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BCA Capability Report

Bindaree Beef

Proposed Biodigester and New Rendering Building

7307 Gwydir Highway, Inverell



March 2014

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Contents

1.0	Introduction	4
1.1	Site Layout	5
1.2	Basis of Report	6
1.3	Purpose of Report	6
1.4	Limitations of Report	7
2.0	Summary of Findings	8
3.0	Conclusion	11

Building Code of Australia Assessments

Appendix 1	Proposed Rendering Building	12
Appendix 2	Proposed Drying Building with Associated Control and Switchroom	28

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1.0 Introduction

This report provides a Building Code of Australia 2013 (BCA) compliance assessment of the proposed Bio-digester and New Render Plant at Bindaree Beef; Lot 83, DP753638, 7307 Gwydir Highway, Inverell.

The development incorporates three (3) proposed buildings as follows:

1. Proposed Rendering Building
2. Proposed Drying Building
3. Proposed Control and Switchroom

The proposed site layout is shown on page 5 of this report.

The development also includes several process tanks and a single biogas storage holder. The biogas will be used as fuel for the plant Boiler located in the new Rendering Plant and excess gas will be used for the generation of plant electricity.

These tanks and domes have been classified 10b structures in accordance of Part A3.2 of the BCA and subject to being designed and certified by an appropriately qualified structural engineer, no further BCA compliance has been undertaken. We are instructed that appropriate hazardous risk assessment has been carried out by other parties under the provisions of State Environmental Planning Policy 33 - Hazardous and Offensive Development.

This report provides BCA assessment tables in the supporting appendix at the end of this document.

The primary purpose of this report is to identify the BCA compliance matters contained in the proposed design, relative to the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

⊕ SITE DEVELOPMENT PLAN 1:1000





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1.2 Basis of the Report

This report is based on a desktop assessment of the proposed plans, with specific reference to the following:

- Meateng drawings 312016 – (DA02 - DA07 inclusive)
- Utilitas Drawings A04 (Sheets 01 – 04 inclusive)
- The Building Code of Australia 2013 (BCA) prepared by the Australian Building Codes Board; and
- The Guide to the BCA 2013, prepared by the Australian Building Codes Board.

1.3 Purpose of the Report

The purpose of this report is to:

- Provide a BCA assessment of the proposed development against the Deemed-to-Satisfy (DTS) Provisions of the BCA with specific regard to Section C (Fire Resistance), Section D (Access and Egress), Section E (Services and Equipment), Section F (Health and Amenity), and Section J (Energy Efficiency) of the BCA; and
- To identify the DTS non-compliances with the BCA that could affect the proposed development; and
- Make compliance recommendations to address the identified DTS non-compliances with BCA, specifically by either recommending design changes to accommodate DTS compliance OR suggesting Alternative Solutions to demonstrate compliance with the relevant Performance Requirements of the BCA.



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1.4 Limitations of the Report

This report excludes any works not outlined above, however specifically excludes the following:

- Reporting on hazardous materials, WH&S matters or site contamination;
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire resistance levels of the building OR assessment of plumbing and drainage installations, including storm water;
- Consideration of any fire services operations (including hydraulic, electrical or other systems);
- Assessment of plumbing and drainage installations, including storm water;
- Assessment of mechanical plant operations, electrical systems or security systems;
- Heritage significance;
- Consideration of energy or water authority requirements;
- Consideration of Council's local planning policies;
- Environmental or planning issues;
- Requirements of statutory authorities;
- Pest inspection or assessment building damage caused by pests;
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979; and
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out.
- Provision of any alternative solutions in respect to deemed to satisfy non-compliance issues.



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2.0 Summary of Findings

The proposed development for Bindaree Beef involves the construction and operation of a Wastewater Treatment System (Bio-digester) and new render plant facility. In essence the buildings will be used as further processing facility for bi-products associated with the abattoir.

Boyce Built Environment Consulting (BBEC) have been instructed that the purpose of this report is to assist the NSW Department of Planning, as the consent authority for the Development Application, in its assessment of the proposed development so as to ensure its compliance with the BCA.

As indicated in the Preliminary Environmental Assessment (PEA) the proposed development contains specialist buildings with unique characteristics and environments.

In undertaking this BCA Capability Assessment, BBEC has had regard to the specific purpose for which the development is proposed.

For the most part, the buildings will comply with the Deemed to Satisfy (DTS) of the BCA subject to additional detailing that will be incorporated into the construction drawings for lodgement with the Construction Certificate. The remaining issues are that of compliance with the BCA performance requirements DP1 and DP8 relating to access and car-parking for people with a disability. In addition, FP2.1 as it relates to sanitary facilities for personal hygiene.

As outlined earlier for the purpose of the BCA, the proposed development has the following component elements:

- Proposed Rendering Building
- Proposed Drying Building
- Proposed Control and Switchroom



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The assessment of each of these three buildings and their compliance with the BCA is provided in Appendix 1 and 2.

As discussed in the PEA, the proposed project involves the installation of a wastewater treatment system (Bio-digester) and new render plant facility. The bio-digester generates bio-gas from operations carried out in the existing abattoir to create methane which is subsequently used to create energy.

The owners have foreshadowed the commissioning of an alternative solutions report in relation to the Performance Requirements DP1 and DP8 which relate to access and car-parking for people with disabilities. The following information has been provided to support this compliance pathway:-

“The facility is a factory, the very nature of the process would mean that a person with a disability, particularly a person in a wheelchair, would not be suited to undertake these activities. One of the essential criteria for any potential employee is that they need to be physically fit to undertake the manual components of the occupation including the ability to access the screw conveyors, process areas and manoeuvre the handheld equipment associated with the process.

In addition to responsibilities to comply with the Building Code of Australia, the owners have responsibilities under the Work, Health and Safety Act and Regulations to ensure a safe workplace for employees. This facility would pose a health and safety risk for people with a disability for the following reasons:

- The configuration and the operation of the facility would pose a safety risk in the length of time it would take a person with a disability to respond in a safe and reasonable manner to any risk posed in the event of an emergency.
- The inability to provide suitable personal protection equipment for people with a disability so as to prevent potential injury for individuals.
- The inability to provide a safe working environment for people with a disability
- The inability of a person with a disability to effectively manipulate machinery and other equipment used in the facility.



