



A Bureau Veritas Group Company

Building Code of Australia Assessment Report

**Proposed Manufacturing Facility Additions
for Snack Brands Australia**

685-649 Mamre Road, Orchard Hills

**Prepared for: Snack Brands Australia
C/- TMX Insight
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1. Executive Summary

Development Overview

The proposed development involves the construction of an additional an existing warehouse / manufacturing facility with associated office and carparking areas. A waste treatment facility is also proposed as part of the application. This extension is proposed to be completed over 2 stages.

Compliance Summary

As Certifying Authority we have reviewed the architectural design documents prepared by HLA Architects (refer appendix A) for compliance with the current building assessment provisions, i.e. the Building Code of Australia 2019 (BCA).

The report is intended as an overview of the relevant provisions of the BCA for assistance only. Detailed drawings and associated review will be required as the final design is developed.

Performance Solutions – Existing Development

The existing warehouse is subject to a Fire Engineering Report prepared by Scientific Fire Services dated 27th February 2020. The existing building is of Type C Construction with a rise in storeys of 2 and subject to a number of performance solutions, including:

1. Perimeter vehicular access
2. Travel distances
3. Hose reel coverage
4. Hydrant coverage
5. Sprinkler omission to the server room
6. Design of the in-rack sprinklers
7. Exit signage
8. Emergency lighting
9. Location of the FIP

The development of an additional Fire Engineering Strategy for the new additions is to consider the existing Fire engineering Report for the development and verify whether the consistency is retained with the existing solutions and/or these need to be reconsidered as part of the new development works.

Performance Solutions – The Proposed Development

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant performance requirements of the BCA, as they deviate from the deemed-to-satisfy provisions of the BCA

No.	Performance Solution Description	DTS Clause	Performance Requirements
Fire Safety Items			
1	Exposure to Fire Source Feature - Fire Resistance Levels The fire rated construction of the “external wall”, including column therein, due to proximity to the boundary line requires FRL of 90/90/90. The manner of construction if this fire wall including it’s interface with the roof line, and/or any rationalisation of FRL is to be further reviewed.	C1.1, C3.3	CP1, CP2

No.	Performance Solution Description	DTS Clause	Performance Requirements
2	Perimeter Vehicular access The location of access road for FRNSW vehicles is located greater than 18m from the building.	C2.3	CP9
3	Protection of Openings in External Wall and Adjacent Fire Compartment. Openings within 6m of the adjacent building / boundary require protection under DtS provisions. Any rationalisation or omission of protection will be required to be assessed by the Fire Engineer as a performance solution.	C3.2, C3.4	CP2
4	Separation of Buildings of Multiple Classifications The proposed extension of the existing building will have a Rise in Storey's of 3, increasing the Type of construction required to the building to be Type B. The construction of the Fire Separating wall between the two types of classifications is to be verified by the Fire Engineer for compliance with the performance requirement of the BCA in lieu of construction to BCA Clause C2.7.	C1.3, C2.7	CP1, CP2
5	Travel distances Travel distances within the development are in excess of DtS provisions.	D1.4, D1.5, D1.9	DP4, EP2.2
6	Suppression System The Fire Services Engineer has outlined that deviation from Compliance with AS2118.1 will be presented in the design in order to comply with FM Global requirements	E1.5 and AS2118.1	EP1.4
7	Smoke Hazard Management Rationalisation of smoke exhaust for the warehouse.	E2.2	EP2.2
8	Location of Exits Signage and Emergency Exits The location of Exit signs is proposed to be higher than 2.7.	E4.5, E4.2	EP4.1, EP4.2, EP2.2
Miscellaneous Items			
9	Weatherproofing of External Walls As there are no deemed to satisfy provisions relating to the weatherproofing of external walls, a performance solution is to be provided by the façade engineer/registered architect demonstrating that the external walls comply with the requirements of Performance Requirement FP1.4.	-	FP1.4

The fire engineered solution relating to insert relevant CP9, EP1.4, EP2.2 items will need to be approved after consultation with the NSW Fire Brigade as part of the Construction Certificate process.

Further Assessment

The assessment of the design documentation has also revealed that the following additional information is required in order to complete the assessment, and/or the following areas need to be further reviewed.

No.	Further Information / Review Required	Report Reference
1.	Fire compartmentation drawings	5.1

2.	Services design including services designers identifying an additional performance solution.	7.0
3.	Location of Exits and egress paths from the building.	6.0

Documentation to enable assessment and demonstrate compliance will be required to address the above items prior to approval.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning & Assessment Act 1979 (As Amended) and the Environmental Planning & Assessment Regulation 2000.

