



BCA ASSESSMENT REPORT

**PROJECT: TNT TRANSPORT TERMINAL
ADDRESS: LENORE LANE, ERSKINE PARK**

CLIENT: COMMERCIAL & INDUSTRIAL PROPERTY

Revision 1

Date: 27 August 2013

Project No.: 130333





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REPORT STATUS				
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20/8/2013	0	Preliminary Assessment	DG	TH
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A. INTRODUCTION

A.1 BACKGROUND / PROPOSAL

Blackett Maguire + Goldsmith Pty Ltd (BM+G) have been commissioned by Commercial & Industrial Property Pty Ltd to undertake a Building Code of Australia (BCA) 2013 assessment for the proposed new TNT Transport Terminal facility at Lenore Lane, Erskine Park NSW. The proposal involves construction of two buildings, with the main building being a warehouse with 3 ancillary offices areas and the second building being a two storey office, with 3 levels of carpark and undercover truck parking.

It is noted that the proposed main warehouse building is to be used for logistics purposes, has a floor area of 29,740m², and incorporates a large automated conveyor sorting system. The building also includes three (3) separate Operations Offices associated with the warehouse/logistics use, with OPS Offices 2 & 3 including ancillary external carparking.

The other building on the site incorporates a two storey "Main Office", connected to a two level plus open rooftop 338 space carpark, and undercover truck carpark area for 63 "5T PUD vehicles

Note: The proposed vehicular access and main entry to both buildings is from Lockwood Road, despite the street address indicating Lenore Drive.

A.2 AIM

The aim of this report is to:

- Undertake an assessment of the proposed warehouse facility against the Deemed-to-Satisfy (DtS) Provisions of the BCA 2013.
- Identify any BCA compliance issues that require resolution/attention for the proposed development.

A.3 PROJECT TEAM

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

- Dean Goldsmith (Director)
- Tony Heaslip (Peer Review Building Surveyor)

A.4 DOCUMENTATION

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

- BCA 2013
- Guide to the BCA 2013.
- Architectural plans prepared by Commercial & Industrial Property Pty Ltd:

Drawing No.	Revision	Date	Drawing No.	Revision	Date
DA-001	A	21/8/2013	DA-200	A	21/8/2013
DA-002	A	21/8/2013	DA-210	A	21/8/2013
DA-003	A	21/8/2013	DA-211	A	21/8/2013
DA-004	A	21/8/2013	DA-212	A	21/8/2013
DA-110	A	21/8/2013	DA-300	A	21/8/2013
DA-111	A	21/8/2013			

- Racking layout plans prepared by TNT dated 21 August 2013



A.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.

Clause 143(3) of the EPA Regulation 2000 prevents a certifying authority from issuing a construction certificate if the proposed new work will result in a reduction to the fire protection and structural capacity of the building.

A.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 – refer to comments under Parts D3 & F2 below.
- The Report does not address matters in relation to the following:
 - i. Local Government Act and Regulations.
 - ii. NSW Public Health Act 1991 and Regulations.
 - iii. Occupational Health and Safety (OH&S) Act and Regulations.
 - iv. Work Cover Authority requirements.
 - v. Water, drainage, gas, telecommunications and electricity supply authority requirements.
 - vi. DDA 1992.
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A.7 TERMINOLOGY

Alternative 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 4A 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 4A 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 Alternative 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.