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The owners of the facility take pride in being a responsible and inclusive employer, in addition they are well aware of the organisations obligations under the Disability Discrimination Act 1992 (DDA) and as a gesture of good faith, would be happy to undertake an access audit of its office and administration buildings at the existing facility, with a view to upgrading the access and amenities for any potential employees that may have a disability.”

The matter of the lack of proposed sanitary facilities has also been acknowledged by the owner’s representative. We have been instructed that at any one time, there will be a maximum of 2 employees for 2 shifts in the three component buildings. The exact location of the sanitary facilities is yet to be determined however this matter is to be resolved prior to lodgement of the Construction Certificate.



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3.0 Conclusion

This report provides a Building BCA compliance assessment of the proposed buildings that form part of the bio-digester plant and new rendering plant at Bindaree Beef, 7307 Gwydir Highway, Inverell.

The primary purpose of this report was to identify the compliance matters contained in the proposed design against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance comments to assist with addressing the DTS non-compliances.

This report provides BCA assessment tables in the appendices that summarises the identified non-compliance matters and offers specific recommendations that are also outlined in the Summary of Findings.

Further, if compliance with the Deemed-to-Satisfy Provisions is not achievable or desirable, Alternative Solutions could be further developed and verified by an appropriately qualified BCA Consultant, Fire Safety Engineer or Access Consultant.

Based on the information provided in the plans and reference material indicated in Part 1.1 of this report, the proposed development is capable of complying with the BCA.

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Appendix 1

Building Code of Australia

Assessment

Proposed Rendering Building



Appendix 1 – Proposed Rendering Building

Building Code of Australia Assessment Data

BCA Building Classifications	8
Rise in Storeys	1
Number of Storeys Contained	1
Type of Construction	Type C
Effective Height	12.9 metres

