



BCA ASSESSMENT REPORT

**Lot 201, ESR Horsley Logistics Park
Horsley Park**

**Prepared For:
ESR Australia**

Revision 2

Date: 16 August 2021

Project No.: 210011

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REPORT STATUS				
DATE	REVISION	STATUS	AUTHOR	REVIEWED
10.02.2021	0	Preliminary Assessment – Draft Report for Client & Consultant Review	DG	TJ
29.04.2021	1	Preliminary Assessment – Updated to include ESR Review comments	DG	TJ
16.08.2021	2	Preliminary Assessment – Updated to include revised design Jalco & UPS tenancies	DG	TJ

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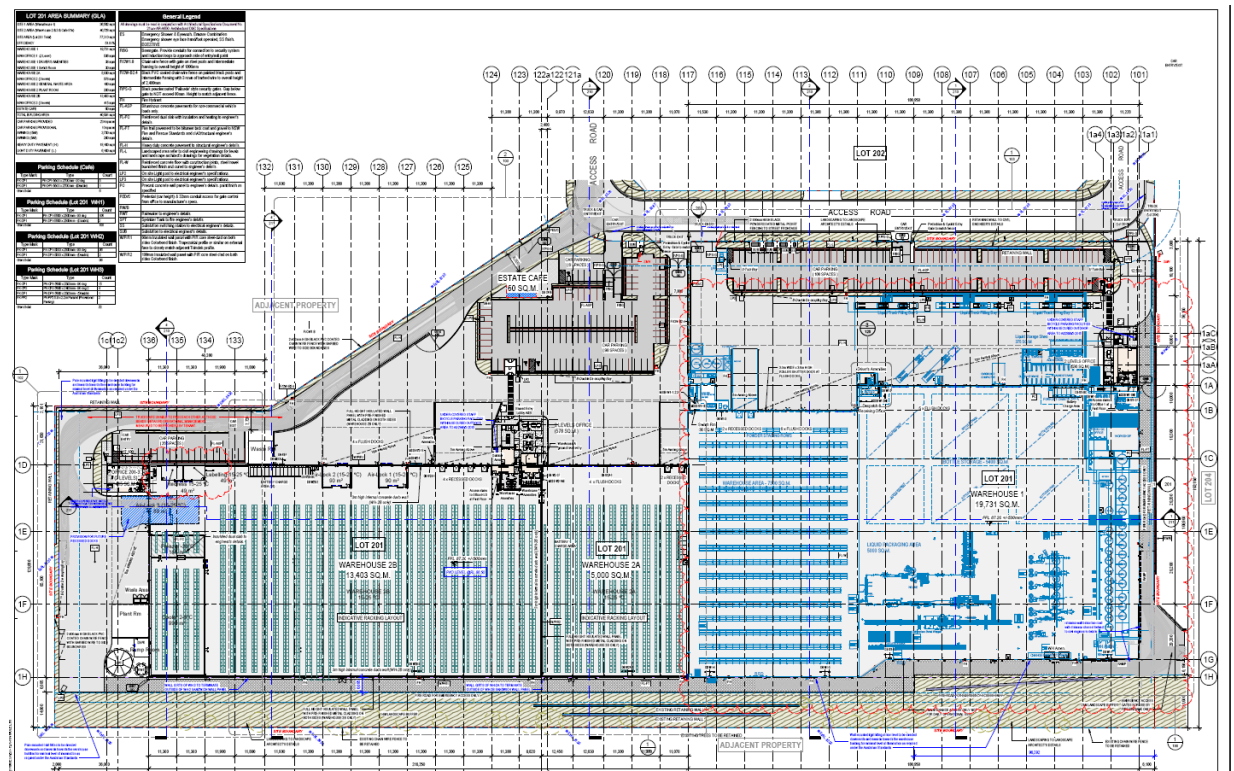
1.0 DUCTION

INTRO

1.1 BACKGROUND / PROPOSAL

Blackett Maguire + Goldsmith Pty Ltd (BM+G) have been commissioned by ESR Australia to undertake an assessment of the proposed Industrial development, against the deemed-to-satisfy (DTS) provisions of the Building Code of Australia 2019 Amendment 1 (BCA) pursuant to the provisions of Clause 145 of the *Environmental Planning & Assessment Regulation 2000* and Clauses 24 & 25 of the *Building & Development Certifiers Regulation 2020*.

The proposed development involves construction of Lot 201, consisting of Three (3) warehouse units (1, 2A, & 2B), offices over two levels, dock offices, awning, recessed docks, hardstand area and associated car parking. Warehouse 1 is to be utilised as part Warehouse and part Manufacturing Facility for Jalco producing household cleaning products. The other warehouse units are to be used by UPS for warehouse and distribution only. In addition, the design includes a stand-alone 60m² Estate Café Building in the NW corner of the site.



Source: SBA Architects Drawing No. 200226-DA-201-A100 Issue P22 dated 30.07.2021.

1.2 AIM

The aim of this report is to:

- Undertake an assessment of the proposed warehouse building against the Deemed-to-Satisfy (DtS) Provisions of the BCA 2019 Amendment 1.
- Identify any BCA compliance issues that require resolution/attention for the proposed development at the CC Application stage.

1.3 PROJECT TEAM

The following BM+G Team Members have contributed to this Report:

- Dean Goldsmith (Director)
- Tom Johnston (Building Surveyor)



1.4 DOCUMENTATION

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- BCA 2019 Amendment 1
- Guide to the BCA 2019 Amendment 1.
- Architectural Plans prepared by HLA Architects:

Drawing No.	Rev.	Date	Drawing No.	Rev.	Date
200226-001	3	29.07.2021	200226-300	P2	23.06.2021
200226-100	1	29.07.2021	200226-301	P2	23.06.2021
200226-101	2	28.07.2021	200226-302	P2	23.06.2021
200226-102	3	29.07.2021	200226-320	P1	23.06.2021
200226-103	1	28.07.2021	200226-321	P1	23.06.2021
200226-110	2	23.06.2021	200226-323	1	23.06.2021
200226-120	3	28.07.2021	200226-324	1	23.06.2021
200226-121	4	29.07.2021	200226-326	1	23.06.2021
200226-130	P4	23.06.2021	200226-327	1	23.06.2021
200226-131	2	23.06.2021	200226-328	1	29.07.2021
200226-200	1	23.06.2021	200226-400	1	23.06.2021
200226-201	P6	23.06.2021	200226-401	1	23.06.2021
200226-202	1	23.06.2021	200226-410	1	23.06.2021
200226-203	1	23.06.2021	200226-411	1	23.06.2021
200226-204	2	29.07.2021	200226-502	P1	23.06.2021

1.5 REGULATORY FRAMEWORK

Pursuant to clause 145 of the *Environmental Planning and Assessment (EPA) Regulation 2000* 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 clauses of the legislation.

1.6 LIMITATIONS & EXCLUSIONS

The limitations and exclusions of this report are as follows:

- The following assessment is based upon a review of the architectural documentation.
- No assessment has been undertaken with respect to the Disability Discrimination Act (DDA) 1992. The building owner should be satisfied that their obligations under the DDA have been addressed. In this regard, however, the provisions of the DDA Access to Premises – Buildings Standards have been considered as they are generally consistent with the accessibility provisions of the BCA.
- The Report does not address matters in relation to the following:
 - Local Government Act and Regulations.
 - NSW Public Health Act 1991 and Regulations.
 - Occupational Health and Safety (OH&S) Act and Regulations.
 - Work Cover Authority requirements.
 - Water, drainage, gas, telecommunications and electricity supply authority requirements.
 - DDA 1992.



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- This report is intended to cover the key issues associated with the masterplan of the site and as such, separate BCA assessment reports will be required to be undertaken for each building individually.