2. Introduction

The proposed development involves the construction of an additional an existing warehouse / manufacturing facility with associated office and carparking areas. A waste treatment facility is also proposed as part of the application. This extension is proposed to be completed over 2 stages.

This report is based upon the review of the design documentation listed in Appendix A of this Report

The report is intended as an overview of the relevant provisions of the Building Code of Australia for assistance only. Detailed drawings and associated review will still be required as the final design is developed.

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979. This Act requires that all new building works must be designed to comply with the BCA.

The version of the BCA applicable to the development, is version that in place at the time of the application to the Certifying authority for the Construction Certificate. For the purposes of this Report, BCA 2019 has been utilised as the version of the BCA applicable at the time of preparation this Report.

3. Preliminaries

3.1. Building Assessment Data

Summary of Construction Determination:

Part of Project	Existing Building	Proposed Extension
Classification	5, 7b	5, 8
Number of Storeys	2	3
Rise In Storeys	2	3
Type of Construction	C	B
Effective Height (m)	<12m	<12m

Note: The effective height of the project includes all stories included in the rise in stories of the project.

Summary of the floor areas and relevant populations where applicable: -

Proposed Extension	BCA Classification	Approx. Floor Area (m ²)	Approximate Volume (m ³)	Assumed Population
Warehouse – 2A addition		15612		
Level 1 Mezzanine	7b	3160	TBA	50*
Level 1 Mezzanine		810		

Proposed Extension	BCA Classification	Approx. Floor Area (m ²)	Approximate Volume (m ³)	Assumed Population
Warehouse – 2B addition	8	2813	TBA	30*
Office	5	2475	TBA	248
Total		20225	TBA	260

Notes:

- The above populations for the office have been based on floor areas and calculations in accordance with Table D1.13 of the BCA.
- The populations noted with (*) are to be verified by the client.

4. Structure

4.1. Structural Provisions (BCA B1):

Any new structural works are to comply with the applicable requirements of BCA Part B1, including AS/NZS 1170.0-2002, AS/NZS 1170.1-2002, AS/NZS 1170.2-2011 and AS 1170.4-2007.

Depending on the importance level of the building as determined by AS/NZS 1170.0-2002, the non structural elements of the building, including partitions (and non-structural fire walls), ceilings, services and racking/shelving may be required to comply with the seismic restraint requirements of AS 1170.4-2007. Where this is required, certification will be required confirming that the design of the seismic restraints comply with AS 1170.4-2002. This may be provided by a specialist seismic consultant or by the architect and services design engineers.

It is noted that BCA 2019 introduced a new Verification Method, BV2, which is a pathway available to verify compliance with BCA Performance Requirement BP1.1(a)(iii).

Glazing is to comply with AS1288-2006, and AS2047-2014.

Concrete external walls that could collapse as complete panels (e.g. tilt-up and pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification C1.11.

Prior to the issue of the Construction Certificate structural certification is required to be provided by a Professional Engineer registered on the National Engineering Register.

5. Fire Protection

5.1. Fire Compartmentation (BCA C1.1)

The BCA stipulates three levels of fire resistant construction, which is based upon the rise in storeys and classification of the building. Each of these types of construction has maximum floor area and volume limitations as per BCA Table C2.2.

Based upon the rise in storeys and use of the building, it is required to be constructed in accordance with the requirements of Type B Construction, in accordance with Table 4 Specification C1.1 of the Building Code of Australia 2019.

The proposed extension of the existing building will have a Rise in Storey's of 3, increasing the Type of construction required to the building to be Type B. The construction of the Fire Separating wall between the two types of classifications is to be verified by the Fire Engineer for compliance with the performance requirement of the BCA in lieu of construction to BCA Clause C2.7.

The existing building is considered a large isolated building and subject to BCA provisions of C2.3. as the proposed works / building is to be located within 6m of the existing, the building in combination are to comply with the provisions of BCA Clause C2.3. This includes:

- Automatic sprinkler protection to AS2118.1 and BCA Specification E1.5 throughout the development / smoke detection and alarm system in accordance with AS1670,
- Perimeter emergency vehicular access 6m wide located within 18m of the entire building perimeter in accordance with BCA Clause C2.4,
- Smoke exhaust or smoke and heat vents required throughout the development if the building exceeds 18,000m² or 108,000m³ in volume
- Provision of a fire hydrant ring main

The building is considered to be united under the provisions of BCA clause A7.0. The existing building and the proposed extension will be connected and used as one building and together compliance with the requirements of the BCA.