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required	 BUILT ENVIRONMENT CONSULTING	COMMENTS
Section B: Structure						
Part B1: Structural Provisions				X		Consulting structural engineer to provide structural drawings/details and accompanying structural design certificate to demonstrate that all building elements will comply with Section B of the BCA. Confirmation is required that glazing will be compliant with AS 1288- 2006 and AS 2047–1999.
Section C: Fire Resistance						
Part C1: Fire Resistance & Stability						
C1.1 Type of construction required				X		Refer to Spec C1.1 for Type C Construction. As the external walls are to be located more than 3 metres from a fire source feature no fire resistance level required to external walls.
C1.2 Calculation of rise in storeys	X					The building will have a rise in storey of 1.
C1.3 Buildings of multiple classifications			X			Noted. Informational clause only.
C1.4 Mixed types of construction	X					The building will be Type C construction.
C1.5 Two storey Class 2, 3 or 9c buildings			X			Not applicable as the proposed building is a Class 8 building
C1.6 Class 4 parts of buildings			X			Not applicable as there are no Class 4 parts proposed.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
C1.7 Open spectator stands and indoor sports stadiums			X			Not applicable as there are no open spectator stands or indoor sports stadiums proposed.
C1.8 Lightweight construction	X					No lightweight construction proposed for FRL's.
C1.9			X			Clause Deleted.
C1.10 Fire Hazard Properties				X		Fire hazard properties of all new materials must comply with BCA Clause C1.10. Colour-bond insulated wall panels to comply with Specification C1.10. In addition, all new floor materials, floor coverings, wall and ceiling lining materials must comply with Specification C1.10 of the BCA and all new materials/assemblies must comply with Specification C1.10 of the BCA except where an exemption from these requirements is provided in for BCA Clause C1.10(c).
NSW C1.10 (b) Fire Hazard Properties			X			There are no entertainment venue parts proposed.
C1.11 Performance of external walls in fire			X			Not applicable as there are no concrete external walls that could collapse as complete panels.
C1.12 Non-combustible materials			X			Noted. Informational clause only.
Part C2: Compartmentation & Separation						
C2.2 General floor area and volume limitations				X		Maximum floor area and volume for type C construction, exceeded, however the building is to be separated by fire walls complying with C2.7 to reduce the volume to less than 12,000m ³ .
C2.3 Large isolated buildings			X			Not applicable as the building is not to be constructed as a large isolated building.
C2.4 Requirements for open spaces and vehicular access			X			Not applicable as the building is not to be constructed as a large isolated building.
C2.5 Class 9a & 9c buildings			X			Not applicable as there are no Class 9a or 9c parts proposed.
C2.6 Vertical separation of openings in external walls			X			Not applicable as the building is of type C construction.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
C2.7 Separation by fire walls				X		It is proposed that the boiler room and raw material receival area are to be separated from the remainder of the building with a fire wall with FRL 240/240/240. This allows the building to be treated separately for the purposes of Parts C, D and E of the BCA. The result is that each part of the separated building complies with the floor area and volume limitations for Type C construction.
C2.8 Separation of classifications in the same storey	X					Complies with C2.8(a) as the FRL of the fire wall is the higher FRL prescribed in Table 4 to Specification C1.1.
C2.9 Separation of classifications in different storeys			X			Not applicable as type C construction is proposed and no part of the building is of Class 2, 3 or 4.
C2.10 Separation of lifts shafts			X			Not applicable as type C construction proposed.
C2.11 Stairways and lifts in one shaft			X			Not applicable as no lifts and stairways are proposed to be in the same shaft.
C2.12 Separation of equipment				X		Separation of on-site fire pumps must comply with the requirements of AS2419.1
C2.13 Electricity supply system				X		If the main switch room will house equipment which is required to operate in the emergency mode, it must be fire separated from the remainder of the building in accordance with this Clause i.e. in construction achieving a FRL of not less than 120/120/120 with the access doorway provided with a self-closing fire door achieving a FRL of not less than -/120/30 and conductors compliant with sub-clause (c) and separation as per sub-clause (d).
C2.14 Public corridors in Class 2 & 3 buildings			X			Not applicable as no part of the building is Class 2 or 3.
Part C3: Protection of Openings						
C3.2 Protection of openings in external walls			X			Not applicable as all openings are in excess of three meters from fire source feature.
C3.3 Separation of external walls and associated openings in different fire compartments	X					Angle between walls is 180° therefore in accordance with Table C3.3, no minimum distance required.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
C3.4 Acceptable methods of protection			X			Not applicable as all openings are in excess of three meters from fire source feature.
C3.5 Doorways in fire walls				X		Proposed doorway between the boiler room and process area is to comply with C3.5.
C3.6 Sliding fire doors				X		If a sliding door is proposed between the boiler room and process area it is to comply with C3.6.
C3.7 Protection of doorways in horizontal exits				X		If the doorway between the boiler room and process area is to be used as a horizontal exit, then it is to comply with C3.7.
C3.8 Openings in fire isolated exits			X			Not applicable as there are no proposed fire isolated exits.
C3.9 Service penetrations in fire-isolated exits			X			Not applicable as there are no proposed fire isolated exits.
C3.10 Openings in fire-isolated lift shafts			X			Not applicable as there are no proposed fire isolated lift shafts.
C3.11 Bounding construction: Class 2, 3 and 4 buildings			X			Not applicable as no portion of the building is Class 2, 3 or 4.
C3.12 Openings in floors and ceilings for services			X			Not applicable as there is no floor that is required to have an FRL.
C3.13 Openings in shafts			X			Not applicable as the building is of type C construction.
C3.14			X			Blank clause
C3.15 Openings for service installations				X		Where services pass through an element which is required to achieve a FRL (other than an external wall or roof), the service must be protected in accordance with this Clause (as relevant to the subject service). i.e. PVC pipe penetrations can be protected with fire collars, mechanical penetrations to be fitted with fire damper etc.
C3.16 Construction joints			X			Not applicable as no construction joints proposed.
C3.17 Columns protected in lightweight construction to achieve an FRL			X			Not applicable as no lightweight construction proposed to protect columns required to have an FRL.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required	 BOYCE BUILT ENVIRONMENT CONSULTING	COMMENTS
Section D: Access and Egress						
Part D1: Provision for Escape						
D1.2 Number of exits required	X					There are an adequate number of required exits provided in the building.
D1.3 Fire isolated stairways and ramps			X			Not applicable as there are no fire stairways or ramps proposed.
D1.4 Exit travel distances	X					Exit travel distances generally comply with the requirements.
D1.5 Distance between alternative exits	X					The distances are generally in accordance with this clause.
D1.6 Dimensions of exits and paths of travel to exits				X		All exits and paths of travel to exits to be not less than 1metre clear width (including clear of handrails) as per D1.6(b). All doorways to be shown as not less than 850mm (clear of door)
D1.7 Travel via fire isolated exits			X			Not applicable as the building does not contain fire isolated exits.
D1.8 External stairways or ramps in lieu of fire-isolated exits			X			Not applicable as there are no external stairs being used in lieu of fire isolated exits.
D1.9 Travel by non-fire-isolated stairways or ramps			X			Not applicable as there are no non-fire isolated stair-ways or ramps.
D1.10 Discharge from exits <i>Note NSW D1.10</i>	X					Complies as the proposed exits will not be obstructed.
D1.11 Horizontal exits				X		If the doorway between the raw material receival and process area is to be used as a horizontal exit, then it is to comply with D1.11.
D1.12 Non-required stairways and ramps			X			Not applicable as there are no stairways or ramps in the building.
D1.13 Number of persons accommodated			X			Noted. The Preliminary Environmental Assessment proposes a maximum of 3 occupants in the building, however calculations in accordance D1.13 allow for 24 occupants. Informational clause only.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
D1.14 Measurement of distances						Noted. Informational clause only.
D1.15 Method of measurement						Noted. Informational clause only.
D1.16 Plant rooms and lift machine rooms: Concession			X			Not applicable as there is no plant room or lift machine rooms in the building.
D1.17 Access to lift pits			X			Not applicable as there are no lifts in the building.
Part D2: Construction of Exits						
D2.1 Application of Part						Noted. Informational clause only.
D2.2 Fire-isolated stairways and ramps			X			Not Applicable as there are no proposed fire isolated stairways or ramps.
D2.3 Non-fire-isolated stairways and ramps			X			Not applicable as the building has no non-fire isolated stairways or ramps.
D2.4 Separation of rising and descending stair flights			X			Not applicable as there are no proposed fire isolated exits.
D2.5 Open access ramps and balconies			X			Not applicable as there are no open access ramps or balconies subject to this clause.
D2.6 Smoke lobbies			X			Not applicable as there are no smoke lobbies required.
D2.7 Installations in exits and paths of travel				X		Any electricity meters, distribution boards; telecommunications distribution boards or equipment; electrical motors or other motors corridors/hallways/lobbies or the like must be enclosed with non-combustible construction or a fire protective covering with doorways suitably sealed against smoke spread.
D2.8 Enclosure of space under stairs and ramps			X			Not applicable as there are no stairways or ramps in the building.
D2.9 Width of stairways			X			Noted. Informational clause only.
D2.10 Pedestrian ramps			X			Not applicable as no pedestrian ramps proposed.
D2.11 Fire-isolated passageways			X			Not applicable as there are no proposed fire isolated passageways.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
D2.12 Roof as open space			X			Not applicable as the roof is not being used as open space
D2.13 Goings & risers			X			Not applicable as there are no stairways proposed in the building.
D2.14 Landings			X			Not applicable as there are no stairways proposed in the building.
D2.15 Thresholds				X		Door thresholds appear to comply with this Clause. Generally speaking, all door thresholds must not incorporate a step or ramp at any point closer to the doorways than the width of the door leaves unless the door sill is to the external space and is not more than 190mm above the finished surface of the ground to which the doorway opens.
D2.16 Balustrades and other barriers			X			Not applicable as there are no stairways, ramps or floors that have a height in excess of 1 metre.
D2.17 Handrails			X			Not applicable as there are no proposed stairways or ramps.
D2.18 Fixed platforms, walkways and ladders				X		AS1657 compliance is required for any plant room access ladders.
D2.19 Doorways & doors	X					Swinging doors are generally provided as required. Any auto-opening doors must comply with sub-clause (b)(ii).
D2.20 Swinging doors	X					All other doors in a required exit or forming part of a required exit (exit doors including final exit doors) generally swing in the direction of egress as required.
D2.21 Operation of latch <i>Note NSW D2.21</i>				X		All doors in a required exit or forming part of a required exit and doors 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 single hand downward action or pushing action on a single device which is located between 900mm and 1.1m above the floor.
D2.22 Re-entry from fire-isolated exits			X			Not applicable as there are no proposed fire isolated exits.
D2.23 Signs on doors				X		If the doorway between the raw material receival and process area is to be used as a horizontal exit then signage complying with D2.23 is required.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
Part D3: Access for People with Disabilities						
D3.1 General building access requirements		X				All parts – access must be provided to and within all areas normally used by occupants.
D3.2 Access to buildings		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.3 Parts of buildings to be accessible		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.4 Exemptions			X			Not applicable as there are no exemptions being sought.
D3.5 Accessible Car parking		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.6 Signage		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.7 Hearing augmentation			X			Not applicable as the proposed building is Class 8 and contains no auditorium or conference rooms.
D3.8 Tactile indicators		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.9 Wheelchair seating spaces in Class 9b assembly buildings			X			Not applicable as the proposed building is not an assembly building.
D3.10 Swimming pools			X			Not applicable as the proposed building does not contain a swimming pool.
D3.11 Ramps			X			Not applicable as there are no proposed ramps.
D3.12 Glazing on an access way			X			Not applicable as there are no proposed access ways.
Section E: Services and Equipment						
Part E1: Fire Fighting Equipment						
E1.3 Fire hydrants				X		The floor area of the building exceeds 500m ² and therefore fire hydrant coverage to the new building must be provided in accordance with E1.3 and AS 2419.1-2005.
E1.4 Fire hose reels				X		A fire hose reel system must be provided throughout the building in accordance with E1.4 and AS 2441-2005.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
E1.5 Sprinklers			X			Not applicable as the floor area of the building is less than that which requires sprinklers.
E1.6 Portable fire extinguishers				X		Portable fire extinguishers must be provided in accordance with Table E1.6 of the BCA and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444-2001.
E1.8 Fire control centres			X			Not applicable as the building has an effective height of less than 25m and a floor area of less than 18,000m ² .
E1.9 Fire precautions during construction				X		During construction, not less than one portable fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required/temporary exit.
E1.10 Provision for special hazards			X			Not applicable as it is not considered that the subject building comprises any special hazards.
Part E2: Smoke Hazard Management						
E2.2 General requirements			X			Not applicable as the building has a rise in storey of 1.
E2.3 Provision for special hazards			X			Not applicable as it is not considered that the subject building comprises any special hazards.
Part E3: Lift Installations						
E3.2 Stretcher facility in lifts			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.3 Warning against the use of lifts in fire			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.4 Emergency lifts			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.5 Landings			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.6 Passenger lifts			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.7 Fire Service controls			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.8 Aged care buildings			X			Not applicable as the proposed building is not an aged care facility.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
Part E4: Emergency Lighting, Exit Signs and Warning Systems						
E4.2 Emergency lighting requirements				X	An emergency lighting system must be installed throughout the building in accordance with E4.2 of the BCA and AS 2293.1-2005.	
E4.3 Measurement of distance					Noted. Informational clause only.	
E4.4 Design and operation of emergency lighting				X	The emergency lighting system must comply with AS 2293.1-2005	
E4.5 Exit signs				X	Exit signs must be installed throughout the building in accordance with E4.5 of the BCA and AS 2293.1.	
E4.6 Direction signs				X	If an exit is not readily apparent to persons occupying or visiting the building then exit direction signs must be installed in appropriate positions in corridors, hallways, lobbies etc indicating the direction to a required exit. Direction signs must be installed throughout the building in accordance with E4.6 of the BCA and AS 2293.1.	
E4.7 Class 2 & 3 buildings & Class 4 parts: Exemptions					Noted. Informational clause only.	
E4.8 Design & operation of exit signs				X	The exit sign system must comply with AS 2293.1-2005. It should be noted that this standard requires the pictogram “running man” symbol, in lieu of the word –EXIT.	
E4.9 Sound systems and intercom systems for emergency purposes			X		Not applicable as proposed building is a Class 8 building.	
Section F: Health and Amenity						
Part F1: Damp & Weatherproofing – Details should be provided in the Design & Construct Specification						
F1.1 Stormwater drainage				X	Storm-water drainage must comply with AS/NZS 3500.3.	
F1.5 Roof coverings				X	Metal sheet roofing must comply with AS 1562.1-1992.	
F1.6 Sarking				X	Sarking-type materials used for weatherproofing must comply with AS/NZS 4200 Parts 1 and 2-1994.	
F1.7 Waterproofing of wet areas in buildings				X	Wet areas must be water resistant in accordance with AS 3740-2009 and F1.7 of the BCA.	
F1.9 Damp-proofing				X	Where a damp-proof course is provided, it must consist of a material that complies with AS/NZS 2904; or impervious termite shields in accordance with AS 3660.1.	

