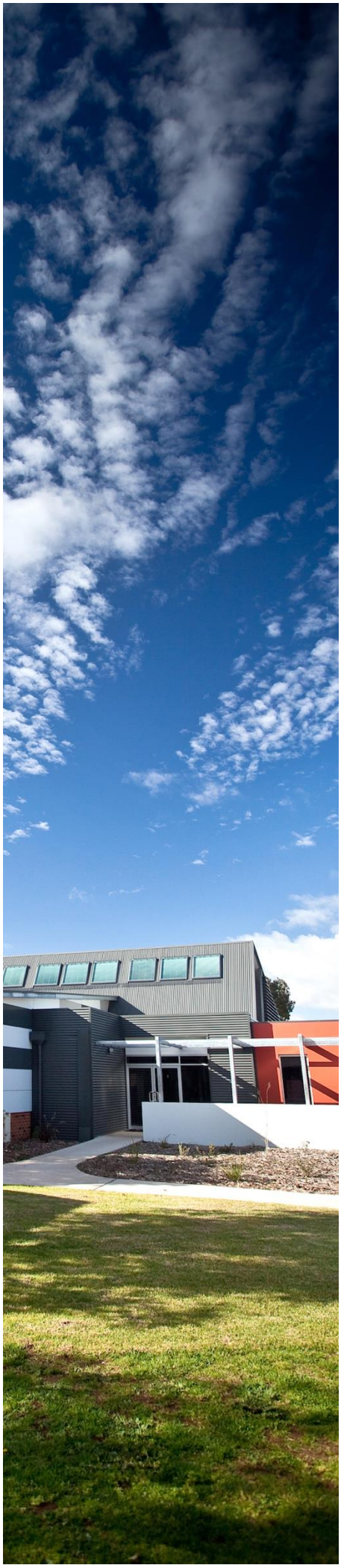

Statement of Environmental Effects

Hotel Alterations and Additions, Comfort Inn Aden
1 Sydney Road
Mudgee

(Our Reference: 36773-PR01_B)

Disclaimer

This report has been prepared solely for Aden Hotels Group (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report.
Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Report Title:	Statement of Environmental Effects
Project Name:	Motel Alterations and Additions
Client:	Aden Hotels Group
Project No.	36773
Report Reference	36773-PR01_B
Date:	11/10/2021
Revision:	Final

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APPENDICES

LIST OF PLATES

1 INTRODUCTION

1.1 Background

Barnson Pty Ltd has been engaged by Mayoh Architects to prepare information in support of a Development Application (DA) for alterations and additions to the Comfort Inn Aden, at Lot 21 DP 1111967 and 1 Sydney Road, Mudgee

The subject site has an approximate area of 7,090m^2. The site is currently associated with the use of the Comfort Inn Hotel/Motel (referred to as the Hotel for the remainder of the report).

The proposed development will consist of demolition works; alterations to the existing restaurant/function area; upgrading of existing motel rooms; the addition of thirteen (13) first floor motel rooms; new boundary treatments including fencing along the western boundary; alteration and addition to Room 46; and associated landscaping, upgrading the pool/gym/ outdoor area and additional car parking spaces.

The intention of the proposed alterations and additions to the Hotel is to foremost update; and to provide a unique and appealing setting for guests in particular the burgeoning Sydney market.

The site is zoned R1 General Residential pursuant to the provisions under the *Mid- Western Regional Local Environmental Plan 2012* (LEP). The proposed development is defined as 'hotel or motel accommodation' a type of 'Tourist and Visitor Accommodation', which is permissible with development consent.

This application consists of:

- One (1) PDF copy of this written statement, including plans.

1.2 Proponent

The proponent for the DA is Aden Hotels Group.

1.3 Consultant

Barnson Pty Ltd

Jim Sarantzouklis

'Riverview Business Park'

1/36 Darling Street

Dubbo NSW 2830

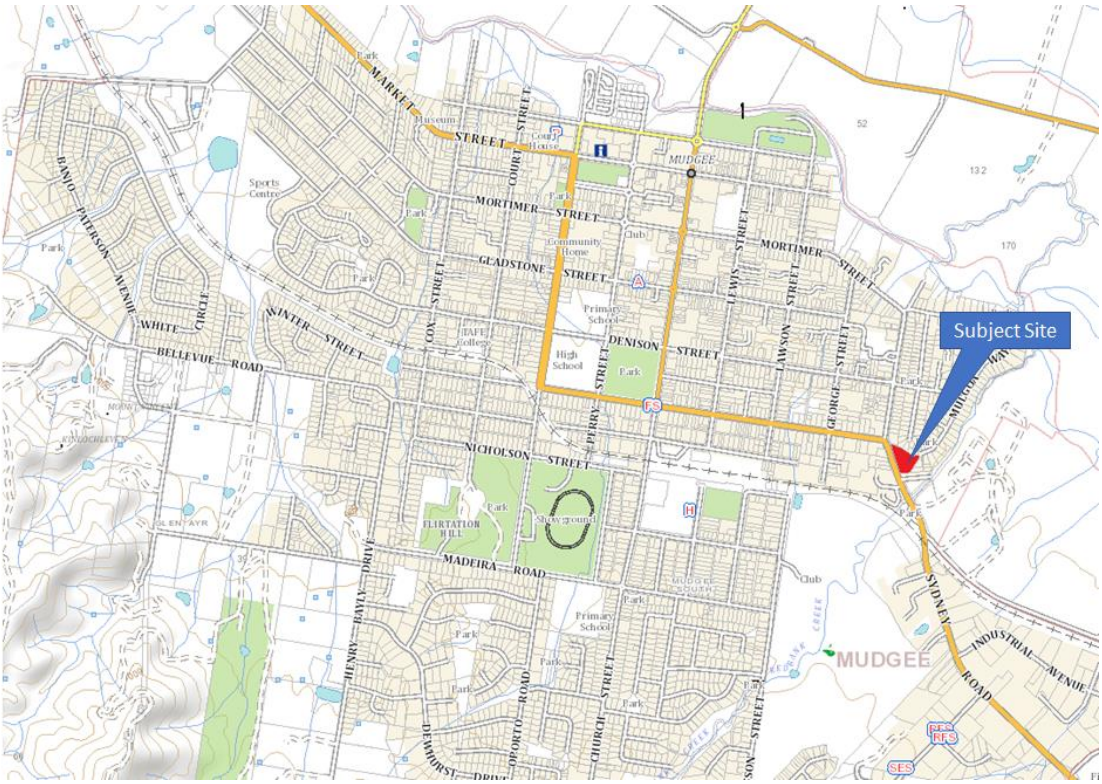
2 EXISTING ENVIRONMENT

2.1 Location and Title

The subject site of this application is Lots 21 DP 1111967, known as 1 Sydney Road, Mudgee 2850.

The subject site is located just south-east of Mudgee's central business district in an area where there is a mix of land uses including residential, commercial and light industrial development. Refer to **Figure 1** below.

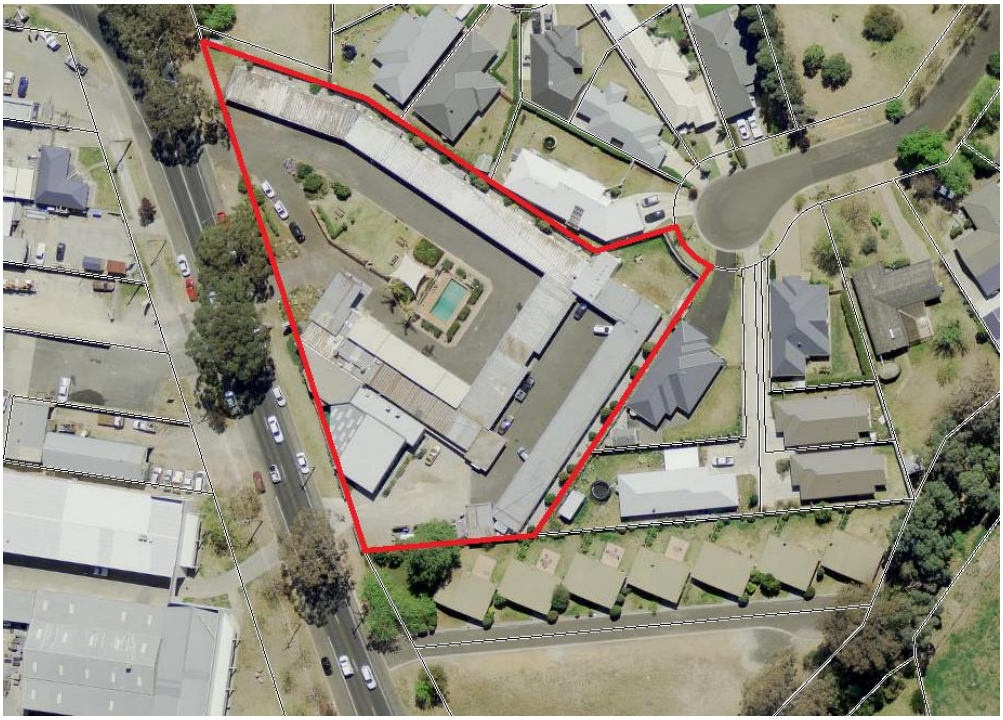
The Deposited Plan (DP) for the subject site is shown in **Appendix A** of this report. The DP shows a small easement to drain sewage; and the site benefitting from easements to drain water.



Source: (NSW Government Spatial Services, 2020)

Figure 1 – Site Location

The subject site has direct frontage to Sydney Road and is currently used for the Comfort Inn Aden, Mudgee. Refer to **Figure 2** and **Plates 1-3** for photos of the site and the locality.



Source: (NSW Government Spatial Services, 2020)

Figure 2 – Site Aerial

Plate 1 – View of existing rooms on the northern boundary

Plate 2 - View of Sydney Road in a northern direction from the adjacent side of the Comfort Inn

Plate 3 – View of the current reception area to be improved

2.2 Land Use

The subject land is part of a built-up urban area in Mudgee. The subject site comprises existing buildings, amenities and a restaurant/function area that are all related to the Comfort Inn Aden, Mudgee, which has existed for an extended period of time.

The land is surrounded by residential, commercial and industrial activities. The Laneway accommodation adjoins the site on the southern boundary; a place of public worship to the north and residential housing adjoins the eastern boundary.

2.3 Topography and Soils

The topography of the site is relatively flat throughout.

2.4 Flora and Fauna

The subject site does not show evidence of having a large array of vegetation as there is only garden landscaping to provide visual amenity, and for this reason, there are no signs of endangered flora species.

The lack of vegetation and high levels of pedestrian and vehicle traffic that are involved with the hardstand areas indicate the site has little potential to support a significant range of fauna species.

Further landscaping is proposed to improve the overall amenity of the development.

2.5 Noise Environment

Measurements of background noise levels have not been undertaken on site. The nature of the area is such that noise levels due to vehicle movement, service provision and construction works are in keeping with most urban environments on a main road where vehicle movement numbers include local and through traffic. The major noise generators would be vehicular traffic along Sydney Road (Castlereagh Highway).

