

BCA & DDA/Access Capability Statement

Atwea College Woodberry
42A Kookaburra Parade, Woodberry NSW

Prepared for:

Atwea College c/- Barr Planning

Revision 1

21 November 2024
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BCA & DDA/Access Capability Statement

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This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application (DA) to Maitland City Council for the proposed Change of Use from an existing public hall to secondary school against the Building Code of Australia 2022 (BCA).

1.1 Proposed Development

The proposed development comprises the change of use from an existing public hall to the Atwea College secondary school which is proposed to accommodate **90** students and **10** full time staff.

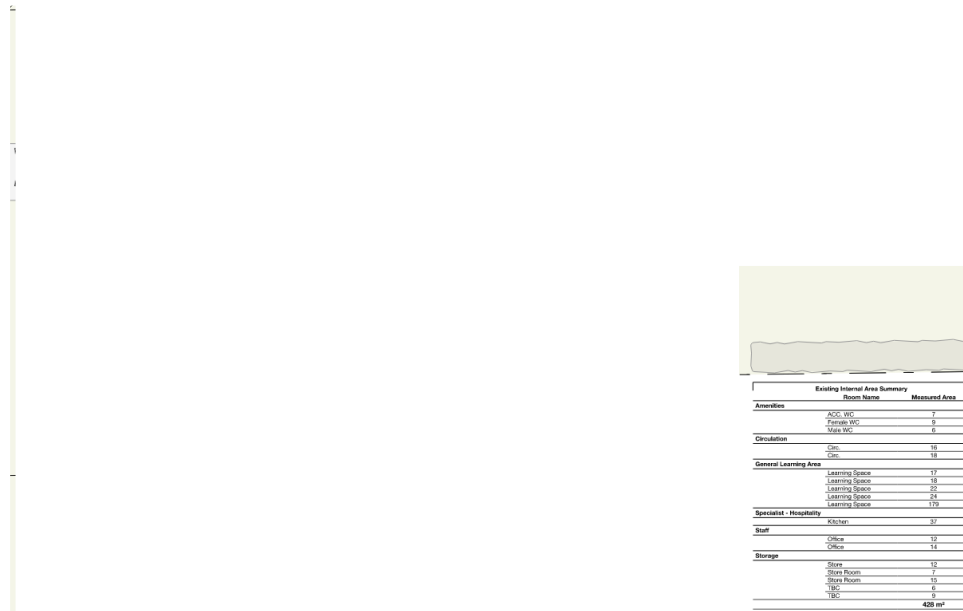


Figure 1: Ground Floor Plan

1.2 Capability Statement Objectives

The objectives of this statement are to:

- + Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- + Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to Section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
- + Confirm that the change of use can readily achieve compliance with the BCA pursuant to Section 14 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021* as applicable to the fire safety provisions and structural capacity of the building.
- + Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at Construction Certificate stage.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

1.3 Relevant Version of the BCA

Pursuant to Section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022, with the next revision of the BCA coming into effect 1 May 2025. As it is understood the Construction Certificate application will be lodged after 1 May 2023 and before 1 May 2025, this report assesses the design against compliance with the requirements of BCA 2022.

1.4 Referenced Documentation

This report has been prepared based on a review of the preliminary DA architectural plans prepared by SHAC Architects:

+ Drawing No.	+ Revision	+ Date
SK1001	B	25.10.2024
SK2101	B	25.10.2024

1.5 Building Classification

The new building works have been classified as follows:

+ BCA Classification(s)	Class 9b (Secondary School) ⁽¹⁾
+ Rise in Storeys	One (1)
+ Storeys Contained	One (1)
+ Type of Construction	Type C Construction
+ Importance Level (Structural)	2 – <i>To be confirmed by structural engineer</i>
+ Sprinkler Protected Throughout	No
+ Effective Height	0m
+ Floor Area (Total)	Approx. 430m ²
+ Max. Fire Compartment Size	Class 9b: 3,000m ² & 18,000m ³
+ Climate Zone	Zone 5

Note:

- (1) Existing building use was Class 9b general assembly building/public hall.
- (2) In accordance with BCA Clause A6G1, the Class 5 staff offices and administration areas and Class 7b Storage spaces do not constitute a floor area greater than 10% of the total floor area of the building and as such are considered Class 9b use.



Figure 2: Site Plan

2.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

2.1 Section B – Structure

Part B1

- + New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170.
- + The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.
- + Consideration may be given to compliance with AS 3826-1998.
- + As the works relate to alterations to an existing building, the Structural Engineer is to certify that the structural capacity of the existing building will not be reduced by the new works.

Comment: We understand there are no new structural works proposed with the current project relating to a change in building use only.

In this regard, as a result of the change in building use the projects structural engineer will need to confirm that the existing buildings structural capacity is appropriate to its new use and associated loads to be imposed.

2.2 Section C – Fire Resistance

C2D10

Non-Combustible Building Elements: All materials and or components incorporated in an external wall must be non-combustible. This includes but not limited to:

- + Any external wall claddings.
- + Any framing or integral formwork systems, i.e. timber framing, sacrificial formwork, etc.
- + Any external linings or trims, i.e. external UPVC window linings, timber window blades, etc.
- + Any sarking or insulation contained within the wall assembly.

This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and approved prior to the issue of a Construction Certificate

Comment: Note the building is of TYPE C construction therefore the requirements of this clause do not apply. We also note that there are no alterations to the existing external walls of the subject building.

