Date: 1 February 2021
Our Ref: P210005

Drs Cole and Pastras
168 Bennett Rd,
St Clair NSW 2759
Att: Dr Marguerite Cole

Dear Dr Cole,

RE: 194 Bennet Rd, St Clair
DESIGN COMPLIANCE ASSESSMENT

Please find enclosed our BCA Design Compliance Report prepared in respect of the proposed design contained within the architectural documentation provided.

In reviewing the content of this Report, particular attention is drawn to the content of Parts 3 and 4 as: –

- Part 3 summarizes the compliance status of the proposed design in terms of each prescriptive provision of the BCA.
  The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.
- Part 4 contains a detailed analysis of the proposed design, and provides informative commentary & recommendation in respect of each instance of prescriptive non-compliance and area of insufficient (design) detail, as applicable.

  This commentary enables the project team to readily identify and understand the nature and extent of information required within the Building Permit (or other) application to demonstrate the attainment of BCA compliance.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

Kieran Tobin
Director

DESIGN COMPLIANCE ASSESSMENT

PREPARED FOR

Drs COLE AND PASTRAS

REGARDING

194 Bennet Rd, St Clair

Prepared By

BCA vision

REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

Our Reference	Issue No.	Remarks	Issue Date
P210005	1	Design Compliance Assessment	1 February 2021

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1.0 INTRODUCTION

1.1 GENERAL

This "BCA Compliance Assessment" report has been prepared at the request of Drs Cole and Pastras and relates to 194 Bennet Rd, St Clair.

The project proposal includes alterations, additions and change of use to an existing single storey building for use as a General Practitioners Office.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make assumptions regarding "design intention" or the like.

1.2 REPORT BASIS

The content of this report reflects –

(a) The principles and provisions of BCA 2019 Parts C, D, E and F;
(b) A site inspection of the existing premises on Wednesday the 11th of January 2021;
(c) Architectural documentation A 1560.00 prepared by David Walker Pty Ltd and dated 22/11/00.

1.3 EXCLUSIONS

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

(a) Structural and services design documentation;
(b) General building services (i.e. passenger lifts);
(c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
(d) The individual requirements of the Workcover Authority;
(e) Disability Discrimination Act (DDA).

1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the architectural design documentation complies with the relevant prescriptive provisions of the BCA 2019, Parts C, D, E and F.

Assessment of the proposed design considers each prescriptive BCA provision, and identifies such as either: –

(a) Being complied with; or
(b) Not being complied with; or
(c) Requiring the provision further detail with the future Building Permit or other application or
(d) Not being relevant to the particular building works proposal.

The status of the design, in terms of these four (4) categories, is summarised within Part 3 of this report.

Where prescriptive non-compliance is identified, suitable recommendations to remedy the non-compliance shall be detailed in Part 4.

In instances where insufficient detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Building Permit) shall also be outlined in Part 4.

2.0 BUILDING DESCRIPTION

2.1 GENERAL

In the context of the Building Code of Australia (BCA), the subject development is described within items 2.2 – 2.6 below.

2.2 RISE IN STOREYS (CLAUSE C1.2)

The building has a rise in storeys of one (1)

2.3 BUILDING CLASSIFICATION (CLAUSE A3.2)

The entire building incorporates the following classifications:-

CLASS	DESCRIPTION
Class 5	an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.
Class 10a	Private Garage

2.4 EFFECTIVE HEIGHT (CLAUSE A1.1)

The building has an effective height Not exceeding 12m.

2.5 TYPE OF CONSTRUCTION (TABLE C1.1)

Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS

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

2.7 GENERAL FLOOR AREA LIMITATIONS (TABLE C2.2)

Type C Construction: –

Table C2.2 – Maximum size of Fire Compartments				
Building Class		Type A	Type B	**Type C**
5, 9b, 9c	Max Floor area Max Volume	8000 m^2 48,000 m^3	5,500 m^2 33,000 m^3	**3000 m^2** **18,000 m^3**

2.7 FIRE SAFETY UPGRADES TO EXISTING BUILDINGS (EP & A REGS)

Subject to the following maximum fire compartment floor area and volume limits for Construction: –