2.6 Natural Hazards

The site is not bushfire prone or located within a Flood Planning Area pursuant to the *Mid-Western Regional Local Environmental Plan 2012* or NSW ePlanning Spatial Viewer.

2.7 Services

All essential services are already available to the site, including water supply, sewerage, electricity, telecommunications and stormwater management.

2.8 Access and Traffic

The subject site fronts Sydney Road (Castlereagh Highway). Sydney Road has wide verges and is bitumen sealed with kerb and guttering.

Vehicular access is available from Sydney Road via three (3) separate crossovers. The crossovers appear capable of supporting motor cars; small buses; and small delivery trucks.

There are a number of off-street car parking spaces available conveniently located alongside the existing motel units.

2.9 Heritage

The subject site is not listed as containing a heritage item under Schedule 5 of the *Mid- Western Regional Local Environmental Plan 2012* (The LEP). There are also no heritage items in close vicinity of the subject site.

A search of the *Aboriginal Heritage Information Management System* (AHIMS) revealed no items of Aboriginal significance located on the site or within a 200m radius. Refer to the AHIMS search results in Appendix B of this report.

3 PROPOSED DEVELOPMENT

The proposed development consists of demolition works; upgrading existing motel units; addition of thirteen (13) first floor motel rooms; the alteration and addition to Room 46; improvements to the restaurant/function area/s; upgrading pool/gym/outdoor area; construction of new boundary treatments including wall fencing along the Sydney Road frontage and additional landscaping on Lot 21 DP 1111967, known as 1 Sydney Road, Mudgee.

The primary purpose of the development is to improve the standard of accommodation and providing a welcoming setting with modern facilities for guests.

The proposal is not intended to result in change to current hours of operation nor the maximum number or staff onsite at any one time.

Further details include:

- The proposed thirteen (13) additional rooms shall be centrally located consisting of eleven (11) bedsits and two (2) x one bedroom units.
- The bedsits shall have an area of 23 or 25m² and space for a double and single bed and amenities;
- The one (1) bedroom units shall have a floor area of 69m² and have separate living; bedroom and amenities rooms;
- The first-floor units will be constructed of a lightweight fire rated suspended timber flooring, steel stud and Hebel walls with painted FC style cladding, steel roof members with colorbond roof and wall cladding;
- Ground floor laundry addition and the adaptation of the South-Eastern storeroom into the managers residence;
- Construction of an acoustic wall along the subject site's boundary that has frontage to Sydney Road, the wall will replace an existing access point, and provide a buffer between the motel and Sydney Road traffic and current land uses opposite the site;
- Relocation and enlargement of kitchen to support new restaurant area;
- Relocation and improvement of reception/lounge areas and space to ensure appropriate distancing of guests during check-in/out;
- Establishment of fifteen (15) additional onsite carparking spaces;
- Establishment of landscaping throughout the site for improved visual appearance;
- All existing services shall be protected and extended connections provided to new building improvements, where necessary; and
- Erosion and sediment controls shall be established on the site.

Refer to Development Plans in Appendix C and Preliminary Stormwater Management drawings in Appendix D.

4 LAND USE ZONING

The subject site is zoned R1 General Residential pursuant to the *Mid-Western Regional Local Environment Plan 2012* (the LEP). The proposed development seeks approval to carry out alterations and additions to existing 'hotel or motel accommodation' which is defined in the LEP Dictionary as:

"…a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that—

(a) comprises rooms or self-contained suites, and

(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note—

Hotel or motel accommodation is a type of ***tourist and visitor accommodation****—see the definition of that term in this Dictionary*

The parent definition for *hotel or motel accommodation* is *tourist and visitor accommodation* which is listed in item 3 of the zone table and therefore as hotel or motel accommodation is not specifically listed in Item 4 as prohibited the development remains permitted with consent.

The permissibility of the proposed development is assessed in terms of the heads of consideration in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, which incorporates consideration of the LEP and zone objectives.

5 PLANNING CONSIDERATIONS

5.1 Biodiversity Conservation Act 2016

5.1.1 Is the development likely to significantly affect threatened species?

Clause 7.2 of the *Biodiversity Conservation Act 2016* (BC Act) identifies the following circumstances where a development is likely to significantly affect threatened species:

(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or

(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or

(c) it is carried out in a declared area of outstanding biodiversity value.

Each of these is addressed below.

5.1.1.1 Section 7.3 Test

To determine whether a development is likely to significantly affect threatened species or ecological communities, or their habitats, the following is to be taken into account in accordance with Section 7.3 of the BC Act:

(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,

(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,

(c) in relation to the habitat of a threatened species or ecological community:

(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,

(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),

(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

Comment: The site is located within an existing urban area and has functioned as a hotel/motel for an extended period of time. The land is surrounded by residential and industrial developments. The site contains some small trees and shrubs associated with gardens and it is proposed to remove some of this vegetation to allow the development to proceed. The vegetation is not considered endangered or threatened species, nor do they support any ecological communities or their habitats.

Therefore, the proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats.

5.1.1.2 Section 7.4 Test

Section 7.4 of the BC Act states:

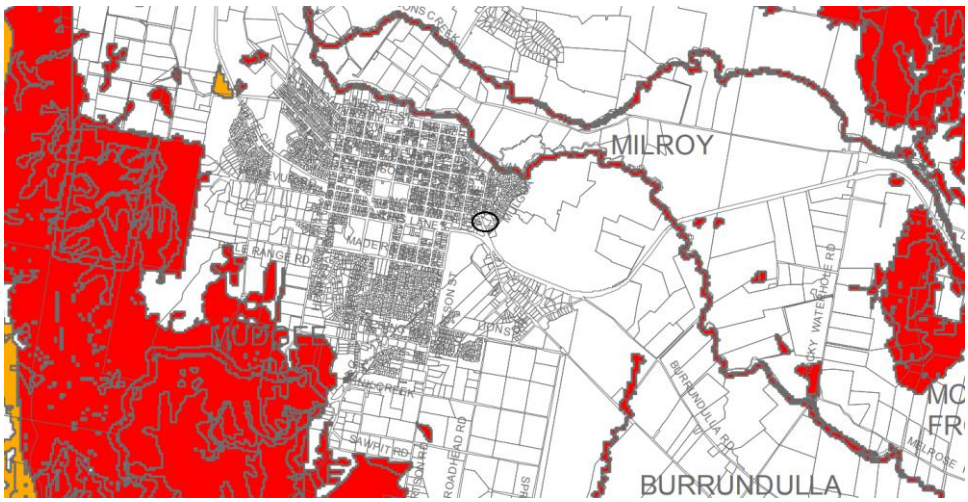
(1) *Proposed development exceeds the biodiversity offsets scheme threshold for the purposes of this Part if it is development of an extent or kind that the regulations declare to be development that exceeds the threshold.*

(2) *In determining whether proposed development exceeds the biodiversity offsets threshold for the purposes of this Part, any part of the proposed development that involves the clearing of native vegetation on category 1-exempt land (within the meaning of Part 5A of the Local Land Services Act 2013) is to be disregarded.*

Comment: The proposed development clearing area will not exceed the biodiversity offsets scheme threshold for the purposes of this part.

5.1.1.3 Declared Area of Outstanding Biodiversity Value

The site is not mapped on the Biodiversity Value Map as being land with a high biodiversity value as defined by the BC Act.



Source: (NSW Government, 2020)

Figure 3 – Biodiversity Value Map

5.1.2 Biodiversity Development Assessment Report

As outlined in Section 5.1.1, the proposed development is not likely to significantly affect threatened species as defined by Section 7.2 of the BC Act. Therefore, a Biodiversity Development Assessment Report is not required to accompany the application for development consent.

5.2 Fisheries Management Act 1994

5.2.1 Applicability

The Fisheries Management Act 1994 (FM Act) applies to:

(a) in relation to all waters that are within the limits of the State, and

(b) except for purposes relating to a fishery, or a part of a fishery, that is to be managed in accordance with the law of the Commonwealth pursuant to an arrangement under Division 3 of Part 5 and except for purposes prescribed by paragraph (d)—in relation to any waters of the sea not within the limits of the State that are on the landward side of waters adjacent to the State that are within the Australian fishing zone, and

(c) for purposes relating to a fishery, or a part of a fishery, that is managed in accordance with the law of the State pursuant to an arrangement under Division 3 of Part 5—in relation to any waters to which the legislative powers of the State extend with respect to that fishery, whether pursuant to section 5 of the Coastal Waters (State Powers) Act 1980 of the Commonwealth or otherwise, and

(d) for purposes relating to recreational fishing activities engaged in otherwise than by use of a foreign boat (other than recreational activities prohibited or regulated under a plan of management determined under section 17 of the Commonwealth Act)—in relation to any waters to which the legislative powers of the State extend with respect to such activities.

Comment: The Fisheries Management Act 1994 does not apply to the subject proposal.

5.2.2 Is the development likely to significantly affect threatened species, population or ecological community?

Section 221ZV of the FM Act requires the following matters to be taken into consideration to determine whether a proposed development or activity is likely to significantly affect threatened species, populations or ecological communities (unless it is carried out in critical habitat):

(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,

(b) in the case of an endangered population, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction,

(c) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,

(d) in relation to the habitat of a threatened species, population or ecological community:

(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the threatened species, population or ecological community in the locality,

(e) whether the proposed development or activity is likely to have an adverse effect on any critical habitat (either directly or indirectly),

(f) whether the proposed development or activity is consistent with a Priorities Action Statement,

(g) whether the proposed development constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.

The assessment guidelines under section 220ZZA apply to the determination of whether any such proposed development or activity is likely to significantly affect threatened species.

Comment: The Fisheries Management Act 1994 does not apply to the subject proposal.

5.3 Environmental Planning & Assessment Act 1979

5.3.1 Application of Biodiversity Conservation Act 2016 & Fisheries Management Act 1994

Section 1.7 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) identifies that Part 7 of the BC Act and Part 7A of the FM Act relate to the operation of the EP&A Act in relation to the terrestrial and aquatic environment. These Acts are addressed in Sections 5.1 and 5.2 of this report, respectively.

5.3.2 Evaluation

Section 4.15 of the EP&A Act (as amended) requires the Council to consider various matters in regard to the determination of the Development Application.

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) The provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(v) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;

(c) The suitability of the site for the development,

(d) Any submissions made in accordance with this act or the regulations,

(e) The public interest.

The proposed development has been designed with consideration to the following matters, as outlined below.

5.4 Environmental Planning Instruments

5.4.1 State Environmental Planning Policy No. 55 – Remediation of Land

The NSW State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provided a planning framework for the remediation of contaminated land. Under SEPP 55, Council is required in determining a Development Application to consider whether land is contaminated and whether the proposed remediation of any identifies contamination will satisfactorily render the land suitable for the intended land use upon the site.

The subject site is generally covered by hardstand and with the present motel landuse occupying the site for circa 50 years without involving any significant contaminating activities. The age of the building suggests asbestos containing materials should not be prevalent, however an investigation should form part of any demolition work plan in accordance with AS 2601-2001.