Given the above, the united building will be location across two (2) allotments, the site boundary presenting a fire source feature to the proposed extension works. To this regard, a performance solution is proposed to address:-

- The exposure of the proposed extension to the boundary and the associated FRLs
- The protection of openings in the fire wall which is exposed to the boundary.

Fire source feature is defined as;

- a) *The far boundary of a road, river, lake or the like adjoining an allotment,*
- b) *The side or rear boundary of the allotment,*
- c) *The external wall of another building on the allotment which is not a class 10 building.*

5.2. Fire Hazard Properties (BCA C1.10 and BCA C1.9)

The fire hazard properties of fixed surface linings and mechanical ductwork will also need to be addressed within the detailed documentation phase pursuant to Specification C1.10 of the Building Code of Australia.

5.3. Separation of equipment (C2.12)

Equipment listed below must be separated from the remainder of the building providing a FRL as required by Spec C1.1 but not less than 120/120/120 with a self-closing fire door with an FRL or not less than -/120/30. When separating a lift shaft and life motor room, an FRL of not less than 12/-/- is required.

- a) Emergency generators used to sustain emergency equipment operating in the emergency mode; or
- b) Central smoke control plant; or
- c) Boilers; or
- d) A battery system installed in that building that has total voltage of 12 volts or more and a storage capacity of 200kWh or more.

5.4. Protection of Openings in External Walls (BCA C3.2 / C3.3 / C3.4)

The prescriptive provisions of the BCA stipulate that any external opening within 3m of the boundary, within 6m of the far boundary of a road, river, lake or the like that adjoins the allotment, or within 6m of another building on the allotment requires protection by -/60/- fire rated construction, or externally located wall wetting sprinklers.

Where a building is separated into fire compartments, the distance between parts of external walls and openings within them must be not less than the table below unless those parts of each external wall has an FRL not less than 60/60/60 and openings are protected.

Angle Between Walls	Minimum Distance
0° (walls opposite)	6m
More than 0° to 45°	5m
More than 45° to 90°	4m
More than 90° to 135°	3m
More than 135° to 180°	2m
More than 180°	Nil

Fire compartmentation plans will be further assessed as part of the application for a Construction Certificate.

As noted in section 5.1 of the report, the exposure to the site boundary is to be assessed as a performance solution.

5.5. Protection of Openings fire rated building elements (BCA C3.5 and BCA C3.10)

The prescriptive provisions of the BCA stipulate that openings within building elements required to have an FRL shall be protected as follows:

- Any penetration through a wall or room required to have an FRL (e.g. substation, boiler room, apartment separating wall etc) is to be protected either by a tested prototype (e.g. fire collar, fire damper, etc) or be installed within a shaft achieving an FRL of 90/90/90 (or 120/120/120 where it is a room such as a substation);
- Self-closing -/60/30 fire doors to the doors opening to the fire isolated stairs (note that this also includes the access doors to the condenser units on the plant platforms).

As the design develops, details will need to be included in relation to sealing of penetrations / construction of fire rated shafts.

6. Access and Egress

6.1. Provision for Escape (BCA D1)

The egress provisions for the proposed building are provided by the following:

- External perimeter doorways
- Required non-fire isolated stairways
- Non Fire isolated Stairs
- External Doors

Detailing issues that will need to be addressed as the design develops include:

- Door Hardware
- Exit Door Operation
- Stair Construction
- Handrail and Balustrade construction
- Door swings

6.2. Exit Travel Distances (BCA D1.4)

The locations of the proposed exits would appear to indicate that the deemed to satisfy requirements in terms of travel distances, distances between alternative exits and egress widths would be satisfied.

The travel distances to exits should not exceed:

Class 5 to 9

- no point on the floor must be more than 20m to a single exit or point of choice and where two exits are provided, a maximum of 40m to one of those exits; and
- exits shall be located to not be more than 60m apart and not closer than 9m

The extended travel distances and distance between the exit stairs will need to be addressed as performance solutions by the Fire Safety Engineer using BCA Performance Requirements DP4 & EP2.2.

Travel distances measured within the development are as follows:

- 55m to an exit, in lieu of 40m;
- 100m between alternative exits, in lieu of 60m;
- 110m travel distance to an exit via a non-fire isolated stair; in lieu of 80m;
- 55m travel distance from a non-fire isolated stair to an exit.

Further details are to be provided on the architectural plan for assessment of exit locations and travel distances. Including details of available travel paths with consideration of plant and equipment.