C2D11 & Spec. 7

Fire Hazard Properties: A schedule of all wall, floor, and ceiling linings along with associated test reports are to be provided for review at Construction Certificate Stage to ensure compliance with the fire hazard property requirements of the BCA. Noting:

- + Minimum Group Numbers apply to wall and ceiling linings. AS 5637 test reports must be provided to determine compliance.
- + Minimum Critical Radiant Flux values apply to floor linings. AS ISO 9239.1 test reports must be provided to determine compliance

Comment: Any new linings proposed as part of the works would need to comply with the requirements of this clause. We understand there are no new linings proposed.

TABLE S7C3 OF SPECIFICATION 7– CRITICAL RADIANT FLUX OF FLOOR LININGS AND FLOOR COVERINGS

+ Class of building	+ Building not fitted with a sprinkler system	+ Building fitted with a sprinkler system (other than a FPA101D or FPA101H system)	+ Fire-isolated exits and fire control rooms
Class 2, 3, 5, 6, 7, 8 or 9b, excluding— Class 3 accommodation for the aged; and Class 9b as specified below	2.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²
Class 9b - Auditorium or audience seating area used mainly for indoor swimming or ice skating	1.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²
Class 9b - Auditorium or audience seating area used mainly for other sports or multi-purpose functions.	2.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²

TABLE S7C4 OF SPECIFICATION 7 – WALL AND CEILING LINING MATERIALS (MATERIALS GROUPS PERMITTED)

+ Class of building	+ Fire-isolated exits and fire control rooms	+ Public corridors	+ Specific areas	+ Other areas
Class 5, 6, 7, 8 or 9b schools, Unsprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 5, 6, 7, 8 or 9b schools, Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3

C2D14

Ancillary Elements: An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible, unless it is in accordance with this clause.

Comment: Note the building is of TYPE C construction therefore the requirements of this clause do not apply.

Based on the architectural documentation provided, no ancillary elements are proposed.

C3D3

General Floor Area and Volume Limitations: The building is to achieve fire compartment sizes not in excess of the DtS requirements of this clause.

The following maximum fire compartment sizes apply to the building:

+ **Class 9b:** 3,000m² & 18,000m³

Comment: The existing building floor areas are within that permitted under this clause and as such compliance is achieved.

Existing Internal Area Summary	
Room Name	Measured Area
Amenities	
ACC. WC	7
Female WC	9
Male WC	6
Circulation	
Circ.	16
Circ.	18
General Learning Area	
Learning Space	17
Learning Space	18
Learning Space	22
Learning Space	24
Learning Space	179
Specialist - Hospitality	
Kitchen	37
Staff	
Office	12
Office	14
Storage	
Store	12
Store Room	7
Store Room	15
TBC	6
TBC	9
	428 m²

Figure 3: Calculation of Internal Floor Area

The total area of all store rooms will need to be confirmed, based on the description on the documentation we note that the storage areas are less than 10%.

C3D13 & C3D14	<p>Separation of Equipment and Electrical Supply Systems: Equipment nominated within these clauses must be separated from the remainder of the building with construction that achieves an FRL of 120/120/120 (or that required by Spec 5, whichever is greater) and doorways being self-closing -/120/30 fire doors</p> <p>Comment: We note there are no alterations to any existing main switch boards and as such compliance is readily achieved.</p>
C4D3 & C4D5	<p>Protection of Openings in External Walls: Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C4D5. It is noted that there are currently no openings within 3m from the allotment boundary or 6m from an otherwise considered fire source feature.</p> <p>Comment: The building is more than 3m from any fire source feature, therefore no protection of openings is required.</p>
Spec. 5	<p>Fire-Resisting Construction: The building is required to comply with S5C24 as relevant to FRLs required for buildings of Type C Construction.</p> <p>Comment: Based on the existing building achieving not being less than 3m from any adjacent fire source features, there is no requirements for upgrade to the fire rating as a result of change of use and compliance is readily achieved.</p> <p>See Appendix for table of the required FRLs for Type C construction.</p>
Spec. 12	<p>Fire Doors, Smoke Doors, Fire Windows and Shutters: Fire doors, smoke doors, fire windows and fire shutters must comply with the requirements of this specification.</p> <p>Comments: There is no additional protection required as a result of the change of use works noting the location of the existing building.</p>

2.3 Section D – Access and Egress

D2D3	<p>Number of exits required: All building must contain at least one exit per storey. In addition to horizontal exits, following buildings/areas are required to be provided with two exits; Class 7 each storey if the building has an effective height >25m, each storey in a primary or secondary school with a rise in storeys of 2 or more, and any storey or mezzanine that accommodates more than 50 persons, calculated under D2D18.</p> <p>Comment: Compliance is readily achieved based on the existing available exits of the building not less than two exits are available.</p>
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The figure consists of a floor plan diagram on the left showing a building footprint with a green exit symbol. To the right is a table titled 'Existing Internal Area Secondary School Area' with columns for 'Area (sqm)' and 'Number of Exits'. The table lists various areas and their corresponding exit counts.

