BCA & Access

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BCA & ACCESS ASSESSMENT REPORT

BERRIMA GAOL REDEVELOPMENT

24 Old Hume Highway, Berrima

240342-NCC 2022-r1
1/09/2025

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DOCUMENT CONTROL

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1. INTRODUCTION

1.1 OBJECTIVES

The purpose of this report is to provide an assessment against Volume One of the Building Code of Australia 2022 Amendment 2 (BCA) addressing all relevant Deemed-to-Satisfy Clauses therein.

The report will identify where the subject building achieves compliance and non-compliance with the BCA and provide instances where a Performance Solutions may be available. Any recommended Performance Solutions are required to be prepared under separate cover.

Part 3 'Assessment Summary' of this report outlines the identified compliance matters that require further information or consideration and/or assessment as a Performance Solution (to be prepared separately).

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, and understood by the reader. Credwell Consulting are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and further, Credwell Consulting take no responsibility for misinterpretation of any of the content herein.

1.2 LIMITATIONS

This report does not include, nor imply, any audit, assessment, or upgrading of:

1. The structural adequacy or design of the building;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services; and
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and

This report does not include, nor imply, any assessment of, or compliance with:

1. The National Construction Code – Plumbing Code of Australian Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to),
3. Any Development Consent conditions;
4. The Liquor Act 2007;
5. The Work Health and Safety Act 2011;
6. The Swimming Pools Act 1992; and
7. Requirements of Authorities including, but not limited to, Fire and Rescue NSW, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.
8. Requirements of BCA Section J.
9. The structural design of the building;
10. The design of any electrical, fire, hydraulic or mechanical services;
11. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to).

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12. Wet area and external area waterproofing. (unless specifically referred to).
13. Surface water management and rising damp under Part F1 of the BCA. (unless specifically referred to).
14. Sound transmission and insulation under Part F7 of the BCA.
15. Condensation management under part F8 of the BCA.
16. Energy Efficiency requirements under Section J of the BCA.
17. Construction in alpine areas under part G4 of the BCA.
18. Bushfire requirements under part G5 of the BCA.

Interpretations

A number of matters within the BCA are known to be interpretive. Where these matters are encountered, interpretations have been used that are consistent with Credwell Consulting's understanding of standard industry practice.

Dimensions and Tolerances

In some instances, the BCA specifies minimum dimensions for construction. The assessment of plans and specifications includes a review of such minimum dimensions that are relevant to the project, but Credwell Consulting does not guarantee that all relevant minimum dimensions have been assessed where they are not clearly and explicitly denoted/marked on the architectural drawings.

The relevant designer(s) and builder(s) should confirm that all minimum dimensions are achievable on site prior to works and consideration/attention should be given to construction tolerances impacted by wall set outs, applied finishes, and skirtings to corridors and bathrooms. For example, tiling bed thickness on walls and floors can adversely impact critical minimum dimensions relating to access for people with disabilities, stair and corridor widths, and balustrade heights.

1.3 DISABILITY DISCRIMINATION ACT

The Disability Discrimination Act 1992 (Cth) (the "DDA") is Commonwealth legislation (applies nationally). Amongst other things, it provides an avenue for an affected party to make a complaint of discrimination. Compliance with the BCA does not restrict a complaint of discrimination relating to the provision of access to and within a building from being made under the DDA. However, provided the building complies with the BCA and the Disability (Access to Premises – Building) Standards 2010, such a complaint cannot be successful.

1.4 DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 (AMENDMENT 1- 2024)

The Disability (Access to Premises – Buildings) Standards 2010 (amendment 1 2024) (the "Premises Standards") was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are

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applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within “Schedule 1 Access Code for Buildings”.

The Premises Standards provide a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals before 1 May 2011). However, the term “affected part” is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

a) the principal pedestrian entrance of an existing building that contains a new part; and
b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building results in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within “Schedule 1 Access Code for Buildings”. It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the BCA). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the BCA applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development incorporates construction of a new building, therefore, the entire new building must comply with the Premises Standards. An assessment of the building against the relevant requirements of the BCA applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of the Premises Standards. Therefore, confirmation of compliance with the BCA should also be taken as confirmation of compliance with the Premises Standards.

The subject proposed development results in the creation of an affected part within the existing building. Therefore, the new part, the principal pedestrian entry to the building, and the continuous accessible path of travel from the principal pedestrian entry to the new part must all comply with the Premises Standards. This may require upgrading existing parts of the building to achieve compliance.

An assessment of the building against the relevant requirements of the BCA applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of the Premises Standards. Therefore, confirmation of compliance with the BCA should also be taken as confirmation of compliance with the Premises Standards.

1.5 REVIEWED DOCUMENTATION

This report is based on documentation referenced in Annexure A.

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2. PROPOSED DEVELOPMENT

2.1 BUILDING LOCATION

The development, the subject of this report, is located at 24 Old Hume Highway, Berrima. The highway is to the eastern side of the site.

The site adjoins a public road (Argyle Street) to the east, (Wilshire Street) to the north and Wingecarribee Street to the south. The western side of the site fronts a reserve that adjoins the Wingecarribee River.

The site has a number of existing buildings and structures including the gaol, two houses and other structures.

Figure 1 | Satellite image of the site | Source: Six maps

2.2 PROPOSAL

The proposed development consists of four parts of the site including:

- Inside the Gaol Walls (function spaces, restaurant, accommodation and ancillary areas)
- Argyle Street Frontage (administration and commercial / retail spaces)
- Wingecarribee Street Frontage (carparking and existing structures)
- Wingecarribee River & Escarpment (accommodation)

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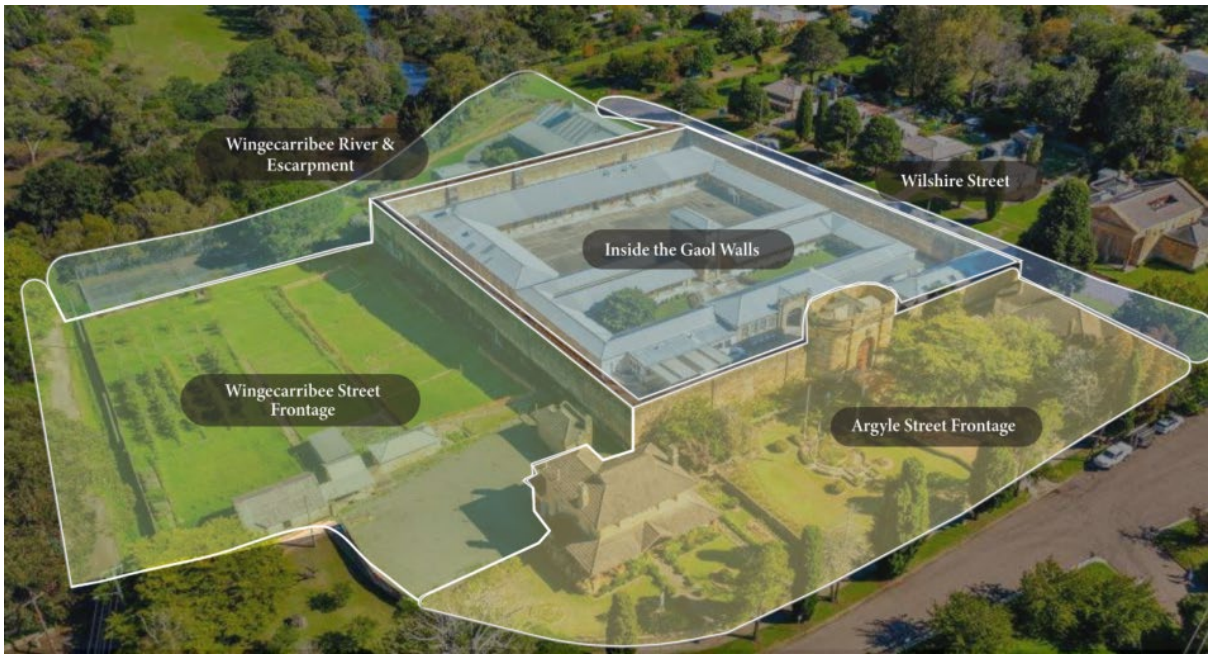

Figure | 3D perspective of the existing site |Source: Tunner architects

2.3 BUILDING DESCRIPTION

For the purposes of the BCA, the buildings are described as follows:

Inside Gaol Walls

Building Classification *As per Part A6 of the BCA*	3, 6 & 9b	Levels Contained *Total number of floor levels in the building*	1
Rise in Storeys *As per BCA Clauses C2D3 & C2D4*	1	Effective Building Height (m) *As per BCA definition*	0.0 m (RL N/A – RL N/A)
Type of Construction *As per BCA Clause C2D2*	Type C (or B due to floor area)	Climate Zone *As per BCA Map*	6 Wingecarribee Shire Council
Largest Fire Compartment	Ground Level: A: 2,890 m² V: 8,670 m³	United Building	Yes*

*It is most likely that separation will be provided to avoid Type A Construction.

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Argyle Street Frontage (Governor's & Deputy Governor's Residence) & Kiosk and Holding Cells

Building Classification *As per Part A6 of the BCA*	5 & 6 (possible uses)	Levels Contained *Total number of floor levels in the building*	2 & 1
Rise in Storeys *As per BCA Clauses C2D3 & C2D4*	2 & 1	Effective Building Height (m) *As per BCA definition*	Approx 3.0 & 0.0 m (RLs Unknown)
Type of Construction *As per BCA Clause C2D2*	Type C	Climate Zone *As per BCA Map*	6 Wingecarribee Shire Council

Carpark & Buildings Above

Building Classification *As per Part A6 of the BCA*	7a & 6	Levels Contained *Total number of floor levels in the building*	3
Rise in Storeys *As per BCA Clauses C2D3 & C2D4*	4 (due to connection to River Suites)	Effective Building Height (m) *As per BCA definition*	10.990 m (RL 657.350 – RL 646.360)
Type of Construction *As per BCA Clause C2D2*	Type A	Climate Zone *As per BCA Map*	6 Wingecarribee Shire Council
Largest Fire Compartment	Level x: A: 5,131 m² V: X m³	United Building	Yes*

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River Suites

Building Classification *As per Part A6 of the BCA*	3, 6 & 9b	Levels Contained *Total number of floor levels in the building*	5
Rise in Storeys *As per BCA Clauses C2D3 & C2D4*	4	Effective Building Height (m) *As per BCA definition*	10.990 m (RL 657.350 – RL 646.360)
Type of Construction *As per BCA Clause C2D2*	Type A	Climate Zone *As per BCA Map*	6 Wingecarribee Shire Council

2.4 CLASSIFICATION

The building is assessed to contain the following classifications:

Location	Class	Use	Floor Area	Occupants
River Suites	3		N/A m^2	98
(allocation of classification, area and occupant cals)	3	Upper basement (10 rooms)	N/A m^2	20
	3	Lower ground (11 rooms)	N/A m^2	22
	3	Gound level (21 rooms)		42
	3	Upper ground (7 rooms)		14
Ground Level (total inside gaol walls)	3, 6 & 9b		3,763 m^2	800
(allocation of classification, area and occupant cals)		TOTAL		602
	3	Accommodation (6 rooms) & all staff	-	52
	6	Wellness Centre, Bar & Restaurant	-	230
	9b	Gym, Function & Meeting Rooms	-	320
Governor's & Deputy Governor's Residence	5 & 6		367 m^2	36
Carpark & Buildings Above	7a & 6		5,810 m^2	184

Notes:

In accordance with Clause A6G1 [2019: A6.0], Exemption 1 of the BCA, for the purposes of determining a building classification, where an ancillary use does not occupy more than 10%

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of the floor area of the storey which it is situated on, it may be absorbed into the dominate use for that level.