6.3. Dimensions of Exits (BCA D1.6)

Minimum dimensions of 1000mm and 2000mm height to be provided within exits, with the paths of travel should provide a minimum width of 1000mm (note that all maintenance access, cat walks, etc may comply with AS1657-2018 in which case a 600mm clear width is required).

Doorways are permitted to contain a clear opening width of the required width of the exit minus 250mm, with a height of 1980mm as part of egress requirements. Access for persons with disabilities however requires a clear doorway opening width of 850mm (i.e. minimum 920 mm doors).

6.4. Balustrades and Handrails (BCA D2.16 / BCA D2.17 / D2.24)

Balustrading to a minimum height of 1000mm with a maximum opening of 124mm in any direction should be provided adjacent to balconies, landings, corridors etc where located adjacent to a change in level exceeding 1000mm, or where it is possible to fall through an openable window located more than 4m above the surface beneath.

Where it is possible to fall more than 4m to the surface below, the balustrade shall not contain any horizontal or near horizontal members that facilitate climbing between 150 – 760mm above the floor.

Handrails should generally be provided at a minimum height of 865mm alongside of all ramps and stairs.

The public stairs and ramps located along an accessible path of travel should be designed in accordance with the requirements of AS1428.1 for persons with disabilities. This requires a handrail on each side of the stair and ramp and for the handrail to extend approximately 550mm – 600mm past the last tread / end of ramp.

Class 8 Buildings

Balustrades in the fire isolated stairways and Class 7b or 8 parts of buildings are permitted to contain a 3 rail system, with a bottom rail situated at not more than 150mm above the nosings. The distance between the rails shall not exceed 460mm.

Handrails are required on both sides of all stairways except for fire isolated stairways used only for emergency egress purposes.

Note: in a required exit serving an area required to be accessible, handrails must be designed and constructed to comply with Clause 12 of AS1428.1-2009

6.5. Slip Resistance

The adoption of BCA 2014 introduced a requirement for slip resistance of stairway treads and ramp surfaces. The requirements are as follows:

Table D2.14 SLIP-RESISTANCE CLASSIFICATION

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

7. Services and Equipment

The following section of this report describes the essential fire safety measures and the minimum performance requirements of those measures. A draft essential fire safety schedule can be found in Appendix B.

7.1. Fire Hydrants (BCA E1.3)

A system of Fire Hydrants is required to be provided in accordance with BCA Clause E1.3 and AS2419.1-2005.

Pressure and flow information will be required to confirm the required pressures and flow to the system, depending on the type of hydrant to be utilized;

The building is required to be provided with a booster assembly as part of the fire hydrant requirements. The booster is required to be located attached to the building at the main entry. If remote from the building, the booster is to be located at the main vehicle entry or with sight of the main entry of the building within 20m of a hardstand area.

A fire ring main is required.

The fire pump location is to be further assessed which design becomes available.

7.2. Fire Hose Reels

A Fire Hose Reel System is required to BCA Clause E1.4 and AS2441-2005.

Fire hose reels are to be located within 4m of exits and provide coverage within the building based on a 36m hose length and 4m of water spray. Where required, additional fire hose reels shall be located internally as required to provide coverage. These hose reels are to be located adjacent to internal hydrants.

Fire hose reel cupboards must not contain any other services such as water meters, etc., and doors to fire hose reel cupboards are not to impede the path of egress unless an alternative solution is developed under BCA Performance Requirement EP1.1

7.3. Fire Extinguishers (BCA E1.6)

The provision of portable fire extinguishers is required to BCA Clause E1.6 and AS2444 - 2001 to provide coverage.

Table E.6 details when portable fire extinguishers are required:

Occupancy Class	Risk Class (as defined in AS 2444)
General provisions – Class 2 to 9 buildings (except within sole-occupancy units of a Class 9c building)	a) To cover Class AE or E fire risks associated with emergency services switchboards. (Note 1) b) To cover Class F fire risks involving cooking oils and fats in kitchens. c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not excluding that held in fuel tanks of vehicles). d) To cover Class A fire risks in normally occupied fire compartments less than 500m ² not provided with fire hose reels (excluding open deck carparks). e) To cover Class A fire risks in classrooms and associated schools not provided with fire hose reels. f) To cover Class A fire risks associated with Class 2 or 3 building or class 4 part of building.

7.4. Automatic Sprinkler Protection (BCA E1.5)

Automatic sprinkler protection is required to Specification E1.5 and AS2118.1-2017 throughout the building as it is considered a large isolated building under BCA Clause 2.3.

The sprinkler system shall be connected to and activate an occupant warning system complying with BCA Specification E2.2a.

Details of the proposed sprinkler system design will need to be reviewed as the design develops.