B. BUILDING CHARACTERISTICS

B.1 BUILDING CLASSIFICATION

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

▪ BCA Class:	Warehouse: Class 5 (Offices) & Class 7b (Warehouse) Main Office/Carpark: Class 5 (Office) & Class 7a (Carpark)
▪ Rise in Storeys:	Warehouse: Three(3) – refer to notes under Clause C1.2 below Main Office/Carpark: Two (2)
▪ Effective Height:	Warehouse: Less than 12m Main Office/Carpark: Less than 12m
▪ Type of Construction:	Warehouse: Type B Construction (Large Isolated Building) Main Office/Carpark: Type C Construction
▪ Climate Zone:	Zone 6
▪ Maximum Floor Area:	Warehouse: Large Isolated Building – Floor Area = 30,740m ² , Main Office (excluding Open Deck Carpark) – 1,000m ²
▪ Maximum Volume:	Warehouse: Large Isolated Building – Volume = Greater than 108,000m ³ (Architect to confirm exact volume) Main Office (excluding Open Deck Carpark)- Approx. 3,600m ³

B.2 FIRE SOURCE FEATURE

The distances from the nearest Fire Source Features are:

Boundary	Distance to Fire Source Feature
Northern Boundary	Warehouse: >18.0m Main Office/Carpark: >3.0m
Southern Boundary	Warehouse: >18.0m Main Office/Carpark: >3.0m
Eastern Boundary	Warehouse: >18.0m Main Office/Carpark: >3.0m
Western Boundary	Warehouse: >18.0m Main Office/Carpark: >3.0m



C. BCA ASSESSMENT

C.1 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 facility.

1. 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):

1. AS 1170.0 – 2002 General Principles
2. AS 1170.1 – 2002, including certification for balustrades (dead and live loads)
3. AS 1170.2 – 2002, Wind loads
4. AS 1170.4 – 2007, Earthquake loads
5. AS 3700 – 2001, Masonry code
6. AS 3600 – 2009, Concrete code
7. AS 4100 – 1998, Steel Structures and/or
8. AS 4600 – 2005, Cold formed steel.
9. AS 2047 – 1999, Windows in buildings.
10. AS 1288 – 2006, Glass in buildings.
11. AS 3660.1 – 2000, Termite control (or confirmation no primary building elements are timber).

Comments: Structural design and certification will be required at CC application stage.

SECTION C – FIRE RESISTANCE

FIRE RESISTANCE AND STABILITY

2. 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 B Construction applies to the proposed 3 storey Warehouse Building – see notes under C1.2 below; and Type C Construction applies the two storey Main Office/Carpark Building.

3. 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: Main Office: Rise of 2 Storeys – the rooftop carpark is open to the sky and as such is not defined as a storey per C1.2. Warehouse: The area below the Main OPS Office measured from the platform level to the underside of the office slab exceeds 6m (6.25m per drawing no. 300/A. In accordance with C1.2(c) this area is deemed to be counted as two storeys, hence the overall rise in storeys of the warehouse building is three – see diagram below. The implication of this rise in storeys to the Warehouse Building is the need for Type B Construction to be applied – see notes under Spec. C1.1 below in relation to Type B Construction fire rating requirements applicable to the warehouse building.