93 FIRE SAFETY AND OTHER CONSIDERATIONS

Sub clause	**Requirement**	**Comment/Advice**
1	This clause applies to a development application for a change of building use for an existing building where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.	A Change of use is proposed. The first floor was previously a class 5 and is proposed to be a Class 9b assembly building
2	In determining the development application, the consent authority is to take into consideration whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.	For reference
3	Consent to the change of building use sought by a development application to which this clause applies must not be granted unless the consent authority is satisfied that the building complies (or will, when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed use. **Note:** The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.	For reference

94 CONSENT AUTHORITY MAY REQUIRE BUILDINGS TO BE UPGRADED

Sub clause	**Requirement**	**Comment/Advice**
1	This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where: (a) the proposed building work, together with any other building work completed or authorised within the previous 3 years,	Works are proposed which represent 50% of the building floor area

	represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or does not apply (b) the measures contained in the building are inadequate: (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or (ii) to restrict the spread of fire from the building to other buildings nearby.	
2	In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the *Building Code of Australia*.	For Reference

Category 1 fire safety provision *Means the following provisions of the* Building Code of Australia		
Performance Ref	**Performance Requirement**	**Compliance Comments**
EP1.3	A fire hydrant system must be provided to the degree necessary to facilitate the needs of the *fire brigade* appropriate to a) Fire-fighting operations; and b) The floor area of the building; and c) The fire hazard	The building is not 500m2 or greater in floor area and in this regard a Fire Hydrant system is not required
EP1.4	An *automatic* fire suppression system must be installed to the degree necessary to control the development and spread of fire appropriate to a) The size of the Fire Compartment; and b) The function or use of the building; and c) The Fire Hazard; and d) The Height of the Building	A Suppression system is not required within the building
EP1.6	Suitable facilities must be provided to the degree necessary in a building to co-ordinate *fire brigade* intervention during an emergency appropriate to a) The function or use of the building and b) The Floor area of the building; and c) The height of the building.	A Fire Control room is not required within the subject building
EP2.1	In a building providing sleeping accommodation, occupants must be provided with *automatic* warning on the detection of smoke so they may evacuate in the event of a fire to a *safe place*.	The building does not provide sleeping accommodation

EP2.2	In the event of a fire in a building the conditions in any evacuation route must be maintained for the period of time occupants take to evacuate the part of the building so that i) the temperature will not endanger human life; and ii) the level of visibility will enable the evacuation route to be determined and iii) the level of toxicity will not endanger human life.	Fire separation to the external walls generally comply
EP3.2	The period of time occupants take to evacuate referred to in (a) must be appropriate to i) the number, mobility and other characteristics of the occupants; and ii) the function or use of the building; and iii) the travel distance and other characteristics of the building; and iv) the *fire load*; and v) the potential *fire intensity*; and vi) the *fire hazard*; and vii) any active *fire safety systems* installed in the building; and viii) *fire brigade* intervention.	As Above

3.0 BCA ASSESSMENT – SUMMARY

3.1. GENERAL

The tables contained within items 3.2 – 3.5 below summarise the compliance status of the proposed architectural design in terms of each prescriptive provision of the Building Code of Australia.

For those instances of either "prescriptive non-compliance" or "insufficient detail", a detailed analysis and commentary is provided within Part 4.

3.2. SECTION C – FIRE RESISTANCE

BCA reference	Complies	Does not comply	Detail required	Not relevant
Spec. C1.1 – fire resisting construction	✓			
C1.3 – buildings of multiple classification				✓
C1.4 – mixed types of construction				✓
C1.5 – two storey Class 2 or 3 buildings				✓
C1.6 – Class 4 parts of a building				✓
C1.7 – open spectator stands & indoor sports stadiums				✓
C1.8 – lightweight construction				✓
C1.10 – fire hazard properties			✓	
C1.11 – performance of external walls				✓
C1.12 – non-combustible materials				✓
C2.2 – general floor area & volume limits	✓			
C2.3 – large isolated buildings				✓
C2.4 – requirements for open spaces & vehicular access				✓
C2.5 – Class 9a and 9c buildings				✓
C2.6 – vertical separation of openings in external walls				✓
C2.7 – separation of firewalls				✓
C2.8 – separation of classifications in same storey				✓
C2.9 – separation of classifications in different storeys				✓
C2.10 – separation of lift shafts				✓
C2.11 – stairways and lifts in one shaft				✓
C2.12 – separation of equipment				✓
C2.13 – electricity supply system				✓
C2.14 – public corridors in Class 2 and 3 buildings				✓
C3.2 – openings in external walls			✓	
C3.3 – separation of external walls & associated openings				✓
C3.4 – acceptable methods of protection			✓	
C3.5 – doorways in firewalls				✓
C3.6 – sliding fire doors				✓
C3.7 – doorways in horizontal exits				✓
C3.8 – openings in fire-isolated exits				✓
C3.9 – service penetrations in fire-isolated exits				✓
C3.10 – openings in fire-isolated lift shafts				✓
C3.11 – bounding construction: Class 2, 3, 4 and 9 buildings				✓
C3.12 – openings in floors & ceilings for services				✓
C3.13 – openings in shafts				✓
C3.15 – openings for service installations				✓
C3.16 – construction joints				✓
C3.17 – columns protected with f/r lightweight construction				✓