Area (sqm)	Number of Exits
100	1
200	2
300	3
400	4
500	5
600	6
700	7
800	8
900	9
1000	10
1100	11
1200	12
1300	13
1400	14
1500	15
1600	16
1700	17
1800	18
1900	19
2000	20
2100	21
2200	22
2300	23
2400	24
2500	25
2600	26
2700	27
2800	28
2900	29
3000	30
3100	31
3200	32
3300	33
3400	34
3500	35
3600	36
3700	37
3800	38
3900	39
4000	40
4100	41
4200	42
4300	43
4400	44
4500	45
4600	46
4700	47
4800	48
4900	49
5000	50
5100	51
5200	52
5300	53
5400	54
5500	55
5600	56
5700	57
5800	58
5900	59
6000	60
6100	61
6200	62
6300	63
6400	64
6500	65
6600	66
6700	67
6800	68
6900	69
7000	70
7100	71
7200	72
7300	73
7400	74
7500	75
7600	76
7700	77
7800	78
7900	79
8000	80
8100	81
8200	82
8300	83
8400	84
8500	85
8600	86
8700	87
8800	88
8900	89
9000	90
9100	91
9200	92
9300	93
9400	94
9500	95
9600	96
9700	97
9800	98
9900	99
10000	100

Figure 4: Available Exits

Note: the required number of the exits is derived from the available travel distances and aggregate egress widths of a building.

<p>D2D4</p>	<p>When Fire-Isolated Stairways and Ramps are Required: This clause sets out the requirements for stairways and ramps to be fire-isolated in buildings. It is generally permitted for a required stair to connect up to 3 storeys in a sprinkler protected building, provided that the sprinkler system is not a FPAA101D system. The main central stair is required to be fire-isolated, and we understand it has been designed as such.</p> <p>Comment: Not Applicable. There are no existing internal stairways or ramps that are relied upon as a required exit.</p>
<p>D2D5</p>	<p>Exit Travel Distances: Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from Class 9b areas.</p> <p>Comment: Based on the locations of the existing available exits from the building, compliance travel distances are readily achieved throughout.</p>
<p>D2D7/ D2D8/ D2D9/ D2D10/ D2D11</p>	<p>Dimensions of Paths of Travel to an Exit: The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery) or 1.8m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area.</p> <p>Comment: The minimum clear width of 1m required to enable safe evacuation throughout all circulation space is not achieved in the various locations as shown in the plans and observed upon inspection.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div data-bbox="395 936 1034 1283"> </div> <div data-bbox="1110 936 1410 1283"> </div> </div> <p style="text-align: center;"><i>Figure 5: Reduced Widths Throughout</i> <i>Figure 6: Width at Stage Stairs</i></p> <p>The works do not propose to alter the internal layout and clear widths of the above identified areas and as such the reduced widths would necessitate rationalisation under a fire engineered strategy to ensure compliance with legislative requirements.</p>
<p>D3D14/ D3D15/ D3D16/ D3D22</p>	<p>Stairways, Balustrades, and Handrails: Stairways, balustrades and handrails are to be upgraded to achieve compliance with the current provisions of the BCA and AS 1428.1-2009.</p> <p>Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements.</p> <p>Comment: The stairway serving the existing stage area is to be upgrade to achieve compliance including the installation of handrails, refinishing of slip resistant nosing lines and leveling of risers to achieve compliance with the permissible stair heights and variation of adjacent steps outlined in D3D14.</p>



Figure 7: Existing Stage Stairs

Additionally, the minimum clear width of 1m outlined in BCA Clause D2D8 must be achieved between the handrails required to be installed to the stage stairs and or addressed by way of the Fire Engineering Strategy.

There are no works proposed to alter the existing internal stairway, including the reduced width between handrails and the inconsistent riser dimensions, it is to be addressed by way of a fire engineered performance solution.

Additionally, it is understood that the existing external areas including stairways and ramps are not proposed to be altered within the subject scope of works and hence there is no requirement for upgrade in accordance with the requirements of these clauses.

**D3D25/
D3D26**

Doors and Latching: All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.

Comment: Non-complaint hardware and locking mechanisms are installed in numerous existing internal and exit doors.

Door hardware that does not provide free egress by non-slip, single action hardware is the is to be replaced throughout. Any locking mechanisms that require a key and / or cannot be unlatched with the lever action must be removed from exit doors and upgraded as part of the change of use.



Figure 8: Non-Complaint Hardware

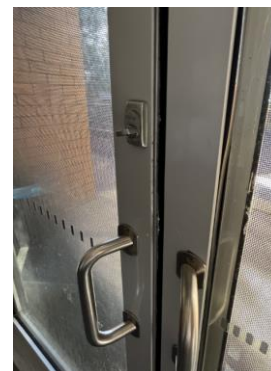


Figure 9: Non-Compliant Lock

Part D4


Access for People with a Disability: The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Clause D4D2 unless exempted by Clause D4D5. The building is required to comply with AS1428.1-2009.

Comment: See Section 2.8 of this report in regard to BCA Part D4 and Disability (Access to Premises Building) Standards 2010.