7.5. Smoke Hazard Management (BCA E2.2)

Smoke hazard management shall be provided throughout the building by means of the following systems:

- Automatic Shutdown of Mechanical Systems in accordance with the requirements of AS/NZS 1668.1-2015 Amendment 1;
- Automatic Smoke Exhaust System activated by Automatic Smoke Detection & Alarm System in accordance with the requirements of BCA Spec E2.2a and AS1670.1-2018

A fire indicator panel is required as part of the detection system. This panel is to be located within 4m of the main entry and should be incorporated within the fire control room. Any variation to the prescriptive provisions will require the consent of the fire brigade and should form part of the fire safety engineering report to verify the performance requirements of the BCA.

7.6. Lift Services (BCA E3.4 and BCA E3.6)

Due to size of the mezzanine level being over 200 sqm, a lift is to be provided to afford access to this level under BCa Part D3. The passenger lifts to be installed are to be:-

- Fitted with warning signs, fire service controls in accordance with Clauses E3.3, Figure E3.3, E3.7, E3.9 and E3.10 of the BCA.
- Be provided with the following in order to satisfy accessibility requirements:
 - A handrail in accordance with AS1735.12-1999,
 - Minimum internal floor dimensions of 1400 x 1600mm for lifts which travel more than 12m, or 1100 x 1400mm for lifts which travel not more than 12m,

- Fitted with a series of door opening sensory devices which will detect a 75mm diameter or across the door opening between 50mm and 1550mm above floor level,
- Have a set of buttons for operating the lift located at heights above level complying with AS1735.12 - 1999
- For lifts serving more than 2 levels, automatic audible information within the lift car identifying the level each time the car stops, and audible and visual indication at each lift landing to indicate the arrival of a car

7.7. Exit Signs and Emergency Lighting (BCA E4.2 and BCA E4.5)

Emergency Lighting and Exit Signs indicating exit location paths of travel to exits to be provided in accordance with BCA Part E4 and AS/NZS 2293.1-2018, including the potential use of photo luminescent exit signs.

To avoid potential damage by forklifts in the warehousing areas, it is recommended the Fire Safety Engineer include an alternative solution in the FER to permit directional exit signage to be located above 2.7m. This is to be assessed to BCA Performance Requirement EP4.2.

Details are required to be provided for review.

7.8. Fire Control Centre (BCA E1.8)

As the Class 6, 7, 8 or 9 building contains a floor area of greater than 18,000m², a fire control centre is required in accordance with BCA Specification E1.8.

Further design of the Fire Control Centre are to be provided.

8. Health and Amenity

8.1. Sanitary Facilities (BCA F2.2 and BCA F2.3)

Further assessment of the provision of sanitary facilities will be need to be undertaken as the design develops including number, location, layout, dimensions, etc of the sanitary facilities.

Note: The Unisex facilities provided for people with disabilities may be counted once for each sex. These facilities are to be provided in accordance with AS1428.1-2009.

Bathroom Construction

Where bathrooms or rooms containing water closets have the WC within 1200mm of the doorway, the door shall be either sliding, open outwards, or be provided with removable hinges.

8.2. Light and Ventilation (BCA Part F4)

Natural Ventilation is required to be provided to rooms at a rate of 5% of the floor area in openings. Alternatively, mechanical ventilation is required in accordance with AS1668.2-2012

Artificial lighting complying with AS/NZS1680.0-2009 is to be incorporated with the final detailed design to be developed to confirm this.

8.3. Waterproofing (BCA FP1.4)

Performance Requirement FP1.4 which relates to the prevention of the penetration of water through external walls, must be complied with. It is noted that there are no Deemed-to-Satisfy Provisions for this Performance Requirement in respect of external walls.

As such, a performance solution is to be prepared by a suitably qualified professional that demonstrates that the external walls of the proposed building complies with Performance Requirement FP1.4 which reads as follows:

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

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

9. Energy Efficiency

9.1. SECTION J (JP1 Energy Use)

Efficient energy use must be achieved appropriate to the function and use of the building, level of human comfort, solar radiation, energy source of the services and sealing of the building envelope. To achieve this JV1, JV2, JV3 and JV4 verification methods have been introduced as options available to achieve compliance.

It is noted that a deemed to satisfy pathway is still available.

Access for maintenance is to be provided to the building in accordance with the requirements of BCA Part J8.

The proposed site will be located in a climate zone 5.

Due to special nature of the building some energy provisions may not be appropriate.

Certification from an appropriately qualified engineer should be provided for either option with a report / computations outlining how compliance is achieved.