3.3. SECTION D – ACCESS AND EGRESS

BCA reference	Complies	Does not comply	Detail required	Not relevant
D1.2 – number of exits required	✓			
D1.3 – when fire-isolated exits are required				✓
D1.4 – exit travel distances	✓			
D1.5 – distance between alternative exits				✓
D1.6 – dimensions of exits and paths of travel to exits			✓	
D1.7 – travel via fire-isolated exits				✓
D1.8 – external stairways or ramps in lieu of fire-isolated exits				✓
D1.9 – travel via non-fire isolated stairways or ramps				✓
D1.10 – discharge from exits	✓			
D1.11 – horizontal exits				✓
D1.12 – non-required stairways or ramps				✓
D1.13 – number of persons accommodated				✓
D1.16 – plant rooms and lift motor rooms: concession				✓
D1.17 – access to lift pits				✓
D2.2 – fire-isolated stairways and ramps				✓
D2.3 – non-fire isolated stairways and ramps				✓
D2.4 – separation of rising and descending stair flights				✓
D2.5 – open access ramps and balconies				✓
D2.6 – smoke lobbies				✓
D2.7 – installations in exits and paths of travel				✓
D2.8 – enclosure of space under stairs and ramps				✓
D2.9 – width of stairways				✓
D2.10 – pedestrian ramps				✓
D2.11 – fire-isolated passageways				✓
D2.12 – roof as open space				✓
D2.13 – goings and risers				✓
D2.14 – landings				✓
D2.15 – thresholds				✓
D2.16 – balustrades				✓
D2.17 – handrails				✓
D2.18 – fixed platforms, walkways, stairways and ladders				✓
D2.19 – doorways and doors				✓
D2.20 – swinging doors			✓	
D2.21 – operation of latch			✓	
D2.22 – re-entry from fire-isolated exits				✓
D2.23 – signs on doors				✓
D2.24 – Openable windows				✓
D3.1 – general building access requirements			✓	
D3.2 – Access to buildings			✓	
D3.3 – parts of buildings to be accessible			✓	
D3.4 – exemptions				✓
D3.5 – accessible car parking			✓	
D3.6 – signage			✓	
D3.7 – hearing augmentation				✓
D3.8 – tactile indicators				✓
D3.9 – Wheelchair seating spaces class 9b				✓
D3.10 – swimming pools				✓
D3.11 – ramps				✓
D3.12 – glazing on an accessway			✓	

3.4. SECTION E – SERVICES AND EQUIPMENT

BCA reference	Complies	Does not comply	Detail required	Not relevant
E1.3 – fire hydrants				✓
E1.4 – fire hose reels				✓
E1.5 – sprinklers				✓
E1.6 – portable fire extinguishers			✓	
E1.8 – fire control centres				✓
E1.9 – fire precautions during construction				✓
E1.10 – provision for special hazards				✓
E2.2a – general provisions				✓
E2.2b – specific provisions				✓
E2.3 – provision for special hazards				✓
E3.2 – stretcher facility in lifts				✓
E3.3 – warning against use of lifts in fire				✓
E3.4 – emergency lifts				✓
E3.5 – landings				✓
E3.6 – facilities for people with disabilities				✓
E3.7 – fire service controls				✓
E3.8 – aged care buildings				✓
E4.2 – emergency lighting			✓	
E4.4 – design and operation of emergency lighting			✓	
E4.5 – exit signs			✓	
E4.6 – direction signs			✓	
E4.7 – Class 2 and 3 buildings and Class 4 parts: exemptions				✓
E4.8 – design and operation of exit signs			✓	
E4.9 – emergency warning and intercommunication systems				✓