1.7 TERMINOLOGY

- + **Alternative Solution / Performance Solution**
A Building Solution which complies with the Performance Requirements other than by reason of satisfying the DtS Provisions.
- + **Building Code of Australia (BCA)**
Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in New South Wales (NSW) under the provisions of the EPA Act and Regulation. Building regulatory legislation stipulates that compliance with the BCA Performance Requirements must be attained and hence this reveals BCA's performance-based format.
- + **Construction Certificate**
Building Approval issued by the Certifying Authority pursuant to Part 6 of the EP&A Act 1979.
- + **Construction Type**
The construction type is a measure of a buildings ability to resist a fire. The minimum type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1, except as allowed for—
 - (i) certain Class 2, 3 or 9c buildings in C1.5; and
 - (ii) a Class 4 part of a building located on the top storey in C1.3(b); and
 - (iii) open spectator stands and indoor sports stadiums in C1.7.

Note: Type A construction is the most fire-resistant and Type C the least fire-resistant of the types of construction.
- + **Climatic Zone**
Is an area defined in BCA Figure A1.1 and in Table A1.1 for specific locations, having energy efficiency provisions based on a range of similar climatic characteristics.
- + **Deemed to Satisfy Provisions (DtS)**
Provisions which are deemed to satisfy the Performance Requirements.
- + **Effective Height**
The height to the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units) from the floor of the lowest storey providing direct egress to a road or open space.
- + **Fire Resistance Level (FRL)**
The grading periods in minutes for the following criteria-
 - (a) structural adequacy; and
 - (b) integrity; and
 - (c) insulation,and expressed in that order.
- + **Fire Source Feature (FSF)**
The far boundary of a road which adjoins the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.
- + **National Construction Code Series (NCC)**
The NCC was introduced 01 May 2011 by the Council of Australian Governments. The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One — BCA.



- + Occupation Certificate**
Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 6 of the EPA Act 1979.
- + Open Space**
A space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.
- + Performance Requirements of the BCA**
A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.
Compliance with the Performance Requirements can only be achieved by-

 - (a) complying with the DtS Provisions; or
 - (b) formulating an Performance Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the DtS Provisions; or
 - (c) a combination of (a) and (b).
- + Sole Occupancy Unit (SOU)**
A room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes a dwelling.



2.0 BUILDING CHARACTERISTICS

2.1 BUILDING CLASSIFICATION

The following table presents a summary of relevant building classification items of the proposed warehouse development:

BCA Class:	Class 5 (Office), Class 7b (Warehouse), Class 8 (Manufacturing) & Class 6 (stand-alone Estate Café Building)
Rise in Storeys:	Two (2) – Warehouse Building & One (1) – Estate Café Building
Effective Height:	Less than 12m (3.6m – measure from Ground Floor Slab Level to the Level 1 Office floor level)
Type of Construction:	Type C Construction (Large Isolated Building - Warehouse)
Climate Zone:	Zone 6
Maximum Floor Area:	Approx. 40,091m ² – Large Isolated Building greater than 18,000m ²
Maximum Volume:	TBC - Large Isolated Building greater than 108,000m ³
Structural Importance Level:	Level 2

3.0 BCA ASSESSMENT

BCA DEEMED-TO-SATISFY COMPLIANCE ISSUES

The following comments have been made in relation to the relevant BCA provisions relating to the compliance issues associated with the proposed warehouse building.

3.1 SECTION B – STRUCTURE

PART B1 – STRUCTURAL PROVISIONS

- + Structural engineering details prepared by an appropriately qualified structural engineer to be provided to demonstrate compliance with Part B1. This will include the following Australian Standards (where relevant):
 - AS 1170.0 – 2002 General Principles
 - AS 1170.1 – 2002, including certification for balustrades (dead and live loads)
 - AS 1170.2 – 2011, Wind loads
 - AS 1170.4 – 2007, Earthquake loads
 - AS 3700 – 2018, Masonry Structures
 - AS 3600 – 2018, Concrete Structures
 - AS 4100 – 1998, Steel Structures and/or
 - AS 4600 – 2018, Cold formed steel Structures.
 - AS 2159 – 2009, Piling Design & Installation
 - AS 1720 – 2010, Design of Timber Structure
 - AS/NZS 1664.1 & 2 – 1997, Aluminium Structures
 - AS 2047 – 2014, Windows and External Glazed Doors in buildings.
 - AS 1288 – 2006, Glass in buildings.
 - AS 3660.1 – 2014, Termite control (or confirmation no primary building elements are timber).

Comments: Structural design details and certification, based on a designated Structural Importance Level 2 per Table B1.2a, will be required at CC application stage.



3.2 SECTION C – FIRE RESISTANCE

FIRE RESISTANCE AND STABILITY

+ Clause C1.1 – Type of Construction Required

The minimum type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1 except as allowed for in this clause.

Comments: Type C Construction applies to the proposed warehouse building as it has a rise in storeys of two (2) – see notes under Spec. C1.1 below regarding applicable FRL's from Table 5 applicable to Type C Construction buildings. Note: Type C Construction also applies to the Estate Café Building.

+ Clause C1.2 – Calculation of Rise in Storeys

The rise in storeys of a building is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space calculated in accordance with the requirements set out in this clause.

Comments: The proposed warehouse building has a rise in storeys of two (2) and the Estate Café Building has a rise in storeys of one (1).

+ Clause C1.10 – Fire Hazard Properties

The fire hazard properties of the following linings, materials and assemblies in a Class 2 to 9 building must comply with **Specification C1.10** and the additional requirements of the **NSW Provisions** of the Code.

Comments: Design certification required at CC application stage and installation certification (including relevant test reports confirming the critical radiant flux of floor linings and group number of wall and ceiling linings) required at OC stage.

COMPARTMENTATION AND SEPARATION

+ Clause C2.2 – General Floor Area and Volume Limitations

Sets out the parameters for the area and volume of Class 5, 6, 7, 8 & 9 buildings as required by sub-clauses (a), (b) & (c). Note: Table C2.2 maximum size of Fire Compartments or Atriums.

Comments: The proposed building is a Class 5, 7b & 8 Large Isolated Building of Type C Construction (as identified under Clause C1.1 above) – as such the provisions for maximum fire compartment size under Table C2.2 do not apply. Refer to comments under C2.3 & C2.4 below in relation to the Large Isolated Building provisions applicable to the proposed development.

The Estate Café Building complies with Table C2.2 Type C Construction compartment size requirements.

+ Clause C2.3 – Large Isolated Buildings

A Large Isolated Building that contain Class 5, 6, 7, 8 or 9 parts, is required to be—

- (i) protected throughout with a sprinkler system complying with Specification E1.5; and
- (ii) provided with a perimeter vehicular access complying with C2.4(b).

Comments: The proposed warehouse building is required to be sprinkler protected throughout, and provided with perimeter vehicular access in accordance with Clause C2.4 (see notes below) pursuant to the Large Isolated Building designation under this clause.

+ Clause C2.4 – Requirements for Open Spaces & Vehicular Access

An open space and vehicular access required by C2.3 must comply with the requirements of sub-clauses (a) & (b) of this Part as that they must be 6m wide within 18m of the building and of a suitable bearing capacity and unobstructed height to permit the operation and passage of F&RNSW vehicles.