Verification Methods

The Verification Methods available to demonstrate compliance with the BCA on a performance basis are as follows:

JV1 NABERS Energy for Offices

- To achieve compliance with JP1 a class 5 building must achieve a minimum of 5.5 NABERS Energy for Offices Base Building Commitment Agreement and comply with ANSI/ASHRAI Standard 140.
- To achieve the energy model for (JP1 (i)) solar radiation the base buildings greenhouse gas emissions are not more than 67% of the 5.5 star level when excluding:
 - Tenant supplementary heating; and
 - Cooling systems; and
 - External lighting; and
 - Car park services.
 - A thermal comfort level between predicted mean vote of -1 to +1 is achieved across not less than 95% of the floor area of all occupied zones for not less than 98% of annual hours of operation.
- The building also needs to comply with additional requirements of Spec JV1a.

JV2 Green Star

- To achieve compliance with JP1 for Class 3,4,5,6, 7, 8, 9 and common area of Class 2 buildings Green Star can be used as a verification method when the calculation method complies with ANSI/ASHRAE Standard, Specification JV1b and when:
 - The building complies with simulation requirements and is registered for a Green Star – Design & As-Built rating; and
 - The annual greenhouse gas emissions of the proposed building are less than 90% of the annual greenhouse gas emissions of the reference building; and

- In the proposed building, a thermal comfort level of between predicted mean vote of -1 to +1 is achieved across not less than 95% of the floor area of all occupied zones for not less than 98% of the annual hours of operation of the building; and
- The building complies with the additional requirements of Specification JVa.

JV3 Verification Using a Reference Building

- To achieve compliance with JP1 for Class 3,4,5,6, 7, 8, 9 and common area of Class 2 buildings verification using a reference building can be used when the calculation method complies with ANSI/ASHRAE Standard, Specification JVb and when:
 - It is determined that the annual greenhouse gas emissions of the proposed building are not more than the annual greenhouse gas emissions of a reference building when the proposed building is modeled with the proposed services and the proposed building is modelled with the same services as the reference building. The proposed building thermal comfort level is to be between predicted mean vote of -1 to +1 across not less than 95% of the floor area of all occupied zones for not less than 98% of the annual hours of operation; and
 - The building achieves the additional requirements in Specification JVa; and
 - The greenhouse gas emissions of the proposed building may be offset by renewable energy generated and use on site and another process such as reclaimed energy used on site.

JV4 Building Envelope Sealing

- Compliance with sealing of the building against air leakage is verified when the envelope is sealed at an air permeability rate tested in accordance with Method 1 of AS/NZS ISO 9972, of not more than –
 - For a class 2 building or a class 4 part of a building, 10m³/hr.m² at 50 Pa reference pressure; or
 - For a class 5, 6, 8, 9a or 9b building other than a ward area in climate zones 1, 7 and 8, 5 m³/hr.m² at 50 Pa reference pressure; or
 - For class 3 or 9c building, or a class 9a ward area in climate zones 1, 3, 4, 6, 7 and 8 5m³/hr.m² at 50 Pa reference pressure.
- Part J3 and performance solution that uses one of the other NCC assessment Methods which verifies that compliance with JP1 (e) will be achieved can also be used as verification methods.

10. Access for People with Disabilities

The development is required to comply with the accessibility provisions contained within:

- The Building Code of Australia 2019;
- Disability (Access to Premises – Buildings) Standards 2010;
- AS1428.1-2009 General Requirements for Access – New Building Work;
- AS1428.4.1 -2009 Tactile Ground Surface Indicators
- AS2890.6-2009 Car Parking for People with Disabilities

Note: With the introduction of the Commonwealth *Disability Discrimination Act (DDA)* in 1992 (enacted in 1993), all organisations have a responsibility to provide equitable and dignified access to goods, services and premises used by occupants. Organisations and individuals since its introduction, are required to work to the objects of the Act which are to eliminate, as far as possible, discrimination against persons on the ground of disability in the **areas of work, accommodation, education, access to premises, clubs and sports, and the provision of goods, facilities, services and land, existing laws and the administration of Commonwealth laws and programs.**

This report assesses against the requirements contained with the Building Code of Australia (and documents referred to therein) and is not considered to be a full assessment against the Disability Discrimination Act.