5.4.2 State Environmental Planning Policy - Infrastructure 2007 - ISEPP

5.4.2.1 Clause 45 Determination of development applications—other development

Clause 45 of the *State Environmental Planning Policy- Infrastructure (2007)* states the following in regard to development within proximity to power infrastructure:

(1) This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—

(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,

(b) development carried out—

(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or

(ii) immediately adjacent to an electricity substation, or

(iii) within 5m of an exposed overhead electricity power line,

(c) installation of a swimming pool any part of which is—

(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or

(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,

(d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.

(2) Before determining a development application (or an application for modification of a consent) for development to which this clause applies, the consent authority must—

(a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and

(b) take into consideration any response to the notice that is received within 21 days after the notice is given

Comment: The proposed development including the proposed acoustic front fence does not encroach within 5m of the existing overhead powerlines along Sydney Road.

5.4.2.2 Clause 101 Determination of development applications—other development

Clause 101 of the *State Environmental Planning Policy- Infrastructure (2007)* states the following in regard to development with frontage to a classified road:

(1) The objectives of this clause are—

(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and

(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that –

(a) Where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and

Comment: The subject land does not front another road which would allow access other than from a classified road.

(b) The safety, efficiency, and ongoing operation of the classified road will not be adversely affected by the development as a result of-

i. The design of the vehicular access to the land, or

ii. The emission of smoke or dust from the development, or

iii. The nature, volume or frequency of vehicles using the classified road to gain access to the land, and

Comment: The proposal is for additions and alterations to an existing motel. The design does involve removal of the northern-most crossover which is considered an appropriate measure to reduce the amount of access points and minimise impact on Sydney Road traffic.

The remaining crossovers have been considered relevant to the proposed vehicles entering and egressing the site and considered appropriate.

The proposed additional 13 motel rooms making a total of 59 rooms shall have the potential to increase traffic movements, however not such that it is likely to cause significant undue pressure on the current capacity of the classified road. The Roads and Maritime Services 'Guide to Traffic Generating Development' specifies estimated peak hourly rates for motels. Assuming 100% occupancy and an evening peak hourly vehicle trips rate of 0.4 per unit, the proposed 59 motel units shall generate 23.6 trips, which is well below the 50 or more vehicles per hour threshold in Schedule 3 of the ISEPP which would require referral to Transport NSW.

The improvements to the restaurant and function area are to coincide with guests staying at the motel, therefore limiting additional movements to guest vsitation.

Refer also to Traffic and Parking Assessment Report by Terraffic Pty Ltd in Appendix E.

(c) The development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

Comment: The proposed development generally involves additional motel rooms which are well setback from the classified road, nevertheless improved design measures such as the acoustic wall are included to minimise any potential traffic noise and vehicle emission impacts on the site.

5.4.3 State Environmental Planning Policy No. 64 - Advertising and Signage

There is minimal new signage proposed as part of the development. The focus is less on proliferation of signage and more on letting the new design set the tone and higher standard as the avenue for their advertising. A business identification sign will be visible from a classified road, as such SEPP 64 – Advertising and Signage is addressed below:

The aims and objectives of SEPP No. 64 are set out in Clause 3(1)(a) as follows:

(1) This Policy aims:

(a) to ensure that signage (including advertising):

(i) is compatible with the desired amenity and visual character of an area, and

(ii) provides effective communication in suitable locations, and

(iii) is of high quality design and finish,

Part 2 – Signage Generally

Clause 8 states that:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1

Comment - The proposed new sign at the main entry on an acoustic wall meets the aims and objectives of SEPP No. 64 as set out in Clause (3)(1)(a). The proposed sign is compatible with the desired character of the locality, contributing to the effective services of a hotel in the area. The proposed signage is suitably located to provide effective communication to vehicles and pedestrians in the surrounding streetscape. The proposed signage is of high design quality, having designed to integrate with the existing locality and shall employ a quality finish.

The proposed sign has been assessed against the criteria set out in Schedule 1 of SEPP No. 64, as follows:

1. *Character of the area*

The proposed sign is appropriate within the context of the locality, enabling the advertisement of the Hotel at the main entry.

2. *Special Areas*

The subject site is not located within any special areas that are sensitive to alterations of visual quality. The site is not located within an environmentally sensitive context and the signage has been designed accordingly.

3. *Views and Vistas*

The proposed new sign does not obstruct any significant views or vistas. The sign is appropriately integrated within the context of the site and it is not expected to dominate the skyline, being consistent with existing signage in the locality.

4. *Streetscape, setting or landscape*

The scale of the new sign is consistent with the existing streetscape and is appropriate for the locality. The proposed sign contributes to the visual interest of the area and provides assistance in identifying the Hotel, enhancing the amenity of the area. The sign is well integrated within the context of the site and does not protrude beyond the site's property boundaries.

5. *Site and Building*

The sign will be appropriately located on an acoustic wall at the main entry to the site being well positioned for the primary approach of pedestrians and vehicles.

6. *Associated devices and logos with advertisement and advertising structures*

The sign has been appropriately designed to ensure that any safety measures are an integral part of the design.

7. *Illumination*

The proposed sign is not to be illuminated.

8. *Safety*

The proposed sign shall reduce the safety of the public road and is appropriately located on-site to be visible to pedestrians and vehicles in the locality. As the sign is appropriately located and unobtrusive, the proposal will not obscure any significant sightlines from public areas.

The assessment above has shown that the proposed sign complies with all criteria set out by Schedule 1. There is no impediment under SEPP 64 to Council approving the signage. Refer also to Sign Details in Appendix C.

5.4.4 SEPP No.55 - Remediation of Land

Clause 7 of *State Environmental Planning Policy No.55 – Remediation of Land* (SEPP 55) requires Council to consider the following before granting consent to a DA:

> *(a) it has considered whether the land is contaminated, and*
>
> *(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
>
> *(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Comment: The subject site is not known to have been used for any purposes referred to in Table 1 of the contaminated land planning guidelines. The site has previously been used as tourist and visitor accommodation in relation to the Comfort Inn Aden Hotel facility and is not expected to be contaminated. Therefore, the site is considered suitable for the proposed alterations and additions in accordance with *SEPP no. 55* and will not require a preliminary site investigation.

5.4.5 Mid-Western Regional Local Environmental Plan 2012

5.4.5.1 Land Use Table

The subject site is zoned R1 General Residential pursuant the provisions of the *Mid-Western Regional Local Environmental Plan 2012* (LEP). The objectives of the R1 Zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment: The proposed development is defined as "Tourist and Visitor Accommodation", which is considered to be consistent with the zone objectives listed above in that it shall provide a range of accommodation options within a residential area.

5.4.5.2 Clause 2.7 Demolition Requires Development Consent

Clause 2.7 'Demolition requires development consent' states that demolition of a building or work may be carried out only with development consent unless the building or work could be classified as exempt development.

Comment: Development consent is being sort for the demolition work. A plan showing the proposed demolition works has been prepared. Refer to Appendix C for demolition work. It is recommended that demolition works be carried out in accordance with AS 2601-2001 and any Council requirements.

5.4.5.3 Clause 4.3 Height of Buildings

Clause 4.3 'Height of Buildings' states that the following:

- *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map*

The maximum height for buildings within R1 zoned land is 8.5m, the proposed development is well below the standard maximum height, the lift being the highest structure at approx. 6.5m, The increased building height is centrally located within the site and poses little or no visual or overshadowing impact on neighbours or the locality.

5.4.5.4 Clause 6.3 Earthworks

Clause 6.3 of the LEP requires the consent authority to consider the following matters before granting consent for earthworks:

(a) The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,

(b) The effect of the development on the likely future use or redevelopment of the land,

(c) The quality of the fill or the soil to be excavated, or both,

(d) The effect of the development on the existing and likely amenity of adjoining properties,

(e) The source of any fill material and the destination of any excavated material,

(f) The likelihood of disturbing relics,

(g) The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

(h) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Comment: The development has been designed to address existing drainage patterns on site and appropriately manage stormwater. It is not expected to result in the disruption of or detrimental effects on the existing drainage patterns or soil stability.

The development is not expected to impact on any watercourse, drinking water catchment or environmentally sensitive area.

It is recommended that appropriate erosion and sediment control measures be installed and maintained during the construction period.

Refer also to Preliminary Stormwater management details in Appendix D.

5.4.5.5 Clause 6.4 Groundwater Vulnerability

The subject site is mapped as being within an area classed as groundwater vulnerable. Clause 6.4 of the LEP requires the consent authority to consider the following matters prior to determining a DA that is located on groundwater vulnerable land.

(a) The likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals,

(b) Any adverse impacts the development may have on groundwater dependent ecosystems,

(c) The cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),

(d) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

Comment: All waste from the construction of the proposed development shall be stored appropriately to the waste type generated and shall be periodically collected and disposed of by licensed contractors.

Once completed the proposed development shall be connected to the reticulated sewerage system, thus minimizing any potential impact on groundwater systems. Additionally, the proposed development will not require the storage or disposal of any solid or liquid waste chemicals or the extraction of any groundwater.

After consideration of the above it is not considered that contamination of the groundwater is likely to occur as a result of the proposed development.

5.4.5.6 Clause 6.9 Essential Services

Clause 6.9 'Essential services' states:

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—

(a) the supply of water,

(b) the supply of electricity,

(c) the disposal and management of sewage,

(d) stormwater drainage or on-site conservation,

(e) suitable road access.

Comment: The site is afforded with existing connections to water supply, sewerage, electricity, stormwater drainage and suitable vehicular access.

Any upgrades to essential services connections shall be undertaken as part of this application to satisfy the proposed development in accordance with relevant service provider requirements. It is unlikely that services will need to be augmented.

Refer also to Development Plans in Appendix C and Preliminary Stormwater Management Plans in Appendix D.

5.5 Draft Environmental Planning Instruments

No draft Environmental Planning Instruments are applicable to the subject site or development.

5.6 Development Control Plans

The *Mid-Western Development Control Plan 2013* (DCP) applies to the subject proposal. Relevant provisions of the DCP have been address in Table 3 below.