2.4 Section E – Services and Equipment

<p>E1D2</p>	<p>Fire Hydrants: Fire hydrant coverage is required to be provided to the building in accordance with AS2419.1 – 2021. Design consultant to confirm compliance at the Construction Certificate stage.</p> <p>Comment: Based on the building characteristics and proposed change of use, the provision for a fire hydrant system is not required with the building having a floor area less than 500m².</p>
<p>E1D3</p>	<p>Fire Hose Reels: Fire hose reel coverage is required to be provided to the basement car park levels only. Where required to be provided, fire hose reels are to comply with AS 2441 – 2005. Design consultant to confirm compliance at the Construction Certificate stage.</p> <p>Comment: Based on the building characteristics and proposed change of use, the provision for a fire hose reel system is not required with the building having a floor area less than 500m².</p> <p>It is noted that an existing fire hose reel is located in within the large learning space adjacent to the kitchen of the secondary school, this is not required for BCA compliance and as such can be removed as part of the current project</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="448 763 734 1084"> </div> <div data-bbox="895 752 1385 1084"> </div> </div> <p style="text-align: center;"><i>Figure 10: Existing FHR</i> <i>Figure 11: Location of the Existing FHR</i></p>
<p>E1D4 – E1D13</p>	<p>Sprinklers: An automatic fire sprinkler system is required to be provided to the building. Depending on the rise in storeys, there are a number of options available.</p> <p>Comment: Not applicable. There is no existing or proposed sprinkler system required to serve the building as part of the change of use.</p>
<p>E1D14</p>	<p>Portable Fire Extinguishers: Portable fire extinguishers must be provided as listed in Table E1D14 and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444.</p> <p>Comment: Portable Fire Extinguishers (PFE) are to be installed in accordance with the requirements of this clause and AS2444 – 2001. Installation certification will be required as part of the Occupation Certificate.</p>
<p>E2D4 – E2D20</p>	<p>Smoke Hazard Management: The following smoke hazard management systems are to be installed to the building and will be required throughout:</p> <ul style="list-style-type: none"> + Automatic shut-down of mechanical air handling systems upon fire trip in accordance with Section 5 and 6 of AS 1668.1. <p>Comment: The requirements of these clauses are not applicable based on the building characteristics and proposed change of use.</p> <p>Where a mechanical air handling system is proposed, it is to be provided with automatic shutdown upon fire trip.</p>
<p>E4D2 - E4D8</p>	<p>Emergency Lighting and Exits Signs: Emergency lighting and exit signage to be provided in accordance with E4D2 - E4D5 and NSW E4D6 complying with AS 2293.1 – 2018.</p> <p>Comment: Compliance is readily achievable. Design certification and documentation is to be provided along with the application for Construction Certificate. Installation certificate to be provided along with the application for Occupation Certificate.</p>

2.5 Section F – Health and Amenity

Part F1	<p>Damp and Weatherproofing: Damp and weatherproofing to comply with the prescriptive requirements of clauses F1D1-F1D8 where new works or alterations are proposed to the external envelope of the building.</p> <p>Comment: Not Applicable to the building change of use. There are no works proposed to the external envelope of the building. Compliance would be required for any new works.</p>
Part F2	<p>Wet Areas and Overflow Protection: This clause requires that wet areas in Class 2 to 9 buildings must be waterproofed. It prescribes the standards to which the work must be carried on the construction of rooms containing urinals and their installation.</p> <p>Comment: Not Applicable to the building change of use. There are no works proposed to the internal wet areas of the building.</p>
Part F4	<p>Sanitary Facilities: Sanitary facilities must be provided to comply with the relevant requirements of this part, as applicable to the building’s classification and use.</p> <p>Comment: The existing sanitary facilities are capable of serving not more than 100 person with a performance solution for shared facilities.</p> <div style="text-align: center;">  <p><i>Figure 12: Existing Sanitary Facilities</i></p> </div> <p>Where the existing sanitary facilities are proposed to be upgraded, provision is to be made for the inclusion of an ambulant facility for both males and females and upgrading of accessible facilities. See Section 2.8 of this report for further details.</p>
F5D2	<p>Ceiling Heights: The floor to ceiling heights must be as follows:</p> <p><i>The minimum ceiling heights in a Class 9b building are as follows:</i></p> <ul style="list-style-type: none"> + School classroom, or other assembly building or part accommodating not more than 100 persons - 2.4m. + Theatre, public hall, or other assembly building or part accommodating more than 100 persons - 2.7m. <p><i>In any building:</i></p> <ul style="list-style-type: none"> + Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m, + A commercial kitchen – 2.4m, <p>Above a stairway, ramp, landing or the like – 2m.</p> <p>Comment: Compliance is readily achieved throughout. It is understood there is no changes to the existing ceiling heights as part of the proposed change of use and as such compliance is maintained.</p> <p>Should more than 100 persons be accommodated, then 2.7m high ceiling would be required and or addressed by way of a performance solution.</p>
Part F6	<p>Light and Ventilation: Artificial lighting systems are required to comply with Clause F6D5 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with AS 1668.2.-2012.</p>

Natural lighting is required to be provided and all general purpose classrooms in secondary school. Windows or the like are to have an aggregate light transmitting area of not less than 10% of the floor area of the room.

Comment: Details of how compliant natural light is achieved will need to be provided along with the application for Construction Certificate.

Where alterations are proposed to the internal walls, the provision for natural light is to be monitored in the design. This is of particular note in any instance where the existing stage is proposed to be enclosed.

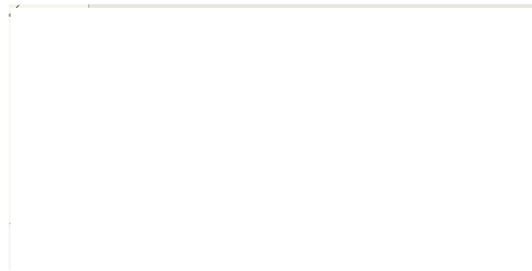


Figure 13: Existing Stage

2.6 Section I – Special Use Buildings

Part I1

Class 9b Buildings – Theatres, Stages, and Public Halls: The building works are subject to compliance with the special use building provisions of Part I1. Compliance is readily achievable.