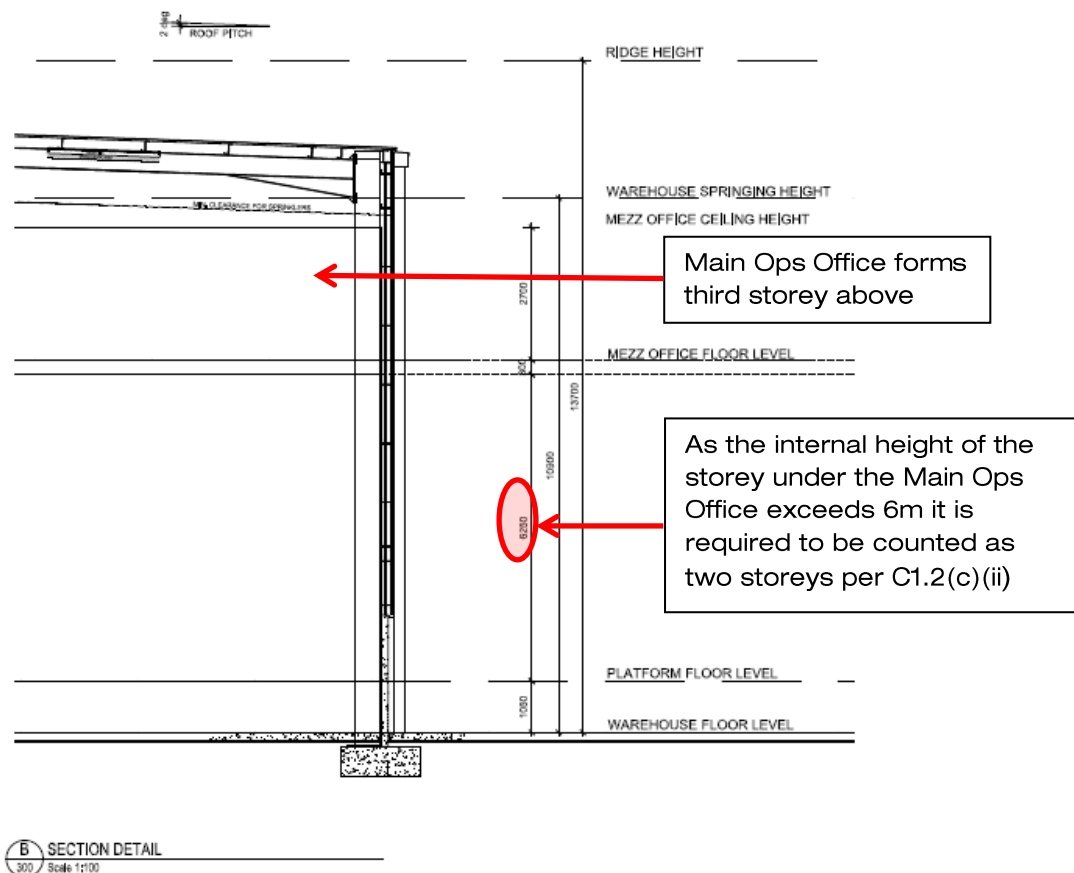


Figure 1 – Rise in Storeys of Warehouse Building – C1.2(c) issue.

4. 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.

Note: See NSW C1.10(a) & (b).

Comments: Note: Design certification required at CC application stage.

COMPARTMENTATION AND SEPARATION

5. 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 Warehouse building is a Class 5 & 7b – Large Isolated Building of Type B Construction and as such the provisions for maximum fire compartment size under Table C2.2 do not apply. The proposed fire compartment size of the Main Office Building complies with Table C2.2, on the basis that the adjoining “Open Deck Carpark” is not subject to compliance with Table C2.2.

6. Clause C2.3 – Large Isolated Buildings

A Large Isolated Building that exceeds 18 000 m² in floor area or 108 000 m³ in volume, 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 will exceed the area and volume set out in Table C2.2 and as such 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.

7. 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 Warehouse building complies with the provisions of C2.4.

8. 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 or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours.

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; or

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

9. 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 for the new warehouse facility.



PROTECTION OF OPENINGS

10. 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.

SPECIFICATIONS

11. 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 with the following.

Comments: Main Office/Carpark Building: Due to the configuration and position of the building on site there are no building elements required to be fire rated under the provisions of Table 5 of Spec C1.1.

Warehouse Building: Refer to Appendix 1 for the extract of Table 4 of Spec. C1.1 for Type B Construction. From our assessment, the only elements in the building that require an FRL under Table 4 of Spec.C1.1 are the ground floor columns supporting the Level 1 floor of both the Ops Offices 2 & 3 only – required FRL is 240/-/-.

12. 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.

13. 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.

SECTION D – ACCESS & EGRESS

PROVISION FOR ESCAPE.

14. 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 the upper floors in both buildings, connect no greater than two storeys and as such are not required to be fire isolated in accordance with D1.3(b).