Table 1 – DCP Requirements	
Requirement	**Comment**
Part 4.4 Signage – Refer to Section 5.4.3 **Part 4.5 Commercial Development**	
Building Setbacks	In relation to building setbacks there are no minimum front setbacks for commercial development, that said the current nearest front setback is approximately 1m being the restaurant and it is not intended encroach on this setback. It is intended to comply with deemed to satisfy BCA provisions for side and rear setbacks.
Signage	The proposed signage is considered appropriate for the site and locality.
Design	The proposal has been architecturally designed with an emphasis on providing a safe and visually inviting environment for guests and staff despite the challenge of a western outlook which includes Sydney Road and industrial landuses. The design has bought together well the use of varying material types; articulation and colours. The addition of landscaping shall minimise any potential visual impact arising from the proposed restaurant wall and acoustic fence wall length. *Noting that the northern end of the proposed fence has been setback further in sections to enable further landscaping to be introduced.*
Scale form and height	The scale, form and height of the buildings are in keeping with the locality. No building shall exceed 8.5m or a double storey height.
Mortimer & Church Street Mudgee	*Not applicable – The development does not front Mortimer or Church Street.*
Articulation and Façade Composition	The proposal improves on the current appearance, using various design means including articulation; material types; colours and screening. Landscaping is also proposed to assist with breaking up longer walls introduced to minimise traffic noise and visual outlook impacts.
Post supported verandahs & balconies	*Not applicable.*

Residential Commercial Interface	The proposed development complies with this part in that: • Landscaping shall be established throughout the site to help reduce any potential visual impact on residential neighbours; • The proposed first floor room additions are centrally located onsite well setback from boundaries and designed so that overlooking is not a significant issue for adjacent residential properties. • There is minimal development proposed near boundaries to residential neighbours. Motel units face inwards, so the units themselves act as a noise barrier. An acoustic fence is prosed to minimise traffic noise impact on the site. • The development will not create any adverse overshadowing to any neighbouring properties. • The additional rooms proposed are centralised on the lot above existing rooms, having minimal effect on adjoining properties in the sense of overshadowing north-facing windows, private open space areas, or clothes drying areas of adjoining properties.
Utilities and Services	The site is improved with existing connections to water supply, sewerage, electricity, stormwater management and telecommunication infrastructure. Any services extensions should be carried out in accordance with relevant service providers requirements.
Traffic and Access	It is proposed to remove a crossover and focus on two (2) main access points for the site/development. The main access point will be used as an entry/exit point for the key section of the hotel. It offers car parking and loops around to allow vehicles to exit in a forward direction. The second access point is the secondary driveway that connects Sydney Road with the rooms located behind the main building, this driveway is existing. The vehicles will be able to park within the dedicated parking areas, reverse and exit the site in a forward direction. The majority of vehicles accessing the site shall be cars, with the longest vehicle proposed being a minibus. The internal access arrangement with the intended flow of traffic is considered a vast improvement. Refer to DA Traffic Report in **Appendix E.**
Pedestrian Access	Convenient and safe pedestrian access shall be provided within the proposed hardstand areas. Pedestrian access to the site is established in the existing area for the current hotel. Disabled parking spaces are provided on the site, with a continuous path of travel to the units and restaurant/function area.
Parking	**Refer to Section 5.1 of this report.**
Landscaping	A landscaping plan has been prepared which shall improve visual appearance at the motel, setting the tone, providing shade and minimising any potential bulk impacts. Refer to Landscape Plan in **Appendix F**.

Part 5.1 Parking	
Tourist and visitor accommodation: *"1 space per unit, plus 2 spaces per 3 employees plus if restaurant included: 1 space per 7m^2 gfa or 1 space per 3 seats.*	The existing motel development consists of 63 parking spaces which includes a car space designated for each motel unit. The parking arrangement appears to work well with advice from the operators that the off-street car spaces are never fully utilised during peak periods. The spare spaces are attributed to several reasons, including but not limited to, occupancy rates; one vehicle using two or more rooms; and arrivals by minibus or public transport. The proposed development includes an additional 13 spaces for each new motel unit, plus two (2) spaces for and near common areas. This brings the total number of proposed off-street spaces to 78 spaces which is considered appropriate and justified in that: • A car space is available for each motel room; • The motel rooms and restaurant parking requirements coincide; and • There is current parking capacity onsite due to spaces not being fully utilised – see reasons outlined above. All new parking areas shall be sealed and signage provided in accordance with Council requirements. Refer also to Traffic Report in **Appendix E**.
Landscaping	The carparking area will include associated landscaping to assist with shade and overall visual appearance. Refer to Landscape Plan in **Appendix F**.

5.7 Any Planning Agreement entered into

No Planning Agreements entered into are known to exist in relation to the development or site.

5.8 Any Matters Prescribed by the Regulations

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 92 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations) specifies the additional matters a consent authority must take into consideration when determining a DA.

5.8.1 Demolition Works

In relation to demolition works to the existing structure, the provisions of AS2601 need to be considered. In this regard, all proposed demolition will be carried out in accordance with *Australian Standard AS2601: The demolition of structures.*

5.9 Any Likely Impacts of the Development

5.9.1 Context & Setting

The proposed development is to be carried out on land already associated with the Comfort Inn Aden, Mudgee. It will complement the existing buildings through the upgrade of the restaurant/function area; outdoor/pool area; access arrangements and by providing additional accommodation in an appropriate location. The proposed development is compatible in size and bulk with other buildings in the vicinity.

The proposed development is unlikely to create any adverse impacts on the amenity of the locality.

5.9.2 Access, Transport & Traffic

During the construction period of the development there is likely to be some increase in traffic generated on the site by workers vehicles and transportation of materials.

The Traffic & Parking Impact Assessment provided in Appendix E provides an assessment of the proposed development's impacts on traffic, transport, local road infrastructure and addressing parking requirements.

In this regard, the development is not expected to cause any significant impact on the functioning of the local road network.

5.9.3 Services

The subject site is currently serviced by reticulated water and sewer infrastructure, stormwater management, electricity and telecommunications. The proposed development will connect into the existing infrastructure on site and is not expected to create any adverse impacts on existing services in the area.

Refer also to Preliminary Stormwater Management Plan in Appendix D.

5.9.4 Noise

The proposed construction works will generate some noise impact. The likelihood of noise becoming offensive can be minimised by adopting good work practice and adhering to normal construction hours.

5.9.5 Air & Microclimate

During construction, the development has the potential to generate some air pollution in the form of dust and airborne materials. The effects can be reduced by using appropriate equipment, employment of good work practice and utilising a water spray, especially where dust is likely to be a nuisance. The operation of the new rooms and additions to the development is unlikely to generate any adverse air quality impacts.

5.9.6 Waste

A site establishment area can be located within the subject site for the purposes of construction waste collection and off-site disposal to an appropriate landfill, as per Council's requirements.

Operational waste shall be of a domestic nature and can be collected and disposed of via existing garbage collection services.

5.9.7 Safety, Security & Crime Prevention

The proposed development has been designed to ensure that essential safety, security and crime prevention measures are in place during construction and operation. The development shall be afforded with landscaping, fencing, CCTV and passive surveillance to detract any break-ins or vandalism on the site. It is considered that the proposed facility shall adequately provide safety and security for the proposed ongoing operations that would be carried out on the site.

5.9.8 Social & Economic Impacts in the Locality

The proposed development shall provide for employment opportunities during construction.

The use of the site and development thereon shall support the financial viability of an existing hotel/motel landuse.

The development is anticipated to provide a positive social and economic impact in the locality and surrounding region.

5.9.9 Site Design & Internal Design

The proposed development involves improvements to existing rooms as well as common facilities and the addition of motel units.

The health and safety of occupants has been considered in preliminary advice provided for the likely compliance with the Building Code of Australia and accessibility. The proposed development is considered generally compliant with several minor matters to be addressed and detailed as part of Construction Certificate documentation.

Refer to BCA Assessment Report and Access Assessment Report in Appendix G.

5.9.10 Construction

A site establishment area will be set up on the subject site to ensure site safety and to reduce any environmental impacts. Erosion and sediment control measures shall be carried out on the site during development works.

5.10 Suitability of the Site for the Proposed Development

The suitability of the site for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent developments. There does not appear to be any significant planning or environmental matters that should hinder the proposed development of the site. In this regard, it can be concluded that the proposal fits into the locality and the site attributes are conducive for the development.

5.11 The Public Interest

The proposal is unlikely to create any negative impacts on the amenity of the area and is therefore deemed to be positive in terms of the public interest.

6 CONCLUSION

It is recommended that the proposed alterations and additions to the Comfort Inn Aden on Lot 21 DP 1111967, known as 1 Sydney Road, Mudgee be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the *Mid-Western Regional Local Environmental Plan 2012*;
- The proposal complies with the relevant provisions of the *Mid-Western Development Control Plan 2013*;
- The proposed development is not anticipated to generate any adverse impacts in the locality;
- The proposed development is considered suitable for the site and its surrounds;
- It provides a modern tourist accommodation option in a central location; and
- It is likely to support economic growth in the area both during construction and future financial viability for an important use in the region.

7 REFERENCES

NSW Department of Planning. (2020, December 15). *ePlanning Spatial Viewer*. Retrieved from https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address

NSW Government. (2020, December 15). *Biodiversity Value Map*. Retrieved from https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap

NSW Government Spatial Services. (2020, December 15). *Six Maps*. Retrieved from http://maps.six.nsw.gov.au/

Appendix A - Deposited Plan

PLAN FORM 2 (APPROVED FORM 3)

SIGNATURES AND SEALS ONLY

Signed in my presence for and on behalf of P.T. Limited (A.C.N. 004 454 666) by its Attorneys ~~Christopher Ringland~~ Teena Lender and Yvonne Sartzetakis who are personally known to me and each of whom declares that he/she has been appointed by the Board of Directors of that company as an attorney of the company for the purposes of the Power of Attorney dated 13/03/02 Registration No. 4542/Book 4575 and that he/she has no notice of the revocation of his/her powers.

Signature of Witness .... Signature of Attorney ....

Shant Nazarian
Full name of Witness

Signature of Attorney
Assistant Manager

MICHAEL CORLET
Sole Director/SECRETARY
Mudgee Motor Inn Pty Limited
A.C.N. 076 705 014

DEPARTMENT OF LANDS APPROVAL

I .... in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown hereon have been given.

Signature: ....

Date: ....

File Number: ....

Office: ....

SUBDIVISION CERTIFICATE

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed Subdivision set out herein

*(insert 'subdivision' or ~~'new road'~~)

*Authorised Person/General Manager/~~Accredited Certifier~~

Consent Authority: Mid-Western Regional Council

Date of Endorsement: 19-03-2007

Accreditation no: ....