Comment: Not applicable, based on the proposed change of use to the building. It is understood that the existing stage is proposed to be used as a learning space. Any proposed dual or flexible use will need to be confirmed.

2.7 Section J – Energy Efficiency

Section J

Energy Efficiency: The new building works subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J (and NSW Section J where relevant). It is expected that a consolidated report will be commissioned to confirm all relevant requirements have been complied with and coordinated.

The Construction Certificate documentation from the architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the relevant provisions (as applicable to their respective disciplines).

Comment: Compliance will be required for any new works. Design certification to be provided along with the application for Construction Certificate.

2.8 Disability (Access to Premises Building) Standards 2010

DDA

Disability (Access to Premises-Buildings) Standards 2010

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D4 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

- + BCA clauses D4D1 to D4D13;
- + BCA clauses E3D7 & E3D8;
- + BCA clauses F4D3, F4D5 to F4D7 and F4D12.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. In the event that DtS compliance is not achieved, a redesign will be required, or a Performance Solution will need to be documented by an appropriately qualified Access Consultant.

'Affected' Part Upgrade Requirements

The following items are noted regarding upgrading the principal pedestrian entry and the path of travel to the new works whereby the use of a building area has changed:

Comment:

- + It is noted that Atwea College are a singular lessee of the building, owned by Maitland City Council, and as such the exemptions of Part 4.3 of the Disability (Access to Premises — Buildings) Standards 2010 cannot be applied.
- + Based on the intended scope of works consisting only a Change of Use from a Class 9b Public Hall to a Class 9b School, the provisions of the Affected Part as defined by the Disability (Access to Premises — Buildings) Standards 2010 would not immediately apply where no *building work* is proposed to be undertaken.
- + Where *building work* is undertaken to upgrade the building in response to the fire safety provisions of the BCA and associated standard outside of replacement of existing fire services, removal of redundant fire service and fixtures and fittings replacement works, Affected Part upgrades may be required to ensure access to and within the impacted areas of the building from the principal pedestrian entrance.
- + Non-compliances in the existing building have been raised as identified in the architectural plans and as observed on site as noted within this report.
- + It has been identified that extensive work is required to improve or achieve compliance with the accessibility standards. The extent of upgrades required will be determined at the discretion of the Council as part of the DA.

Note: Addition upgrade may be triggered as a result of conditions imposed by the consent authority i.e. Council.

D4D2

General Building Access Requirements

- + Access is required to be provided to and within all areas normally used by the occupants of the school.
- + Access is provided to and within all areas of the Class 9 part unless exempted under D4D5.

Comment: Based on review of the plans and on-site observation, the below highlighted areas are not deemed to be accessible as a result of inadequate circulation spaces at doors, reduced widths, turning space, visual contrast and the like.

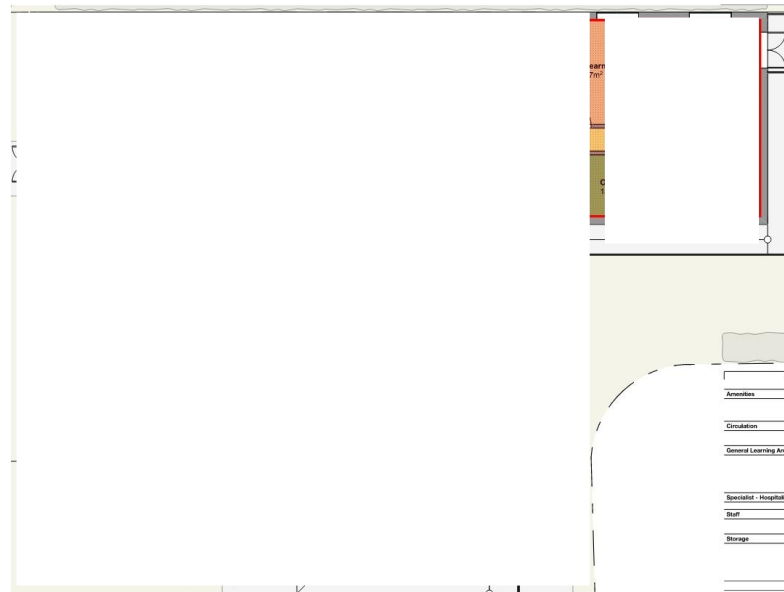


Figure 14: Non-Accessible Spaces Highlighted Red

D4D3

Access to Buildings

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

An accessway must be provided to a building required to be accessible-

- + From the main points of a pedestrian entry at the allotment boundary; and
- + From another accessible building connected by a pedestrian link; and
- + From any required accessible car parking space on the allotment.

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances including the principal pedestrian entry.

Comment: In regard for the above requirements:

- + There are no external works proposed to the existing pedestrian access from the allotment boundary.
- + The subject building is the singular building on the allotment, and
- + There are no external works proposed to the pedestrian access from the existing accessible carparking bay to the principal pedestrian entry.

Any extent of building upgrade is to be considered based on the application of the Affected Part and new works to be proposed.

D4D4

Parts of Buildings to be Accessible:

- + Every ramp and stairway (except for fire-isolated stairways) are required to comply with AS 1428.1 – 2009.
- + Accessways must have turning and passing space complying with AS 1428.1 – 2009.

Comment: The following non-compliance have been raised in relation to turning spaces, internal stairs and doorway circulation spaces.