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
F1.10 Damp-proofing of floors on the ground				X		If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870-1996, except damp-proofing need not be provided if- weatherproofing is not required; or the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.
F1.11 Provision of floor wastes			X			Not applicable as the proposed building is a Class 8 building.
F1.12 Sub floor ventilation			X			Not applicable as there are no sub floor spaces incorporated into the design.
F1.13 Glazed assemblies				X		The glazed assemblies in an external wall must comply with AS 2047-1999 requirements for resistance to water penetration:
Part F2: Sanitary and Other Facilities						
F2.1 Facilities in residential buildings			X			Not applicable as there is no residential component in the proposed building.
F2.2 Calculation of number of occupants and facilities				X		Not applicable as building has a rise in storey of 1.
F2.3 Facilities for Class 3 to 9 buildings	X					The preliminary environmental assessment proposes a maximum of 3 occupants in the building therefore one unisex sanitary facility has been nominated.
F2.4 Facilities for people with disabilities		X				No accessible sanitary facility is proposed in the building. This non-compliance will be considered as part of the alternative solutions report.
F2.5 Construction of sanitary compartments				X		The proposed construction of sanitary compartments is to comply with F2.5.
F2.6 Interpretation: Urinals and washbasins			X			Noted. Informational clause only.
F2.7 Microbial (legionella) control			X			Not applicable in NSW as controlled under separate legislation.
F2.8 Waste management			X			Not applicable to proposed Class 8 building.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
Part F3: Room Sizes						
F3.1 Height of Rooms				X		The building appears to be provided with floor to ceiling heights in accordance with this Clause. Generally, 2400mm for habitable rooms (class rooms) and 2100mm for non-habitable rooms. Also a minimum 2m above a stairway, ramp or landing is required (measured vertically above the nosing line of stairway treads or the floor surface of the ramp or landing).
Part F4: Light and Ventilation						
F4.1 Provision of natural light			X			Not applicable as the proposed building is a Class 8 building.
F4.2 Methods of natural lighting			X			Not applicable as the proposed building is a Class 8 building.
F4.3 Natural light borrowed from adjoining room			X			Not applicable as the proposed building is a Class 8 building.
F4.4 Artificial lighting				X		Artificial lighting (complying with AS/NZS 1680.0 - 2009) must be provided throughout the building in accordance with this clause.
F4.5 Ventilation of rooms				X		All areas of the building are to be provided either with adequate natural ventilation or a mechanical ventilation or air- conditioning system complying with AS 1668.2-1991.
F4.6 Natural Ventilation						Noted. Informational clause. Natural ventilation must come through permanent openings or operable windows which have an operable size of not less than 5% of the floor area of the room which they serve.
F4.7 Ventilation borrowed from adjoining rooms						Noted. Informational clause. Natural ventilation is allowed to be borrowed from other rooms.
F4.8 Restriction on position water closets and urinals	X					Proposed location complies with F4.8.
F4.9 Airlocks	X					Airlock between WC and Controlroom.
F4.11 Car parks			X			Not applicable as no proposed car parking within the building.
F4.12 Kitchen local exhaust ventilation			X			Not applicable as no commercial kitchen proposed.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
Part F5 Sound Transmission and Insulation						
F5.1 Application of Part			X			Not applicable as no residential component to the building.
Section G: Ancillary Provisions						
Part G3 Atrium Construction			X			Not applicable as no atrium proposed.
Part H1: Theatres, Stages and Public Halls						
H1.1 Application of Part			X			Not applicable as the proposed building is a Class 8 building
Section I: Maintenance						
NSW I1.1 Essential fire safety measures				X		Essential fire safety measures must be maintained and certified on an ongoing basis, in accordance with the provisions of the Environmental Planning and Assessment Regulation, 2000.
Section J: Energy Efficiency						
A full assessment of Section J requirements has not been carried out. The relevant clauses have been identified below. It is recommended that a detailed energy efficiency assessment of Section J compliance be provided.						
NSW subsection J(a) energy efficiency - class 2 buildings and class 4 parts			X			Not applicable as the proposed building is Class 8.
NSW subsection J(b) energy efficiency - class 3 and class 5-9 buildings						See below
NSW J8.2 Access for maintenance				X		Access for maintenance must be provided to services in accordance with this Clause Details demonstrating compliance with the above requirement should be provided in a construction specification
Section J (National Provisions)						
Part J1 Building Fabric						
J1.1 Application of Part			X			Not applicable as the proposed building has no conditioned envelope.
Part J2 External Glazing						
J2.1 Application of part			X			Not applicable as the proposed building has no conditioned envelope.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
Part J3 Building Sealing						
J3.1 Application of part			X			Not applicable as the proposed building has no conditioned envelope.
Part J5 Air-conditioning and Ventilation Systems						
J5.1 Application of Part			X			Not applicable as the proposed building has no conditioned envelope.
Part J6 Artificial Lighting and Power						
J1.6 Application of the Part				X		Will apply to the building
J6.2 Interior Artificial Lighting				X		The buildings must comply with J6.2 (b). The designer of the lighting systems must confirm compliance with this Clause
J6.3 Interior Artificial Lighting and Power Control				X		The buildings must comply with J6.3 The designer of the lighting systems must confirm compliance with this Clause
J6.5 Artificial Lighting around the Perimeter of the Building				X		Where provided, must be controlled by a daylight sensor or time switch in accordance with Specification J 1.6
J6.6 Boiling Water and Chilled Water Storage Units				X		Compliance required where water storage units provided
Part J7: Hot water supply and swimming pool and spa pool plant						
J7.2 Hot water supply				X		A hot water supply for food preparation and sanitary purposes must be designed and installed in accordance with Section 8 of AS/NZS 3500.4-2003.
J7.3 Swimming pool heating and pumping			X			Not applicable as no swimming pool proposed.
J7.4 Spa pool heating and pumping			X			Not applicable as no spa proposed.
Part J8: Access for maintenance and facilities for monitoring						
J8.1 Application of Part				X		The Deemed-to-Satisfy Provisions of this Part apply to this proposed building.
J8.2 Access for maintenance				X		Access for maintenance is required in accordance with NSW clause J8.2.
J8.3 Facilities for energy monitoring				X		The proposed building has a floor area greater than 2500m ² . Provision applies.



