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T S Malifa
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1 April 2020

Dear Malifa,

**Proposed Child Care Centre within existing Church facilities
Property – 977 Forest Road LUGARNO**

I refer to your request for a report on the provisions of the Building Code of Australia (BCA) as it applies to the proposed childcare centre at the above address.

The report is based on the submitted drawing set 17_52, sheets 01-01 to 08, dated 23 March 2020, and to a site inspection of the property on 19 March 2020.

The report will focus on only the relevant matters of the BCA that relate specifically to the proposed work. The report is based on the current edition of the BCA.

The site is located on the eastern side of Forest Road. The existing church development is two storey and contains an attached ancillary hall with storage area below. A single detached dwelling house associated with the church is located to the rear of the site.

The sites fall to the east at approximately a 2.5% gradient.

The surrounding adjoining developments consist of single dwelling houses only.

Under the BCA, the proposed development is categorised as a Class 9b building, being an *assembly building* (as defined in the BCA), which by definition relates to the existing church and the proposed child care centre.

Based on this, no change of building use is proposed per the BCA, and so upgrading of the building in this area is not required.

A. Section C – Fire Resistance

The building having a rise in storeys of two (2) is required to be constructed in Type B fire resisting construction.

Type B construction is the mid-level of fire resisting construction for Class 2 - 9 buildings and is required due to the height and use of the building.

No modifications to external walls are proposed, except in so far as modification to windows and doors along the northern elevation is concerned.

As the proposed windows and openings are greater than 3m from the side boundary, no fire protection of openings is required.

B. Section D – Egress and Access

The general provision for egress for this class of building will generally be achieved.

At least two (2) exits are required to service the proposed child care centre.

Egress travel distances readily comply from the child care centre.

Access for people with a disability must be provided to and within all areas normally used by the occupants. The access must comply with AS1428.1-2009.

Circulation space surrounding entry doors must be provided to 'each side' of the doorway and be demonstrated as compliant with the Standard on the plans.

B. Section E – Services and Equipment

The existing building and the space dedicated to the proposed child care centre are the subject of an existing fire safety certificate.

The existing essential fire safety measures currently implemented in the building must be maintained as required by the BCA.

Further attention is drawn to the requirements of the Fire Engineered solution 'Lote Fire Engineering Report (Ref:350459-Lote-FER-ForestRd-RevF – Issue.pdf)', which was not available at the time of this report.

C. Section F – Health and Amenity

Facilities including closet pans and washbasins must be provided in accordance with the BCA and considered with the proposed number of people to occupy the development.

Based on the number of children proposed at the centre, and the educator to child ratios required in the National Quality Standards, this would appear compliant.

Additionally, clause F2.3 (h) of the BCA will need to be considered, which relates to facilities in an *early childhood centre*, such as kitchens and food preparation areas, laundries, bathroom and nappy change areas.

The plans provided demonstrate general compliance with this part.

A minimum ceiling height of 2.4m must be achieved within the child care centre, excluding the kitchen, bathrooms, sanitary compartments, storeroom, laundry, and the like, which can be reduced to 2.1m.

The 'indoor play area' will require natural light of not less than 10% of the play area, or 31.7m², in accordance with F4.2. Additional openings may need to be provided to demonstrate compliance with the Deemed-to-Satisfy (DtS) provisions.

Alternatively, a performance solution may be adopted to satisfy the performance provisions of FP4.1 in relation to natural light, by utilising the verification method detailed in FV4.3.

Other indoor areas are to be provided with artificial lighting complying with F4.4.

Similarly, the requirements for ventilation of rooms must be included on the plans in accordance with F4.5 whether natural or mechanical.

D. Section J – Energy Efficiency

The provisions of Section J apply to the proposed development, however only in so far as the construction of new external openings.

All proposed doors and operable windows must be adequately sealed to comply with J3.4 of the BCA while any exhaust fans (other than a kitchen exhaust) must incorporate a self closing damper or the like.

All construction must be undertaken to minimize air leakage.

Any new air conditioning and ventilation systems must comply with Part J5 of the BCA and AS 1668 Parts 1 and 2.

To comply with Part J6 of the BCA lighting within the office levels must comply with the following:

Room	Maximum illumination power density calculated in watts/m2 shall apply
Play areas	8
Office	2.5 – 4.5 (ambient level <200 lx & >200 lx respectively)
Toilet, staff room and the like	3
Kitchens and food prep.	4
Storerooms	1.5

The lighting system must be designed and operated in accordance with Part J6 of the BCA.

Conclusion

The proposed development is capable of compliance with the provisions of the BCA with some amendments and supporting documentation, as noted in this report.

Further detailing of the plans will be necessary, particularly in the preparation of documentation for the construction certificate.

Should you have any questions in respect to the content of this report please do not hesitate in contacting me.

Yours faithfully



Rhys Hood
Accredited Certifier
My Building Certifier Pty Ltd