Storage areas (Class 7b) includes: general storage areas, cleaners' rooms, garbage rooms, bicycle parking areas and the like.

Occupant numbers have been calculated in accordance with Clause D2D18 [2019:D1.13] of the BCA.

The floor areas identified within the above table are in accordance with the BCA definition which may vary from the GFA as determined in accordance with NSW planning legislation.

2.5 FIRE COMPARTMENTATION

A detailed FRL and fire compartmentation review has not been undertaken at this stage due to the level of documentation provided for DA. Pending further engagement this will be assessed upon receipt of Construction Documentation.

In accordance with the BCA, the floor area of a fire compartment includes all covered areas which contribute to fire load, and is measured to the inner face of fire rated walls (bounding walls) where applicable.

In accordance with Clause C3D3 of the BCA, as the 'carpark building' is of Type A Construction, and based on the building classification, the size of any fire compartment must not exceed:

- Floor Area: 5,000 m²
- Volume: 30,000 m³

In accordance with Clause C3D3 of the BCA, as the building inside the gaol walls is of Type B Construction, and based on the building classification (and excluding the Class 3 parts), the size of any fire compartment must not exceed:

- Floor Area: 3,500 m²
- Volume: 21,000 m³

Note: Class 3 parts of the building are not subject to maximum compartment sizes.

A fire compartment wholly containing a Class 7a sprinkler protected carpark is not subject to maximum compartment sizes.

The following fire compartments have been assumed:

1. Carpark and ancillary areas – 5,810 m^2;
2. Function and other spaces (Type B Construction) – 2,900 m^2.

The fire compartments are within the limitations of Clause C3D3.

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2.6 REQUIRED EXITS AND DISCHARGE FROM EXITS

The following are considered the required exits for the purpose this assessment:

- Varius perimeter doorways
- Carpark stairways
- Fire Isolated Stairway adjacent to UB10 in the River Suites
- Non-fire Isolated Stairway adjacent to GL14 in the River Suites
- Two non-fire Isolated Stairway adjacent to the River Suites & Loading Dock
- External Stairway to the SW corner of the River Suites
- Non-fire Isolated Stairway in the Governor's Residence

2.7 AREAS REQUIRED TO BE ACCESSIBLE

The below table describes the access requirements of the various areas of the building as specified by Clause D4D2 of the BCA. The following table outlines the areas of the development that are required to be accessible, unless exempt under D4D5.

Location	Class	Use	Access requirement
Various	Class 3	Hotel	As the total number of sole occupancy units provided within the development is 55, 3 units are required to be accessible. Furthermore, as a passenger lift is provided to all levels, access must be provided to all common areas, and to the doorway of each SOU.
Ground	Class 5/6	Office /retail & bar/restaurant	To and within all areas normally used by the occupants.
Various	Class 7a	Carparking	To and within any level containing accessible carparking spaces.
Ground	Class 9b		All areas normally used by occupants, and to wheelchair seating spaces provided in accordance with D4D10 (if fixed seating is used).

2.8 AREAS EXEMPT FROM ACCESSIBILITY REQUIREMENTS

Clause D4D5 provides exemptions of the access requirements above where access to an area is deemed inappropriate based on its use, or where an area would pose a health or safety risk for

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people with a disability. The below areas of the building have been assessed as being exempt under this provision:

The following areas in the development have been deemed exempt under Clause D4D5.

- Various plant / service areas

2.9 ACCESS TO THE BUILDING

Clause D4D3(1) of the BCA specifies accessible points of entry into the building and site. The accessways must comply with AS 1428.1 and for the purposes of this assessment, the following accessways are required

Access to Building Requirements	
DtS Provision	**Assessment**
D4D3 (1) a) ***The main points of pedestrian entrance into the site at the allotment boundary;***	An accessway into the building from the pedestrian entrance into the site at the northern, southern and eastern boundary must be provided. The entry location is indicated on plans as compliant. Details of the main gate will have to be resolved at CC Stage.
D4D3 (1) b) ***Another accessible building connected by a pedestrian link;***	An accessway into the building from each of the buildings to each other is provided (as the buildings are connected via pedestrian link) must be provided. The pedestrian link details will have to be resolved at CC Stage but this appears readily achievable and are shown as maximum 1:20 paths.
D4D3 (1) c) ***Any required accessible carparking space on the allotment.***	An accessway into the building from the accessible car spaces located on the allotment to the south on the subject building as shown as achievable.

2.10 ACCESS TO THE PEDESTRIAN ENTRANCE

For the purposes of Clause D4D3(2) of the BCA, the following pedestrian doors are required to be accessible:

- Main entry door on the eastern façade which adjoins Argle Street; and
- Access from both Wingecarribee and Wilshire Streets.

Note: Not less than 50% of pedestrian doors are required to be accessible; and as the building contains a floor area of more than 500 m² any entrance which is not accessible cannot be located more than 50m from an accessible entrance.

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2.11 ACCESSIBLE CARPARKING REQUIREMENTS

BCA clause D4D6 specifies the total number of accessible carparking spaces required based on the use of the building. Each accessible carparking space is to comply with AS 2890.6-2009.

The below table identifies how many accessible carparking spaces must be required in this development.

Classification	D4D6 Provision	Number Required	Number Proposed / Location
Class 3 residential part of a hotel or motel	Total number of carparking spaces x percentage of accessible sole-occupancy units (3) to the total number of sole-occupancy units (55)	The development contains a total of 60 spaces Therefore 3 accessible spaces are required	3 (upper basement)
Class 5	1x accessible carparking space for every 100 carparking spaces or park thereof.	The development contains a total of 10 spaces Therefore 1 accessible spaces are required	1 (upper basement)
Class 6	As the development contains up to 1000 carparking spaces: 1x accessible carparking space for every 50 carparking spaces or park thereof.	62	2 (lower ground)
Class 9b Assembly Building	As the development contains up to 1000 carparking spaces: 1x accessible carparking space for every 50 carparking spaces or park thereof.	The development contains a total of 63 spaces Therefore 2 accessible spaces are required	4 (Lower Basement)

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3 ASSESSMENT SUMMARY

3.1 ASSESSMENT

The reviewed documentation referenced in Annexure A of this report has been assessed against the Deemed-to-Satisfy (DtS) provisions of the BCA. This assessment has identified the following areas where compliance with the BCA will require further consideration.

3.2 POSSIBLE PERFORMANCE SOLUTIONS (FIRE SAFETY)

The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

Clause A2G2 of the BCA specifies that where a performance solution is proposed, the first step is to prepare a *performance-based design brief* in consultation with relevant stakeholders. Where the performance solution relates to a fire safety requirement, Fire and Rescue NSW consider themselves as a relevant stakeholder and they must be consulted in the *performance-based design brief* process. Fire and Rescue NSW require the performance-based-design brief to be submitted using their FEBQ template and process. Further information about Fire and rescue NSWs opinion and FEBQ process can be found on their website.

Fire Engineered Performance Solutions must be prepared by a certifier – fire safety (C10).

As the development contains Class 3 parts and is subject to the Design and Building Practitioners Act, the Fire Engineer must also be registered as an *accredited practitioner (fire safety).*

Furthermore, as part of the construction certificate assessment, the registered certifier must refer Fire Engineered Performance Solutions to Fire Rescue NSW in accordance with *Part 3, Division 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.* Referral under this legislation is required where the Fire Engineered Performance Solution relates to a fire safety requirement. This process is to be coordinated by the certifier as part of the Construction Certificate assessment.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	Issues related to the location of the fire separation of the passageway from the goods lift (to deal with the different Type of Construction permitted under Clause C3D8(2)) will require a separate exit (Clause D2D3(1) & (3)) or Performance Solution	C3D8(2)	C1P1 / C1P2 (& D1P4?)
2.	Exits for the jail traveling through the wall and under the gate house are not discharging into ‘open space’ so need to be addressed as a Performance Solution	D2D3	D1P4 / E2P2
3.	The distance between alternate exits in the jail from outside GR 06 is well over 45 m (this may be addressed by the open space issue as discussed above).	D2D6	D1P4 / E2P2

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Item	Possible Performance Solution	DtS Provision	Performance Requirements
4.	Total travel distance from much of the area inside the old gaol exceeds 40 m and 60 m between alternate exits (but access to unroofed areas is available as discussed above).	D2D5 / D2D6	D1P4 / E2P2
5.	Travel distance in the River Suites from outside GL 07 (Ground Level) and UG 07 (Upper Ground Level) is 28.5 m to a single exit rather than the 12 m permitted (this may be addressed by a minor redesign as discussed below).	D2D5 / D2D6	D1P4 / E2P2

3.3 POSSIBLE PERFORMANCE SOLUTIONS (OTHER)

The following items relate to areas where a non-fire engineered Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

Where a Performance Solution is proposed, the solution is to be prepared by a suitably qualified person in consultation with all stakeholders.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	For Class 6 buildings, access must be provided to and within all areas normally used by the occupants. It is proposed to have one of the six treatment rooms in the wellness centre fully accessible.	D4D2(6)	D1P1
2.	A unisex accessible sanitary facility is not provided adjacent to the back of house facilities adjacent to the function room kitchen and not immediately adjacent to the gym facilities. If the kitchen facilities is not justified as exempt then this will be required to be addressed.	D4D5 / F4D6(d)	D1P1 / F4P1

3.4 DESIGN CONSIDERATIONS

The following items have been identified as departures from the BCA deemed-to-satisfy provisions, and Credwell recommend these items to be resolved with minor design amendments prior to the application for construction certificate:

Item	Design Considerations	DtS Provision
1.	Separation of 'buildings' from the goods lift to the gaol to the carpark	C3D8(2)
2.	The public corridors in the Class 3 (such as the upper basement and upper ground) will be required to be smoke separated to lengths less than 40 m. The connection of the void and open stairs will also affect these lengths.	C3D15

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Item	Design Considerations	DtS Provision
3.	Travel distance from outside GL 07 (Ground Level) and UG 07 (Upper Ground Level) is 28.5 m to a single exit rather than the 12 m permitted. This can be addressed by the open stair being provided at this level.	D2D5 / D2D6
4.	The rising and descending flights of the fire isolated stair outside Room LG 08 are to be separated and must discharge in accordance with Clause D2D12 (to open space or a compliant covered area).	D2D12 / D3D5
5.	Swing of doors in various areas (mainly final exit doors in the River Suites) must be changed to swing in the direction of egress	D3D25
6.	Latching on doors / gates will need to comply with Clause D3D26	D3D26
7.	Only 2 accessible rooms are shown for the 55 rooms provided. 3 are required.	Table D4D2b
8.	Access to the courtyards is to be detailed inside the goal is to be detailed along with door circulation spaces.	D4D2
9.	EV charging spaces are considered a special hazard under Clause E1D17 & E2D21 and will need to comply with ABCB and FRNSW guidelines. Locations may need to change due to these guidelines.	E1D17 & E2D21
10.	Details of stairs and void required for the external Hotel Suites in the south western corner. This void is likely to be considered an 'atrium' under the BCA requiring to be addressed by the Fire Engineer.	Part G3

3.5 FURTHER INFORMATION REQUIRED

For the purposes of this report, general arrangement floor plans, elevations and sections have been reviewed to determine whether the building is capable of complying with the BCA.

Construction Documentation is to be provided and reviewed by Credwell prior to the issuance of the BCA Report for the purposes of the Construction Certificate application. A detailed list of information required for review will be provided by Credwell upon engagement for the Construction Certificate stage assessment.

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4 LEGISLATIVE REQUIREMENTS

The following legislation outlines some of the pertinent requirements which must be reviewed and satisfied prior to the issue of a Development Application.