Comments: The proposed building does not comply with the provisions of C2.4 and thus the following non-compliance areas identified on the site plan are required to be addressed as a Performance Solution by the Fire Safety Engineer:

- *The furthest part of the vehicular access path is greater than 18m from the external wall along in the locations shown in red below.*
- *The perimeter vehicular access on the southern side of the building is less than 6m wide.*

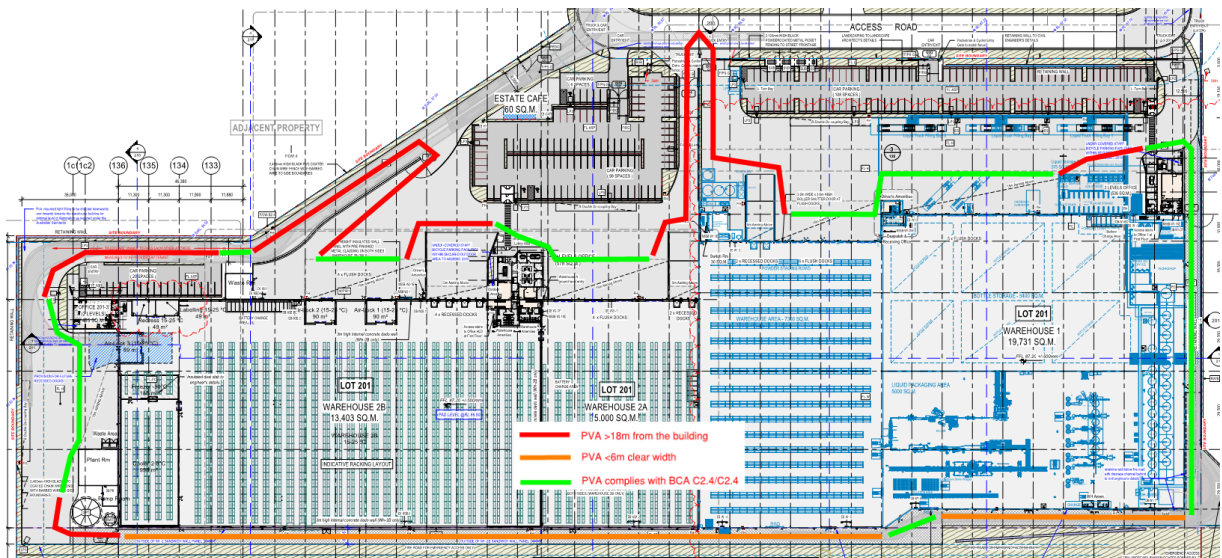


Figure 1 –Perimeter Vehicular Access per BCA C2.4.

Note 1: The driveways providing vehicular perimeter access must be designed with adequate loading capacities to withstand a fire truck and the gradients of the ramps should take into consideration to the FRNSW Policy 4 Vehicular Access Guideline.

+ Clause C2.8 – Separation of Classifications in the Same Storey

If a building has parts of different classifications located alongside one another in the same storey, each element must have the required higher FRL for the classifications concerned.

Alternatively, the parts must be separated by a fire wall having the higher FRL for the classifications prescribed in Table 3 or 4 of BCA Specification C1.1 (for Type a), or Table 5 for Type C Construction.

Comments: The provisions of C2.8(a) can be applied to the proposed warehouse and office parts of the building as the different classifications have the same FRL requirements under Table 5 of Spec. C1.1.

+ Clause C2.12 – Separation of Equipment

Equipment as listed below must be separated from the remainder of the building with construction complying with (d), if that equipment comprises –

- (i) Lift motors and lift control panels; or
- (ii) Emergency generators used to sustain emergency equipment operating in the emergency mode; or
- (iii) Central smoke control plant; or
- (iv) Boilers; or
- (v) A battery system installed in the building that has a voltage of 12 volts or more and a storage capacity of 200kWh or more.

Note: Separating construction must have –

- (A) an FRL as required by Specification C1.1, but not less than 120/120/120; and
- (B) any doorway protected with a self-closing fire door having an FRL of not less than -/120/30.

Comments: Where appropriate, details demonstrating compliance are to be included in the CC Application plans.

+ Clause C2.13 – Electricity Supply System

(a) An electricity substation, main switchboard which sustains emergency equipment operating in the emergency mode, located within a building must –

- (i) Be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and
- (ii) Having any doorway in that construction protected with a self-closing fire door having an FRL of not less than -/120/30
- (i) Be separated from any other part of the building by construction having an FRL of not less than -/120/30.



- (ii) Have any doorway in that construction protected with a self-closing fire door having an FRL of not less than -/120/30.

- (b) Electrical conductors located within a building that supply

Note: Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment switchgear is separated from the non-emergency equipment switchgear by metal partitions designed to minimise the spread of fault from the non-emergency equipment switchgear.

Comments: Where appropriate, details demonstrating compliance are to be included in the CC Application plans. This is particularly relevant to the main electrical switchroom in the building that is required to be fire separated in accordance with the above requirements.

PROTECTION OF OPENINGS

+ Clause C3.15 – Openings for Services Installations

All opening for services installations in building elements required to be fire-resisting with respect to integrity and insulation must be protected in accordance with the provisions of Spec. C3.15.

Comments: Note – see C2.12 & C2.13. Certification and appropriate test reports will be required for assessment at OC Application stage.

SPECIFICATIONS

+ Specification C1.1 – Fire Resisting Construction

The new building works are required to comply with the requirements detailed under Table 5 of Specification C1.1 for Type C Construction. In this regard the proposed building elements are required to comply.

Comments: The Warehouse building & Estate Café Building will be subject to the compliance with the Type C Construction provisions of Table 5 of Spec. C1.1 – see Appendix 1. Based on the location of the buildings there are no building elements (in addition to those identified under C2.12 & C2.13 above) that require an FRL.

+ Specification C1.10 – Fire Hazard Properties.

This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in Class 2 to 9 buildings as set out in the Tables.

Comments: Refer to comments under Clause C1.10 above – certification will be required at both CC and OC Application stages.

+ Specification C1.11 – Performance of External Walls in Fire

This specification contains measures to minimise in the event of fire the likelihood of external walls collapsing outwards as complete panels and the likelihood of panels separating from supporting members.

Comments: Structural Design certification and details demonstrating compliance are required to be provided at CC Application stage.

3.3 SECTION D – ACCESS & EGRESS

PROVISION FOR ESCAPE

+ Clause D1.2 – Number of Exits Required

This clause requires the provision of sufficient exits to enable safe egress in case of an emergency. D1.2 provides that all buildings must have at least one exit from each storey and sets out circumstances in which more than one exit may be required.

Note 1: Not less than 2 exits must be provided from any storey that involves a vertical rise within the building of more than 1.5m unless the floor area of the storey is not more than 50m² and the distance of travel from any point on the floor to a single exit is not more than 20m.

Comments: The number of exits provided to the warehouse building complies with the requirements of this Clause.



+ **Clause D1.3 – When Fire Isolated Stairways & Ramps are Required**

This clause specifies the requirements for when fire isolated stairs or ramps are required in buildings based upon the number of storeys that they interconnect and the classification of the building.

Comments: The exit stairs serving each office and the Mezzanine in Warehouse 1 will not connect more than 3 storeys in a sprinkler protected building and as such are not required to be fire isolated in accordance with D1.3(b).

+ **Clause D1.4 – Exit Travel Distances**

This clause specifies the permitted travel distances allowable from Class 2 to Class 9 buildings. Sub-clauses (a) to (f) specify the maximum distances to be taken into account for the various uses in each Class of building.

Comments: The exit travel distances in each of the proposed buildings are non-compliant within the Warehouse portions. In this regard the following non-compliance issues will be required to be addressed as Performance Solutions by the Fire Safety Engineer to demonstrate compliance with Performance Requirements DP4 & EP2.2.

- Warehouse 1 (Manufacturing) – Up to 95m to the nearest exit from the central parts of the Warehouse and 40m to a single exit from the elevated tank platforms.
- Warehouse 1 (Storage System) – Up to 90m to the nearest exit within the lift aisles of the automated racking area.
- Warehouse 2A – Up to 65m to the nearest exit from the central parts of the Warehouse.
- Warehouse 2B (Cool Room) – Up to 85m to the nearest exit from the Freezer and 28m to a point of choice to alternative exits from the Freezer.
- Warehouse 2B (Warehouse) – Up to 65m to the nearest exit from the central parts of the Warehouse.

Note 1: Estate Café Building is capable of achieving compliance with D1.4.