15. 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 the buildings are considered to be non-compliant with the requirements of Clause D1.4 in the following areas:

- Central Area of the Warehouse Building – maximum exit travel distance of 70m-75m.
- Rooftop Level of Main Office/Carpark Building - maximum exit travel distance of 50m



Note: The above egress distances take into consideration the indicative conveyor/automatic sorting system layout and assumed egress paths through/under/over the conveyors (as they are not detailed on the plans – see notes below) – a more detailed egress assessment will be required prior to the lodgement of the CC Application and commencement of the Fire Engineering process.

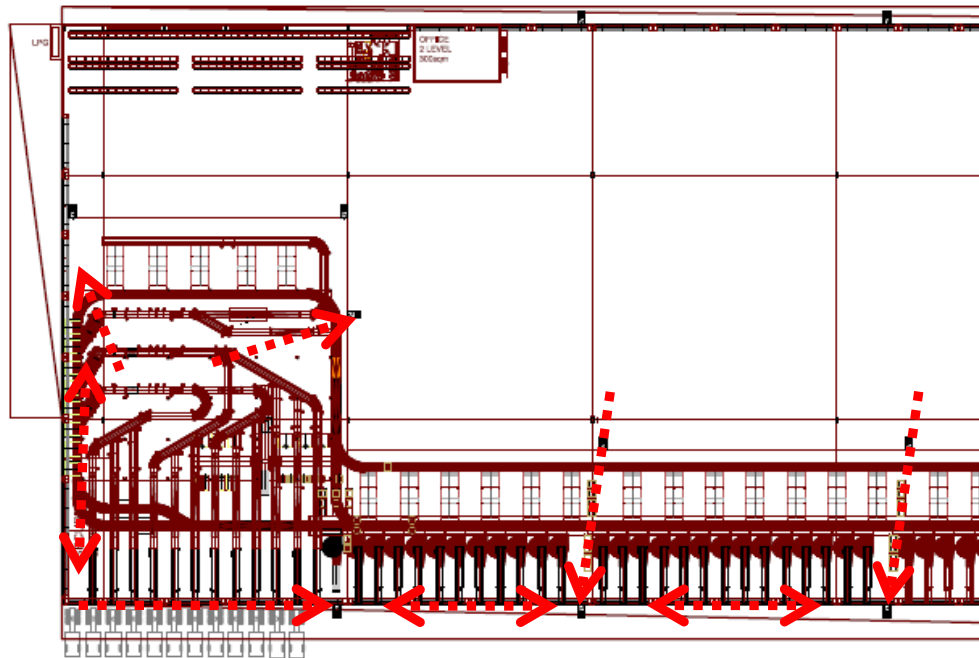


Figure 2 – Conveyor System – West – Assumed Egress paths

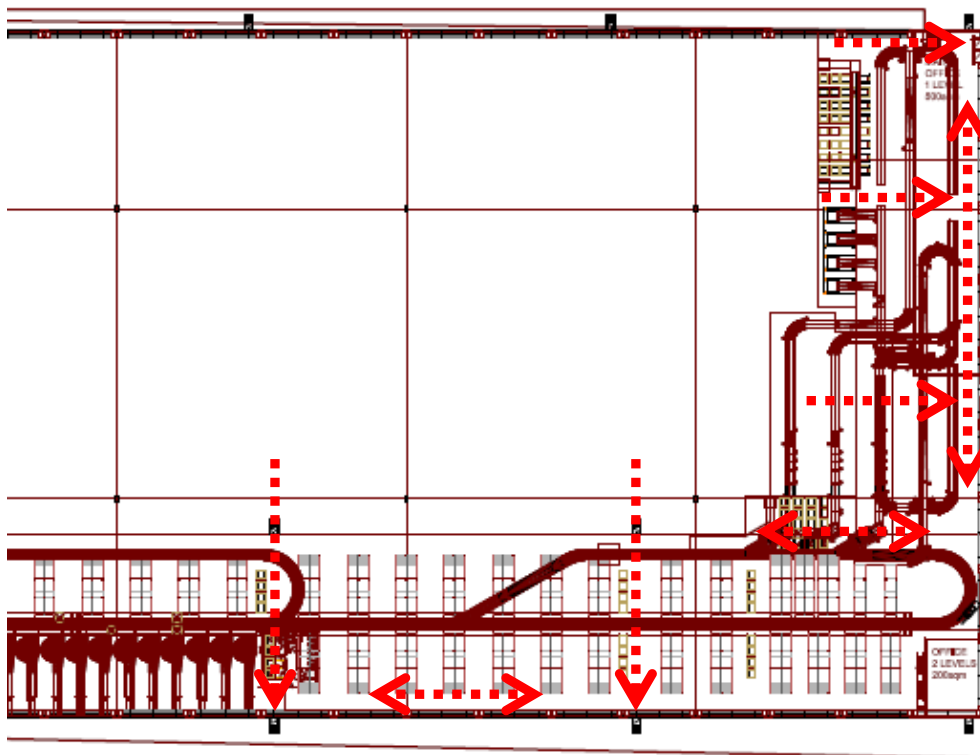


Figure 3 – Conveyor System – East – Assumed Egress paths



The above non-compliance issues are required to be addressed as an alternative solution by the Fire Safety Engineer to demonstrate compliance with Performance Requirements DP4 & EP2.2.

16. 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 distances between alternative exits throughout the building are considered compliant with the provisions of D1.5, with the exception of the following:

- Distances between alternative exits in the Warehouse area of approx. 140m – 150m
- Distances between alternative exits in the Carpark (Ground Level 1 & Level 2) of approx. 70m

The above egress distances take into consideration the indicative conveyor/automatic sorting system layout and assumed egress paths through/under/over the conveyors (as they are not detailed on the plans – see notes above under D1.4) – a more detailed egress assessment will be required prior to the lodgement of the CC Application and commencement of the Fire Engineering process.

The above non-compliance issues are required to be addressed as an alternative solution by the Fire Safety Engineer to demonstrate compliance with Performance Requirements DP4 & EP2.2.

17. 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: Confirmation of the proposed population numbers in the buildings are required to be provided by TNT in order to confirm if compliance with D1.6 is achieved.