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Appendix 2

Building Code of Australia

Assessment

Proposed Drying Building with Associated Control and Switchroom

Appendix 3 – Proposed Drying Building with Associated Control and Switchroom

Building Code of Australia Assessment Data

BCA Building Classifications	5 – Control Room 8 – Drying Area Floor Plan
Rise in Storeys	1
Number of Storeys Contained	1
Type of Construction	C
Effective Height	8.4 metres

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required	BOYCE  BUILT ENVIRONMENT CONSULTING	COMMENTS
Section B: Structure						
Part B1: Structural Provisions				X		Consulting structural engineer to provide structural drawings/details and accompanying structural design certificate to demonstrate that all building elements will comply with Section B of the BCA. Confirmation is required that glazing will be compliant with AS 1288- 2006 and AS 2047–1999.
Section C: Fire Resistance						
Part C1: Fire Resistance & Stability						
C1.1 Type of construction required				X		Refer to Spec C1.1 for Type C Construction. As the external walls are to be located more than 3 metres from a fire source feature no fire resistance level required to external walls.
C1.2 Calculation of rise in storeys	X					The building will have a rise in storey of 1.
C1.3 Buildings of multiple classifications			X			Noted. Informational clause only.
C1.4 Mixed types of construction	X					The building will be Type C construction.
C1.5 Two storey Class 2, 3 or 9c buildings			X			Not applicable as the proposed building is a Class 8 building