Note 2: Additional details in relation to egress from the elevated tank platform structures in the Warehouse 1 Jalco Manufacturing are required to be provided at CC Application stage.

+ **Clause D1.5 – Distances Between Alternative Exits**

Exits required as alternative exits must be –

- (a) not less than 9m apart; and
- (b) not more than – 60m apart.
- (c) Located so that the alternative paths of travel do not converge such that they become less than 6m apart.

Comments: The distance between alternative exits are non-compliant within the Warehouse areas of all buildings. In this regard the following non-compliance issues will be required to be addressed as Performance Solutions by the Fire Safety Engineer to demonstrate compliance with Performance Requirements DP4 & EP2.2.

- Warehouse 1 (Manufacturing) – Up to 185m between alternative exits in the Warehouse
- Warehouse 1 (Storage) – Up to 180m between alternative exits in the Warehouse.
- Warehouse 2A – Up to 130m between alternative exits in the Warehouse.
- Warehouse 2B (Cool Rooms) – Up to 120m between alternative exits
- Warehouse 2B (Warehouse) – Up to 120m between alternative exits in the Warehouse.

Note: Estate Café Building is capable of achieving compliance with D1.5.

+ **Clause D1.6 – Dimensions of Exits**

This clause details the minimum dimensions such as height and width of paths of travel from Class 2 to 9 buildings. It also specifies the minimum dimensions of doorways from the various compartments and the width of exit doors from buildings depending on the uses and functions carried out within them.

Comments: Population numbers for the building are detailed under D1.13 below and based on these numbers compliance with D1.6 is readily achievable. Final details showing compliant dimensions of all exits (including minimum 1m wide clearances and min. clear height of 2.1m) from each building are to be confirmed on the CC Application plans.

Note: A Performance Solution may be required for reduced exit widths in and around some of the equipment and tanks in the Manufacturing area of Warehouse 1.



+ Clause D1.9 – Travel by Non-fire-isolated Stairways or Ramps

Sub-clauses (a) to (f) set out the prescribed travel distances to be provided in required exits of Class 2 to 9 buildings and Class 4 parts of buildings. The sub-clauses set out the maximum distances to be taken into account for the various uses in each Class of building.

Comments: The proposed exit stairs from the Level 1 offices are compliant with discharge distances of D1.9. As indicated above further details of the egress from the Jalco tenancy elevated tabnk platforms are to be provided at CC Application stage.

+ Clause D1.10 – Discharge from Exits

Requires that an exit must not be blocked at the point of discharge. Barriers such as bollards must be installed to prevent vehicles from blocking the discharge from exits.

This clause also provides the methods of construction, location and separation, at exit discharge points for all building Classes.

Comments: All exit discharge points from the building are required to be protected in accordance with the requirements of this clause.

Note: The external egress paths around the building to the road must achieve minimum 1m unobstructed width.

+ Clause D1.13 – Number of Persons Accommodated

Clause D1.13 and Table D1.13 are used to calculate the anticipated number of people in particular types of buildings so that minimum exit widths and the required number of sanitary and other facilities can be calculated. This clause and table are not to be used for non-BCA purposes.

Comments: The following population numbers have been calculated in accordance with Table D1.13 based on 10m² person in the office areas; and 30m² per person for the warehouse with 50% of the warehouse being allocated to circulation space and racking structures:

Warehouse 1 (Manufacturing & Storage) – 50 persons (Staff Numbers provided by Jalco - 19.1.21)

Office 1 – 25 persons (Staff Numbers provided by Jalco - 19.1.21)

Warehouse 2A – 84 persons

Office 2A/2B – 58 persons

Warehouse 2B – 224 persons

Office 3 – 42 persons

Estate Café Building – TBC Further details of the use of the building are required to determine Staff & Patron Population numbers.

The above population numbers for Warehouses 2A, & 2B may be considered excessive for the proposed buildings and as such, population numbers are to be provided by ESR at CC application stage in order to confirm compliance with D1.6 and F2.3.

CONSTRUCTION OF EXITS

+ Clause D2.3 – Non-fire-isolated Stairways & Ramps

This clause requires that required non-fire-isolated stairways and ramps must be either constructed in accordance with D2.2 or the alternative options set out in D2.3 (a) to (c).

Comments: The construction materials requirements of D2.3 apply to the proposed stairs within the warehouse building. Details are to be provided of the stair design at CC application stage.

+ Clause D2.7 – Installations in Exits & Paths of Travel

This clause restricts the installation of certain services in fire-isolated exits, non-fire-isolated exits and certain paths of travel to exits. Sub-clauses (a) to (e) prescribes which services **shall not be installed** as well as the circumstances in which certain services **may be installed** in fire-isolated and non-fire-isolated exits.

Comments: This requirement applies to all cupboards containing electrical distribution boards or comms. equipment 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.



+ **Clause D2.8 – Enclosure of Space under Stairs and Ramps**

The space below a required fire-isolated stairway or ramp in a fire-isolated shaft must not be enclosed to form a cupboard or other enclosed space. If the required stairway or ramp is non-fire-isolated, (including an external stairway) any cupboard underneath must have an FRL of 60/60/60, with a self-closing -60/30 door.

Comments: If the space under any of the required exit stairs are proposed to be enclosed to form a cupboard or the like, the enclosing walls and ceilings will need to achieve an FRL of 60 minutes and the doorway will need to be fitted with a self-closing -60/30 fire door. Details demonstrating compliance are to be shown on the CC Application plans where applicable.

+ **Clause D2.13 – Goings & Risers**

This clause sets out the detailed requirements for the construction and geometry of the goings and risers in required stairways. These details are set out in sub-clauses (a) to (c) and Table D2.13 Riser and Going Dimensions.

Comments: All stairs are to have dimensions that comply with Table D.13 (below), have solid risers, and are to have contrasting nosings and slip resistant surfaces throughout in accordance with clause 11 of AS1428.1-2009. (See diagram in Part D3 below).

Note 1: Refer to the slip resistance requirements for stairs below under Clause D2.14.

Note 2: A Performance Solution will be required from the Fire Engineer for the use of AS 1657 compliant stairs for egress in and around equipment in the Jalco manufacturing area and automated racking within Warehouse 1.

Riser and Going Dimensions (mm)			
	Riser (R)	Going (G)	Quantity (2R + G)
Maximum	190	355	700
Minimum	115	250	550

+ **Clause D2.14 – Landings**

The dimensions and gradients of landings in stairways are set out in this clause; the configuration will depend on the proposed use of a building.

Landing surfaces must be slip resistant OR have slip resistant nosings not less than that listed in Table D2.14 when tested in accordance with AS4586.

Comments: Architect to note.

Application	Surface conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11

+ **Clause D2.15 – 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 –

In a building required to be accessible by Part D3, the doorway –

- (i) Opens to a road or open space; and
- (ii) Is provided with a threshold ramp or step ramp in accordance with AS1428.1;

In other cases –

- (i) Opens to a road or open space, external stair landing or external balcony; and



- (ii) The door sill is not more than 190mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.

Comments: Architect to note, details demonstrating compliance will be required to be included in the CC plans.

+ Clause D2.16 – Balustrades or Other Barriers

This clause details where balustrades are required to be provided and sets out in specific detail the construction requirements. Typically, the following will apply to this class of building:

- Balustrades are required where the fall to the level below is more than 1m in height. The minimum height of a balustrade is 1m above the floor of the landing, walkway or the like; and 865mm above the floor of a stairway or a ramp.
- For a fall of more than 4m to the surface level below, a window sill must be a minimum of 865mm in height above the height of the floor surface.
- Where the floor is more than 4m above the surface beneath the balustrade any horizontal or near horizontal members between 150mm and 760mm above the floor must not facilitate climbing.
- Balustrades must be constructed so as to not permit a sphere of 125mm diameter to pass through. The exception to this is within fire isolated exits within the building, or internal stairs within a Class 7b building, where the rails can be positioned a maximum of 460mm apart, so long as a bottom rail is located so a sphere of 150mm cannot pass through the opening between the nosing of the stair treads and the rail or between the floor of the landing, balcony or the like. External stairs associated with a Class 7b building are required to have gaps no greater than 125mm.