4.1 CLAUSE 62 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

Clause 62 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the change of building use, where the proposal does not seek the rebuilding or alteration of the building.

This Clause does not apply to the development as the proposal involves building alteration works.

4.2 CLAUSE 64 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

Clause 64 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the rebuilding or alteration of the building where:

Clause 64 (1)

(a) the proposed building work and previous building work together represent more than half of the total volume of the building, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, if there is a fire, or

(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or

(iii) to restrict the spread of fire from the building to other buildings nearby.

Where this Clause applies to the development:

(2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

This Clause applies to the development as the total building work represents more than half of the building volume as per Clause 64(1)(a).

The local Consent Authority (Council) have at the Development Approval stage discretion on the level of fire safety upgrading deemed necessary, being either a total upgrade to satisfy the provisions of the BCA or partial upgrading depending on the design, construction extent of alterations and additions and circumstances of the particular building.

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It should be noted that under Clauses 64 above, the primary concern with existing buildings is that of protecting persons using the building and to facilitate their egress from the building in the event of a fire or to restrict the spread of fire from the building to other buildings nearby.

Element	Credwell Assessment
(1)(b)(i) to protect persons using the building, if there is a fire	This aspect of the building is to be fully upgraded to meet the current BCA. Any variations or shortcomings with the deemed to satisfy provisions due to heritage constraints will be addressed on a performance basis.
(1)(b)(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire	As above
(1)(b)(iii) to restrict the spread of fire from the building to other buildings nearby	As above

Given the proposed works we recommend the following upgrading works to the existing building, with it noted that the portion of the building inside the gaols walls and two residences are not proposed to be sprinkler protected and some discretion has been applied to the fire resistance levels recommended in the following upgrading strategy:

- It is assumed the existing loadbearing structure will meet the requirements for Type B Construction,
- The general arrangement inside the Governor's & Deputy Governor's Residence is to be retained,
- There is likely to be items such as door widths (in back of house areas), door hardware, stair balustrades, barriers and various fittings that will be required to be retained for heritage purposes. It is expected that some discretion will be allowed to permit these to be retained rather than have these be fully upgraded.

As a part of the new works we note that the fire services, such as fire hydrant coverage, smoke detection and alarm systems, emergency lighting and exit signage systems will be fully upgraded and modified to suit the new layout.

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5 CLAUSE BY CLAUSE ASSESSMENT

An assessment of the proposal has been undertaken against each Clause of the BCA and the following abbreviations have been used.

PS	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	"Compliance Readily Achievable" – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the BCA the proposed design is capable of comply subject to noting the requirements of the Clause. Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification.
Complies	The proposal shows compliance with the Deemed-to-Satisfy Clause.
DNC	The design does not comply with the Deemed-to-Satisfy Clause and design amendments are required
FI	Further information is required for assessment of the proposal relative to the DtS Clause
N/A	The DtS Clause is not applicable at this stage to this design.
Noted	The DtS Clause provides information not requiring specific assessment of the proposed design.
To be assessed at CC stage	An assessment against this provision is not included in a DA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.

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6 SECTION B – STRUCTURE

An assessment against Section B has not been undertaken as part of this report. Where applicable, a suitably qualified consultant is to be engaged to confirm compliance with this part.

7 SECTION C – FIRE RESISTANCE

7.1 PART C1 – FIRE RESISTANCE

This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.

7.2 PART C2 – FIRE RESISTANCE AND STABILITY

Clause	[2019]	Description	Comments	Assessment
C2D1	C1.0	DtS Provisions	Information only.	Noted
C2D2	C1.1	Type of construction required	The building is to be of Type A and B Construction.	Noted
C2D3	C1.2	Calculation of rise in storeys	The rise in storey of the building is varies over the site. The rise in storey is the sum of storeys at any part of the external wall of the building and any storey within the roof space.	Noted
C2D4	C1.3	Buildings of multiple classifications	Where the building contains multiple classifications the type of construction is determined based on classification on the top level of the building subject to the highest FRL.	Noted
C2D5	C1.4	Mixed types of construction	Each of the buildings will be a single Type of construction and therefore this Clause does not apply	Noted
C2D6	C1.5	Two storey Class 2, 3 and 9c buildings	The building is not a two storey Class 2, 3 or 9c building and therefore this Clause does not apply.	N/A
C2D7	C1.6	Class 4 parts of buildings	The building does not contain a Class 4 part and therefore this Clause does not apply.	N/A
C2D8	C1.7	Open spectator stands and indoor sports stadiums	The building does not contain an open spectator stands or indoor sports stadiums and therefore this Clause does not apply.	N/A
C2D9	C1.8	Lightweight construction	Where applicable lightweight construction must comply with Specification 6.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
C2D10	C1.9	Non-combustible building elements	Elements of a Building of Type A or B Construction are required to be non-combustible as listed within this Clause. This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required. Details of materials are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.	To be assessed at CC stage
C2D11	C1.10	Fire hazard properties	Fire hazard properties of all materials to comply with this Clause and Specification 7. Details of proposed floor, wall and ceiling linings, air-handling ductwork, sarking and insulation type materials, including AS 1530.3 test reports are to be provided to enable a full assessment.	To be assessed at CC stage
C2D12	C1.11	Performance of external walls in fire	1-2 storey buildings that contain tilt-up / precast concrete panels that can collapse as completed panels must comply with specification 8. Where applicable, confirmation of compliance with specification 8 must be provided by a suitably qualified structural engineer as part of their Design Documentation and prior to construction.	To be assessed at CC stage
C2D13	C1.13	Fire-protected timber: Concession	Where applicable, Fire-protected timber may be used wherever an element is required to be non-combustible if in accordance with this provision.	To be assessed at CC stage
C2D14	C1.14	Ancillary elements	In a Building of Type A or B Construction, ancillary elements other than those listed in this Clause are not to be fixed, installed or attached to internal parts or external face of an external wall that is required to be non-combustible. Details of materials are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.	To be assessed at CC stage
C2D15	-	Fixing of bonded laminated	In a Building of Type A or B Construction, bonded laminated cladding must be in accordance with this provision and details are to be provided as part of the CC Stage.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
		cladding panels		

7.3 PART C3 – COMPARTMENTATION AND SEPARATION

Clause	[2019]	Description	Comments	Assessment
C3D1	C2.0	DtS Provisions	Information only.	Noted
C3D2	C2.1	Application of Part	C3D3, C3D4, C3D5 do not apply to a carpark provided with an AS 2118 sprinkler system complying with Specification 17, an open deck carpark, or an open spectator stand.	Noted
C3D3	C2.2	General floor area and volume limitations	Refer to part 2.5 of this report for a review of Fire Compartmentation.	Noted
C3D4	C2.3	Large isolated building	The building does not exceed the area and volume limitations of Clause C3D3 and therefore this Clause does not apply.	Noted
C3D5	C2.4	Requirements for open spaces and vehicular access	The building does not exceed the area and volume limitations of Clause C3D3 and therefore this Clause does not apply	N/A
C3D6	C2.5	Class 9 buildings	The building does not contain a Class 9a, 9b early childhood centre or 9c part and therefore this Clause does not apply.	Noted
C3D7	C2.6	Vertical separation of openings in external walls	The building is proposed to be provided with an AS 2118.1 sprinkler system and therefore does not require spandrels or horizontal construction in accordance with this provision.	
C3D8	C2.7	Separation by fire walls	Where fire walls are utilised, they must comply with this Clause.	To be assessed at CC stage
C3D9	C2.8	Separation of classifications in the same storey	Each storey must be constructed to achieve the FRLs applicable to a higher class, or the different classifications must be separated from one another by fire walls.	To be assessed at CC stage
C3D10	C2.9	Separation of classifications in different storeys	Each storey must be separated from the storey below by construction having the FRL applicable to a floor for the classification in the lower storey.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
C3D11	C2.10	Separation of lift shafts	FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D12	C2.11	Stairways and lifts in one shaft	The fire-isolated stairway and the lift are in separate shafts.	Complies
C3D13	C2.12	Separation of equipment	Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D14	C2.13	Electricity supply system	Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D15	C2.14	Public corridors in a Class 2 and 3 buildings	The public corridors must be divided into areas not greater than 40m in length with smoke proof construction complying with S11C2. Details are to be provided as part of the Construction Certificate assessment.	To be assessed at CC stage

7.4 PART C4 – PROTECTION OF OPENINGS

Clause	[2019]	Description	Comments	Assessment
C4D1	C3.0	DtS Provisions	Information only.	Noted
C4D2	C3.1	Application of Part	Information only.	Noted
C4D3	C3.2	Protection of openings in external walls	Openings within external walls that are required to have an FRL and are within the limitations of this provision must be protected in accordance with C4D5. The development does not incorporate any openings in external walls subject to compliance with this Clause.	N/A
C4D4	C3.3	Separation of external walls and associated openings in different fire compartments	The development does not contain different fire compartments separated by a fire wall and therefore this Clause does not apply. The openings in the buildings within 6.0 m of the gaol wall are not considered to be required to be protected.	Noted
C4D5	C3.4	Acceptable methods of protection	The development does not incorporate any openings that require protection and therefore this Clause does not apply.	N/A

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Clause	[2019]	Description	Comments	Assessment
C4D6	C3.5	Doorways in fire walls	If fire walls are utilised, any doorways through them must be protected in accordance with the requirements of this Clause.	To be assessed at CC stage
C4D7	C3.6	Sliding fire doors	The development does not incorporate any sliding fire doors and therefore this Clause does not apply.	N/A
C4D8	C3.7	Protection of doorways in horizontal exits	A doorway that is part of a horizontal exit is required to comply with the provisions of this Clause.	To be assessed at CC stage
C4D9	C3.8	Openings in fire-isolated exits	The doorways to fire-isolated exits are to be self-closing -/60/30 fire door sets.	To be assessed at CC stage
C4D10	C3.9	Service penetrations in fire-isolated exits	Fire-isolated exits may not be penetrated by any service other than electrical wiring for lighting and intercom systems, water supply for fire services and other fire related services.	To be assessed at CC stage
C4D11	C3.10	Openings in fire-isolated lift shafts	Lift doors are to achieve an FRL of not less than -/60/- and be in accordance with this Clause. Lift indicator panels are also to comply with this Clause.	To be assessed at CC stage
C4D12	C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The doorways to the units, and rooms off the public corridors, are to be self-closing -/60/30 fire door sets.	To be assessed at CC stage
C4D13	C3.12	Openings in floors and ceilings for services	All service shafts are to have FRLs as set by Tables S5C11a- S5C11g of Specification 5.	To be assessed at CC stage
C4D14	C3.13	Openings in shafts	Access openings in fire rated service shafts are to be through an access panel, or self-closing fire door, having an FRL of not less than -/60/30.	To be assessed at CC stage
C4D15	C3.15	Openings for service installations	Service penetrations through fire rated building elements are to be sealed in accordance with a tested system and the manufacturers specifications in accordance with this Clause. Details of fire seals to service penetrations must be provided as part of the Construction Documentation.	To be assessed at CC stage
C4D16	C3.16	Construction joints	Construction joints in fire rated building elements are to be appropriately treated to maintain the integrity and insulation of the element in which they are located.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
C4D17	C3.17	Columns protected with lightweight construction to achieve an FRL	Any columns protected with lightweight fire rated materials to achieve a required FRL are to comply with this Clause.	To be assessed at CC stage