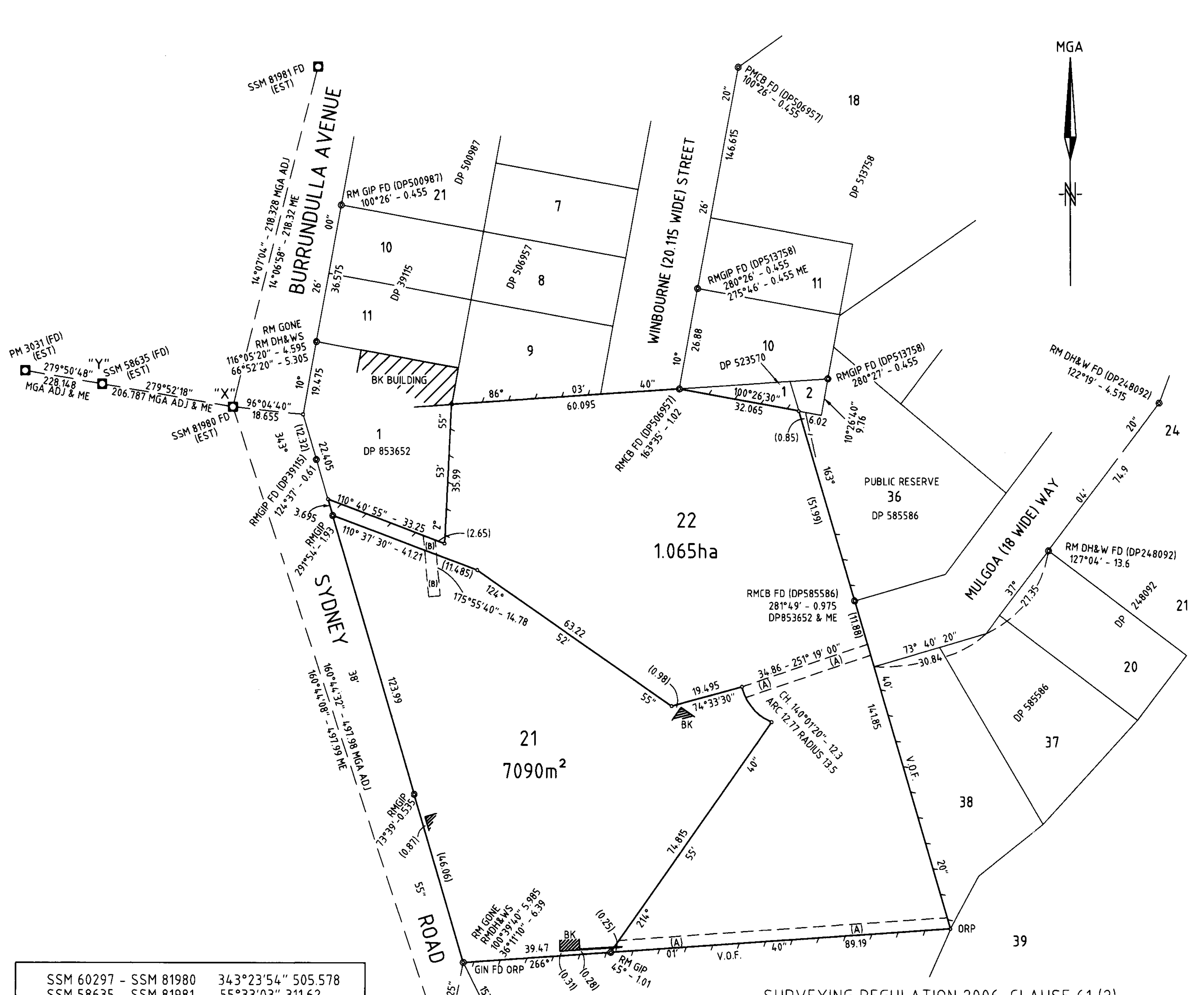
Subdivision Certificate no: SC035/2007

File no: PO823861 DA0153/2006

Note:
When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.
* Delete whichever is inapplicable.

SURVEYOR'S REFERENCE: 7634-L06_C

Plan Drawing only to appear in this space



SURVEYING REGULATION 2006, CLAUSE 61 (2)

SCHEDULE OF MGA CO-ORDINATES
ZONE 55- DATE FROM SCIMS 15/06/06

MARK	M.G.A. CO-ORDINATES EASTING	NORTHING	CLASS	ORDER
PM 3031	743265.927	6390108.994	B	U
SSM 58635	743490.772	6390069.968	B	U
SSM 60297	743839.003	6389549.878	C	U
PM 75031	743858.834	6389564.272	B	U
SSM 81980	743694.550	6390034.507	B	U
SSM 81981	743747.817	6390246.295	B	U
COMBINED SCALE FACTOR = 1.000257				

Table of mm

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

*OFFICE USE ONLY

DP1111967

Registered: 4/5/2007 *

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: P5487 - 42#

Last Plan: DP853652

PLAN OF
SUBDIVISION OF LOT 2
DP 853652

Lengths are in metres Reduction Ratio 1:800

L.G.A.: ~~MUDGEE~~ MID-WESTERN REGIONAL

Locality: MUDGEE

Parish: MUDGEE

County: WELLINGTON

This is sheet 1 of my plan ~~in sheets~~
~~(Delete if inapplicable)~~

Surveying Regulation, 2006

I, GEOFFREY FRANCIS GALLEN
of BARNSON P/L, 2 LITTLEBOURNE STREET
KELSO NSW 2795

a land surveyor registered under the Surveying Act, 2002, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying Regulation, 2006 and was completed on 12 JANUARY 2007

The survey relates to LOTS 21 AND 22

(here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

(Signature) .... Dated: 21.2.2007
Surveyor registered under the Surveying Act, 2002

Datum Line: "X" - "Y"

Zone: Urban/~~Rural~~

Plans used in preparation of Suvey/Compilation

DP 39115
DP 248092
DP 506957
DP 513758
DP 523570
DP 579391
DP 585586
DP 853652

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919-1964, IT IS INTENDED TO CREATE:

1. RESTRICTION ON THE USE OF LAND
2. EASEMENT TO DRAIN WATER 3 WIDE
3. EASEMENT TO DRAIN SEWAGE 3 WIDE

Appendix B – AHIMS

AHIMS Web Services (AWS)
Search Result

Purchase Order/Reference : 11

Client Service ID : 603787

Barnson

Unit 1/36 Darling Street
Dubbo New South Wales 2830

Attention: Sebastian Minehan

Email: sminehan@barnson.com.au

Date: 05 July 2021

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 21, DP:DP1111967 with a Buffer of 200 meters, conducted by Sebastian Minehan on 05 July 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

3 Marist Place, Parramatta NSW 2150
Locked Bag 5020 Parramatta NSW 2220
Tel: (02) 9585 6380 Fax: (02) 9873 8599

ABN 30 841 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au

Appendix C – Development Plans

DEVELOPMENT APPLICATION - PROPOSED ADEN HOTEL UPGRADE - 1 SYDNEY ROAD MUDGEE NSW 2850

ARCHITECTURAL DRAWING LIST		
NUMBER	TITLE	Current Revision
A001	COVER SHEET	A
A002	SITE SURVEY PLAN	C
A003	SITE PHOTOS	C
A003A	SITE PHOTOS	C
A004	SITE ANALYSIS PLAN	C
A010	DEMOLITION PLAN	F
A090	SITE & ROOF PLAN	D
A100	GROUND FLOOR	I
A101	LEVEL 1	H
A106	COMMERCIAL KITCHEN LAYOUT	B
A150	NORTHERN AND SOUTHERN ELEVATIONS	A
A151	EASTERN AND WESTERN ELEVATIONS	A
A152	ELEVATION SOUTH	A
A160	SECTION A-A	A
A400	ACCESSIBLE UNITS & PATHS OF TRAVEL	E
A700	SHADOW DIAGRAMS - WINTER SOLSTICE	A
A701	SHADOW DIAGRAMS - SPRING SOLSTICE	A
A800	MATERIAL PALETTE	A

ADEN HOTEL MUDGEE UPGRADE
1 SYDNEY ROAD MUDGEE NSW 2850

COVER SHEET

0 m 2 4 6

SCALE: @ A1
JOB NO: 2020
DRAWING No. A001
REV A

ISSUE	AMENDMENT DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	14/10/2021

MAYOH

1
51 BURRUNDULLA AVE
DP 853652

DP 1171543

50 WINBOURNE STREET

52 WINBOURNE STREET

72 MULGOA WAY

MULGOA WAY

97 MULGOA WAY

DP 1171543

95 MULGOA WAY

'THE LANEWAY' ACCOMODATION

SP 96405

SYDNEY ROAD

2 SYDNEY ROAD

4 SYDNEY ROAD

6 SYDNEY ROAD

BOUNDARY

98°30'55"
4.124

112°46'20"
63.22

62°26'55"
19.495

R13.5

74.815
202°49'05"

39.47
253°55'05"

123.99
331°32'20"

SUBSTATION

PIT

TEL

SEWERAGE DRAINAGE EASEMENT

GRASS

GARDEN

TOP

EXISTING STREET TREE

LINE OF KERB

(VC)

BITUMEN

POOL

AWN. RL 468.12

AWNING

PAVED

SIGN

POWER POLE

EXISTING DRIVEWAY LAYOVER

KERBSIDE PARKING

ROOF RL 467.44

ROOF RL 467.13

ROOF RL 467.46

SINGLE STOREY MOTEL

GUTTER

RL 469.00

AWN. RL 468.59

CONC PATH

GRAVEL

GAS TANK

HYD

STORMWATER DRAINAGE EASEMENT (A)

ADEN HOTEL MUDGEE UPGRADE
1 SYDNEY ROAD MUDGEE NSW 2850

SITE SURVEY PLAN

0 m 2 4 6

SCALE: 1 : 200 @ A1

JOB NO: 2020

DRAWING No. A002

REV C

ISSUE	AMENDMENT DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION ISSUE	14/10/2021
B	COORDINATION ISSUE	17/08/2021
A	CONSULTANT INFORMATION ONLY	27/05/2021

MAYOH

EXISTING STREETSCAPE
TRAVELLING EAST ALONG SYDNEY ROAD

EXISTING STREETSCAPE
TRAVELLING EAST ALONG SYDNEY ROAD LOOKING TOWARD SECONDARY ENTRY

EXISTING STREETCOSCAPE
TRAVELLING EAST ALONG SYDNEY ROAD LOOKING TOWARD MAIN ENTRY

EXISTING STREETSCAPE
TRAVELLING WEST ALONG SYDNEY ROAD

EXISTING STREETSCAPE
TRAVELLING WEST ALONG SYDNEY ROAD LOOKING TOWARD EXISTING FUNCTIONS AND RESTAURANT

EXISTING STREETSCAPE
TRAVELLING WEST ALONG SYDNEY ROAD LOOKING TOWARD MAIN ENTRY

EXISTING RECEPTION AND RESTAURANT AT MAIN ENTRY

EXISTING CENTRAL OUTDOOR AREA LOOKING TOWARDS SYDNEY ROAD WESTERN SECONDARY ENTRY/ EXIT

EXISTING CENTRAL OUTDOOR AREA LOOKING TOWARDS SYDNEY ROAD WESTERN SECONDARY ENTRY / EXIT

EXISTING SYDNEY ROAD EASTERN SECONDARY ENTRY / EXIT

ADEN HOTEL MUDGEE UPGRADE
1 SYDNEY ROAD MUDGEE NSW 2850

SITE PHOTOS

SCALE: 1 : 1 @ A1
JOB NO: 2020
DRAWING No. A003
REV C

ISSUE	AMENDMENT DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION ISSUE	14/10/2021
B	COORDINATION ISSUE	06/07/2021
A	INFORMATION ISSUE	24/06/2021

MAYOH

EXISTING STREETSCAPE SHOWING MAIN ENTRY, RECEPTION, RESTAURANT AND FUNCTIONS (PHOTO STITCH)