In addition to the above it is to be noted that all exit paths are required to have a minimum clear height of 2m and 1980mm through doorway openings per D1.6(a).

18. 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: Exit stairs from the first floor offices in both buildings are capable of achieving compliance with the requirements of Clause D1.9, however, final details are to be submitted with the CC Application.

19. 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 discharge points from the buildings are required to be protected in accordance with the requirements of this clause.

20. 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: As detailed under D1.6 above – confirmation of the proposed population numbers is required to be provided by TNT in order to assess compliance with D1.6 & Table F2.3.

CONSTRUCTION OF EXITS

21. 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 requirements of D2.3 apply to the proposed stairs serving the first floor office levels in both buildings. The proposed materials to be used for the construction of the stairs are to be noted on the CC Application plans./

22. 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.

23. Clause D2.8 – Enclosure of Space Under Stairs & Ramps

A 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: Applies to the proposed egress stairs serving the upper office levels and any proposed storage enclosures below them on the ground floor level in both buildings.

24. 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.

Note: NSW D2.13(a)(ix)(x)(xi).

Comments: Applies to the proposed stairs serving both buildings. Details demonstrating compliance are to be submitted with the CC Application drawings.

25. 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. Sub-clause (b) details the layout for a Class 9a building to allow for the movement of a stretcher.

Comments: Applies to the proposed stairs serving both buildings. Details demonstrating compliance are to be submitted with the CC Application drawings.

26. 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 –

- (i) the doorway 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.

27. 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 in sub-clauses (a) to (i) and Tables D2.16(a), D2.16(b) & D2.16(c).