7.5 SECTION C SPECIFICATIONS (SPECIFICATIONS 5 TO 13)

7.5.1 SPECIFICATION 5 - FIRE-RESISTING CONSTRUCTION [2019: SPEC C1.1]

Clause	[2019]	Description	Comments	Assessment
S5C1	1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
S5C2	2.1	Exposure to FSF	The building is not exposed to FSF from neighbouring properties.	CRA
S5C3	2.2	Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not less than that required by other provisions as set out in this Clause.	To be assessed at CC stage
S5C4	2.3	Lintels	A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and it otherwise complies with this Clause.	To be assessed at CC stage
S5C5	2.4	Method of attachment reduce the fire-resistance of building element	The fire-resistance of a building element is not to be impacted by the method of attaching or installing a finish, lining, ancillary element or a service installation in accordance with this Clause.	To be assessed at CC stage
S5C6	2.5	General concessions	Information only	To be assessed at CC stage
S5C7	2.6	Mezzanine floors: Concession	The building does not contain a mezzanine and therefore this Clause does not apply.	N/A
S5C8	2.7	Enclosure of Shafts	Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
			the walls of a non-loadbearing shaft in the same building.	
S5C9	2.8	Carparks in Class 2 and 3 buildings	The development does not meet the requirements for this concession and therefore it does not apply.	N/A
S5C10	2.9	Residential aged care building: Concession	The building does not contain a residential aged care building and therefore this Clause does not apply.	N/A
	3	Type A Construction		
S5C11	3.1	Fire-resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Annexure C of the Report.	To be assessed at CC stage
S5C12	3.2	Concessions for floors	A floor need not have an FRL in accordance with the concessions given in this Clause.	To be assessed at CC stage
S5C13	3.3	Floor loading of Class 5 and 9b buildings: Concession	The Type A Construction building does not contain any Class 5 or 9b parts and therefore this Clause does not apply.	N/A
S5C14	3.4	Roof superimposed on concrete slab: Concession	A roof superimposed on a concrete slab need not have an FRL of it complies with this Clause.	To be assessed at CC stage
S5C15	3.5	Roof: Concession	A roof need not have an FRL if its covering is non-combustible, and the building meets the requirements of this Clause.	To be assessed at CC stage
S5C16	3.6	Rooflights	Where a roof is required to achieve an FRL or have a non-combustible covering, roof lights must meet the requirements of this provision.	To be assessed at CC stage
S5C17	3.7	Internal columns and walls: Concession	This concession may be applied where applicable	To be assessed at CC stage
S5C18	3.8	Open spectator stands and indoor sports stadiums: Concession	This concession may be applied where applicable	N/A
S5C19	3.9	Carparks	This concession may be applied where applicable. See Clause E1D17 in relation to special hazards.	To be assessed at CC stage
S5C20	3.10	Class 2 and 3 buildings: Concession	This concession may be applied where applicable	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
	4	Type B Construction		
S5C21	4.1	Fire resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Part 4 of the Report. It is noted that a number of building elements are required to be of non-combustible construction, including the external walls. It should be noted that where a building element is required to be non-combustible all materials forming that element are to be non-combustible.	To be assessed at CC stage
S5C22	4.2	Carparks	This concession may be applied where applicable. See Clause E1D17 in relation to special hazards.	To be assessed at CC stage
S5C23	4.3	Class 2 and 3 buildings: Concession	This concession may be applied where applicable.	To be assessed at CC stage
	5	Type C Construction		
S5C24	5.1	Fire resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Part 4 of the Report. It is noted that FRLs for external walls need only be measured from the external side of the wall.	To be assessed at CC stage
S5C25	5.2	Carparks	The Type C Construction portion of the development does not contain a carpark and therefore this Clause does not apply.	N/A

7.5.2 SPECIFICATIONS 6 TO 13

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]
- Specification 7 – Fire hazard properties [2019: Spec C1.10]
- Specification 8 – Performance of external walls in fire [2019: Spec C1.11]
- Specification 9 – Cavity barriers for fire-protected timber [2019: Spec C1.13]
- Specification 10 – Fire-protected timber [2019: Spec C1.13a]
- Specification 11 – Smoke-proof walls in health-care and residential care buildings [2019: Spec C2.5]

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- Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]
- Specification 13 – Penetration of walls, floors and ceilings by services [2019: Spec C3.15]

8 SECTION D – ACCESS AND EGRESS

8.1 PART D1 – ACCESS AND EGRESS

This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.

8.2 PART D2 – PROVISION FOR ESCAPE

Clause	[2019]	Description	Comments	Assessment
D2D1	D1.0	DtS Provisions	Information only.	Noted
D2D2	D1.1	Application of Part	Information only.	Noted
D2D3	D1.2	Number of exits required	Generally the building must be provided with at least 1 exit from all areas. The basement ad Class 9b portions of the building must be provided with at least 2 exits from all areas.	Noted
D2D4	D1.3	When fire-isolated stairways and ramps are required	Some of the stairway are required to be fire-isolated and details of the proposed FRLs are to be provided as part of the Construction Documentation.	To be assessed at CC stage
D2D5	D1.4	Exit travel distances	The distances to an exit are within the limitations of this Clause except where subject to a possible performance solution as outlined in part 3.2 of this report. Note: The concessions under Spec 18 have been applied (sprinklers to Class 3 buildings not more than 25m in effective height)	**PS / FI**
D2D6	D1.5	Distance between alternative exits	The distances between alternative exits are within the limitations of this Clause except where subject to a possible performance solution as outlined in Part 3.2 of this report.	**PS**
D2D7	D1.6(a)	Height of exits, paths of travel to exits and doorways	The required exit or path of travel to an exit must be not less than 2m in height. The reduction in height to 1980mm is permitted at any doorway.	CRA
D2D8	D1.6(b), (c), (d) and (e)	Width of exits and paths of travel to exits	A minimum clear width of 1m is required for each exit and path of travel to exits. The 1m	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
			is to be clear of all obstructions such as handrails, PFE, hydrants etc. Based on the total number of occupants within the building (behind the gaol walls) is calculated to up to 800 persons, the below aggregate egress width is required: 8.0 m total width (for 650 persons this will be 7.0 m)	
D2D9	D1.6(f)	Width of doorways in exits or paths of travel to exits	The minimum width of 750mm through a doorway is required unless otherwise specified in this Clause. Given that the access requirements in Part D4 require a minimum 850mm clearance in accessible areas, we recommend providing clear width of 850mm throughout the development.	To be assessed at CC stage
D2D10	D1.6(g)	Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel.	To be assessed at CC stage
D2D11	D1.6(h) & (i)	Determination and measurement of exits and paths of travel to exits	The required stairway and/or ramp must have an unobstructed width (measured clear of handrails) of no less than 1,000mm.	To be assessed at CC stage
D2D12	D1.7	Travel via fire-isolated exits	The discharge of the fire isolated exits are within the limitations of this Clause except where subject to a possible performance solution as outlined in Part 3.2 of this report. Fire Isolated Stairway adjacent to UB10 in the River Suites does not discharge to a compliant location. This can be altered to discharge to the Lower Ground Floor Level.	To be assessed at CC stage
D2D13	D1.8	External stairways or ramps in lieu of fire-isolated exits	The external stairways in lieu of fire-isolated stairways in the SW corner of the River Suites will need to be fully detailed to assess compliance.	To be assessed at CC stage
D2D14	D1.9	Travel by non-fire-isolated stairways or ramps	The travel distance via the non-fire-isolated exits are within the limitations of the DtS provisions.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
			The stairs between the loading dock and River Suites will need to be resolved..	
D2D15	D1.10	Discharge from exits	The discharge of alternative exits must be located as far apart as practical, and where they discharge to open space, a path of travel to the public road must be in accordance with this provision.	Complies
D2D16	D1.11	Horizontal exits	The development does not contain any horizontal exits and therefore this Clause does not apply.	N/A
D2D17	D1.12	Non-required stairways, ramps or escalators	The development does not contain any escalator, moving walkway or non-required non fire-isolated stairway or pedestrian ramp and therefore this Clause does not apply.	N/A
D2D18	D1.13	Number of persons accommodated	Occupant calculations have been provided in Part 2.4 of this report.	Noted
D2D19	D1.14	Measurement of distances	Information only.	Noted
D2D20	D1.15	Method of measurement	Information only.	Noted
D2D21	D1.16	Plant rooms, lift machine rooms, electricity network substations: Concession	Access for maintenance must be in accordance with this provision.	To be assessed at CC stage
D2D22	D1.17	Access to lift pits	If the building incorporates a lift pit, access to it must comply with this Clause.	To be assessed at CC stage
D2D23	D1.18	Egress from primary schools	The building does not incorporate a Class 9b primary school and therefore this Clause does not apply.	N/A

8.3 PART D3 – CONSTRUCTION OF EXITS

Clause	[2019]	Description	Comments	Assessment
D3D1	D2.0	DtS Provisions	Information only.	Noted
D3D2	D2.1	Application of Part	Information only.	Noted

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Clause	[2019]	Description	Comments	Assessment
D3D3	D2.2	Fire-isolated stairways and ramps	Where required, fire isolated stairs are required to be non-combustible and not cause structural damage to the shaft if there is local failure.	To be assessed at CC stage
D3D4	D2.3	Non-fire-isolated stairways and ramps	The construction of the non-fire-isolated exit stairway(s) must be in accordance with this provision.	To be assessed at CC stage
D3D5	D2.4	Separation of rising and descending stair flights	Rising and descending stair flights must be separated with non-combustible and smoke-proof construction. Fire Isolated Stairway adjacent to GL08 is to be altered to separate the rising and descending flights at this level.	To be assessed at CC stage
D3D6	D2.5	Open access ramps and balconies	The building is not proposed to be provided with open access ramp or balconies to meet the smoke hazard management requirements of E2D4-E2D13 and therefore this Clause does not apply.	N/A
D3D7	D2.6	Smoke lobbies	The building is not required to be provided with a smoke lobby required by Clause D2D12 and therefore this Clause does not apply.	N/A
D3D8	D2.7	Installations in exits and paths of travel	Access to services must be in accordance with this provision.	To be assessed at CC stage
D3D9	D2.8	Enclosure of space under stairs and ramps	The stairways are not shown to be enclosed to for a cupboard or similar enclosed space.	Complies
D3D10	D2.9	Width of required stairways and ramps	The plans do not include a required stairway or ramp with a width over 2m.	Noted
D3D11	D2.10	Pedestrian ramps	The ramps within the building serving as a required exit shown on the current plans are the correct grades. Slip resistance details are required.	To be assessed at CC stage
D3D12	D2.11	Fire-isolated passageways	Where applicable, fire-isolated passageways must be constructed in accordance with this Clause.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
D3D13	D2.12	Roof as open space	Where an exits discharge onto a roof, the roof is to maintain an FRL of 120/120/120. This applies to the paths over the carpark.	To be assessed at CC stage
D3D14	D2.13	Goings and risers	Stair geometry and treads slip resistance must comply with this Clause. Stair construction details must be provided as part of the Construction documentation to enable further review.	To be assessed at CC stage
D3D15	D2.14	Landings	Landings for flights of stairs are to be at least 750mm long, have a maximum gradient of 1:50 and have a slip resistance in accordance with this Clause. Stair construction details must be provided as part of the Construction documentation to enable further review.	To be assessed at CC stage
D3D16	D2.15	Thresholds	The threshold of a door must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf in accordance with this Clause.	To be assessed at CC stage
D3D17	D2.16(a), (b) and (c)	Barriers to prevent falls	Trafficable surfaces 1 m or more above the surface beneath are to be provided with a barrier in accordance with Clauses D3D18-D2D21.	To be assessed at CC stage
D3D18	Table D2.16a	Height of barriers	Generally, the minimum barrier height required is 1m in height. However, on stairways and ramps the minimum barrier height required is 865mm.	To be assessed at CC stage
D3D19		Openings in barriers	The openings are to comply with the requirements of this Clause.	To be assessed at CC stage
D3D20		Barrier climbability	Barriers required on a floor more than 4m above the surface beneath must not incorporate climbable elements between 150mm to 760mm.	To be assessed at CC stage
D3D21		Wire barriers	Wire barriers must be in accordance with this provision	To be assessed at CC stage
D3D22	D2.17	Handrails	Handrails are to comply with this Clause.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
D3D23	D2.18	Fixed platforms, walkways, stairways and ladders	Where used must comply with AS1657, not proposed in the development.	To be assessed at CC stage
D3D24	D2.19	Doorways and doors	The doorways and doors throughout the building comply. If the door to the terrace outside the bar is to be used as an exit it must also comply.	To be assessed at CC stage
D3D25	D2.20	Swinging doors	Doors must swing in the direction of egress Fire Isolated Stairway adjacent to GL08 is to be altered to have the doors comply.	To be assessed at CC stage
D3D26	D2.21	Operation of latch	All doorways must be provided with latches compliant with the requirements of this Clause.	To be assessed at CC stage
D3D27	D2.22	Re-entry from fire-isolated exits	Re-entry is not required from the fire-isolated stairs.	To be assessed at CC stage
D3D28	D2.23	Signs on doors	Signage is to be located on all fire and smoke doors in accordance with this Clause. For self-closing doors the sign is to stay “FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN” and for the door discharging from a fire-isolated exit “FIRE SAFETY DOOR – DO NOT OBSTRUCT”. The text is to be a minimum of 20mm in height and a colour contrasting to the background of the sign.	To be assessed at CC stage
D3D29	D2.24	Protection of openable windows	Windows to the bedrooms of the Class 3 part (River Suites) are to be provided with window locks in accordance with this Clause. A barrier with a height not less than 865mm above the finished floor is required to an openable window (in any area), where the surface below the window is 4 m or more.	To be assessed at CC stage
D3D30	D2.25	Timber stairway: Concession	The concession is not being sought.	To be assessed at CC stage