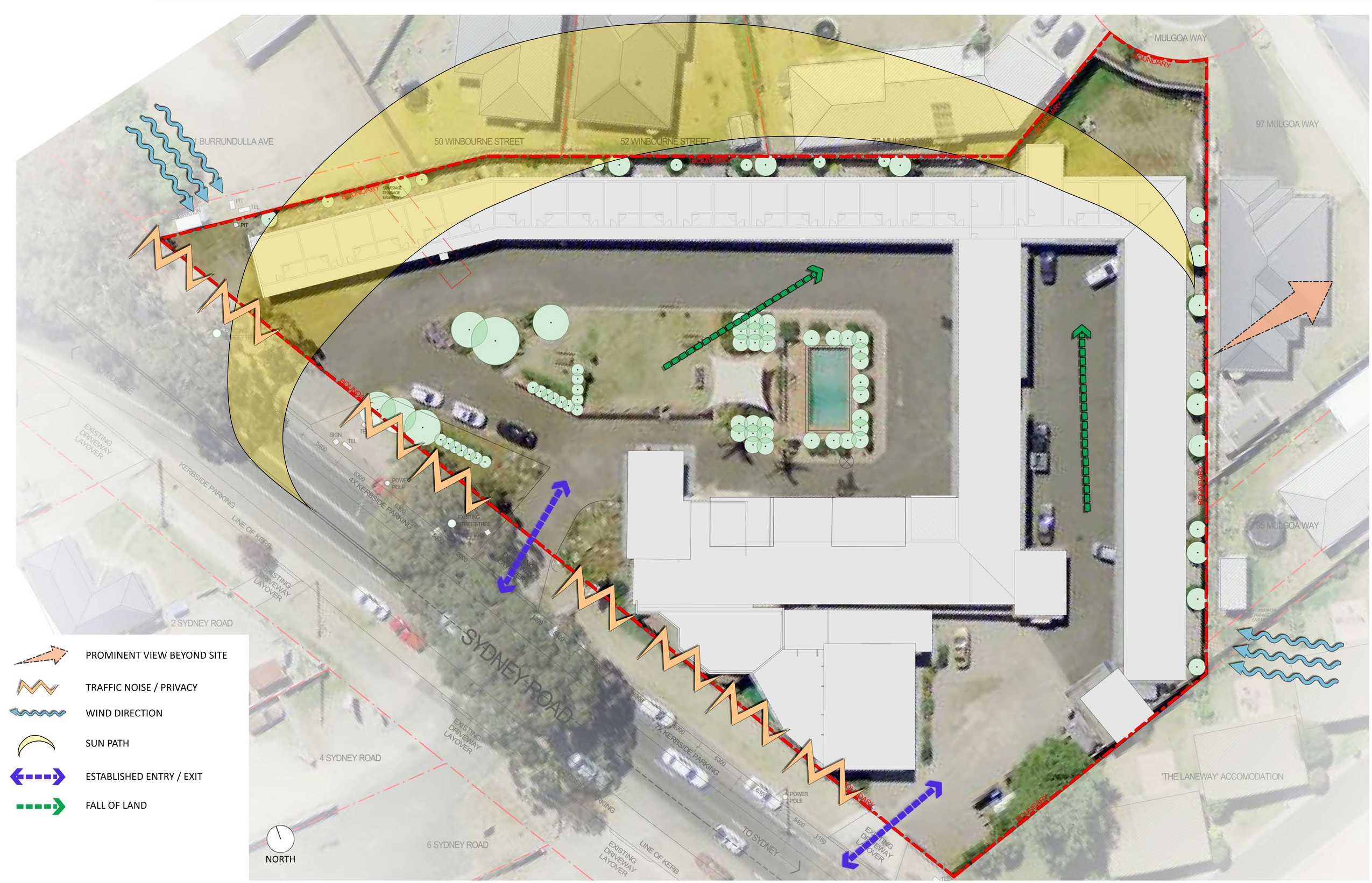
ADEN HOTEL MUDGEE UPGRADE
1 SYDNEY ROAD MUDGEE NSW 2850

SITE PHOTOS

SCALE: @ A1
JOB NO: 2020
DRAWING No. A003A
REV C

ISSUE	AMENDMENT DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION ISSUE	14/10/2021
B	COORDINATION ISSUE	06/07/2021
A	INFORMATION ISSUE	24/06/2021

MAYOH



ROOF
ADEN HOTEL MUDGEE UPGRADE
1 SYDNEY ROAD MUDGEE NSW 2850

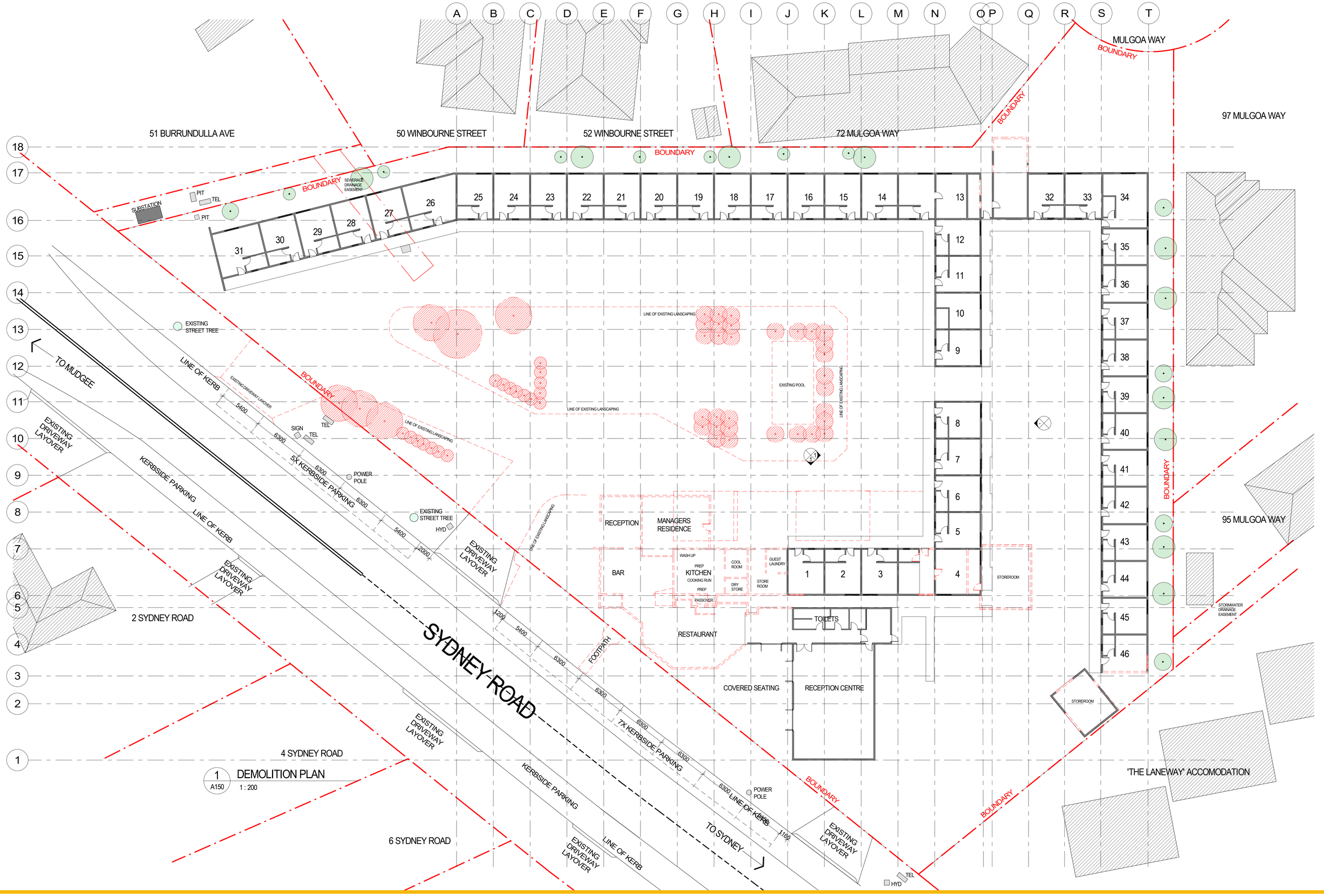
SITE ANALYSIS PLAN

0 m 2 4 6

SCALE: 1 : 200 @ A1
JOB NO: 2020
DRAWING No. A004
REV C

ISSUE	AMENDMENT DESCRIPTION	DATE
C	DEVELOPMENT APPLICATION ISSUE	14/10/2021
B	COORDINATION ISSUE	06/07/2021
A	INFORMATION ISSUE	24/06/2021

MAYOH



1 DEMOLITION PLAN
A150 1 : 200

ADEN HOTEL MUDGEE UPGRADE
1 SYDNEY ROAD MUDGEE NSW 2850

DEMOLITION PLAN
0 m 2 4 6

SCALE: 1 : 200 @ A1
JOB NO: 2020
DRAWING No. A010
REV F

ISSUE	AMENDMENT DESCRIPTION	DATE
F	DEVELOPMENT APPLICATION ISSUE	14/10/2021
E	COORDINATION ISSUE	20/09/2021
D	COORDINATION ISSUE	17/08/2021
C	COORDINATION ISSUE	06/07/2021
B	CONSULTANT INFORMATION ONLY	27/05/2021
A	INFORMATION ONLY ISSUE	18/03/2021