Turning Spaces – The areas identified in the markup below demonstrate non-compliance turning space for 90 and 180 degree turns in circulation space required to be accessible unless otherwise exempt under BCA Clause D4D5.

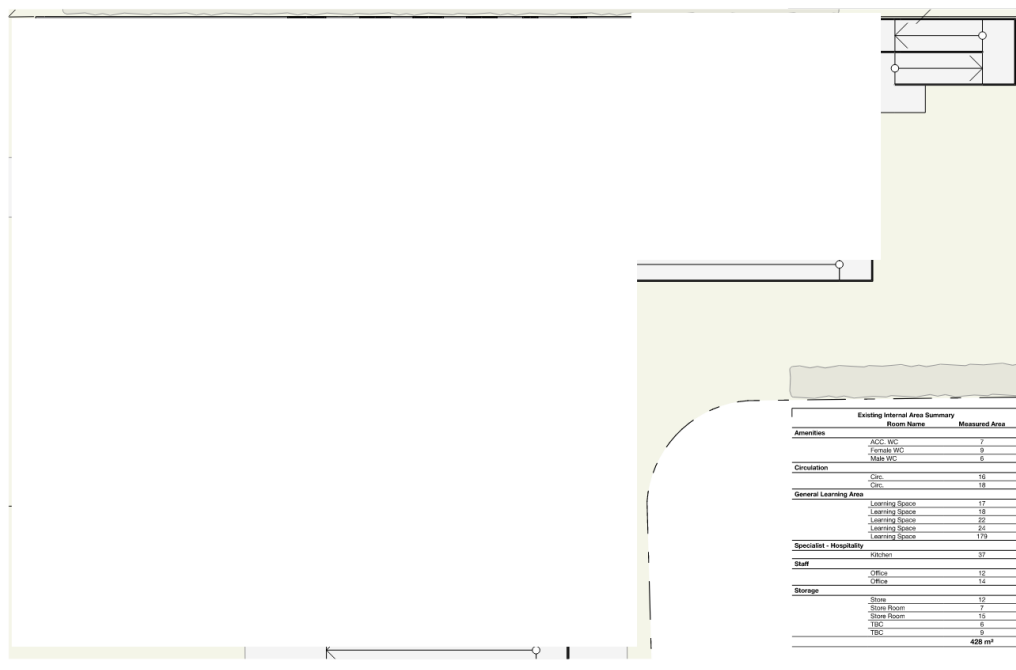


Figure 15: Non-Turning Space

Stairways – Access to the existing stage area is only available via the internal stairway which is not provided with accessible features under AS1428.1-2009 as shown in the snip below, and as such the space is not deemed to be accessible.

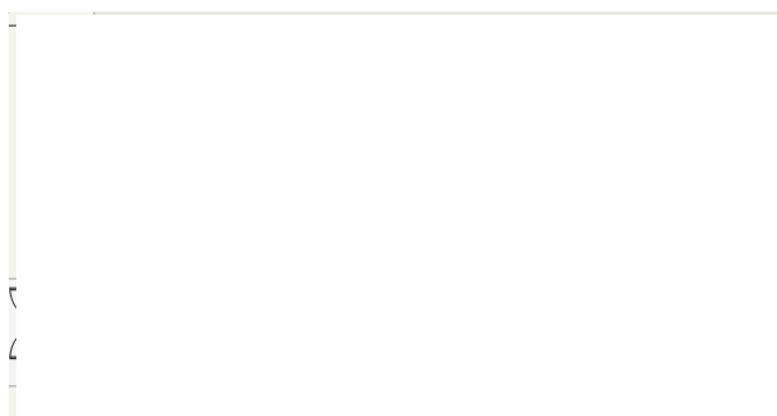


Figure 16: Non-accessible Areas

Door Widths and Circulation - The doors identified in the markup below are not currently provided with adequate circulation space and in some instances, the doors do not meet the minimum clearance width of 850mm as required in accordance with AS1428.1-2009.



Figure 17: Inadequate Door Circulation

D4D5

Exemptions: The following areas, and any path of travel providing access only to these areas, are not required to be accessible:

- + An area deemed inappropriate to access due to the areas particular use
- + An area that would pose a health or safety risk for people with a disability.

Comment: Based on the change of use, it is understood that there may be areas that are considered exempt from the provisions for accessibility in accordance with the above listed descriptors this would include areas such as storerooms and the like.

The building operator is to nominate the areas proposed to be exempt and submitted for review in conjunction with BM+G. This can be further developed with the development of the scope of works for the project.

D4D6

Accessible Parking: Accessible carparking spaces –

- + Must be provided in accordance with the ratios set out in this clause.
- + Must comply with AS 2890.6-20091.

Comment: Not applicable, based on the proposed change of use to the building. It is understood that the existing carpark is not proposed to be altered within the subject scope of works.

It appears there is an existing accessible car parking space provided in the onsite carpark however based on the condition of the bay, it would not comply with current code.

D4D7

Signage: In a building required to be accessible, braille and tactile signage must be provided to all:

- + Required accessible sanitary facilities
- + Spaces with hearing augmentation
- + Ambulant sanitary facilities
- + Non-accessible pedestrian entrances
- + Each door required to be provided with an exit sign

Braille and tactile signage is to comply with sub-clause (a) and Specification 15.

Comment: The existing building does not provide any braille or tactile signage. Any extent of building upgrade is to be considered based on the application of the Affected Part.

D4D8

Hearing Augmentation: A hearing augmentation system must be provided where an inbuilt amplification system (excluding emergency warning systems) is present in a room in a Class 9b.