8.4 PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

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Clause	[2019]	Description	Comments	Assessment
D4D1	D3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D4D2	D3.1	General building access requirements	Access is required to be provided to each area within the building in accordance with this clause. Refer to Part 2.4 of this report for details on the areas which are required to be accessible.	To be assessed at CC stage
D4D3	D3.2	Access to buildings	An accessway must be provided to a building required to be accessible in accordance with this provision. Refer to Part 2.6 of this report for accessways required.	To be assessed at CC stage
D4D4	D3.3	Parts of buildings to be accessible	Parts of the building must comply with the relevant requirements of this clause and AS 1428.1.	-
			Stairs Every stairway must comply with part 8 of AS 1428.1	To be assessed at CC stage
			Ramps Ramps must comply with part 7 of AS 1428.1	To be assessed at CC stage
			Doorway Circulation Latch, hinge and approach circulation must be provided in accordance with part 10 of AS 1428.1	To be assessed at CC stage
			Wheelchair circulation – Part 6 of AS 1428.1 Wheelchair passing spaces (1800 x 2000mm) are to be provided at a maximum of 20m intervals on an accessway where a direct line of sight is not available. Wheelchair turning spaces (2070 x 1540mm) are to be provided within 2m of the end of accessways. Wheelchair circulation for turns less than 180° must be 1500 x 1500 or with splayed corners.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
			Carpet The pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm. The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension, shown in Figure 8 of AS 1428.1, do not apply and are replaced with 11 mm, 4 mm and 15 mm, respectively. Note: Abutting floor coverings shall have a smooth transition. At the leading edge, carpet trim and mat edges shall have a vertical face no higher than 3 mm, or a rounded or bevelled edge no higher than 5 mm or above that height, a gradient of 1:4 up to a maximum of 10 mm.	To be assessed at CC stage
			Abutment of Surfaces There is to be a smooth transition between surfaces, being that the design transition between these spaces shall be designed in accordance with Figures 6 , 7(a) and 7(b) of AS1428.1 for construction tolerances. Note: This clause also applies to mats, rugs and temporary matting/rugs on other floor finishes.	To be assessed at CC stage
D4D5	D3.4	Exemptions	Refer to Part 2.5 of this report for details on any applicable exemptions.	Noted
D4D6	D3.5	Accessible carparking	Accessible carparking spaces must be provided in accordance with this provision. Refer to Part 2.8 of this report for details on the number required.	Complies
			Dimensions An accessible carparking space is required to be provided in accordance with Clause 2.2, and Figures 2.2 and 3.1 of AS2890.6, with the dimensions of 2.4m x 5.4m.	To be assessed at CC stage
			Shared Space A shared space with the minimum dimensions of 2.4m x 5.4m and line marked	To be assessed at CC stage

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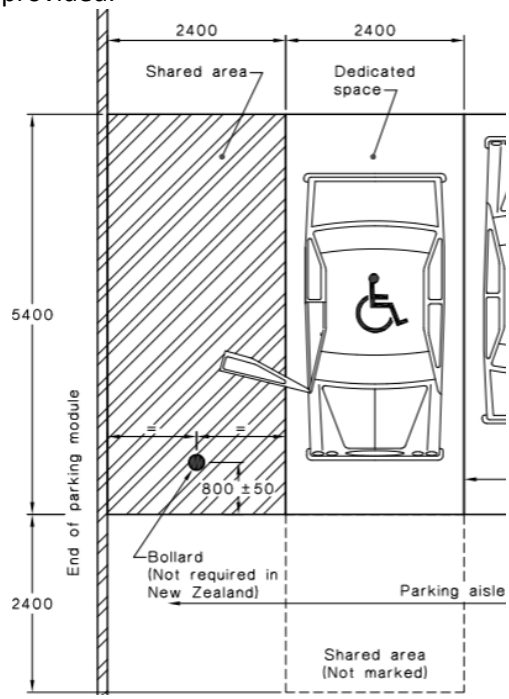
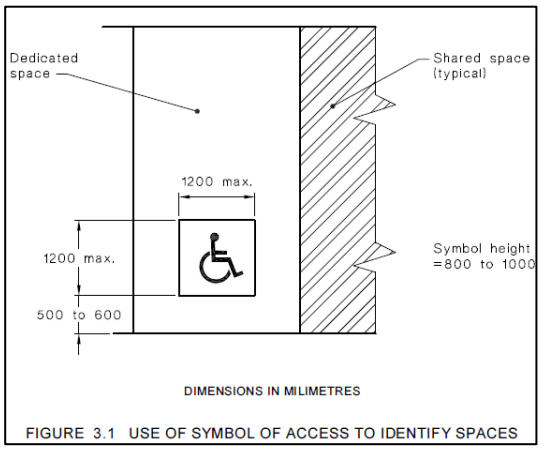
Clause	[2019]	Description	Comments	Assessment
			in accordance with Clauses 3.1 and 3.2, and Figures 2.2 and 3.1 of AS2890.6 is to be provided.  	
			<u>Designation</u> The designation of the accessible carparking space is to be provided in accordance with Clauses 3.1 and 3.2, and Figure 3.1 of AS2890.6.  FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES	To be assessed at CC stage
D4D7	D3.6	Signage	Braille and tactile signage is to be provided in accordance with this Clause and Specification 15 -BCA 2022 amdt 2. throughout the building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have:	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
			a) the line of tactile (braille) characters not less than 1250 mm and not higher than 1350 mm above the floor; and b) be located on the latch side of the door 50-300mm from the architrave. Where this is not possible and only when this is not possible the sign may be placed on the door itself. Where illuminated exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating “Exit” and the level number and floor level number or floor level descriptor. Notes -AS1428.1.2021 Specifies that Braille shall be Unified English Braille (UEB), Grade 1, uncontracted.	
D4D8	D3.7	Hearing augmentation	Required in auditoriums, conference room, or the like, ticket booths, reception areas, areas where the public is screened off from the service provider and in class 9b buildings.	To be assessed at CC stage
D4D9	D3.8	Tactile indicators	Tactile Ground Surface Indicators (TGSIs) must be provided to warn people that they are approaching a stairway, ramp and/or overhead obstruction in accordance with the requirements of this clause and AS 1428.4.1-2009.	To be assessed at CC stage
D4D10	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	The development does not incorporate a Class 9b part with fixed seating therefore this clause does not apply.	N/A
D4D11	D3.10	Swimming pools	The development does not incorporate a swimming pool therefore this clause does not apply.	N/A
D4D12	D3.11	Ramps	On an accessway, a series of connected ramps must not have a combined vertical rise of 3.6m or more. Also, a landing for a step ramp may not overlap a landing for another step ramp or ramp.	Complies
D4D13	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 AS1428.1.	To be assessed at CC stage

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8.5 SPECIFICATION 15 – BRAILLE AND TACTILE SIGNS

Clause	[2019]	Description	Comments	Assessment
S15C1	Spec D3.6:1	Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by clause D3.6.	Noted
S15C2	Spec D3.6:2	Location of braille and tactile signs	Braille and tactile signage must be located in accordance with this clause.	To be assessed at CC stage
S15C3	Spec D3.6:3	Braille and tactile sign specification	Braille and tactile signage must have characters in accordance with this clause.	To be assessed at CC stage
S15C4	Spec D3.6:4	Luminance contrast	The luminance contrast of the signage must comply with this clause.	To be assessed at CC stage
S15C5	Spec D3.6:5	Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	To be assessed at CC stage
S15C6	Spec D3.6:6	Braille	The braille characters must comply with this clause.	To be assessed at CC stage

8.6 SPECIFICATION 16 – ACCESSIBLE WATER ENTRY/EXIT FOR SWIMMING POOLS

The development does not incorporate a swimming pool therefore this specification does not apply.

8.7 SECTION D SPECIFICATIONS (SPECIFICATIONS 14 TO 16)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 14 - Non-required stairways, ramps and escalators [2019: Spec D1.12]
- Specification 15 – Braille and tactile signs [2019: Spec D3.6]
- Specification 16 – Accessible water entry/exit from swimming pools [2019: Spec D3.10]

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9 SECTION E – SERVICES AND EQUIPMENT

9.1 PART E1 – FIRE FIGHTING EQUIPMENT

Clause	[2019]	Description	Comments	Assessment
E1D1	E1.0	DtS Provisions	Information only.	Noted
E1D2	E1.3	Fire hydrants	The building is required to be provided with a Hydrant System in accordance with this provision and AS 2419.1 Details of the proposed hydrant system is to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the hydrant system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported.	To be assessed at CC stage
E1D3	E1.4	Fire hose reels	The building is required to be provided with a Fire Hose Reel System in accordance with this provision and AS 2441 for the Class 6, 7a and 9b parts. Details of the proposed fire hose reel system is to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the hose reel system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported.	To be assessed at CC stage
NSW E1D4 - E1D13	E1.5	Sprinklers	The building is required to be provided with a sprinkler system to Spec 17 / 18 and AS 2118.1 / AS 2118.4 in accordance with Clause E1D6 and E1D9. Details of the proposed sprinkler system are to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the sprinkler system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
E1D5	Table E1.5	Where sprinklers are required: all classifications	The building does not have an effective height of more than 25m and therefore this Clause does not apply.	N/A
E1D6	Table E1.5	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	The building has a rise in storeys of 4 or more, but an effective height of not more than 25m and therefore is required to be provided with a sprinkler system to Spec 18 and AS 2118.1, or AS 2118.4, or FPAA101D; or FPAA101H.	To be assessed at CC stage
E1D7	Table E1.5	Where sprinklers are required: Class 3 building used as a residential care building	The building does not contain any Class 3 residential care areas and therefore this Clause does not apply.	N/A
E1D8	Table E1.5	Where sprinklers are required: Class 6 building	The building does not contain large Class 6 areas and therefore this Clause does not apply.	N/A
E1D9	Table E1.5	Where sprinklers are required: Class 7a building, other than an open-deck carpark	Sprinklers are required as the building contains a Class 7a carpark with a fire compartment that accommodates more than 40 vehicles.	To be assessed at CC stage
E1D10	Table E1.5	Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	The building does not contain Class 9a or 9c use and therefore this Clause does not apply.	N/A
E1D11	Table E1.5	Where sprinklers are required: Class 9b buildings	The building does not contain Class 9b early childhood centre use and therefore this Clause does not apply. The building does not contain a stage or backstage area so Part I1 does not apply.	N/A
E1D12	Table E1.5	Where sprinklers are required: additional requirements	The building has not been assessed as a large isolated building. Further details of the void / atrium at the River Suites is required.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
E1D13	Table E1.5 (note 4)	Where sprinklers are required: occupancies of excessive hazard	The building does not contain excessive hazards and therefore this Clause does not apply.	N/A
E1D14	E1.6	Portable fire extinguishers	The building is to be provided with portable fire extinguishers in accordance with this provision and AS 2444.	To be assessed at CC stage
E1D15	E1.8	Fire control centres	The building has an effective height of less than 25m and does not contain Class 6, 7, 8, or 9 uses with a floor area or more than 18,000 m^2. Therefore, the building is not required to be provided with a fire control centre and this Clause does not apply.	N/A
E1D16	E1.9	Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.	Noted
E1D17	E1.10	Provisions for special hazards	Any proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation. These will require a risk assessment from a Fire Engineer and compliance with ABCB and FRNSW guidelines.	To be assessed at CC stage