Comments: Details demonstrating compliance are to be submitted with the CC Application drawings for assessment against the above criteria.

+ Clause D2.17 – Handrails

This Clause sets out the requirements regarding the location, spacing and extent of handrails required to be installed in buildings.

Comments: Architect to note, details demonstrating compliance will be required to be included in the CC plans. Handrails serving all stairs and ramps both internally and externally to the buildings are required to comply with the accessibility requirements of Clause D3.3 and AS 1428.1-2009.

+ Clause D2.19 – Doorways and Doors

This clause applies to all doorways and refers to the types of doors that cannot be used in buildings of prescribed uses, the use of power operated doors and the force required to operate sliding doors.

If the door is also power operated, it must be opened manually under a force of not more than 110N if there is a malfunction or failure to the power source; or upon the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.

Comment: Architect to note. Details demonstrating compliance will be required to be included in the CC plans.

+ Clause D2.20 – Swinging Doors

A swinging door in a required exit or forming part of a required exit must be installed to the requirements of sub-clauses (a), (b) & (c). This clause only applies to swinging doors in doorways serving a required exit or forming part of a required exit. It does not apply to other doorways – see notes in the Guide to the BCA.

Comments: The proposed egress doors are required to swing in the direction of egress in accordance with D2.20(a) – in this regard, the current design complies.

+ Clause D2.21 – Operation of Latch

A door in a required exit or forming part of a required exit and in a path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single downward action or pushing action on a single device which is located between 900mm & 1.1m from the floor. This clause prohibits the use of devices such as deadlocks and knobs where knobs must be operated in a twisting motion in accordance with sub-clauses (a) & (b). D2.21 also sets out exceptions in relation to buildings where special security arrangements are required in relation to the uses carried out.

Comments: Architect to note. Details demonstrating compliance will be required to be included in the CC plans.



ACCESS FOR PEOPLE WITH A DISABILITY

+ **Clause D3.2 – General Building Access Requirements for People with Disabilities**

Access must be provided to and within all areas normally used by occupants (as required by Clause D3.1) within this building from the main points of pedestrian entry at the allotment boundary; from another accessible building connected by a pedestrian link; and any accessible car parking space.

Access must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances (including the principal pedestrian entry). In addition, where the proposed buildings are greater than 500m², the non-accessible entrance must not be greater than 50m from an accessible entrance.

Comments: Compliant access is required from the allotment boundary to the main entry of each warehouse tenancy, between tenancies connected by a pedestrian link, and from accessible parking spaces to each tenancy in accordance with AS 1428.1-2009. Refer to D3.3 and D3.4 below. In addition compliant access is required to the main entry of the Estate Café Building. Compliance is readily achievable in this regard, however, further details will be required at CC Application stage.

+ **Clause D3.3 – Parts of the Building to be Accessible**

This part specifies the requirements for accessways within buildings which must be accessible. In accordance with Clause D3.3; ramps & stairways must comply with Clause 10 & 11 of AS 1428.1-2009 (respectively), whilst fire isolated stairs must comply with Clauses 11.1(f) & (g) of AS 1428.1-2009 only. In addition, any storey with a floor area more than 200m² must be served by a passenger lift that is designed to comply with Clause E3.6, and all accessways must include passing & turning spaces per AS 1428.1-2009.

Comments: As indicated above, the proposed building is required to be accessible throughout in accordance with AS1428.1-2009. It is noted that compliance with the requirements of D3.3 and AS 1428.1-2009 is generally achievable; however, details and design certification will be required to be provided at CC Application stage along with any proposed performance solutions relating to accessibility.

The following is a summary of some of the key matters which need to be considered from Clause D3.3 and AS 1428.1-2009:

- *Access for persons with disabilities must be provided, at a minimum, to and within all areas normally used by the occupants, unless a D3.4 concession is applied – see D3.4 below.*
- *An accessway complying with AS1428.1-2009 is required from the allotment boundary to the main entry of each office. It is noted that this is not currently shown on the drawings and as such a Performance Solution may be required from the Access Consultant at CC Application stage to address the proposed design.*
- *An E3.6 compliant lift is required to be provided to serve each of the first-floor offices within the building.*
- *The minimum width of an accessible doorway must have a clear opening of not less than 850mm and a minimum clear height of not less than 1980mm. An accessway must have a minimum clear width of 1000mm and 2000mm clear height*
- *All doorways on a continuous path of travel shall have a minimum luminance contrast of 30% provided between: door leaf and door jamb; or door leaf and adjacent wall; or architrave and wall; or door leaf and architrave; or door jamb and adjacent wall. The minimum width of the area of luminance contrast shall be 50mm.*
- *Clause D3.3(g) and (h) requires that the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm. Moreover, the carpet pile height or pile thickness dimension shall not exceed 11mm, the carpet backing thickness dimension shall not exceed 4mm and their combined dimension shall not exceed 15mm.*
- *Circulation space to the new doorways that are required to be accessible are to comply with Section 13 of AS1428.1-2009, as detailed below:*
- *Turning Spaces and Passing Spaces in all areas are required to be provided on each level of the building in accordance with Clauses 6.4 & 6.5 of AS 1428.1-2009.*

Stairways

- *Every common area stairway must be constructed in accordance with Clause 11 of AS1428.1, except if they are within a fire isolated exit (which need to comply with Clause 11.1f & g only) or*



serve the areas in the building that a D3.4 Exemption has been applied to. Details will need to be confirmed on the plans for CC.

- Stairs shall have opaque risers (i.e. Solid)
- Stair nosing's shall comply with the following diagram, which achieve a colour contrast luminance of 30% to the background (tread):
- Stairways are to be served by Tactile Ground Surface Indicators in accordance with AS1428.4.1, except if they are within a fire isolated exit.

Handrails

- Handrails shall be installed along stairways as follows:
 - Shall be continuous through the flight and where practicable, around landings and have no obstruction on or above up to a height of 600mm,
 - Installed along both sides of the stairway (giving consideration also to 1m unobstructed width),
 - Shall have a compliant hand clearance in accordance with Figure 29 of AS 1428.1-2009.

+ **Clause D3.4 – Exemptions**

This clause provides details on buildings or parts of buildings not required to be accessible under the BCA where providing access would be inappropriate because of the nature of the area/use or the tasks undertaken.

Comments: It is recommended that advice be obtained from an accredited Access Consultant at the CC Application stage, however, consideration to an exemption for the warehouse areas (on health & safety risk basis) may be appropriate on this project. Confirmation from Jalco, UPS & ESR will be required that includes a request for concession, where this would be applied and the reasons why it would be inappropriate for access for people with disabilities within the facility.

+ **Clause D3.5 – Accessible Parking**

This clause provides details of the number of accessible carparking spaces required in a carpark depending on the classification of the building.

Comments: Compliant Accessible Parking spaces are to be provided at a rate of 1 per 100 spaces for the warehouse / office areas. The plans comply with the requirements of this clause.

+ **Clause D3.6 Signage**

Braille and tactile signage must be provided to required accessible sanitary facilities, spaces with hearing augmentation, ambulant sanitary facilities, pedestrian entrances that are not accessible, **and** to each door required by Clause E4.5 to be provided with an exit sign. The latter is to state EXIT and state the level eg. LEVEL 1.

Comments: Architect to note.

+ **Clause D3.8 – Tactile Indicators**

This clause provides for the installation of tactile indicators in buildings required to be accessible and must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway, escalator, passenger conveyor, ramp, overhead obstruction or an accessway meeting a vehicular way, except for areas exempted by D3.4.