Comments: Applies to the proposed stairs serving both buildings. Details demonstrating compliance are to be submitted with the CC Application drawings.

28. 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.

29. 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).

30. 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 (incl. DDA ACCESS TO PREMISES STANDARD)

31. Clause D3.2 – Access to Buildings

This part requires accessways to be provided to accessible buildings from the main points of pedestrian entry at the allotment boundary and any accessible car parking space or accessible associated buildings connected by a pedestrian link.

Comments: Compliant Access is required throughout the ground level of both the Main Office/Carpark building and the Warehouse Building in accordance with AS 1428.1-2009. Refer to D3.3 and D3.4 for comments in relation to any areas of Exemption to this requirement.

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

This part specifies the requirements for accessways within buildings which must be accessible.

Comments: As indicated above the ground level of the proposed buildings including the office and warehouse areas required to be accessible throughout in accordance with AS1428.1-2009. In addition to the above, compliant access is also required to be provided from the main pedestrian entry to the site from the Lockwood Rd footpath/allotment boundary, through to the main building entry to the Main Office



Building, from any accessible parking spaces on the site to the main entry and throughout all areas required to be accessible. Furthermore, all internal and external stairways and ramps in accessible parts of the building are required to be designed in accordance with AS 1428.-2009.

In this regard, compliance with the requirements of D3.3 and AS 1428.1-2009 is readily achievable in both buildings; however, details and design certification will be required to be provided at CC Application stage.

Note 1: If compliant access is not proposed to be provided to the Warehouse areas generally (including the stepped platform area), or to the Ops Office 3 from the other office areas in the Warehouse Building - comment will be required from an Access Consultant as to whether a concession under D3.4 or an alternative solution can be considered.

Note 2: An alternative solution will be required for the proposed security access between the Main Office Building and the Warehouse Building if an AS 1428.1-2009 compliant door operation cannot be provided at the security turnstile- consultation with an Access Consultant is recommended prior to the CC Application stage.

Note 3: It is understood that the proposed area of the first floor offices (Ops Offices 2 & 3) are less than 200m² and as such in accordance with D3.3(f) compliant access is not required to be provided.

33. Clause D3.4 - Exemptions

This part provides exemptions to the Deemed-to-Satisfy provisions for access by people with a disability. This part 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 or the tasks undertaken.

Comments: It is recommended that advice be obtained from the Access Consultant at the CC Application stage in this regard; however, consideration to an exemption for the warehouse areas (on health & safety risk basis) may be appropriate in this case, particularly in and around the conveyor system platform.

34. Clause D3.5 - Accessible Carparking

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

Comments: In the case of Class 5 & 7b buildings, 1 compliant accessible space is required for every 100 parking spaces or part thereof. In this regard we note that 4 accessible parking spaces are proposed on the site, which is compliant with the requirements of D3.5.

35. Clause D3.6 - Signage

This section provides requirements for signage in buildings required to be accessible By Part D3.

Comments: Signage will be required to identify accessible facilities, an ambulant accessible facility and the paths to accessible pedestrian entries (where required).

36. 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: Compliant tactile indicators are required in all areas of the buildings to all ramps, stairs, paths approaching a driveway and any overhead obstructions less than 2m in height.

37. 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.

Note: Refer to Part F2 below for comments in relation to DDA Access to Premises Standard requirements relating to accessible sanitary facilities.

SECTION E – SERVICES AND EQUIPMENT

FIRE FIGHTING EQUIPEMENT

38. 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 and Main Office/Carpark Building are required to be served by a compliant hydrant system. Details demonstrating compliance with the provisions of AS 2419.1 are required to be provided at CC Application stage, including hydrant booster location and configuration.

39. 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 building and Main Office/Carpark Building are required to be served by a compliant fire hose reel system. Details demonstrating compliance are to be provided at the CC application stage.

40. 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 require 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 (Warehouse only) 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.