9.2 PART E2 – SMOKE HAZARD MANAGEMENT

Clause	[2019]	Description	Comments	Assessment
E2D1	E2.0	DtS Provisions	Information only.	Noted
E2D2	E2.1	Application of Part	Information only.	Noted
E2D3	E2.2	General requirements	Where an air-handling system recycles air between fire compartments, it must: • Operate as a smoke control system in accordance with AS 1668,1; or • Incorporate smoke dampers where the air-handling ducts penetrate fire rated elements separating the fire	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
			compartments. Furthermore a smoke detection system must be provided to Clause 7.5 of AS 1670.1 to trigger auto shutdown of the system, and smoke damper activation. For the purposes of this Clause, SOUs in the Class 2 or 3 parts are considered separate fire compartments. A smoke detection system installed in accordance with Specification 20 must be provided to operate an AS 1668.1 zone pressurisation and automatic air pressurisation for fire isolated exits. This is not expected to happen.	
E2D4	Table E2.2a	Fire-isolated exits	The development has an effective height of 10.660 m (not more than 25 m), does not contain more than 2 levels below the lowest storey included in the rise in storeys, does not contain a G3 atrium, does not contain a Class 3 residential care part or a Class 9a/9c part and therefore the fire-isolated exits are not required to be pressurised to meet the requirements of this provision.	N/A
E2D5	Table E2.2a	Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The development has an effective height of 10.660 m (not more than 25 m) and therefore this Clause is not applicable to this assessment.	N/A
E2D6	Table E2.2a	Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings	The development has an effective height of 10.660 m (not more than 25 m) and therefore this Clause is not applicable to this assessment.	N/A
E2D7	Table E2.2a	Buildings more than 25 m in effective height: Class 9a buildings	The development does not contain a Class 9a part and therefore this Clause is not applicable to this assessment.	N/A

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Clause	[2019]	Description	Comments	Assessment
E2D8	Table E2.2a	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The building contains a Class 3 part and has an effective height of 10.660 m (not more than 25 m) and therefore must be provided with an automatic smoke detection and alarm system complying with Specification 20.	N/A
E2D9	Table E2.2a	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	The development contains a Class 6 and 9b part but has a rise in storeys or not more than 2 and therefore this Clause is not applicable to the assessment.	N/A
NSW E2D10	NSW Table E2.2a	Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4	This Clause does not apply to this development as it is not a large-isolated buildings subject to Clause C3D4.	N/A
E2D11	Table E2.2a	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	The development does not contain a Class 9a or 9c part and therefore this Clause is not applicable to this assessment.	N/A
E2D12	Table E2.2a	Class 7a buildings	Where the Class 7a carpark areas are proposed to be provided with a mechanical ventilation system in accordance with AS 1668.2 (in lieu of natural ventilation), the system must comply with Clause 5.5 of AS 1668.1.	To be assessed at CC stage
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	The development does not contain a basement (other than a Class 7a) that is not included in the rise in storeys and therefore this Clause does not apply.	N/A
E2D14	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m^2: Class 6 building (not containing an enclosed common walkway or	The Class 6 fire compartment is greater than 2,000 m^2 and does not contain an enclosed mall serving more than one Class 6 SOU. The building however is subject to the concession due to this compartment being single storey and opening onto open space so this clause does not apply.	N/A

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Clause	[2019]	Description	Comments	Assessment
		mall serving more than one Class 6 sole-occupancy unit)		
E2D15	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall)	The development does not contain an enclosed common walkway or mall serving the Class 6 parts and therefore this Clause is not applicable to this assessment.	N/A
NSW E2D16	NSW Table E2.2b	Class 9b – assembly buildings: all	The Class 9b assembly building must be provided with and automatic shutdown of any air-handling system upon the activation of smoke detections complying with S20C6. Note: This only applies when an air-conditioning system is installed in the building (excluding non-ducted individual room units with a capacity of not more than 1000L/s).	To be assessed at CC stage
NSW E2D17	NSW Table E2.2b	Class 9b – assembly buildings: night clubs, discotheques and the like	The development does not contain any Class 9b night clubs, discotheques or the like and therefore this Clause does not apply.	*N/A*
NSW E2D18	NSW Table E2.2b	Class 9b – assembly buildings: exhibition halls, museums and art galleries	The development does not contain any Class 9b exhibition hall, museum or art galleries and therefore this Clause does not apply.	N/A
NSW E2D19	NSW Table E2.2b	Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16-E2D18)	This development does contain a Class 9b use other assembly buildings (not listed in NSW E2D16-E2D18). As the fire compartment is less than 5,000 m^2 and rise in storeys of this part is not more than 2 the fire compartment must be provide with either: i. an *automatic* smoke detection and alarm system complying with Specification 20; or	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
			ii. a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	
NSW E2D20	Table E2.2b	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	Clause E2D20 has not been adopted for NSW	N/A
E2D21	E2.3	Provision for special hazards	Any proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation.	To be assessed at CC stage

9.3 PART E3 – LIFT INSTALLATIONS

Clause	[2019]	Description	Comments	Assessment
E3D1	E3.0	DtS Provisions	Information only.	Noted
E3D2	E3.1	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	To be assessed at CC stage
E3D3	E3.2	Stretcher facility in lifts	The building has an effective height of less than 12m and therefore this Clause does not apply.	N/A
E3D4	E3.3	Warning against use of lifts in fire	Warning signage stating DO NOT USE LIFTS IF THERE IS A FIRE is to be provided in accordance with this Clause. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	To be assessed at CC stage
E3D5	E3.4	Emergency lifts	The development has an effective height of 10.660 m (not more than 25m), it does not contain any Class 9a patient care areas and therefore is not required to be provided with any emergency lifts.	N/A
E3D6	E3.5	Landings	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lifts and their limitations	If the lift(s) provided are use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts they have no limitations. Details are to be provided at CC Stage.	To be assessed at CC stage
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	In an accessible building, every passenger lift must have the following features in the lift to provide for accessibility to the requirements of this Clause.	To be assessed at CC stage
E3D9	E3.7	Fire service controls	The building has an effective height of less than 12m and therefore this Clause does not apply.	N/A
E3D10	E3.8	Residential care buildings	This Clause does not apply to this development as it does not contain residential care as defined by the BCA.	N/A
E3D11	E3.9	Fire service recall control switch	The building has an effective height of less than 12m and therefore this Clause does not apply.	N/A
E3D12	E3.10	Lift car fire service drive control switch	The building has an effective height of less than 12m and therefore this Clause does not apply.	N/A

9.4 PART E4 – VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

Clause	[2019]	Description	Comments	Assessment
E4D1	E4.0	DtS Provisions	Information only.	Noted
E4D2	E4.2	Emergency lighting requirements	The development is required to be provided with emergency lighting in accordance with this Clause and AS 2293.1.	To be assessed at CC stage
E4D3	E4.3	Measurement of distance	Information only.	Noted
E4D4	E4.4	Design and operation of emergency lighting	Services designer to confirm the emergency lighting complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D5	E4.5	Exit signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
E4D6	E4.6	Direction signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D7	E4.7	Class 2 and 3 buildings and Class 4 parts: Exemptions	The development does not contain Class 2, 3 or 4 parts and therefore this Clause does not apply.	To be assessed at CC stage
E4D8	E4.8	Design and operation of exit signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D9	E4.9	Emergency warning and intercom systems	The development has an effective height of 10.660 m (not more than 25m), and does not contain any Class 3 (residential part of a school or accommodation or the aged, children or people with a disability), 9a or 9b (used as a theatre, public hall, or the like, having a *floor area* more than 1000 m^2 or a *rise in storeys* of more than 2) parts and therefore is not required to be provided with an EWIS system.	To be assessed at CC stage

9.5 SECTION E SPECIFICATIONS (SPECIFICATIONS 17 TO 25)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 17 – Fire sprinkler systems [2019: Spec E1.5]
- Specification 18 – Class 2 and 3 buildings not more than 25 m in effective height [2019: Spec E1.5a]
- Specification 20 – Smoke detection and alarm systems [2019: Spec E2.2a]
- Specification 23 – Residential fire safety systems [2019: Spec E2.2d]
- Specification 24 – Lift installations [2019: Spec E3.1]
- Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]

10 SECTION F – HEALTH AND AMENITY

10.1 PART F1 – SURFACE WATER MANAGEMENT, RISING DAMP AND EXTERNAL WATERPROOFING

An assessment against Part F1, which relates to stormwater drainage, and damp-proofing has not been undertaken and is to be confirmed by a suitably qualified consultant as part of the

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10.2 PART F2 – WET AREAS AND OVERFLOW PROTECTION

Clause	[2019]	Description	Comments	Assessment
F2D1	*New*	DtS Provisions	Information only.	Noted
F2D2	F1.7(a)(b)	Wet Area Construction	Wet areas to be waterproofed to comply with Specification 26 and AS 3740	CRA
F2D3	F1.7(c)-(e)	Rooms containing Urinals	Rooms that contain urinals must be graded to a floor waste and waterproofing in accordance with this provision.	CRA
F2D4	F1.11	Floor Wastes	The floor graded to floor wastes must be between 1:80- 1:50.	CRA

10.3 PART F3 – ROOF AND WALL CLADDING

Clause	[2019]	Description	Comments	Assessment
F3D1	*New*	DtS Provisions	Information only.	Noted
F3D2	F1.5	Roof Coverings	Metal roof sheeting must be to AS 1526.1.	CRA
F3D3	F1.6	Sarking	Sarking must comply with AS 4200.1 & AS 4200.2.	CRA
F3D4	F1.13	Glazed assemblies	Glazing within the external wall must comply with AS 2047 and this provision.	CRA
F3D5	*New*	Wall Cladding	The external wall cladding must be: ▪ Masonry to AS 3700; or ▪ Autoclaved aerated concrete to AS 5146.3; or ▪ Metal wall cladding to AS 1562.1. Where the cladding does not meet this provision, it must be assessed on a performance basis.	FI

10.4 PART F4 – SANITARY AND OTHER FACILITIES

Clause	[2019]	Description	Comments	Assessment
F4D1	F2.0	DtS Provisions	Information only.	Noted
F4D2	F2.1	Facilities in residential buildings	Facilities are shown to meet the requirements of this provision.	Complies
F4D3	F2.2	Calculation of number of occupants and facilities	Occupant numbers have been provided under Part 2.4 of this report. An equal number of males and females has been assumed.	Noted