3.1. SECTION F – HEALTH AND AMENITY

NCC reference	Complies	Does not comply	Detail required	Not relevant
F1.1 – storm water drainage				✓*
F1.5 – roof coverings				✓*
F1.6 – sarking				✓*
F1.7 – water proofing of wet areas				✓*
F1.9 – damp proofing				✓*
F1.10 – damp proofing of floors on ground				✓*
F1.11 – floor wastes	✓			
F1.12 – sub-floor ventilation				✓
F1.13 – glazed assemblies				✓*
F2.1 – facilities in residential buildings				✓
F2.3 – facilities in Class 3 to 9 buildings			✓	
F2.4 – facilities for people with disabilities			✓	
F2.5 – construction of sanitary compartments	✓			
F2.8 – waste management				✓
F3.1 – height of rooms	✓			
F4.1 – provision of natural light				✓
F4.2 – methods and extent of natural lighting				✓
F4.3 – natural lighting borrowed from adjoining room				✓
F4.4 – artificial lighting			✓	
F4.5 – ventilation of rooms			✓	
F4.6 – natural ventilation				✓
F4.7 – ventilation borrowed from an adjoining room				✓
F4.8 – restriction on position of water closets and urinals	✓			
F4.9 – airlocks				✓
F4.11 – car parks				✓
F4.12 – kitchen local exhaust ventilation				✓
F5.2 –Determination – airborne sound insulation				
F5.3 Determination – impact sound insulation				
F5.4 – sound insulation of floors				
F5.5 – sound insulation rating of walls				
F5.6 – sound insulation rating of services				
F5.7 – sound insulation of pumps				
✓* = existing building element – not assessed as part of this report				

4.0 BCA ASSESSMENT – DETAILED ANALYSIS

4.1 GENERAL

With reference to the "BCA Assessment Summary" contained within Part 3 above, the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.

In our opinion compliance with the Building Code of Australia 2019 Volume 1 Parts C, D, E and F can be achieved subject to the implementation of the following details into the Construction documentation.

4.2 SECTION C – FIRE RESISTANCE

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. C1.10	Fire Hazard Properties (a) The *fire hazard properties* of the following linings, materials and assemblies in a Class 2 to 9 building must comply with Specification C1.10	Confirmation of the Fire Hazard properties will be required with the Construction Certificate Documentation. Floor linings and floor coverings A floor lining or floor covering must have— (a) a *critical radiant flux* not less than a grouping of 2.2; and (b) in a building not protected by a sprinkler system complying with Specification E1.5, a maximum *smoke development*

		rate of 750 percent-minutes; and (c) a group number complying with Clause 6(a)(ii), for any portion of the floor covering that is continued more than 150 mm up a wall. Wall and ceiling linings – requires groupings as follows Fire Isolated Exit = Grouping of 1 Public Corridors = a grouping of 1,2 Other areas = a grouping of 1,2,3 (a) For the purposes of this Clause, the *group number* of a material is determined by either— (i) physical testing in accordance with AS ISO 9705; or (ii) prediction in accordance with Clause 3 of Specification A2.4 using data obtained by testing the material at 50 kW/m^2 irradiance in the horizontal orientation with edge frame in accordance with AS/NZS 3837. (b) The *group number* of a material is as follows when tested or predicted in accordance with sub-clause (a): (i) A Group 1 material is one that does not reach *flashover* when exposed to 100 kW for 600 seconds followed by exposure to 300 kW for 600 seconds. (ii) A Group 2 material is one that reaches *flashover* following exposure

		to 300 kW within 600 seconds after not reaching *flashover* when exposed to 100 kW for 600 seconds. (iii) A Group 3 material is one that reaches *flashover* in more than 120 seconds but within 600 seconds when exposed to 100 kW. (iv) A Group 4 material is one that reaches *flashover* within 120 seconds when exposed to 100 kW. (c) A material used as a finish, surface, lining or attachment to a wall or ceiling must be a Group 1, Group 2 or Group 3 material used in accordance with Table 3 and for buildings not fitted with a sprinkler system complying with Specification E1.5, have— (i) a *smoke growth rate index* not more than 100; or (ii) an *average specific extinction area* less than 250 m^2/kg.
Cl. C3.2	Protection of openings in external walls Openings in an external wall that is required to have an FRL must— (a) if the distance between the opening and the fire-source feature to which it is exposed is less than— (i) 3 m from a side or rear boundary of the allotment; or (ii) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or (iii) 6 m from another building on the allotment that is not Class 10, be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally	The window within the existing garage is less than 3m from the Northern property boundary and requires protection in accordance with Clause C3.4