It is understood that the Carpark area that connects to the Main Office will be deemed as a “Open Deck Carpark” and as such the requirement for sprinklers under Table E1.5 does not apply. Note: At CC Application stage details of the min. 50% evenly distributed ventilation openings on the eastern and western sides of the carpark & 5T PUD parking area is to be provided to confirm compliance – in this regard, compliance is readily achievable however.

41. 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.

SMOKE HAZARD MANAGEMENT



42. 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 volume of the proposed Large Isolated Building (Warehouse Building only) exceeds 108,000m³ and the Ceiling height will be more than 12m, an automatic smoke exhaust system is required to be installed in accordance with Specification E2.2b throughout the building. In this regard, confirmation of the volume of the building is required from the Architect and *an Alternative Solution from the Fire Safety Engineer to address compliance with Performance Requirement EP2.2, may be considered if a compliant smoke exhaust system is not proposed.*

Note: As the Main Office/Carpark Building has a classification of 5 & 7a and a rise in storeys that does not exceed two, there are no specific smoke hazard management provisions applicable to this building.

EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS

43. 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 both buildings in accordance with E4.2, E4.4 and AS/NZS 2293.1-2005.

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

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

Comments: Electrical Consultant to note.

45. 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.

46. 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.

Note: NSW E4.6.

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

47. 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.

SECTION F – HEALTH & AMENITY

DAMP AND WEATHERPROOFING.

48. 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.

49. 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.

50. Clause F1.6 – Sarking

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

Comments: Note.

51. 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.

SANITARY AND OTHER FACILITIES

52. 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) to (h).

Comments: As referenced under D1.13 above the population numbers for both buildings are required to be provided by TNT in order to confirm if compliance with Table F2.3 is achieved. In this regard, compliance is readily achievable however.

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: The proposed accessible toilet facilities and ambulant sanitary facilities in both buildings are required to achieve compliance with the provisions of Table F2.4. In this regard Table F2.4(a) requires an accessible toilet at a minimum of 50% of the banks of toilets on a single storey. The proposed sanitary facilities achieve compliance with the



requirements of Table F2.4 however details demonstrating that the design of each facility complies with AS 1428.1, are to be provided at CC application stage.

53. Clause F2.5 – Construction of Sanitary Compartments

- (a) Other than in an early childhood centre sanitary compartments must have doors and partitions that separate adjacent compartments and extend –
 - (i) from floor level to the ceiling in the case of a unisex facility; or
 - (ii) a height of not less than 1.5m above the floor if primary school children are the principal users; or
 - (iii) 1.8 above the floor in all other cases.
- (b) The door to a fully enclosed sanitary compartment must-
 - (i) open outwards; or
 - (ii) slide; or
 - (iii) be readily removable from the outside of the sanitary compartment,unless there is a clear space of at least 1.2m, measured in accordance with **Figure F2.5** between the closet pan within the sanitary compartment and the doorway.

Comments: Details demonstrating compliance are to be submitted with documentation for the CC Application.

LIGHT AND VENTILATION

54. 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.

55. 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.

SECTION J – ENERGY EFFICIENCY

56. PART J1 – BUILDING FABRIC

The provision of insulation to 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, Roof-lights, Walls, and Floors.

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

57. PART J2 – GLAZING



Glazing within the external building envelope will be required to be assessed/designed to achieve compliance with **Clauses J2.0 to J2.5**, including the **Tables therein**, having regard to the maximum aggregate air-conditioning energy attributable to each façade of the proposed building.

Comments: This section applies to any air-conditioned spaces proposed within the building. A calculation demonstrating that the proposed design of the building complies with the requirements of **Part J2** is required to be submitted with the application for a Construction Certificate.

58. 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**. is required to be provided.

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

59. 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.

60. PART J6 – ARTIFICIAL LIGHTING & 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: Consultant certification required at CC Application Stage – this requirements applies to both buildings in full regardless of the provision of air-conditioning in the various parts.