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Clause	[2019]	Description	Comments	Assessment
F4D4	F2.3	Facilities in Class 3 to 9 buildings	Please refer to Annexure D for sanitary facility calculations.	Complies
F4D5	F2.4	Accessible sanitary facilities	Accessible sanitary facilities are provided at each bank of toilets.	To be assessed at CC stage
F4D6	Table F2.4a	Accessible unisex sanitary compartments	Accessible sanitary facilities are provided at each bank of toilets.	FI
F4D7	Table F2.4B	Accessible unisex showers	Accessible showers are provided in a number of locations	Nored
F4D8	F2.5	Construction of sanitary compartments	The sanitary compartments are capable of complying with this provision.	To be assessed at CC stage
F4D9	F2.6	Interpretation: Urinals and washbasins	Information only.	Noted
F4D10	F2.7	Microbial (legionella) control	This Clause is deleted from the BCA in NSW, as the installation of hot water, warm water and cooling water systems is regulated in the Public Health Regulation 2012.	Noted
F4D11	F2.8	Waste management	The development does not contain any Class 9a parts and therefore this Clause does not apply.	N/A
F4D12	F2.9	Accessible adult change facilities	The development does not contain any large Class 6 or 9b parts and therefore this Clause does not apply.	N/A

10.5 PART F5 – ROOM HEIGHTS

Clause	[2019]	Description	Comments	Assessment
F5D1	F3.0	DtS Provisions	Information only.	Noted
F5D2	F3.1	Height of rooms and other spaces	The development is capable of complying with this provision.	Complies

10.6 PART F6 – LIGHT AND VENTILATION

Clause	[2019]	Description	Comments	Assessment
F6D1	F4.0	DtS Provisions	Information only.	Noted
F6D2	F4.1	Provisions of natural light	Provision for natural light has been provided in accordance with this provision.	Noted
F6D3	F4.2	Methods and extent of natural light	Provision for natural light has been provided in accordance with this provision.	Complies

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Clause	[2019]	Description	Comments	Assessment
F6D4	F4.3	Natural light borrowed from adjoining room	Provision for natural light has been provided in accordance with this provision.	Noted
F6D5	F4.4	Artificial lighting	Artificial lighting to be provided to AS 1680.1. Compliance is to be confirmed by a suitably qualified electrical consultant.	CRA
F6D6	F4.5	Ventilation of rooms	Natural or mechanical ventilation to be provided to all areas of the building.	CRA
F6D7	F4.6	Natural ventilation	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this Part.	CRA
F6D8	F4.7	Ventilation borrowed from adjoining room	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this Part.	CRA
F6D9	F4.8	Restriction on location of sanitary compartments	Complies as proposed.	Noted
F6D10	F4.9	Airlocks	Complies as proposed.	Noted
F6D11	F4.11	Carparks	Every storey of a carpark, except an open-deck carpark, must have a system of mechanical ventilation complying with AS1668.2-2012 or a system of natural ventilation complying with Section 4 of AS1668.4-2012.	To be assessed at CC stage
F6D12	F4.12	Kitchen local exhaust ventilation	Where a commercial kitchen has a cooking apparatus that has a total maximum electrical power input exceeding 8kW or a total gas power input exceeding 29mJ/h	To be assessed at CC stage

10.7 PART F7 – SOUND TRANSMISSION AND INSULATION

An assessment against Part F7 is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation or confirmed by others.

Note: This part relates to measures required to reduce noise transmission between adjoining parts of the building. This part applies to Class 2, 3 and 9c buildings only.

10.8 SECTION F SPECIFICATIONS (SPECIFICATIONS 26 TO 29)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

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- Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]
- Specification 27 – Accessible adult change facilities [2019: Spec F2.9]
- Specification 28 – Sound insulation for building elements [2019: Spec F5.2]
- Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]

11 SECTION G – ANCILLARY PROVISIONS

11.1 PART G1 – MINOR STRUCTURES AND COMPONENTS

Clause	[2019]	Description	Comments	Assessment
G1D1	G1.0	DtS Provisions	Information only.	Noted
G1D2	G1.1	Swimming pools	The building does not contain a swimming pool and therefore this Clause does not apply.	N/A
G1D3	G1.2	Refrigerated chambers, strong-rooms and vaults	Refrigerated chambers, strong-rooms and vaults that are of a sufficient size for a person to enter are to have facilities meeting the requirements of this Clause.	To be assessed at CC stage
G1D4	G1.3	Outdoor play spaces	The building does not contain a Class 9b early childhood centre and therefore this Clause does not apply.	N/A
NSW G1D5	NSW G1.101	Provision for cleaning windows	A building must be provided with a safe manner of cleaning any windows located 3 or more storeys above the ground level via either windows that can be cleaned wholly from within the building or provision for the cleaning of the windows by a method complying with the WH&S Act 2001 and regulations made under that Act.	To be assessed at CC stage

11.2 PART G2 – BOILERS, PRESSURE VESSELS, HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

An assessment against Part G2 is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation or confirmed by others.

11.3 PART G3 – ATRIUM CONSTRUCTION

Details of stairs and void required for the external Hotel Suites in the south western corner. This void is likely to be considered an 'atrium' under the BCA requiring to be addressed by the Fire Engineer.

A building that contains an atrium that connects more than 2 storeys, or more than 3 storeys (if each storey is provided with a sprinkler system and one of those storeys is located at a level with direct

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egress to a road or open space) does not require an assessment against this part has not been undertaken and the remaining Clauses have been removed from this report.

11.4 PART G4 – CONSTRUCTION IN ALPINE AREAS

Credwell have not been engaged to undertake an assessment against Part G4 of the BCA. Please refer to the third-party assessment for details where applicable.

11.5 PART G5 – CONSTRUCTION IN BUSHFIRE PRONE AREAS

Credwell have not been engaged to undertake an assessment against Part G5 of the BCA. Please refer to the third-party assessment for details where applicable.

11.6 PART G6 – OCCUPIABLE OUTDOOR AREAS

Clause	[2019]	Description	Comments	Assessment
G6D1	G6.1	Application of Part	The courtyards are not considered at this time as occupiable outdoor areas but egress will be considered.	Noted
G6D2	G6.2	Fire hazard properties	The courtyards are not considered as occupiable outdoor areas.	Noted
G6D3	G6.3	Fire separation	The courtyards are not considered as occupiable outdoor areas.	Noted
G6D4	G6.4	Provision of escape	The courtyards are not considered as occupiable outdoor areas but egress will be considered.	Noted
G6D5	G6.5	Construction of exits	The courtyards are not considered as occupiable outdoor areas.	Noted
G6D6	G6.6	Fire fighting equipment	The courtyards are not considered as occupiable outdoor areas.	Noted
G6D7	G6.7	Lift installations	Not applicable	Noted
G6D8	G6.8	Visibility in an emergency, exit signs and warning systems	Not applicable	Noted
G6D9	G6.9	Light and ventilation	Not applicable	Noted
G6D10	G6.10	Fire orders	Not applicable	Noted

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11.7 PART G7 – LIVABLE HOUSING DESIGN

Part G7 does not apply in NSW and therefore this part has been removed from this report.

11.8 SECTION G SPECIFICATIONS (SPECIFICATIONS 30, 31 AND 43)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 30 – Installation of boilers and pressure vessels [2019: Spec G2.2]
- Specification 31 – Fire and smoke control systems in buildings containing atriums [2019: Spec G3.8]
- Specification 43 – Bushfire protection for certain Class 9 buildings

12 SECTION I – SPECIAL USE BUILDINGS

Section I contains provisions relating to the following special use buildings:

- Class 9b buildings which contain a stage and backstage area
- Public transport buildings
- Farm buildings and farm sheds

12.1 PART I1 – CLASS 9B BUILDINGS

The proposed development does not incorporate a class 9b building subject to this part and therefore this part has been removed from the report.

12.2 PART I2 – PUBLIC TRANSPORT BUILDINGS

The proposed development does not incorporate a public transport building subject to this part and therefore this part has been removed from the report.

12.3 PART I3 – FARM BUILDINGS AND FARM SHEDS

The proposed development does not incorporate a farm building or farm shed subject to this part and therefore this part has been removed from the report.

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12.4 NSW PART I4 – ENTERTAINMENT VENUES OTHER THAN TEMPORARY STRUCTURES AND DRIVE-IN THEATRES [2019: NSW PART H101]

The proposed development does not incorporate an entertainment venue subject to this part and therefore this part has been removed from the report.

12.5 NSW PART I5 – TEMPORARY STRUCTURES

The proposed development does not incorporate a temporary structure used as an entertainment venue subject to this part and therefore this part has been removed from the report.

12.6 NSW PART I6 – DRIVE-IN THEATRES

The proposed development does not incorporate a drive-in theatre subject to this part and therefore this part has been removed from the report.

12.7 SECTION I SPECIFICATION (SPECIFICATION 32 – CONSTRUCTION OF PROSCENIUM WALLS)

The proposed development does not incorporate a class 9b building subject to this part and therefore this specification has been removed from the report.

13 SECTION J – ENERGY EFFICIENCY

An assessment against Section J has not been undertaken as part of this report.

Where applicable, a suitably qualified consultant is to be engaged to confirm compliance with this part. Credwell Energy is a specialised team and can offer this service.

If you require assistance, please contact Credwell Energy on 02 9281 8555 or info@credwell.com.au for further information.

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14 STATEMENT OF COMPLIANCE

The architectural design documentation prepared for submission for the Development Application (as referred to in Annexure A of this report) have been assessed against the relevant provisions of the BCA. This assessment was limited to an assessment of the BCA in order to identify any items that may necessitate a modified development consent or additional key items that must be included in the design. It is considered that the documentation complies or is capable of complying with the BCA subject to resolution of items identified in this Report.

As identified in the Clause by Clause assessment, sufficient construction documentation is required in order to undertake a full assessment prior to the application for Construction Certificate.

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ANNEXURE A – REVIEWED DOCUMENTATION

This report has been based on the documentation listed below:

Architectural Plans prepared by Turner Architects Project Reference 23014		
Drawing Number	**Revision**	**Drawing Title**
DA-110-006	F	GA Plans – Lower Basement
DA-110-007	E	GA Plans – Upper Basement
DA-110-008	E	GA Plans – Upper Escarpment
DA-110-009	E	GA Plans – Ground Level _Entry
DA-110-010	C	GA Plans – Level 01_Gaol
DA-110-020	E	GA Plans – Roof Level
DA-111-001	F	GA Plans – Gaol Level
DA-111-002	C	GA Plans – Roof Level
DA-310-101	B	GA Site Sections – Section AA
DA-310-201	B	GA Site Sections – Section BB
DA-310-301	B	GA Site Sections – Section CC
DA-310-401	B	GA Site Sections – Section DD
DA-310-501	B	GA Site Sections – Section EE
DA-210-101	B	GA Elevations – North Elevation
DA-210-201	B	GA Elevations – East Elevation
DA-210-301	B	GA Elevations – Wingecarribee Street - South Elevation
DA-210-401	B	GA Elevations – Wingecarribee River -West Elevation
DA-220-101	C	Internal Elevations – North Elevation - Gaol Internal
DA-220-201	C	Internal Elevations – East Elevation - Gaol Internal
DA-220-301	C	Internal Elevations – South Elevation - Gaol Internal
DA-220-401	C	Internal Elevations – West Elevation - Gaol Internal
DA-220-501	B	Internal Elevations – West Elevation – Secret Door
DA-220-601	B	Internal Elevations – East Elevation – Hotel Suites

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ANNEXURE B – FIRE SAFETY MEASURES

Given the assessment in this report, the following fire safety measures are required to be installed in the building. This list is subject to change if Performance Solutions are proposed, or other options are taken during the Construction Certificate (CC) and/or construction stages.