MAYOH


MULGOA WAY
BOUNDARY
50,00 LTR UNDERGROUND OSD TANKS TO CIVIL DETAILS
KITCHEN GARDEN
KITCHEN GARDEN
KITCHEN GARDEN
97 MULGOA WAY
ABOVE GROUND RAINWATER REUSE TANKS
RL 467.250
51 BURRUNDULLA AVE
50 WINBOURNE STREET
52 WINBOURNE STREET
72 MULGOA WAY
REFER TO LANDSCAPING DWG FOR PRIVACY PLANTING SPECIES
REFER TO LANDSCAPING DWG FOR PRIVACY PLANTING SPECIES
SEWERAGE DRAINAGE EASEMENT
SUBSTATION
PIT
TEL
PIT
EXISTING MOTEL ROOF
EXISTING MOTEL ROOF
EXISTING MOTEL ROOF
RL 467.231
RL 467.400
RL 464.460
RL 466.810
RM 26 RM 25 RM 24 RM 23 RM 22 RM 21 RM 20 RM 19 RM 18 RM 17 RM 16 RM 15 RM 14 RM 13
RM 27 RM 28 RM 29 RM 30 RM 31
RL 464.435
RM 12 RM 11 RM 10 RM 9
RM 32 RM 33 RM 34 RM 35 RM 36 RM 37 RM 38 RM 39 RM 40 RM 41 RM 42 RM 43 RM 44 RM 45 RM 8 RM 7 RM 6 RM 5 RM 3
ONE WAY FLOW OF TRAFFIC
EXISTING STREET TREE
G.2
RL 464.455
BUS PARKING
COVERED AREA
POOL
SEATING NOOK
POOL GATE
SEATING NOOK
SWR
GYM
RM 59 RM 58 RM 57 RM 56 RM 55
G.1
ONE WAY FLOW OF TRAFFIC
RL 470.820
RM 54 RM 53 RM 52 RM 51
TO MUDGEE
LINE OF KERB
G.3 G.4 G.5 G.6 G.7 G.8
BOUNDARY
ONE WAY FLOW OF TRAFFIC
SHARED ZONE
G.9
RL 466.810
SIGN
TEL
TEL
POWER POLE
RL 464.435
LOADING BAY
CHECK IN PARKING
CHECK IN PARKING
CHECK IN PARKING
PEDESTRIAN CROSSING
ONE WAY FLOW OF TRAFFIC
EXISTING DRIVEWAY LAYOVER
KERBSIDE PARKING
LINE OF KERB
5400 6300 6300 6300 5400 2000
5X KERBSIDE PARKING
EXISTING STREET TREE
HYD
RL 464.660
MAIN VEHICLE ENTRY
MAIN VEHICLE EXIT
GARAGE
RL 471.175
RM 47 RM 48 RM 49 RM 50
TWO WAY FLOW OF TRAFFIC
BOUNDARY
95 MULGOA WAY
EXISTING MOTEL ROOF
REFER TO LANDSCAPING DWG FOR PRIVACY PLANTING SPECIES
STORMWATER DRAINAGE EASEMENT
EXISTING DRIVEWAY LAYOVER
2 SYDNEY ROAD
EXISTING DRIVEWAY LAYOVER
RL 469.675
RESTAURANT ROOF
SHARED ZONE
EXISTING TOILETS ROOF
RM 1
RM 2
SHARED ZONE
RM 4
EXISTING COVERED SEATING ROOF
EXISTING FUNCTION CENTRE ROOF
EXISTING MOTEL ROOF
SYDNEY ROAD
1200 5400 6300 6300 6300 6300 6300 5400 1160
7X KERBSIDE PARKING
FOOTPATH
G.15 G.14 G.13 G.12 G.11 G.10
RM 46
4 SYDNEY ROAD
EXISTING DRIVEWAY LAYOVER
'THE LANEWAY' ACCOMODATION
POWER POLE
BOUNDARY
SECONDARY VEHICLE ENTRY / EXIT
TWO WAY FLOW OF TRAFFIC
EXISTING GARBAGE HOLDING AREA GAS STORAGE
BOUNDARY
KERBSIDE PARKING
TO SYDNEY
6 SYDNEY ROAD
EXISTING DRIVEWAY LAYOVER
LINE OF KERB
EXISTING DRIVEWAY LAYOVER
RL 465.170
TEL
HYD

ROOF SITE

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

SITE & ROOF PLAN

0 m 2 4 6

SCALE: 1 : 200 @ A1

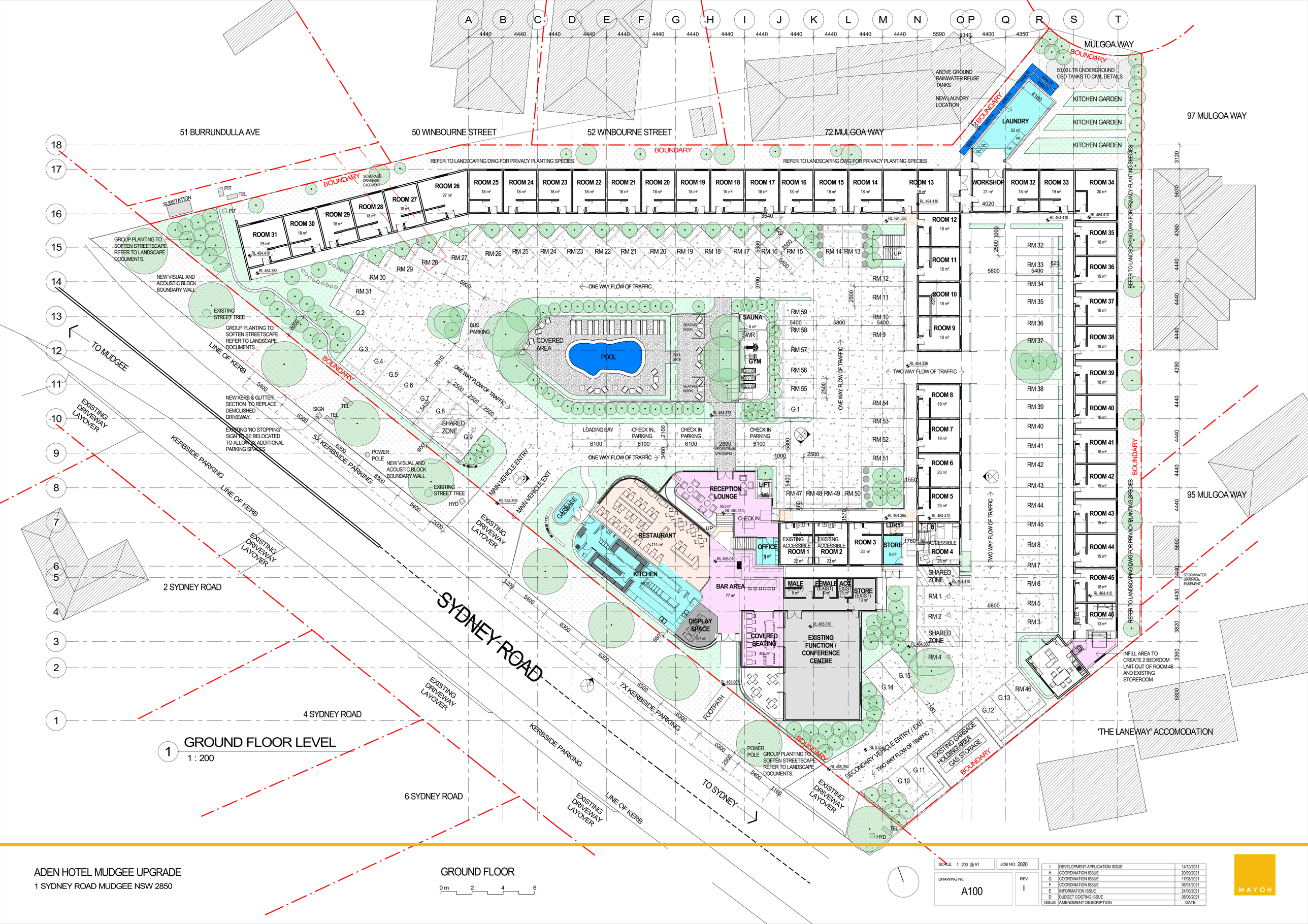
JOB NO: 2020

DRAWING No. A090

REV D

ISSUE	AMENDMENT DESCRIPTION	DATE
D	DEVELOPMENT APPLICATION ISSUE	14/10/2021
C	COORDINATION ISSUE	17/08/2021
B	COORDINATION ISSUE	06/07/2021
A	INFORMATION ISSUE	24/06/2021

MAYOH



1 GROUND FLOOR LEVEL

1 : 200

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

GROUND FLOOR

0 m 2 4 6

SCALE: 1 : 200 @ A1

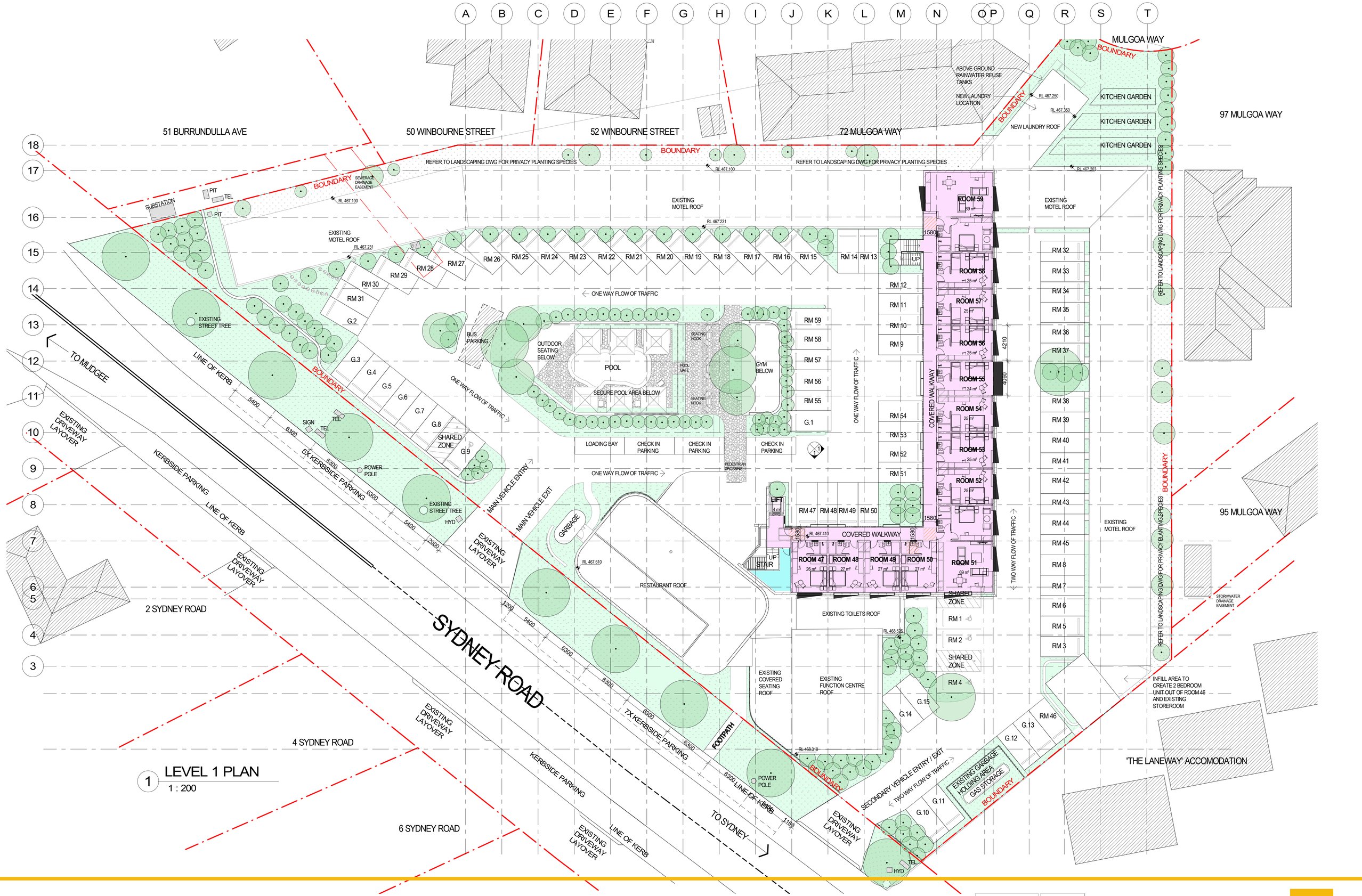
JOB NO: 2020

DRAWING No. A100

REV I

ISSUE	AMENDMENT DESCRIPTION	DATE
I	DEVELOPMENT APPLICATION ISSUE	14/10/2021
H	COORDINATION ISSUE	20/09/2021
G	COORDINATION ISSUE	17/08/2021
F	COORDINATION ISSUE	06/07/2021
E	INFORMATION ISSUE	24/06/2021
D	BUDGET COSTING ISSUE	08/06/2021