61. 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: Consultant certification required at CC Application Stage.

62. SECTION J8 – ACCESS FOR MAINTENANCE & FACILITIES FOR MONITORING

Note: See NSW Subsection J8 for access to maintenance.

Access must be provided to all plant, equipment and components that require maintenance in accordance with Part I2, and suitable facilities for energy monitoring are required to be provided.

Comments: Consultant certification required at CC Application Stage.

D. CONCLUSION

This report contains an assessment of the referenced architectural documentation for the proposed TNT Transport Terminal at Lenore Drive, Erskine Park against the Deemed-to-



Satisfy Provisions of the BCA 2013. Arising from the review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

The following fire safety measures are required for the new building works:

Essential Fire and Other Safety Measures	Standard of Performance
Alarm Signaling Equipment	AS1670.3 – 2004
Automatic Fire Suppression Systems (Warehouse Building only)	BCA Spec. E1.5 & AS 2118.1-1999
Building Occupant Warning System activated by the Sprinkler System	BCA Spec E1.5 Clause 8 and/ or Clause 3.22 of AS 1670.1 – 2004
Emergency Lighting	BCA Clause E4.4 & AS/NZS 2293.1 - 2005
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2005
Fire Control Centre	BCA Spec E1.8
Fire Doors	BCA Clause C2.12, C2.13, and AS 1905.1 – 2005
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 - 2005
Paths of Travel	EP & A Regulation Clause 186 & <i>Alternative Solution</i>
Perimeter Vehicular Access (Warehouse Building only)	BCA Clause C2.4
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Smoke Hazard Management Systems (Warehouse Building Only)	BCA Part E2 & AS/NZS 1668.1 - 1998 & <i>Alternative Solution</i>



Appendix 1 – Warehouse Building Spec. C1.1 Requirements

Table 4 Type B Construction: FRL of Building Elements

Building element	Class of building—FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	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 <i>fire-source feature</i> to which it is exposed is—				
For <i>loadbearing</i> parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 30	120/ 90/ 60	180/120/ 90	240/180/120
3 to less than 9 m	90/ 30/ 30	120/ 30/ 30	180/ 90/ 60	240/ 90/ 60
9 to less than 18 m	90/ 30/ -	120/ 30/ -	180/ 60/ -	240/ 60/ -
18 m or more	- / - / -	- / - / -	- / - / -	- / - / -
For non- <i>loadbearing</i> parts—				
less than 1.5 m	- / 90/ 90	- /120/120	- /180/180	- /240/240
1.5 to less than 3 m	- / 60/ 30	- / 90/ 60	- /120/ 90	- /180/120
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
EXTERNAL COLUMN not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
less than 3 m	90/ - / -	120/ - / -	180/ - / -	240/ - / -
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
COMMON WALLS and FIRE WALLS—	90/ 90 / 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
<i>Fire-resisting</i> lift and stair <i>shafts</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
<i>Fire-resisting</i> stair <i>shafts</i>				
Non- <i>loadbearing</i>	- / 90/ 90	- /120/120	- /120/120	- /120/120
Bounding <i>public corridors</i> , public lobbies and the like—				
<i>Loadbearing</i>	60/ 60/ 60	120/ - / -	180/ - / -	240/ - / -
Non- <i>loadbearing</i>	- / 60/ 60	- / - / -	- / - / -	- / - / -
Between or bounding <i>sole-occupancy units</i> —				
<i>Loadbearing</i>	60/ 60/ 60	120/ - / -	180/ - / -	240/ - / -
Non- <i>loadbearing</i>	- / 60/ 60	- / - / -	- / - / -	- / - / -
OTHER LOADBEARING INTERNAL WALLS and COLUMNS—				
	60/ - / -	120/ - / -	180/ - / -	240/ - / -
ROOFS	- / - / -	- / - / -	- / - / -	- / - / -