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
C1.6 Class 4 parts of buildings			X			Not applicable as there are no Class 4 parts proposed.
C1.7 Open spectator stands and indoor sports stadiums			X			Not applicable as there are no open spectator stands or indoor sports stadiums proposed.
C1.8 Lightweight construction	X					No lightweight construction required for FRL's.
C1.9			X			Clause Deleted.
C1.10 Fire Hazard Properties				X		Fire hazard properties of all new materials must comply with BCA Clause C1.10.
NSW C1.10 (b) Fire Hazard Properties			X			There are no entertainment venue parts proposed.
C1.11 Performance of external walls in fire			X			Not applicable as there are no concrete external walls that could collapse as complete panels.
C1.12 Non-combustible materials			X			Noted. Informational clause only.
Part C2: Compartmentation & Separation						
C2.2 General floor area and volume limitations	X					The floor area and volume of proposed building complies with the limitations for Type C construction.
C2.3 Large isolated buildings			X			Not applicable as the building is not to be constructed as a large isolated building.
C2.4 Requirements for open spaces and vehicular access			X			Not applicable as the building is not to be constructed as a large isolated building.
C2.5 Class 9a & 9c buildings			X			Not applicable as there are no Class 9a or 9c parts proposed.
C2.6 Vertical separation of openings in external walls			X			Not applicable as the building is of type C construction.
C2.7 Separation by fire walls			X			Not applicable as no fire walls proposed.
C2.8 Separation of classifications in the same storey			X			Not applicable as no other classification in the same storey.
C2.9 Separation of classifications in different storeys			X			Not applicable as type C construction is proposed and no part of the building is of Class 2, 3 or 4.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
C2.10 Separation of lifts shafts			X			Not applicable as type C construction proposed.
C2.11 Stairways and lifts in one shaft			X			Not applicable as lifts and stairways are not proposed to be in the same shaft.
C2.12 Separation of equipment				X		Separation of on-site fire pumps must comply with the requirements of AS2419.1
C2.13 Electricity supply system				X		If the main switch room will house equipment which is required to operate in the emergency mode, it must be fire separated from the remainder of the building in accordance with this Clause i.e. in construction achieving a FRL of not less than 120/120/120 with the access doorway provided with a self-closing fire door achieving a FRL of not less than -/120/30 and conductors compliant with sub-clause (c) and separation as per sub-clause (d).
C2.14 Public corridors in Class 2 & 3 buildings			X			Not applicable as no part of the building is Class 2 or 3.
Part C3: Protection of Openings						
C3.2 Protection of openings in external walls			X			Not applicable as all openings are in excess of three meters from fire source feature.
C3.3 Separation of external walls and associated openings in different fire compartments			X			Not applicable as no fire compartment proposed.
C3.4 Acceptable methods of protection			X			Not applicable as all openings are in excess of three meters from fire source feature.
C3.5 Doorways in fire walls			X			Not applicable as no fire compartmentation proposed.
C3.6 Sliding fire doors			X			Not applicable as no fire compartmentation proposed.
C3.7 Protection of doorways in horizontal exits			X			Not applicable as there are no horizontal exits proposed.
C3.8 Openings in fire isolated exits			X			Not applicable as there are no proposed fire isolated exits.
C3.9 Service penetrations in fire-isolated exits			X			Not applicable as there are no proposed fire isolated exits.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
C3.10 Openings in fire-isolated lift shafts			X			Not applicable as there are no proposed fire isolated lift shafts.
C3.11 Bounding construction: Class 2, 3 and 4 buildings			X			Not applicable as no portion of the building is Class 2, 3 or 4.
C3.12 Openings in floors and ceilings for services			X			Not applicable as there is no floor that is required to have an FRL.
C3.13 Openings in shafts			X			Not applicable as the building is of type C construction.
C3.14			X			Blank clause
C3.15 Openings for service installations			X			Not applicable as no element in the building requires a FRL.
C3.16 Construction joints			X			Not applicable as no construction joints proposed.
C3.17 Columns protected in lightweight construction to achieve an FRL			X			Not applicable as no columns required to achieve FRL.
Section D: Access and Egress						
Part D1: Provision for Escape						
D1.2 Number of exits required	X					As the building is to be unenclosed for a height of 3metres around its perimeter exits considered satisfactory.
D1.3 Fire isolated stairways and ramps			X			Not applicable as there are no fire stairways or ramps proposed.
D1.4 Exit travel distances	X					Exit travel distances generally comply with the requirements of D1.4.
D1.5 Distance between alternative exits	X					The distances are generally in accordance with this clause.
D1.6 Dimensions of exits and paths of travel to exits				X		All exits and paths of travel to exits to be not less than 1metre clear width (including clear of handrails) as per D1.6(b). All doorways to be shown as not less than 850mm (clear of door)
D1.7 Travel via fire isolated exits			X			Not applicable as the building does not contain fire isolated exits.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
D1.8 External stairways or ramps in lieu of fire- isolated exits			X			Not applicable as there are no external stairs being used in lieu of fire isolated exits.
D1.9 Travel by non-fire- isolated stairways or ramps			X			Not applicable as there are no non-fire isolated stair-ways or ramps.
D1.10 Discharge from exits <i>Note NSW D1.10</i>	X					Complies as the proposed exits will not be obstructed.
D1.11 Horizontal exits			X			Not applicable as there are no horizontal exits proposed.
D1.12 Non-required stairways and ramps			X			Not applicable as no stairways or ramps in the building.
D1.13 Number of persons accommodated						Noted. The Preliminary Environmental Assessment proposes a maximum of 3 occupants in the building, however calculations in accordance D1.13 allow for 6 occupants. Informational clause only.
D1.14 Measurement of distances						Noted. Informational clause only.
D1.15 Method of measurement						Noted. Informational clause only.
D1.16 Plant rooms and lift machine rooms: <u>Concession</u>			X			Not applicable as there is no plant room or lift machine rooms in the building.
D1.17 Access to lift pits			X			Not applicable as there are no lifts in the building.
Part D2: Construction of Exits						
D2.1 Application of Part						Noted. Informational clause only.
D2.2 Fire-isolated stairways and ramps			X			Not Applicable as there are no proposed fire isolated stairways or ramps.
D2.3 Non-fire-isolated stairways and ramps			X			Not applicable as there are no proposed non-fire isolated stairways and ramps.
D2.4 Separation of rising and descending stair flights			X			Not applicable as there are no proposed fire isolated exits.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
D2.5 Open access ramps and balconies			X			Not applicable as there are no open access ramps or balconies subject to this clause.
D2.6 Smoke lobbies			X			Not applicable as there are no smoke lobbies required.
D2.7 Installations in exits and paths of travel				X		Any electricity meters, distribution boards; telecommunications distribution boards or equipment; electrical motors or other motors corridors/hallways/lobbies or the like must be enclosed with non-combustible construction or a fire protective covering with doorways suitably sealed against smoke spread.
D2.8 Enclosure of space under stairs and ramps			X			Not applicable as there are no proposed stairways or ramps in the building.
D2.9 Width of stairways			X			Noted. Informational clause only.
D2.10 Pedestrian ramps			X			Not applicable as no pedestrian ramps proposed.
D2.11 Fire-isolated passageways			X			Not applicable as there are no proposed fire isolated passageways.
D2.12 Roof as open space			X			Not applicable as the roof is not being used as open space
D2.13 Goings & risers			X			Not applicable as there are no stairways proposed in the building.
D2.14 Landings			X			Not applicable as there are no stairways proposed in the building.
D2.15 Thresholds				X		Door thresholds appear to comply with this Clause. Generally speaking, all door thresholds must not incorporate a step or ramp at any point closer to the doorways than the width of the door leaves unless the door sill is to the external space and is not more than 190mm above the finished surface of the ground to which the doorway opens.
D2.16 Balustrades and other barriers			X			Not applicable as there are no stairways, ramps or floors that have a height in excess of 1 metre.
D2.17 Handrails			X			Not applicable as there are no proposed stairways or ramps.
D2.18 Fixed platforms, walkways and ladders				X		AS1657 compliance is required for any plant room access ladders.
D2.19 Doorways & doors	X					Swinging doors are generally provided as required. Any auto-opening doors must comply with sub-clause (b)(ii).