10.1. General Building Access Requirements (BCA D3.1)

Access for people with disabilities shall be provided to and within the building in accordance with the requirements of Clause D3.2, D3.3 and D3.4 of the BCA 2019 and AS 1428.1. Parts of the building required to be accessible shall comply with the requirements of:-

- AS1428.1-2009 General Requirements for Access – New Building Work;
- AS1428.4.1 -2009 Tactile Ground Surface Indicators
- AS2890.6-2009 Car Parking for People with Disabilities

Access for persons with a disability is to be provided as follows:

Office/shops (Class 5/Class 6 buildings)

To and within all areas normally used by the occupants

Warehouse and production/Manufacturing facilities

To and within all areas normally used by the occupants, but as the uses of these areas could be deemed inappropriate, confirmation is required as the appropriateness of the areas in question by the owners or tenant.

10.2. Provision for Access to Buildings

The BCA prescribes access to be provided to and within the building as follows:

- Via the principle pedestrian entry and at least 50% of all other entrances from the allotment boundary
- From designated car parking spaces for the use of occupants with a disability.
- From another accessible building connected by a pedestrian link.
- All areas used by the occupants.

In buildings over 500m² in floor area, a non-accessible entrance must not be located more than 50m from an accessible entrance.

Where a pedestrian entry contains multiple doors, the following is required;

- Entrance containing not more than 3 doors, at least one of the doorways must be accessible.
- Where an entrance contains more than 3 doors, not less than 50% of the doorways must be accessible.

A door is considered to be accessible if it is automatic (open and closing) or is more than 850mm in clear opening width and contains the required door circulation space.

10.3. Accessibility within Building (BCA D3.3)

A building required to be accessible is required to be equipped with either a AS 1428.1 compliant lift or AS 1428.1 compliant ramp, (but the maximum vertical rise of a ramp must not exceed 3.6m).

Within the building the following are required;

- Door circulation space as per AS1428.1 Clause 13.3;
- Doorways must have a clear opening of 850mm;
- Passing spaces (1.8m wide passages) must be provided at maximum of 20m intervals
- Within 2.0m of end access ways/corridors, turning areas spaces are required to be provided.
- Carpet pile height of not more than 11mm to an adjacent surface and backing <4mm
- Any glazing capable of being mistaken for a doorway or opening must be clearly marked (or contain chair rail, hand rail or transom as per AS 1288 requirements)

10.4. Car Parking (BCA D3.5)

Accessible car parking spaces are required to comply with AS 2890.6-2009 at the rate of 1 per every 100 spaces or part thereof.

The development is proposed to contain 35 car parking spaces which requires a minimum of 1 accessible spaces.

A 'shared zone' of minimum 5400mm x 2400mm is required adjacent to accessible car parking spaces, protected with a bollard.

10.5. Tactile Indicators (BCA D3.8)

Tactile indicators are required to be provided to warn occupants of all stairs (except Fire Isolated stairs) and ramps regardless of public nature or private environment and where an overhead obstruction occurs less than 2.0m above the finished floor level.

10.6. Stairs (BCA D3.3 inter Alia AS1428.1)

Stairs shall be constructed as follows:

- a) Where the intersection is at the property boundary, the stair shall be set back by a minimum of 900mm so that the handrail and TGSIs do not protrude into the transverse path of travel.
- b) Where the intersection is at an internal corridor, the stair shall be set back one tread width plus 300mm (nominally 700mm as per AS 1428.1-2009 Fig 26(b)), so the handrails do not protrude into transverse path of travel.
- c) Stairs shall have opaque risers.
- d) Stair nosing shall not project beyond the face of the riser and the riser may be vertical or have a splay backwards up to a maximum 25mm.
- e) Stair nosing profiles shall;

- Have a sharp intersection;
 - Be rounded up to 5mm radius; or
 - Be chamfered up to 5mm x 5mm
- f) All stairs, including fire isolated stairs shall, at the nosing of each tread have a strip not less than 50mm and not more than 75mm deep across the full width of the path of travel. The strip may be set back a maximum of 15mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall not exceed a difference of 5mm.

10.7. Accessible Sanitary Facilities (BCA F2.4)

Unisex Accessible Sanitary Facilities

An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only and provided in accordance with AS 1428.1-2009 and must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products and as per following.

Building Type	Minimum accessible unisex sanitary compartments to be provided
Office, industrial, assembly building	a) 1 on every storey containing sanitary compartments; and b) Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

Ambulant Facilities

At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1-2009 must be provided for use by males and females.

Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations.

An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not provided with a passenger lift or ramp complying with AS 1428.1-2009

10.8. Signage (BCA D3.6)

As part of the detailed design package, specifications will need to be developed indicating:

- Sanitary Facility Identification Signs (note that they are to comply with BCA Specification D3.6 and include the use of Braille, Tactile, etc and be placed on the wall on the latch side of the facility);
- Directional / Way Finding signs to the Lifts, Sanitary Facilities, etc;
- Hearing Augmentation System;
- Identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number
- Braille and tactile signs must be illuminated to ensure *luminance contrast* requirements are met at all times during which the sign is required to be read.