Comments: Stairways and ramps serving the buildings, any overhead projections less than 2m in height and any paths leading directly to a driveway or roadway without a kerb - will need to be provided with Tactile Ground Surface Indicators in accordance with AS1428.4.

+ **Clause D3.11 – Ramps**

Ramps may be used as part of an accessway where there is a change of level and must comply with the requirements set out in AS1428.1.

Comments: Architect to note. Details demonstrating compliance will be required to be included in the CC plans.

+ **Clause D3.12 – Glazing on an Accessway**

This part requires the provision of a contrasting strip, chair rail, handrail or transom across all frameless or fully glazed doorways and surrounding glazing capable of being mistaken for an opening.



Comments: Glazing capable of being mistaken for an opening as listed above must be clearly marked for its full width with a solid and non-transparent contrasting line being not less than 75mm wide and the lower edge must be located between 900mm and 1000mm above the plane of the finished floor level.

3.4 SECTION E – SERVICES AND EQUIPMENT

FIRE FIGHTING EQUIPEMENT

+ **Clause E1.3 – Fire Hydrants**

E1.3(a) – A fire hydrant system must be provided to serve a building having a total floor area greater than 500m² and where a fire brigade is available to attend a building fire.

E1.3(b) – Requires that the fire hydrant system must be installed in accordance with the provisions of AS2419.1 and also details where internal hydrants must be located.

Comments: The proposed warehouse building is required to be served by a compliant hydrant system incorporating a ring main. Details demonstrating compliance with the provisions of E1.3 and AS 2419.1-2005 are required to be provided at CC Application stage. Note: Where multiple ring mains are proposed to serve the building advice is to be provided by the Hydraulic Engineer to confirm if the proposed design is required to be addressed as a Performance Solution.

Hydrant booster assemblies are required to be accessible to the brigade, located within sight of each main entry, at least 10m from any proposed substation, and adjacent to the main vehicular and pedestrian entry into the site. As the location of hydrant booster is unlikely to comply with the above provisions, it will need to be addressed as a Fire Engineered Performance Solution to demonstrate compliance with Performance Requirement EP1.3.

Additionally, where hydrants that are located outside the warehouse building but are not open to the sky (e.g. located under an awning or the like) are proposed to be treated as external hydrants, and/or where external hydrants are not proposed to be provided with a radiant heat shield, a Performance Solution from the Fire Engineer will be required demonstrating compliance with Performance Requirement EP1.3.

Note: The Estate Café Building is not required to be served by a compliant Fire Hydrant System as its floor area is less than 500m².

+ **Clause E1.4 – Fire hose reels**

A fire hose reel system must be provided to serve a building where one or more internal fire hydrants are installed or in a building with a floor area greater than 500m².

This clause requires that the fire hose reel system must be installed in accordance with AS 2441 and sets out the detail for location and uses of fire hose reels.

Comments: The proposed Warehouse portions of the buildings are required to be served by a compliant fire hose reel system; however, the Office areas do not require coverage as they are subject to the Class 5 concession. Details demonstrating compliance are to be provided at the CC application stage.

Note: The Estate Café Building is not required to be served by a compliant Fire Hose Reel System as it's floor area is less than 500m².

+ **Clause E1.5 – Sprinklers**

A sprinkler system must be installed in a building or part of a building when required by Table E1.5 and comply with Specification E1.5. Table E1.5 sets out which types of building occupancies and Classes which are required to have sprinkler systems installed in them.

Specification E1.5 sets out requirements for the design and installation of sprinkler systems.

Comments: The proposed Large Isolated Building is required to be sprinkler protected throughout in order to address the requirements of Clause C2.3 and Table E1.5. Details demonstrating compliance are to be provided at the CC application stage.

In accordance with Clause 4.14.1 of AS2118.1-2017, sprinkler boosters are required to comply with the requirements of AS2419.1-2005 for a hydrant booster – see comments under E1.3 above regarding potential booster location Performance Solution.

In addition, if the sprinkler system design does not conform with the AS 2118.1-2017 design criteria and alternate design standards are proposed – a Performance Solution will also be required to address the use of these alternate design standards, in lieu of the standard called up under Spec. E1.5.



+ Clause E1.6 – Portable fire extinguishers

Portable fire extinguishers must be provided as listed in Table E1.6 and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444.

Comments: Fire extinguishers will be required to be installed in the proposed building in accordance with Table E1.6 and AS 2444-2001 including the Class 5 Office areas.

+ Clause E1.8 – Fire Control Centres

A fire control centre facility in accordance with Specification E1.8 must be provided for a building having an effective height of more than 25m and in a Class 6, 7, 8 or 9 building with a total floor area of more than 18,000m².

Specification E1.8 describes the construction and content of required fire control centres or rooms.

Comments: As the floor area of the Warehouse Building exceeds 18,000m², it is required to be provided with a Fire Control Centre facility that complies with Clauses 2-5 of Spec. E1.8. Further details which demonstrate compliance with the requirements of Spec. E1.8 will be required to be included on the Construction Certificate application plans.

+ Clause E1.10 – Provision for Special Hazards

Suitable provisions are to be made for fire-fighting in a building if special problems of fighting fire could arise due to the nature or the quantity of goods stored, displayed or used; and/or the proximity of the building to a fire fighting water supply.

Comments: Consideration is to be given by both the fire services designers (Hydrants and Sprinklers in particular) and the Fire Engineer to the proposed Dangerous Goods Storage within the Jalco tenancy (Warehouse 1). Details and design certification is to be provided at CC Application stage and referenced in the Fire Engineering Report in this regard.

SMOKE HAZARD MANAGEMENT

+ Clause E2.2 – General Requirements

Class 2 to 9 buildings must comply with the provisions of this Clause to remove smoke during a fire, to control the operation of air handling systems and to prevent the spread of smoke between compartments.

Buildings must comply with the provisions of **Table E2.2a**, as applicable to Class 2 to 9 buildings. It deals with the design and construction of air handling systems that are part of a smoke hazard management system and air handling system that are not part of a smoke hazard management system.

The details relating to the installation and operation of the systems are set out in **Specifications E2.2a, E2.2b and E2.2c**.

Comments: As the floor area and volume of the Warehouse building is greater than 18,000m² and 108,000m³ respectively, an automatic smoke exhaust system is required to be provided. Consideration to a Performance Solution addressing the required smoke hazard management systems may be given which would need to be prepared by the Fire Engineer to demonstrate compliance with Performance Requirement EP2.2.

+ Clause E2.3 – Provision for Special Hazards

Additional smoke hazard management measures may be required in a building to address any additional risk that result from special characteristics, functions, type of quantities of storage or mix of classifications within a fire compartment.

Comments: As indicated in E2.2 above the provision of smoke hazard management (smoke exhaust) systems to the subject building is likely to be addressed as a Performance Solution by the Fire Engineer. Any such Performance Solution will need to take into consideration any additional hazard/risk to occupants and fire fighters as a result of the proposed Dangerous Goods Storage in the Jalco tenancy. Note: See comments under E1.10 also in relation to the proposed Dangerous Goods Storage.

LIFT INSTALLATIONS

+ Clause E3.3 – Warning Against use of Lifts in Fire

Warning signs required be provided must be displayed where they can be readily seen and must comply with the details and dimensions of **Figure 3.3**.



Comments: Applies to all lifts in the proposed warehouse building (2 storey offices areas) – Lift Contractor to note.

+ Clause E3.5 – Landings

Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Part D, including the accessibility requirements of AS 1428.1-2009.

Comments: Architect and Lift Contractor to Note – design certification required at CC Application stage.

+ Clause E3.6 – Passenger Lifts

In an accessible building, every passenger lift must be one of the types identified in **Table E3.6a**, have accessible features in accordance with **Table E3.6b** and not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Comments: Lift Contractor to note – design certification required at CC Application stage. Minimum lift car dimensions of lifts to serve the first floor offices is 1100mm wide by 1400mm deep.

EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS

+ Clause E4.2 – Emergency Lighting Requirements

This clause details when emergency lighting must be installed in Class 2 to 9 buildings. The requirements for buildings and parts of buildings are detailed in sub-clauses (a) to (i) and each sub-clause must be considered as more than one may apply to any single building

Comments: Emergency Lighting is required throughout the warehouse building in accordance with E4.2, E4.4 and AS/NZS 2293.1-2018.

+ Clause E4.4 – Design & Operation of Emergency Lighting

Every required emergency lighting system must comply with AS2293.1.

Comments: Electrical Consultant to note.

+ Clause E4.5 – Exit Signs

An exit sign must be clearly visible to persons approaching the exit and must be installed on, above or adjacent to each door providing egress from a building. Sub-clauses (a) to (d) set out the situations where exit signs are required to be installed.

Comments: Electrical Consultant to note, details demonstrating compliance will be required to be included in the CC plans.

+ Clause E4.6 – Direction Signs

If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.

Comments: Electrical Consultant to note, details demonstrating compliance will be required to be included in the CC plans.

+ Clause E4.8 – Design & Operation of Exit Signs

Every required exit sign must comply with AS/NZS 2293.1 and be clearly visible at all times when the building is occupied by any person having the legal right of entry into the building.

Comments: Electrical Consultant to note, details demonstrating compliance will be required to be included in the CC plans.

3.5 SECTION F – HEALTH & AMENITY

DAMP AND WEATHERPROOFING

+ Performance Requirement FP1.4

A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause

- a) Unhealthy or dangerous conditions, or loss of amenity for occupants; and
- b) Undue dampness or deterioration of building elements.



Note 1: There are no Deemed-to-Satisfy provisions for this Performance Requirement in respect to External Walls.

Note 2: Refer to Clause F1.5 for roof coverings.

Comments: Design statement and a documented Performance Solution is to be provided with the Construction Certificate application for the warehouse building and Estate Café Building, either by using:

- The Verification Methods in Clause FV1; or
- Other verification methods deemed acceptable by the Certifier; or
- Evidence to support that the use of the material or product, form of construction or design meets the Performance Requirements or the DTS provisions, such as a Certificate of Conformity (eg. CodeMark); or
- By way of Expert Judgement.

+ Clause F1.1 – Stormwater drainage

Stormwater drainage must comply with AS/NZ 3500.3.

Comments: Details of stormwater disposal, from a suitably qualified consultant are required to be submitted with documentation for the CC.

+ Clause F1.5 – Roof Coverings

This clause details the materials and appropriate standards, with which roofs must be covered with. The roofing requirements are set out in sub-clauses (a), (b) (c), (d), (e) & (f) which set out the types of materials that may be used and the adopted Australian Standards that apply to their quality and installation.

Comments: Note – design certification required at CC Application stage.

+ Clause F1.6 – Sarking

Sarking-type materials used for weatherproofing of roofs must comply with AS/NZS 4200 parts 1 and 2.

Comments: Note.

+ Clause F1.7 – Waterproofing of Wet Areas

This clause requires that wet areas in Class 2 to 9 buildings must be waterproofed. It prescribes the standards to which the work must be carried out in sub-clauses (a) to (e) with emphasis in sub-clauses (c), (d) & (e) on the construction of rooms containing urinals and their installation.

Note: Figures F1.7(1) & F1.7(2) of the Guide to the BCA contain diagrams indicating the areas of walls and floors to be protected around baths, washbasins and showers.

Comments: Note.

+ Clause F1.13 – Glazed Assemblies

Glazed assemblies in an external wall must comply with AS2047 requirements for resistance to water penetration for windows, sliding doors with a frame, adjustable louvres, shop fronts and windows with one-piece framing

Comments: Details to be provided with the application for the Construction Certificate.

SANITARY AND OTHER FACILITIES

+ Clause F2.3 – Facilities in Class 3 to 9 Buildings

This clause provides the requirements for sanitary facilities to be installed in Class 3, 5, 6, 7, 8 and 9 buildings in accordance with **Table F2.3**. The requirements and variations are set out in sub-clauses (a)-(h).

Comments: The required sanitary facilities for the Office and Warehouse parts have been calculated as an aggregate across all banks of toilets based on the proposed population numbers detailed under Clause D1.13 above. The minimum required sanitary facilities from Table F2.3 are detailed below for reference:

Class 5 Office 1 (Jalco):

13 Males – 1 Closet Pans, 1 Urinals, 1 Washbasins

13 Females – 1 Closet Pans & 1 Washbasins



Class 7b/8 Warehouse 1 (Jalco)

25 Males – 2 Closet Pans, 1 Urinal, 2 Washbasins

25 Females – 2 Closet Pans & 2 Washbasins

Class 5 Office 2A/2B (UPS)

29 Males – 2 Closet Pans, 2 Urinals, 1 Washbasins

29 Females – 2 Closet Pans & 1 Washbasins

Class 7b Warehouse 2A (UPS)

42 Males – 3 Closet Pans, 2 Urinals, 3 Washbasins

42 Females – 3 Closet Pans & 3 Washbasins

Class 5 Office 3 (UPS)

21 Males – 2 Closet Pans, 1 Urinals, 1 Washbasins

21 Females – 2 Closet Pans & 1 Washbasins

Class 7b Warehouse 2B (UPS)

107 Males – 6 Closet Pans, 4 Urinals, 6 Washbasins

107 Females – 8 Closet Pans & 6 Washbasins

Compliance with the minimum number of facilities outlined above is not currently achieved in the current design in Warehouse 2A/2B however, confirmation of the Warehouse population to be provided at CC Application Stage to determine compliance.

Note: See note under D1.13 regarding the Estate Café Building, whereby further design details are required to confirm population numbers and subsequent Sanitary Facilities requirements.

+ Clause F2.4 – Accessible Sanitary Facilities

Accessible unisex sanitary compartments must be provided, in accordance with **Table F2.4(a)** and unisex showers must be provided in accordance with **Table F2.4(b)**, in buildings or parts that are required to be accessible. The details for the provision of disable facilities and the standard, AS 1428.1, are set out in sub-clauses (a) to (i).

Comments: Accessible toilet facilities and ambulant sanitary facilities in each tenancy of the warehouse building and Estate Cafe are required to achieve compliance with the provisions of Table F2.4. Details demonstrating that the design of each facility complies with AS 1428.1 are to be provided at the CC application stage, however, compliance is readily achievable.

ROOM HEIGHTS

+ Clause F3.1 – Height of Rooms and Other Spaces

The ceiling heights in Class 2 to 9 buildings must not be less than required in sub-clauses (a) to (f) of this clause.

The minimum ceiling heights for a Class 5, 7 & 8 building are as follows:

- Corridor or Passage, Bathroom, Storeroom, etc. – 2.1m
- Remainder – 2.4m.

Comments: Architect to ensure compliance. Ceiling heights to be reviewed at the CC application stage with the detailed section drawings.

LIGHT AND VENTILATION

+ Clause F4.4 – Artificial Lighting

Artificial lighting is required where it is necessary to minimise the hazard to occupants during an emergency evacuation. Sub-clauses (a), (b) & (c) sets out the places where artificial lighting is always required in all classes of buildings and the standard to which it must be installed.

Comments: Design certification to be submitted at CC Application Stage.



+ **Clause F4.5 – Ventilation of Rooms**

A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have natural ventilation complying with F4.6 or a mechanical or air-conditioning system complying with AS1668.2 and AS/NZS 3666.1.

Note: NSW F4.5(b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 – the reference to AS/NZS 2666.1 is deleted from the BCA in NSW as the need to comply with this standard is regulated under the relevant section of the Public Health Act 1991.

