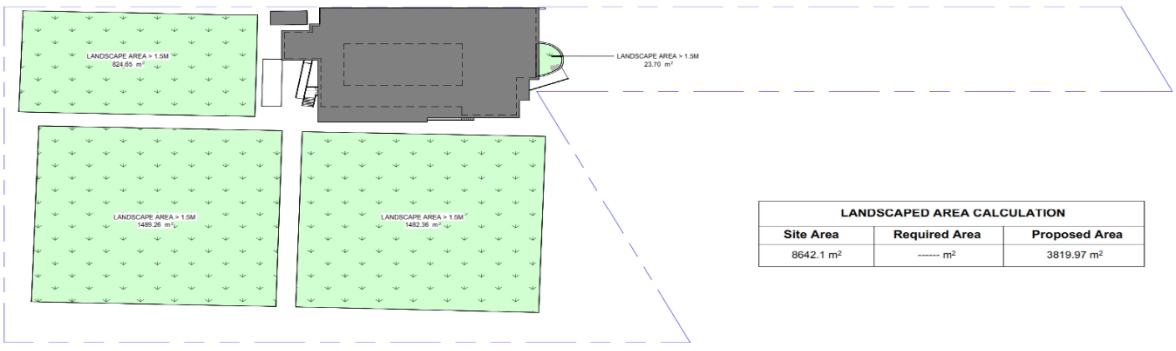

LANDSCAPED AREA CALCULATION		
Site Area	Required Area	Proposed Area
8642.1 m²	------- m²	3819.97 m²

1 LANDSCAPE PLAN
1 : 500

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Photo showing existing office and part of the public hall.

Photo showing a larger portion of the public hall

Photo showing existing kitchen

Photo showing kitchen pantry

Photo showing the existing storage area

Photo showing one of the storage rooms

Photo showing Hallway to the female & male toilets

Photo showing the existing male toilet layout.

Photo showing the existing public hall as seen from the public hall stage

Photo showing the existing female toilet layout.

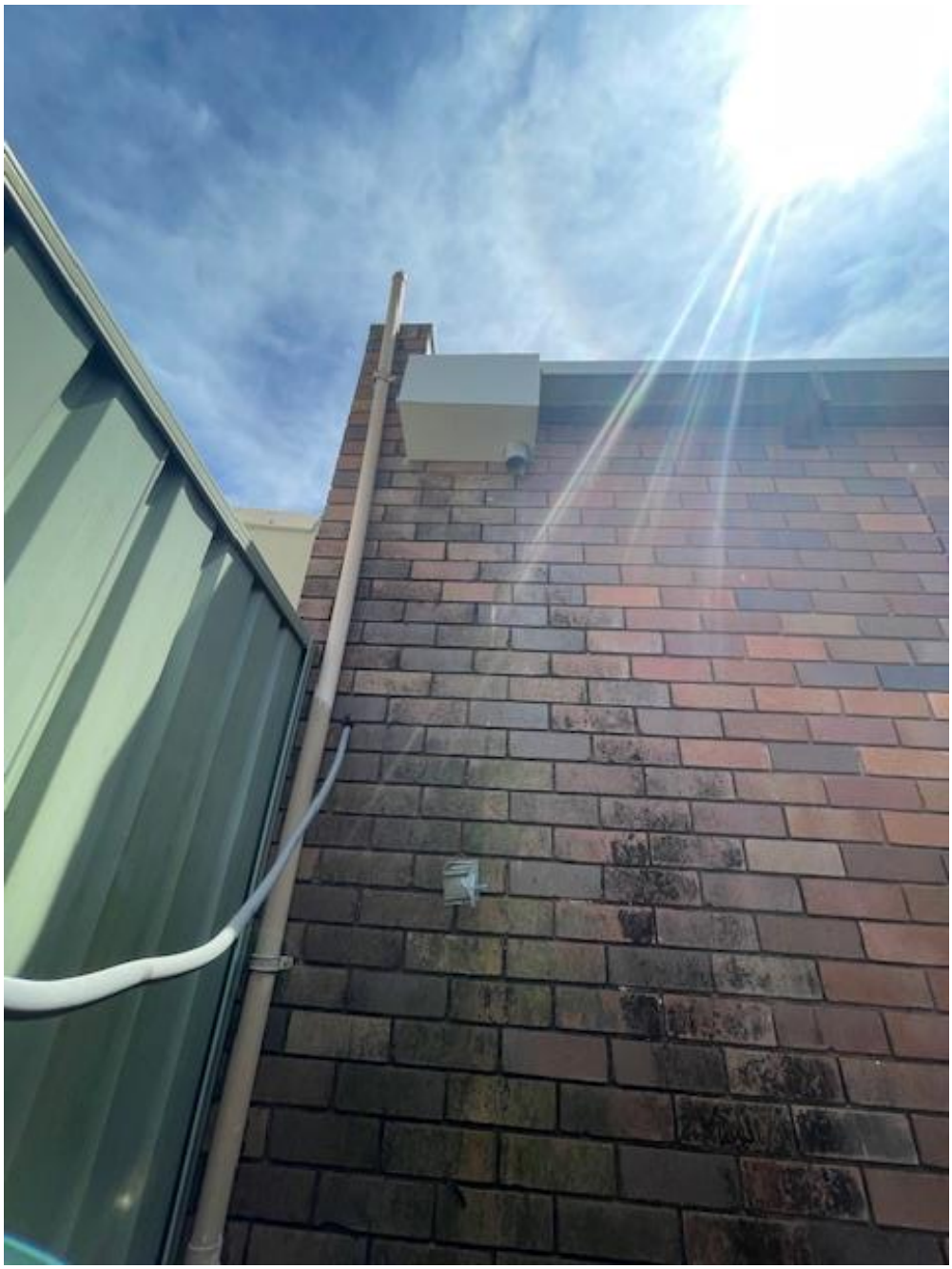

Photo showing the existing building eastern elevation wall note there are no window openings in that double brick masonry cavity wall.

View of the rear of the existing building as seen from the grassed area.

View of rear verandah of the existing building.