Comment: It is understood that there is no existing or proposed amplification systems to be altered within the subject scope of works.

Hearing augmentation is required to be installed in any instance where inbuilt amplification is proposed to be installed including that from an AV system or the like.

D4D12

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

Comment: It is understood that the existing external areas and ramps are not proposed to be altered within the subject scope of works.

General upgrades would be required in order to achieve compliance with the requirements of AS 1428.1-2009 these would including the amendment of TGSI tactile installation, landing sizes/widths, handrail termination and the like.

D4D13

Glazing on an Accessway: Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line.

Comment: The existing building does not provide visibility strip to all existing full height glazing. Upgrade is to be considered as part of the application of the affected part.



Figure 18: Non-compliant Full Height Glazing

F4D5

Accessible Sanitary Facilities: The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability satisfy the requirements of this clause.

Comment: Upgrades to the sanitary facilities within the building may be required in response to the proposed increase in population as generated by the change of building use. Any new sanitary facilities would then need to comply with current BCA/Access requirements and any associated affected part upgrades.

Within the current arrangement, there is an existing unisex accessible facilities available however compliance with the current codes is not achieved in regard to the lack of a backrest, the location of toilet roll dispenser, circulation space at the door, impeded circulation space by washing machine, etc.

The provision for compliance accessible and ambulant male and female sanitary facilities are required to be included in the proposed design of any additional facilities in accordance with the requirements of AS1428.1-2009.

3.0 Statutory Upgrade Requirements

The following statutory upgrade triggers apply to the subject building works:

- + Pursuant to Section 14 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a certifier must not issue a construction certificate for building work that authorises a change of building use unless; the fire protection and structural capacity of the building will be appropriate to its new use, and the building will comply with such off the Category 1 fire safety provisions as are applicable to the new use.

To meet the requirements of the above, a structural engineer would need to be engaged to confirm the capacity of the existing building structure and then in addition the requirements of this report would need to be implemented to ensure compliance with Section 14 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

The following statutory upgrade triggers are to be considered in the design of any additional works within the building.

- + Pursuant to Section 60 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, If a Certifier becomes aware of any significant fire safety issues in the process of determining a CC, OC there are two options:
 - Address the significant fire safety issue in the proposed development, or
 - Notify Council of the significant fire safety issue (noting Council may then issue a Fire Safety Order on the building compelling the building owner to rectify the issue).

Note: Category 1 fire safety measures mean the following:

+ Fire Hydrants	+ Fire Detection and Alarm System	+ Safe Evacuation Routes
+ Sprinkler System	+ Fire Control Centre	+ Emergency Lifts

In relation to the above two statutory upgrade triggers, the following upgrade works are required to existing elements of the building where proposed to be retained either in full or in part:

Fire Services:

- + New Portable Fire Extinguishers are to be provided throughout in compliance with BCA E1D14 and AS 2444 – 2001.
- + Exit signage and emergency lighting is to be upgraded throughout to comply fully with BCA E4 and AS 2293.1 – 2018.
- + Paths of Travel and Evacuation Strategy is to be considered in regard to the achieved minimum 1m clearance widths and free egress at final egress doors and doors in a path of travel.

Note: All new works must comply with the BCA. The above list is to be read in addition to Section 2.0 which relates to all new works proposed.

4.0 Summary of Performance Solutions

The following comprises a summary of the BCA DtS non-compliances that required to be addressed via a fire engineered strategy and associated Performance Solutions.

D2D8 To rationalise the existing reduce egress widths on required path of travel below the minimum 1m clearance.

D3D14 & D3D22 To rationalise the use of the existing non-compliant stairway serving the stage / proposed learning space.

The following comprises a summary of the BCA DtS non-compliances that require Performance Solutions.

F4D To rationalise the number of sanitary facilities provided based on the shared use of the existing unisex accessible by both staff and student occupants.

5.0 Preliminary Fire Safety Schedule

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final compliance review.

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Emergency Lighting	BCA 2022 Clauses E4D2 & E4D4 AS 2293.1 – 2018	✓	
Emergency Evacuation Plan	AS 3745 – 2010	✓	
Exit Signs	BCA 2022 Clauses E4D5, NSW4D6 & E4D8 AS 2293.1 – 2018	✓	
Fire Blankets	BCA 2022 Clause E1D14 AS 3504 – 1995 & AS 2444 – 2001	✓	
Portable Fire Extinguishers	BCA 2022 Clause E1D14 AS 2444 – 2001	✓	
Warning & Operational Signs	BCA 2022 Clauses D4D7		<i>TBC</i>
Fire Engineered Performance Solutions relating to:	BCA 2022 Performance Requirements ...		
1.	Fire Safety Engineering Report prepared by ... Report No. ... Revision ... dated ...		<i>TBC</i>

Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.

6.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed change of use from an existing public hall to the Atwea College secondary school development located at Atwea College, 42A Kookaburra Parade Woodberry, against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

In view of the above assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 02 4047 4955 or beth@bmgplusg.com.au.