10.9. Lifts (BCA E3.6)

Lifts compliant to BCA E3.6 and BCA E3.7 must be provided, where required to be provided, with a minimum size of 1400 x 1600mm or 1100mm x 1400mm (whichever is appropriate) in size – with appropriate handrails and auditory commands.

11. Appendix A - Reference Documentation

The following documentation was used in the assessment and preparation of this report:

Drawing No.	Title	Issue	Date	Revision
HLA-AR-A001 -	Site Plan (Overall)	DA		P15
HLA-AR-A010 -	Existing Site and Proposed Demolition Plan	DA	9/06/2021	P4
HLA-AR-A100 -	Warehouse 2A Floor Plan	DA	31/05/2021	P2
HLA-AR-A101 -	L1 Mezzanine Plan	DA	23/06/2021	P5
HLA-AR-A102 -	L2 Mezzanine Plan	DA	23/06/2021	P5
HLA-AR-A103 -	Ceiling Level Plan	DA	23/06/2021	P9
HLA-AR-A110 -	Roof Plan	DA	18/06/2021	P7
HLA-AR-A120 -	Office Ground Floor Plan	DA	23/06/2021	P8
HLA-AR-A121 -	Office First Floor Plan	DA	18/06/2021	P7
HLA-AR-A200 -	Warehouse Elevations	DA	18/06/2021	P8
HLA-AR-A201 -	Office Elevations	DA		P5

12. Appendix B - Draft Fire Safety Schedule

	Essential Fire Safety Measures	Standard of Performance
1.	Automatic Fail Safe Devices	BCA Clause D2.19 & D2.21
2.	Automatic Smoke Detection and Alarm System	Clause 3 or 4 or 5 BCA Spec. E2.2a, AS 1670.1 – 2018, AS/NZS 1668.1 – 2015,
3.	Automatic Fire Suppression System	BCA Spec. E1.5 & AS 2118.1 – 2017 Amdt 1,
4.	Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 & Specification E2.2a Clause 7
5.	Emergency Lighting	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2018
6.	Emergency Evacuation Plan	AS 3745 – 2002
7.	Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2018
8.	Fire Control Centres and Rooms	BCA Spec. E1.8
9.	Fire Dampers	BCA Clause C2.12, C3.15, Spec C2.5, D1.7, E2.2, E2.3, F4.12, Spec E2.2, E2.3, Spec E2.2b, Spec G3.8 & AS 1668.1 – 2015
10.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8 and AS 1905.1 – 2015
11.	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 Amdt 1
12.	Fire Hydrant System	Clause C2.12, E1.3, Spec E1.5a, H3.9 & AS 2419.1 – 2005 Amdt 1
13.	Fire Seals	BCA Clause C3.15, C3.16, Spec C3.15, Spec D1.12, & AS 1530.4 – 2014
14.	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
15.	Paths of Travel	EP&A Reg 2000 Clause 186
16.	Perimeter Vehicular Access	BCA Clause C2.4
17.	Portable Fire Extinguishers	BCA Clause E1.6 & H3.11, AS 2444 – 2001
18.	Required Exit Doors (power operated)	BCA Clause D2.19 (b)(iv)
19.	Smoke Hazard Management System	BCA Part E2 & AS/NZS 1668.1 – 2015
20.	Warning and Operational Signs	AS 1905.1 – 2015, BCA Clause C3.6, D2.23, E3.3

13. Appendix C - Fire Resistance Levels

The table below represents the Fire resistance levels required in accordance with BCA 2019:

Table 4 TYPE B CONSTRUCTION: FRL OF BUILDING ELEMENTS	Class of building—FRL: (in minutes)			
	Structural adequacy/Integrity/Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature 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 lift and stair shafts—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
<i>Fire-resisting stair shafts</i>				
<i>Non-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/—/—
<i>Non-loadbearing</i>	—/ 60/ 60	—/—/—	—/—/—	—/—/—
Between or bounding <i>sole-occupancy units—</i>				
<i>Loadbearing</i>	60/ 60/ 60	120/—/—	180/—/—	240/—/—
<i>Non-loadbearing</i>	—/ 60/ 60	—/—/—	—/—/—	—/—/—
OTHER LOADBEARING INTERNAL WALLS and COLUMNS—				
	60/—/—	120/—/—	180/—/—	240/—/—
ROOFS	—/—/—	—/—/—	—/—/—	—/—/—