Cl. C3.4	Acceptable methods of protection (a) Where protection is required, doorways, windows and other openings must be protected as follows: (i) Doorways— (A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (B) –/60/30 fire doors that are self-closing or automatic closing. (ii) Windows— (A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (B) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (C) –/60/– automatic closing fire shutters. (iii) Other openings— (A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (B) construction having an FRL not less than –/60/–. (b) Fire doors, fire windows and fire shutters must comply with Specification C3.4.	Compliance method will be required with the Construction Documentation

4.4 SECTION D – ACCESS AND EGRESS

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. D1.6	Dimensions of exits and paths of travel to exits In a required exit or path of travel to an exit— (a) the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and (b) the unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than 1m	The hallway from the kitchen to the Consulting rooms must modified to achieve a minimum clear width of 1000mm. The Archway at the primary Entry foyer must modified to achieve a minimum clear width of 1000mm
Cl. D2.20	Swinging doors A swinging door in a required exit or forming part of a required exit— (a) must not encroach— (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required— (A) stairway; or (B) ramp; or (C) if it is likely to impede the path of travel of the people already using the exit; and passageway, (ii) the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door; and when fully open, by more than 100 mm on the required width of the required exit, and (b) must swing in the direction of egress unless— (i) it serves a building or part with a floor area not more than 200 m2, it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or (ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and (iii) (c) must not otherwise impede the path or direction of egress.	A Hold Open device must be provided to the Exit door to Bennett Rd
Cl. D2.21	All doors in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily provided with door hardware located between 900-1100-mm above floor level and be readily openable without a key from the side facing a person seeking egress by a single downward action.	Door hardware to the Exit door to Bennett Rd must be modified to comply. Verification will be required with the Construction Documentation

Cl. D3.1	General building access requirements Buildings and parts of buildings must be *accessible* as *required* by Table D3.1, unless exempted by D3.4. Class 5 - 8 To all areas normally occupied within the building	Access is required from the property boundary into the building and to any part proposed for modification. We recommend specifically:- Provide a walkway ramp and landing from the street to the front entry and from the proposed accessible car space Ensure walking surfaces are slip resistant Ensure Door clearances achieve compliance with Clause 13 of AS 1428.1 - 2009 Widen the hallways to a minimum 1000mm All new works are required to comply with AS 1428.1 – 2009 Generally, Compliance with the AS 1428.1 Clauses following must be demonstrated within the construction documentation: - Clause 7 - Floor or Ground Surfaces on Continuous Accessible Clause 8 – Signage Clause 10 – Ramps and Walkways Clause 13 - Doorways, Doors and Circulation Space at Doorways Clause 14 - Switches and General-Purpose Outlets (Power Points) Clause15 - Sanitary Facilities
Cl. D3.2	Access to Buildings ▪ Must be provided by an AS 1428.1 complying path of travel from – (i) a entry point from the road at the allotment boundary to the entrance doorway. (ii) any disabled car parking space on the allotment.	For reference

	(iii) any other accessible building on the allotment. (iv) through the principal public entrance. ▪ Parts of buildings required to be accessible must comply with AS 1428.1	
Cl. D3.3	Parts of buildings to be accessible In a building *required* to be *accessible*: (a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with: (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; (b) every passenger lift must comply with clause E3.6; (c) *access ways* must have: (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an *access way* where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1: (A) within 2 m of the end of *access ways* where it is not possible to continue travelling along the *access way*; and (B) at maximum 20 m intervals along the *access way*; (d) an intersection of *access ways* satisfies the spatial requirements for a passing and turning space; (e) a passing space may serve as a turning space; (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building- (i) containing not more than 3 *storeys*; and (ii) with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200 m2.	For reference
Cl. D3.5	Accessible carparking Accessible carparking spaces—	1 Accessible car space and shared space complying with AS/NZS 2890.6 is required