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
D2.20 Swinging doors	X					All other doors in a required exit or forming part of a required exit (exit doors including final exit doors) generally swing in the direction of egress as required.
D2.21 Operation of latch <i>Note NSW D2.21</i>				X		All doors in a required exit or forming part of a required exit and doors 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 single hand downward action or pushing action on a single device which is located between 900mm and 1.1m above the floor.
D2.22 Re-entry from fire-isolated exits			X			Not applicable as there are no proposed fire isolated exits.
D2.23 Signs on doors			X			Not applicable as there are no fire doors.
Part D3: Access for People with Disabilities						
D3.1 General building access requirements		X				All parts – access must be provided to and within all areas normally used by occupants.
D3.2 Access to buildings		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.3 Parts of buildings to be accessible		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.4 Exemptions			X			Not applicable as there are no exemptions being sought.
D3.5 Accessible Car parking		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.6 Signage		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.7 Hearing augmentation			X			Not applicable as the proposed building is Class 8 and contains no auditorium or conference rooms.
D3.8 Tactile indicators		X				The building fails to comply with DTS provisions and is to be the subject of an alternative solutions report outlining compliance with the performance requirements.
D3.9 Wheelchair seating spaces in Class 9b assembly buildings			X			Not applicable as the proposed building is not an assembly building.
D3.10 Swimming pools			X			Not applicable as the proposed building does not contain a swimming pool.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
D3.11 Ramps			X			Not applicable as there are no proposed ramps.
D3.12 Glazing on an access way			X			Not applicable as there are no proposed access ways.
Section E: Services and Equipment						
Part E1: Fire Fighting Equipment						
E1.3 Fire hydrants			X			Not applicable as the floor area of the building is less than that which requires fire hydrants.
E1.4 Fire hose reels			X			Not applicable as the floor area of the building is less than that which requires hose reels.
E1.5 Sprinklers			X			Not applicable as the floor area of the building is less than that which requires sprinklers.
E1.6 Portable fire extinguishers				X		Portable fire extinguishers must be provided in accordance with Table E1.6 of the BCA and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444-2001.
E1.8 Fire control centres			X			Not applicable as the building has an effective height of less than 25m and a floor area of less than 18,000m ² .
E1.9 Fire precautions during construction				X		During construction, not less than one portable fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required/temporary exit.
E1.10 Provision for special hazards			X			Not applicable as it is not considered that the subject building comprises any special hazards.
Part E2: Smoke Hazard Management						
E2.2 General requirements			X			Not applicable as the floor area of the building is less than that which requires smoke hazard management.
E2.3 Provision for special hazards			X			Not applicable as it is not considered that the subject building comprises any special hazards.
Part E3: Lift Installations						
E3.2 Stretcher facility in lifts			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.3 Warning against the use of lifts in fire			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.4 Emergency lifts			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.5 Landings			X			Not applicable as there are no proposed passenger or emergency lifts.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
E3.6 Passenger lifts			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.7 Fire Service controls			X			Not applicable as there are no proposed passenger or emergency lifts.
E3.8 Aged care buildings			X			Not applicable as the proposed building is not an aged care facility.
Part E4: Emergency Lighting, Exit Signs and Warning Systems						
E4.2 Emergency lighting requirements			X			Not applicable as the floor area of the building is less than that which requires emergency lighting.
E4.3 Measurement of distance			X			Noted. Informational clause only.
E4.4 Design and operation of emergency lighting			X			Not applicable as the floor area of the building is less than that which requires emergency lighting.
E4.5 Exit signs				X		Exit signs must be installed throughout the building in accordance with E4.5 of the BCA and AS 2293.1.
E4.6 Direction signs				X		If an exit is not readily apparent to persons occupying or visiting the building then exit direction signs must be installed in appropriate positions in corridors, hallways, lobbies etc indicating the direction to a required exit. Direction signs must be installed throughout the building in accordance with E4.6 of the BCA and AS 2293.1.
E4.7 Class 2 & 3 buildings & Class 4 parts: Exemptions			X			Noted. Informational clause only.
E4.8 Design & operation of exit signs				X		The exit sign system must comply with AS 2293.1-2005. It should be noted that this standard requires the pictogram “running man” symbol, in lieu of the word—EXIT.
E4.9 Sound systems and intercom systems for emergency purposes			X			Not applicable as proposed building is a Class 8 building.
Section F: Health and Amenity						
Part F1: Damp & Weatherproofing – Details should be provided in the Design & Construct Specification						
F1.1 Stormwater drainage				X		Storm-water drainage must comply with AS/NZS 3500.3.
F1.5 Roof coverings				X		Metal sheet roofing must comply with AS 1562.1-1992.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
F1.6 Sarking				X		Sarking-type materials used for weatherproofing must comply with AS/NZS 4200 Parts 1 and 2-1994.
F1.7 Waterproofing of wet areas in buildings				X		Wet areas must be water resistant in accordance with AS 3740-2009 and F1.7 of the BCA.
F1.9 Damp-proofing				X		Where a damp-proof course is provided, it must consist of a material that complies with AS/NZS 2904; or impervious termite shields in accordance with AS 3660.1.
F1.10 Damp-proofing of floors on the ground				X		If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870-1996, except damp-proofing need not be provided if- weatherproofing is not required; or the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.
F1.11 Provision of floor wastes			X			Not applicable as the proposed building is a Class 8 building.
F1.12 Sub floor ventilation			X			Not applicable as there are no sub floor spaces incorporated into the design.
F1.13 Glazed assemblies			X			The glazed assemblies in an external wall must comply with AS 2047-1999 requirements for resistance to water penetration:
Part F2: Sanitary and Other Facilities						
F2.1 Facilities in residential buildings			X			Not applicable as no residential component in the proposed building.
F2.2 Calculation of number of occupants and facilities			X			Noted. Informational clause only.
F2.3 Facilities for Class 3 to 9 buildings				X		Sanitary facilities in accordance with F2.3 are to be provided. Note: There are no sanitary facilities shown on the floor plans.
F2.4 Facilities for people with disabilities		X				No accessible sanitary facility is proposed in the building. This non-compliance will be considered as part of the alternative solutions report.
F2.5 Construction of sanitary compartments				X		The proposed construction of sanitary compartments is to comply with F2.5.
F2.6 Interpretation: Urinals and washbasins			X			Noted. Informational clause only.
F2.7 Microbial (legionella) control			X			Not applicable in NSW as controlled under separate legislation.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
F2.8 Waste management			X			Not applicable to proposed Class 8 building.
Part F3: Room Sizes						
F3.1 Height of Rooms				X		The building appears to be provided with floor to ceiling heights in accordance with this Clause. Generally, 2400mm for habitable rooms (class rooms) and 2100mm for non-habitable rooms. Also a minimum 2m above a stairway, ramp or landing is required (measured vertically above the nosing line of stairway treads or the floor surface of the ramp or landing).
Part F4: Light and Ventilation						
F4.1 Provision of natural light			X			Not applicable as the proposed building is a Class 8 building.
F4.2 Methods of natural lighting			X			Not applicable as the proposed building is a Class 8 building.
F4.3 Natural light borrowed from adjoining room			X			Not applicable as the proposed building is a Class 8 building.
F4.4 Artificial lighting				X		Artificial lighting (complying with AS/NZS 1680.0 - 2009) must be provided throughout the building in accordance with this clause.
F4.5 Ventilation of rooms				X		All areas of the building are to be provided either with adequate natural ventilation or a mechanical ventilation or air- conditioning system complying with AS 1668.2-1991.
F4.6 Natural Ventilation				X		Noted. Informational clause. Natural ventilation must come through permanent openings or operable windows which have an operable size of not less than 5% of the floor area of the room which they serve.
F4.7 Ventilation borrowed from adjoining rooms						Noted. Informational clause. Natural ventilation is allowed to be borrowed from other rooms.
F4.8 Restriction on position water closets and urinals				X		Sanitary facilities are to comply with F4.8.
F4.9 Airlocks				X		Sanitary facilities are to comply with F4.9.
F4.11 Car parks			X			Not applicable as no proposed car parking within the building.
F4.12 Kitchen local exhaust ventilation			X			Not applicable as no commercial kitchen proposed.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required		COMMENTS
Part F5 Sound Transmission and Insulation						
F5.1 Application of Part			X			Not applicable as no residential component to the building.
Section G: Ancillary Provisions						
Part G3 Atrium Construction			X			Not applicable as no atrium proposed.
Part H1: Theatres, Stages and Public Halls						
H1.1 Application of Part			X			Not applicable as the proposed building is a Class 8 building
Section I: Maintenance						
NSW I1.1 Essential fire safety measures				X		Essential fire or other fire safety measures must be maintained and certified on an ongoing basis, in accordance with the provisions of the Environmental Planning and Assessment Regulation, 2000.
Section J: Energy Efficiency						
A full assessment of Section J requirements has not been carried out. The relevant clauses have been identified below. It is recommended that a detailed energy efficiency assessment of Section J compliance be provided.						
NSW subsection J(a) energy efficiency - class 2 buildings and class 4 parts			X			Not applicable as the proposed building is Class 8.
NSW subsection J(b) energy efficiency - class 3 and class 5-9 buildings						See below
NSW J8.2 Access for maintenance				X		Access for maintenance must be provided to services in accordance with this Clause Details demonstrating compliance with the above requirement should be provided in a construction specification
Section J (National Provisions)						
Part J1 Building Fabric						
J1.1 Application of Part			X			Not applicable as the proposed building has no conditioned space.
Part J2 External Glazing						
J2.1 Application of part			X			Not applicable as the proposed building has no conditioned space.
Part J3 Building Sealing						
J3.1 Application of part			X			Not applicable as the proposed building has no conditioned space.