Prepared by:

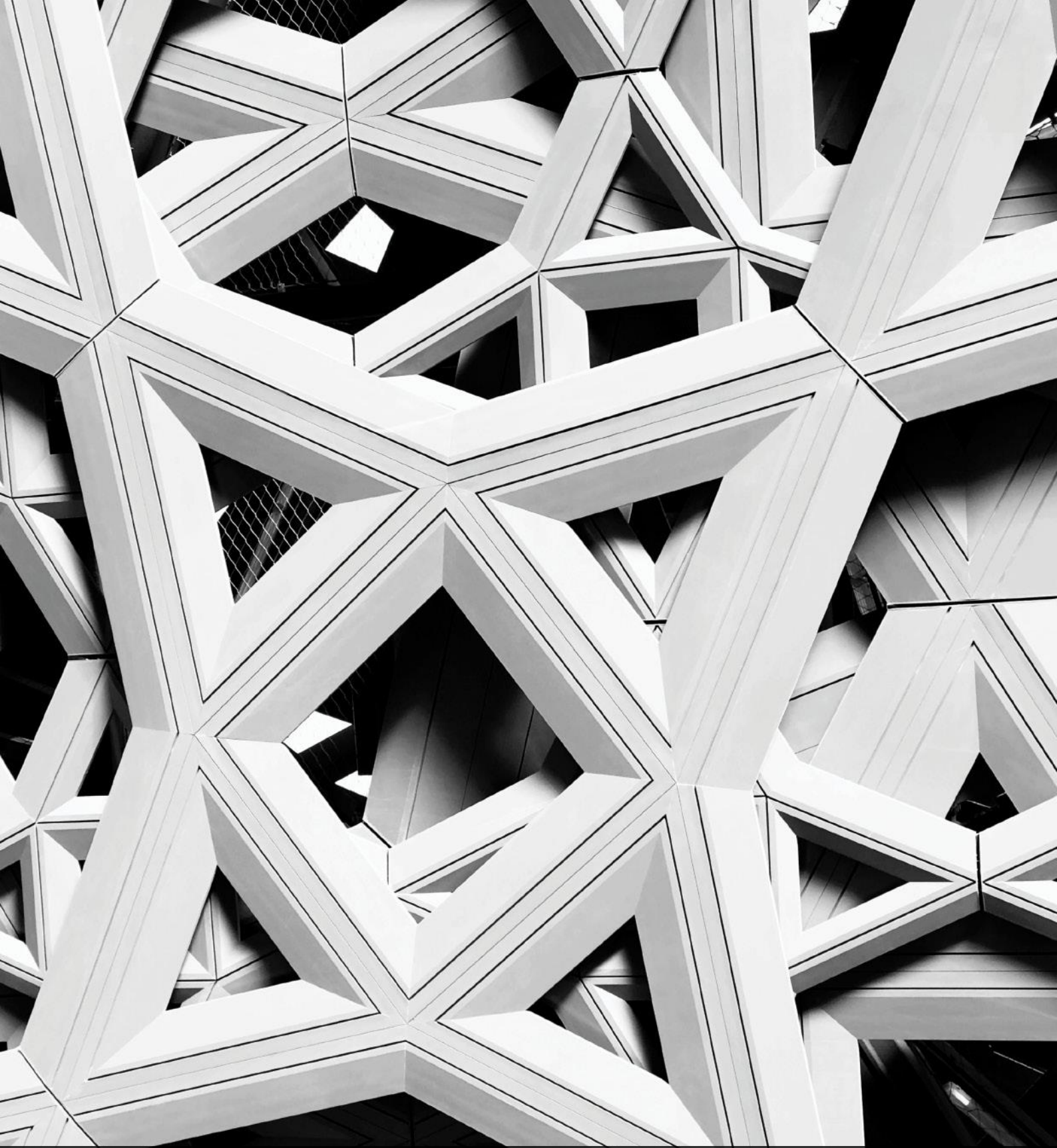


Beth Simmons
Assistant Building Surveyor
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Reviewed by:



Jake Hofner
Associate Director
BM + G Pty Ltd
Building Surveyor – Unrestricted (NSW)
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Accredited Member of the ACA
Member No.: 731



Appendices

+ Appendix 1

TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS				
+ Building Element	+ Class of Building - FRL: (in minutes) Structural adequacy/integrity/insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL – (Including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is:				
For loadbearing parts:				
Less than 1.5m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3m	-/-/-	60/60/60	60/60/60	60/60/60
3m or more	-/-/-	-/-/-	-/-/-	-/-/-
EXTERNAL COLUMN - Not incorporated in an external wall				
Less than 1.5m	90/-/-	90/-/-	90/-/-	90/-/-
1.5 to less than 3m	-/-/-	60/-/-	60/-/-	60/-/-
3m or more	-/-/-	-/-/-	-/-/-	-/-/-
COMMON WALLS and FIRE WALLS	90/90/90	90/90/90	90/90/90	90/90/90
INTERNAL WALLS				
Bounding public corridors, public lobbies and the like:	60/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units:	60/60/60	-/-/-	-/-/-	-/-/-
Bounding a stair if required to be rated:	60/60/60	60/60/60	60/60/60	60/60/60
ROOFS	-/-/-	-/-/-	-/-/-	-/-/-

Notes:

1. New external walls that are located 1.5m or more from an allotment boundary / fire source feature require no FRL's.
2. Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must typically achieve the same FRL. Where that part is also required to be non-combustible, the supporting part must also be non-combustible.
3. An external wall required to have an FRL is only required from the outside.
4. Any lightweight construction in a fire wall or an internal wall required to have an FRL is to comply with Specification 6.
5. The method of attaching or installing a finish, lining, ancillary element, or service installation to a building must not reduce the fire-resistance of that element to below that required.
6. No structural elements are permitted to pass through fire-rated walls.