	(a) subject to (b), must be provided in accordance with Table D3.5 in— (i) a Class 7a building required to be accessible; and (ii) a carparking area on the same allotment as a building required to be accessible; and (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (c) subject to (d), must comply with AS/NZS 2890.6; and (d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.	
Cl. D3.6	Signage In a building *required* to be *accessible*— (a) braille and tactile signage complying with Specification D3.6 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility within a *sole-occupancy unit* in a Class 1b or Class 3 building; and (B) space with a hearing augmentation system; and (ii) identify each door *required* by E4.5 to be provided with an *exit* sign and state— (A) "**Exit**"; and (B) "**Level**" followed by the floor level number; and (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and (c) signage in accordance with AS 1428.1 must be provided for *accessible* unisex sanitary	Verification will be required with the Construction Documentation

	facilities to identify if the facility is suitable for left or right handed use; and (d) signage to identify an ambulant *accessible* sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and (e) where a pedestrian entrance is not *accessible*, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest *accessible* pedestrian entrance; and (f) where a bank of sanitary facilities is not provided with an *accessible* unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not *accessible*, to direct a person to the location of the nearest *accessible* unisex sanitary facility.	
Cl. D3.12	Glazing on an accessway On an *accessway*, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Verification will be required with the Construction Documentation

4.5 SECTION E – SERVICES AND EQUIPMENT

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. E1.6	Portable fire extinguishers (a) Portable fire extinguishers must be— (i) provided as listed in Table E1.6; and (ii) for a Class 2 or 3 building or Class 4 part of a building, provided— (A) to serve the whole Class 2 or 3 building or Class 4 part of a building where one or more internal fire hydrants are installed; or (B) where internal fire hydrants are not installed, to serve any *fire compartment* with a *floor area* greater than 500 m^2, and for the purposes of this clause, a *sole-occupancy unit* in a Class 2 or 3 building or Class 4 part of a building is considered to be a *fire compartment*; and (iii) subject to (b), selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444. (b) Portable fire extinguishers provided in a Class 2 or 3 building or Class 4 part of a building must be— (i) an ABE type fire extinguisher; and (ii) a minimum size of 2.5 kg; and (iii) distributed outside a *sole-occupancy unit*— (A) to serve only the *storey* at which they are located; and (B) so that the travel distance from the entrance doorway of any *sole-occupancy unit* to the nearest fire extinguisher is not more than 10 m.	Verification will be required with the Construction Documentation
Cl. E4.2	AS 2293.1 compliant emergency lighting must be provided throughout the building.	Verification will be required with the Construction Documentation

Cl. E4.4	Refer Clause E4.2 above for emergency lighting requirements	Verification will be required with the Construction Documentation
Cl. E4.5 **Cl. E4.8**	AS 2293.1 compliant Exit Signage is required above each Exit (door)	Verification will be required with the Construction Documentation
Cl. E4.6 **Cl. E4.8**	AS 2293.1 compliant Directional signage must be provided where Exit signage is not directly visible	Verification will be required with the Construction Documentation

4.6 SECTION F – HEALTH AND AMENITY

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. F1.7	Wet areas must be water proofed in accordance with AS 3740	Verification will be required with the Construction Documentation
Cl. F1.11	The floor of each bathroom and laundry must be graded to permit drainage to a floor waste.	Verification will be required with the Construction Documentation
Cl. F2.2	Calculation of number of occupants and facilities (a) The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means. (b) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. (c) In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability (other than a facility provided under F2.9) may be counted once for each sex. (d) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	For Reference
Cl. F2.3	Facilities in Class 3 to 9 buildings (a) Except where permitted by (b), (c), (f), F2.4(a), F2.4(b) and F2.9(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Table F2.3. (b) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. (c) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy. (d) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public. (e) Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.	As there are under 10 staff the following is required Male Staff – 1 WC, 1 Basin Female Staff – 1 WC, 1 basin It is noted that application of the concession provided by Clause F2.2 (c) – will allow for the provision of 1 by accessible facility to achieve compliance

Cl. F2.4	Accessible sanitary facilities In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and SA F2.4(b) (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) 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; and (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	Verification will be required with the Construction Documentation
Cl. F4.4	Artificial lighting must be AS 1680 compliant.	Verification will be required with the Construction Documentation
Cl. F4.5	Ventilation to rooms and spaces other than habitable rooms within the Residential Sole Occupancy Units must be either natural or AS 1668.2 compliant mechanical ventilation.	Verification will be required with the Construction Documentation

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