BCA DEEMED-TO- SATISFY PROVISION	Complies	Does Not Comply	N / A	Compliance Required	 BOYCE BUILT ENVIRONMENT CONSULTING	COMMENTS
Part J5 Air-conditioning and Ventilation Systems						
J5.1 Application of Part				X		Not applicable as the proposed building has no conditioned space.
Part J6 Artificial Lighting and Power						
J6.1 Application of the Part				X		Will apply to the building
J6.2 Interior Artificial Lighting				X		The buildings must comply with J6.2 (b). The designer of the lighting systems must confirm compliance with this Clause
J6.3 Interior Artificial Lighting and Power Control				X		The buildings must comply with J6.3 The designer of the lighting systems must confirm compliance with this Clause
J6.5 Artificial Lighting around the Perimeter of the Building				X		Where provided, must be controlled by a daylight sensor or time switch in accordance with Specification J 1.6
J6.6 Boiling Water and Chilled Water Storage Units				X		Compliance required where water storage units provided
Part J7: Hot water supply and swimming pool and spa pool plant						
J7.2 Hot water supply				X		A hot water supply for food preparation and sanitary purposes must be designed and installed in accordance with Section 8 of AS/NZS 3500.4-2003.
J7.3 Swimming pool heating and pumping			X			Not applicable as no swimming pool proposed.
J7.4 Spa pool heating and pumping			X			Not applicable as no spa proposed.
Part J8: Access for maintenance and facilities for monitoring						
J8.1 Application of Part				X		The Deemed-to-Satisfy Provisions of this Part apply to this proposed building.
J8.2 Access for maintenance				X		Access for maintenance is required in accordance with NSW clause J8.2.
J8.3 Facilities for energy monitoring			X			Not applicable as the building has a floor area of less than 2500m ² .