Comments: Design certification to be submitted at CC Stage.

3.6 SECTION J – ENERGY EFFICIENCY

+ **Part J1 – Building Fabric**

The provision of insulation of the building envelope will be required in the proposed Building, in accordance with **Clauses J1.0 to J1.6**, and the **Tables therein**, including Thermal Construction General, Roof and Ceiling Construction, Rooflights, Walls, and Floors. Design details and/or certification of design will be required to be provided in this regard.

Comments: This section applies to any air-conditioned spaces proposed within the proposed warehouse building and the Estate Cafe. Design details and/or certification of building envelope design will be required to be submitted with the application for a Construction Certificate.

+ **Part J3 – Building Sealing**

The proposed building envelope will be required to be sealed to prevent air infiltration in accordance with the requirements of **Clauses J3.0 to J3.6**. Details or certification that the proposed building design complies with the requirements of **Part J3** is required to be provided.

Comments: This section applies to any air-conditioned spaces proposed within the proposed warehouse building and the Estate Cafe. Details or certification that the proposed design complies with the requirements of Part J3 will need to be submitted with the application for a Construction Certificate.

+ **Part J5 – Air-Conditioning & Ventilation Systems**

Details and/or design certification which confirm that any proposed air-conditioning system or unit within the proposed building achieves compliance with the relevant requirements of **Part J5** will be required to be provided from the mechanical engineer.

Comments: Details or certification demonstrating compliance will need to be submitted with the application for a Construction Certificate for the warehouse building and the Estate Cafe.

+ **Part J6 – Artificial Light & Power**

Details and/or design certification which confirm that all artificial lighting, power control, and boiling/chilled water units within the proposed building achieves compliance with the relevant requirements of **Part J6** will be required to be provided from the electrical engineer.

Comments: Details or certification demonstrating compliance will need to be submitted with the application for a Construction Certificate for the warehouse building and the Estate Cafe.

+ **Part J7 – Hot Water Supply, & Swimming Pool & Spa Pool Plant**

Details and/or design certification which confirm that any proposed hot water supply system within the proposed building achieves compliance with the relevant requirements of **Part J7** (Section 8 of AS 3500.4) will be required to be provided from the hydraulic engineer.

Comments: Details or certification demonstrating compliance will need to be submitted with the application for a Construction Certificate for the warehouse building and the Estate Cafe.

+ **Part J8 – Facilities for Energy Monitoring**

Provision for monitoring of energy consumption must be provided to a building where the floor area exceeds 500m², and must be capable of recording the consumption of gas and electricity. In addition, where the floor area of the building exceeds 2,500m² the energy monitoring facilities must be capable of individually recording air-conditioning, lighting, appliance power, central hot water supply, lifts/escalators, and other ancillary plant.

Comments: Details or certification demonstrating compliance will need to be submitted with the application for a Construction Certificate.



4.0 SUMMARY OF KEY COMPLIANCE ISSUES

The following comprises a summary of the key compliance issues identified under the assessment contained above this report. These matters are to be addressed prior to issue of the Construction Certificate.

4.1 MATTERS REQUIRING FURTHER DETAILS AT CC APPLICATION STAGE

BCA Clause/s		Description
1.	D1.13	Confirmation of population numbers to the UPS tenancy in order to assess compliance with the minimum sanitary facilities provisions of Table F2.3.
2.	Part D2	Details of all proposed stairways and balustrades to the mezzanine structure and in around conveyor systems, along with the automated racking area in Warehouse 1 are to be provided for review to determine if they are compliant with the dimensional requirements of Part D2.
3.	Part D3 & AS 1428.1-2009	<p>Access to the building is required from the following:</p> <ul style="list-style-type: none">▪ All main entry points on the allotment boundary; and▪ Any accessible car parking within the site. <p>The reference plans indicate that compliance with the above is readily achievable in this instance, however further details are required with respect to levels from the site entry to the main entry of the building.</p> <p>Note: Confirmation of a D3.4 concession for the warehouse areas is required to be provided by the Operator of the facility to confirm the areas that maybe exempted from compliance with AS 1428.1-2009,</p>
4.	E1.10 & E2.3	The design of the fire services in the Warehouse 1 tenancy and the proposed smoke exhaust system will need to take into consideration the additional hazard posed by the proposed Dangerous Goods Storage by Jalco.
5.	Section J	A separate report will be required from an Energy Efficiency consultant to outline the applicable requirements for the warehouse building and Estate Cafe.

4.2 MATTERS REQUIRING FIRE SAFETY ENGINEERED ALTERNATIVE SOLUTIONS

BCA Clause/s		Description
1.	C2.3/C2.4	<p>The following compliance issues have been identified with respect to the proposed perimeter vehicular access serving the Site:</p> <ul style="list-style-type: none">▪ <i>Vehicular Access is greater than 18m from the external wall of the Warehouse Building.</i>▪ <i>Vehicular Access is <6m wide along the south side of the warehouse building.</i>
2.	D1.4 /D1.5	The current plans indicate that exit travel distances, and distances between alternative exits within the warehouses will not comply with D1.4 & D1.5 respectively.
3.	D1.6	Egress Stairs and egress paths will be less than 1m wide and designed per AS 1657 to some areas in the equipment zones in the Jalco tenancy (Warehouse 1).
4.	D2.13/D2.14	Egress Stairs and egress paths will be designed per AS 1657 to some areas in the equipment zones in the Jalco tenancy (Warehouse 1)
5.	E1.3 (inter alia AS 2419.1-2005)	Hydrant booster location and hydrant system design.
6.	E1.5	<p>Location of sprinkler booster assembly not within sight of the main entry of each tenancy.</p> <p>Potential variation to the Standard of Performance of the sprinkler system in the Warehouse.</p>
7.	E2.2	Rationalised automatic smoke exhaust system throughout the Warehouse building.



5.0 CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed warehouse facility at Lot 201 ESR Horsley Logistics Estate against the Deemed-to-Satisfy Provisions of the BCA 2019 Amendment 1. Arising from the review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA. 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.

The following fire safety measures are required for the new buildings:

Statutory Fire Safety Measure	Design / Installation Standard
Alarm Signaling Equipment	AS 1670.3 – 2018
Automatic Fail-Safe Devices	BCA Clause D2.21
Automatic Fire Detection System	BCA Spec. E2.2a & AS 1670.1 – 2018 & AS/NZS 1668.1 – 2015
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018
Fire Control Centre	BCA Spec. E1.8
Fire Doors	BCA Clause C2.12, C2.13 and AS 1905.1 – 2015 and manufacturer's specification
Fire Hose Reels (Class 7b/8 parts only)	BCA Clause E1.4 & AS 2441 – 2005
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification
Paths of Travel	EP&A Regulation Clause 186
Perimeter Vehicular Access	BCA Clause C2.4
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 2015
Warning & Operational Signs	AS 1905.1 – 2015, BCA Clause D3.6 & E3.3



6.0 APPENDIX 1 – SPEC. C1.1 FRL REQUIREMENTS (TYPE C CONSTRUCTION)

Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building—FRL: (in minutes)			
	Structural adequacy / Integrity / Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is—				
Less than 1.5 m	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
1.5 to less than 3 m	—/—/—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
EXTERNAL COLUMN not incorporated in an external wall , where the distance from any fire-source feature to which it is exposed is—				
Less than 1.5 m	90/—/—	90/—/—	90/—/—	90/—/—
1.5 to less than 3 m	—/—/—	60/—/—	60/—/—	60/—/—
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
INTERNAL WALLS-				
Bounding public corridors , public lobbies and the like—	60 / 60/ 60	—/—/—	—/—/—	—/—/—
Between or bounding sole-occupancy units —	60/ 60/ 60	—/—/—	—/—/—	—/—/—
Bounding a stair if required to be rated—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
ROOFS	—/—/—	—/—/—	—/—/—	—/—/—