It is noted that all 'Existing Fire Safety Measures' are to be replaced as part of the proposed works and are considered new services.

Proposed (new or modified) Fire Safety Measures

Item No.	Fire Safety Measure	Minimum Standard of Performance
1.	Access panels, doors and hoppers to fire-resisting shaft	BCA 2022 Amendment 2 Clause C4D14 Manufacturer's Specifications
2.	Automatic fail-safe devices (automatic doors)	BCA 2022 Amendment 2 Clause D3D24 Manufacturer's Specifications
3.	Automatic fail-safe devices (electronic latching)	BCA 2022 Amendment 2 Clause D3D26 Manufacturer's Specifications
4.	Automatic fire detection and alarm systems	BCA 2022 Amendment 2 Part E2 Clause E2D8, NSW Clause E2D19 and Specification 20 Clause S2C4 and S20C6 AS1670.1-2018 (amendment 1)
5.	Building occupant warning system	BCA 2022 Amendment 2 Part E2 Clause E2D8, S17C8 and Specification 20 Clause S20C7
6.	Automatic fire suppression systems (carpark sprinklers)	BCA 2022 Amendment 1 NSW E1D4 and Specification 17 AS 2118.1-2017 (amendment 1 & 2)
7.	Automatic fire suppression systems (sprinklers) – Residential buildings (Class 3) greater than three storeys	BCA 2022 Amendment 2 NSW E1D4and Specification 17 and Specification 18 AS 2118.1-2017 (amendment 1 & 2) AS 2118.4-2012
8.	Emergency lighting	BCA 2022 Amendment 2 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018 (amendment 1)
9.	Exit signs	BCA 2022 Amendment 2 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018 (amendment 1)
10.	Fire dampers	BCA 2022 Amendment 2 Clause C4D15 Manufacturer's Specification
11.	Fire doors	BCA 2022 Amendment 2 Clauses C4D9, C4D12 and Specification 12 AS 1905.1-2015
12.	Fire hose reel systems	BCA 2022 Amendment 2 Clause E1D3 AS 2441-2005 (amendment 1)

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Item No.	Fire Safety Measure	Minimum Standard of Performance
13.	Fire hydrant systems	BCA 2022 Amendment 1 Clause E1D2 AS 2419.1-2021
14.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Amendment 1 Clause C4D15 AS 1530.4-2014 Manufacturer's Specification
15.	Lightweight construction (fire rated)	BCA 2022 Amendment 1 Clause C2D9 and Specification 6 Manufacturer's Specification
16.	Mechanical air handling systems (automatic shutdown)	BCA 2022 Amendment 1 NSW Clause E2D16 and Specification 20 AS 1668.1-2015 (amendment 1)
17.	Portable fire extinguishers	BCA 2022 Amendment 1 Clause E1D14 AS 2444-2001
18.	Smoke alarms and heat alarms (internal alarms in residential units)	BCA 2022 Amendment 1 Part E2 and Specification 20 AS1670.1-2018 (amendment 1)
19.	Smoke doors	BCA 2022 Amendment 1 Clause C3D6, Specification 11 and Specification 12
20.	Solid core doors	BCA 2022 Amendment 1 Clause C4D12
21.	Warning and operational signs	BCA 2022 Amendment 1 Clauses D3D28 & E3D4 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 Clause 108
22.	Fire alarm monitoring	BCA 2022 Amendment 1 Clause Part E2 and Specification 20 AS 1670.3-2018 (amendment 1)
23.	Performance Solutions	*This will be completed upon receipt of the final Fire Engineering Report at the CC stage*

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ANNEXURE C – FIRE RESISTANCE LEVELS

The following fire resistance levels (FRLs) are required for the various elements of the building. Where the table below refers to a fire source feature (FSF), this is as defined in the BCA as the far boundary of a road, river, lake or the like adjoining the allotment, or a side or rear boundary of the allotment, or an external wall of another building on the allotment which is not a Class 10 building.

Building Element – Type A Construction	Class 3	Class 7a
Loadbearing External Walls		
- Less than 1.5m from a FSF	90/90/90	120/120/120
- 1.5 - 3m from a FSF	90/60/60	120/90/90
- 3m or more from a FSF	90/60/30	120/60/30
Non-Loadbearing External Walls		
- Less than 1.5m from a FSF	-/90/90	-/120/120
- 1.5 - 3m from a FSF	-/60/60	-/90/90
- 3m or more from a FSF	-/-/-	-/-/-
External Columns (not incorporated into an external wall)		
- Loadbearing	90/-/-	120/-/-
- Non-loadbearing	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120
Internal Walls - Fire resisting lift and stair shafts –		
- Loadbearing	90/90/90	120/120/120
- Non-loadbearing	-/90/90	-/120/120
Internal Walls – Bounding public corridors, public lobbies and the like –		
- Loadbearing	90/90/90	120/-/-
- Non-loadbearing	-/60/60	-/-/-
Internal Walls – Between or bounding sole-occupancy units –		
- Loadbearing	90/90/90	120/-/-
- Non-loadbearing	-/60/60	-/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion –		
- Loadbearing	90/90/90	120/90/90
- Non-loadbearing	-/90/90	-/90/90

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Building Element – Type A Construction	Class 3	Class 7a
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-
Floors	90/90/90	120/120/120
Roofs	90/60/30	120/60/30

Building Element – Type B Construction	Class 3	Class 9	Class 6
Loadbearing External Walls			
- Less than 1.5m from a FSF	90/90/90	120/120/120	180/180/180
- 1.5 - 3m from a FSF	90/60/30	120/90/60	180/120/90
- 3 - 9m from a FSF	90/30/30	120/30/30	180/90/60
- 9 - 18m from a FSF	90/30/-	120/30/-	180/60/-
- 18m or more from a FSF	-/-/-	-/-/-	-/-/-
Non-Loadbearing External Walls			
- Less than 1.5m from a FSF	-/90/90	-/120/120	-/180/180
- 1.5 - 3m from a FSF	-/60/60	-/90/60	-/120/90
- 3m or more from a FSF	-/-/-	-/-/-	-/-/-
External Columns (not incorporated into an external wall)			
- Loadbearing less than 18m from a FSF	90/-/-	120/-/-	180/-/-
- Loadbearing more than 18m from a FSF	-/-/-	-/-/-	-/-/-
- Non-loadbearing	-/-/-	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180
Internal Walls - Fire resisting lift and stair shafts –			
- Loadbearing	90/90/90	120/120/120	180/120/120
- Non-loadbearing	-/90/90	-/120/120	-/120/120
Internal Walls – Bounding public corridors, public lobbies and the like –			
- Loadbearing	60/60/60	120/-/-	180/-/-
- Non-loadbearing	-/60/60	-/-/-	-/-/-
Internal Walls – Between or bounding sole-occupancy units –			
- Loadbearing	60/60/60	120/-/-	180/-/-

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Building Element – Type B Construction	Class 3	Class 9	Class 6
- Non-loadbearing	-/60/60	-/-/-	-/-/-
Other loadbearing internal walls and columns	60/-/-	120/-/-	180/-/-

Building Element – Type C Construction	Class 3	Class 5	Class 6
External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	 90/90/90 -/-/- -/-/-	 90/90/90 60/60/60 -/-/-	 90/90/90 60/60/60 -/-/-
External Columns (not incorporated into an external wall) - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	 90/-/- -/-/- -/-/-	 90/-/- 60/-/- -/-/-	 90/-/- 60/-/- -/-/-
Common Walls and Fire Walls	90/90/90	90/90/90	90/90/90
Internal Walls - Fire resisting stair shafts –	60/60/60	60/60/60	60/60/60
Internal Walls – Bounding public corridors, public lobbies and the like -	60/60/60	-/-/-	-/-/-
Internal Walls – Between or bounding sole-occupancy units	60/60/60	-/-/-	-/-/-

FRL assessment notes:

To be assessed at CC stage

Details of the proposed FRL of building elements has not been provided to enable assessment at this stage. Upon receipt of Fire Compartmentation plans (to be provided by the architect at CC stage), and subject to further engagement, a mark-up of the plans will be undertaken and provided for reference. Any non-compliances with the DtS provisions will be raised for review.

Loadbearing elements that require an FRL:
Where required to achieve an FRL in accordance with Specification 5, the FRL of loadbearing elements are to be confirmed by a suitably qualified structural engineer and provided as part of the Construction Documentation.

Tested Systems:
Where the FRL of an element system is subject to an AS 1530.4 test report, the design and installation of the element must be strictly in accordance with the manufacturers specification, test

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reports and/or fire assessment reports. Construction details must consider junctions between the tested system and other building elements such as the junctions listed below:

- Fire rated wall to slab
- Fire rated wall to the slab/roof above
- Fire rated wall systems connecting to other wall types / wall systems.

Credwell have not been engaged to review the junctions between systems, and it is noted that where a junction detail is proposed that is not within a manufacturers Spec or test report, the detail is not deemed compliant with the DtS provisions of the BCA.

If a review of these junctions is requested, Credwell can undertake this service under additional engagement.

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ANNEXURE D – SANITARY FACILITY CALCULATIONS

The development must be provided with sanitary facilities in accordance with Part F4 of the BCA. This annexure outlines the minimum number of facilities required to achieve compliance.

Assessment notes:

- Sanitary Facilities for the Class 3 residents complies with Clause F4D2(2) with a shower, closet pan and wash basin for each room.
- Sanitary Facility calculations have been undertaken in accordance with Clause F4D4 of the BCA.
- Unisex Accessible WCs are counted once each for males and females
- The occupant numbers are outlined in part 2 of this report.

Showers:
The gym, yoga & Meditation portion of the development is required to be provided with showers at a rate of 1 shower for every 10 sporting participants. This results in a maximum of 10 males, and 10 females in this area. If the facilities are to be used by a high proportion of hotel guests or in conjunction with the treatment rooms this may be increased.

Provided Number of Sanitary Facilities (staff facilities overall)						
Use		**Employee no.**	**Pan**	**Basin**	**Urinal**	**Comments**
Class 3, 5, 6 & 9b Employees [total number: 50*] *BCA table F4D4a*	Male	25	2 [1 male + 1 EOT]	2 [1 male + 1 EOT]	1 [1 male + 0 EOT]	*Complies (based on DA layout)*
	Female	25	2 [2female + 0 accessible]	1 [1 female + 0 accessible]	-	*Complies (based on DA layout)*

*The proximity of the unisex sanitary facility to the staff facilities will be required to be addressed and additional facilities are likely to be provided in the Governor's and Deputy Governor's Residence buildings.

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Required Number of Sanitary Facilities (per office floor)						
Use		**Occupant no.**	**Pan**	**Basin**	**Urinal**	**Comments**
Class 6 Restaurant, Bar & Café Patrons [total number: 200] *BCA table F4D4d*	Male	100	1 [2 male + 0 accessible]	2 [1 male + 1 accessible]	2 [2 male + 0 accessible]	*Complies (based on DA layout)*
	Female	100	3 [2 female + 1 accessible]	2 [1 female + 1 accessible]	-	*Complies (based on DA layout)*

Required Number of Sanitary Facilities						
Use		**Occupant no.**	**Pan**	**Basin**	**Urinal**	**Comments**
Class 9b Function Rooms [total number: 300] *BCA table F4D4l*	Male	150	2 [1 male + 1 accessible]	2 [1 male + 1 accessible]	3 [2 male+ 1 accessible]	*Complies (based on DA layout)*
	Female	150	4 [3 female + 1 accessible]	2 [1 female + 1 accessible]	-	*Complies (based on DA layout)*

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