MAYOH



1 LEVEL 1 PLAN

1 : 200

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

LEVEL 1

0 m 2 4 6

SCALE: 1 : 200 @ A1

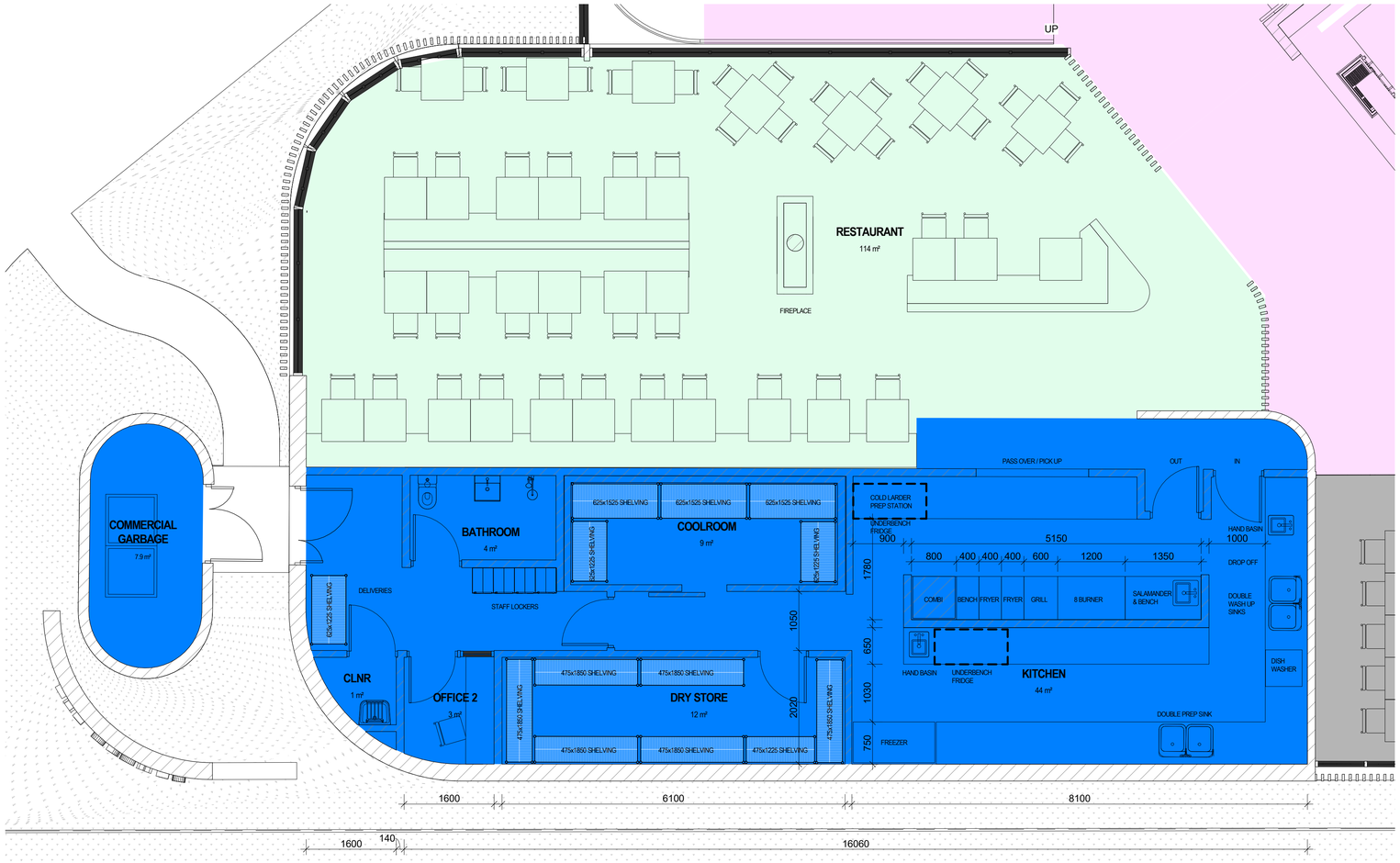
JOB NO: 2020

DRAWING No. A101

REV H

ISSUE	AMENDMENT DESCRIPTION	DATE
H	DEVELOPMENT APPLICATION ISSUE	14/10/2021
G	COORDINATION ISSUE	17/08/2021
F	COORDINATION ISSUE	05/07/2021
E	INFORMATION ISSUE	24/06/2021
D	BUDGET COSTING ISSUE	08/06/2021
C	FOR COMMENT	02/05/2021

MAYOH



ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

COMMERCIAL KITCHEN LAYOUT

0 m 2 4 6

SCALE: 1 : 50 @ A1

JOB NO: 2020

DRAWING No. A106

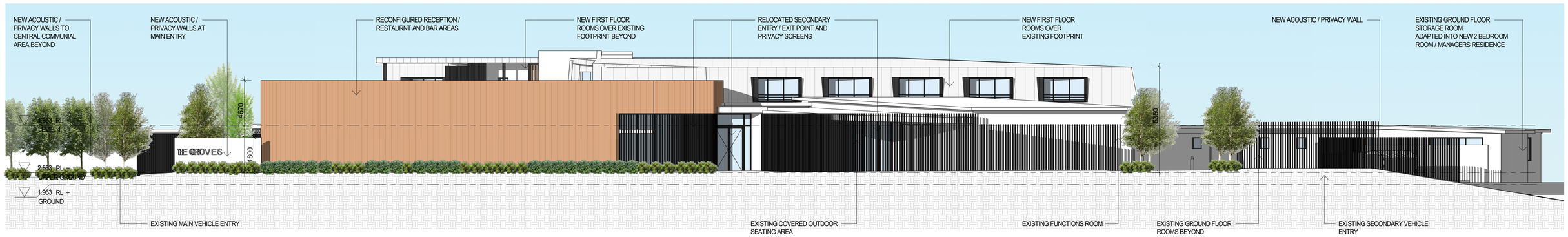
REV B

ISSUE	AMENDMENT DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION ISSUE	14/10/2021
A	FOR COMMENT	02/05/2021

MAYOH

1 A010 NORTHERN ELEVATION

1 : 100



2 A090 SOUTHERN ELEVATION

1 : 100

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

NORTHERN AND SOUTHERN ELEVATIONS

0 m 2 4 6

SCALE: 1 : 100 @ A1

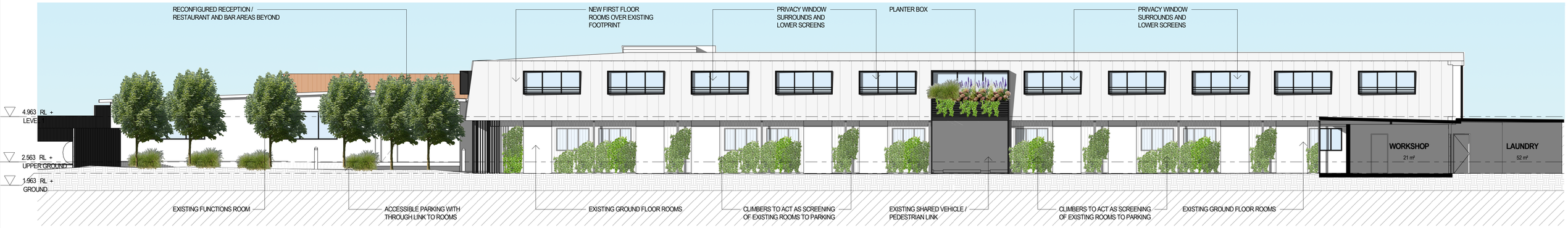
JOB NO: 2020

DRAWING No. A150

REV A

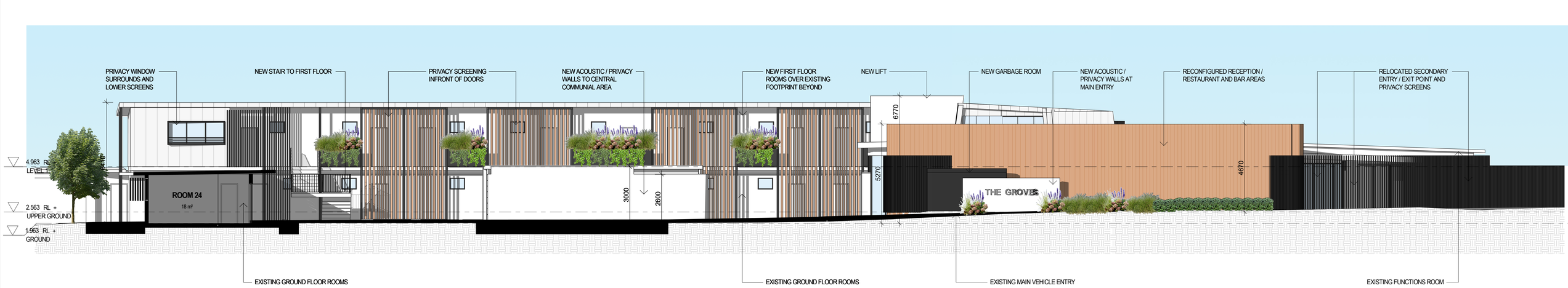
ISSUE	AMENDMENT DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	14/10/2021

MAYOH



1 A090 **EASTERN ELEVATION**

1 : 100



2 A090 **WESTERN ELEVATION**

1 : 100

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

EASTERN AND WESTERN ELEVATIONS

0 m 2 4 6

SCALE: 1 : 100 @A1

JOB NO: 2020

DRAWING No. A151

REV A

ISSUE	AMENDMENT DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	14/10/2021

MAYOH

1 A010 WESTERN INTERNAL ELEVATION

1 : 100

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

ELEVATION SOUTH

0 m 2 4 6

SCALE: 1 : 100 @ A1

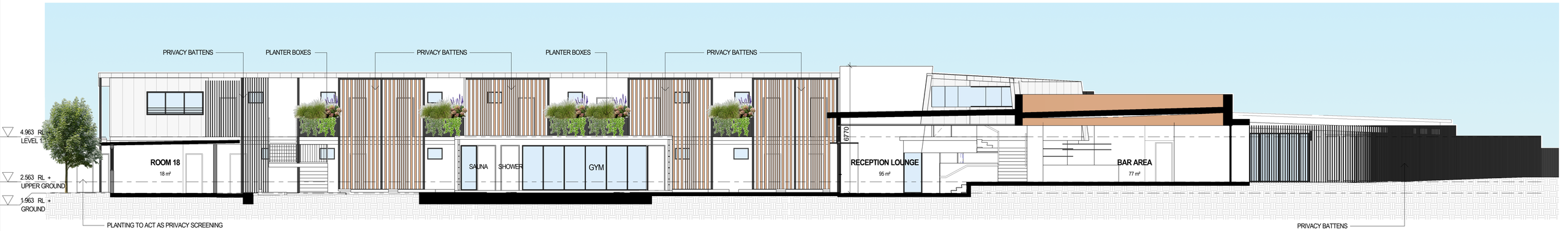
JOB NO: 2020

DRAWING No. A152

REV A

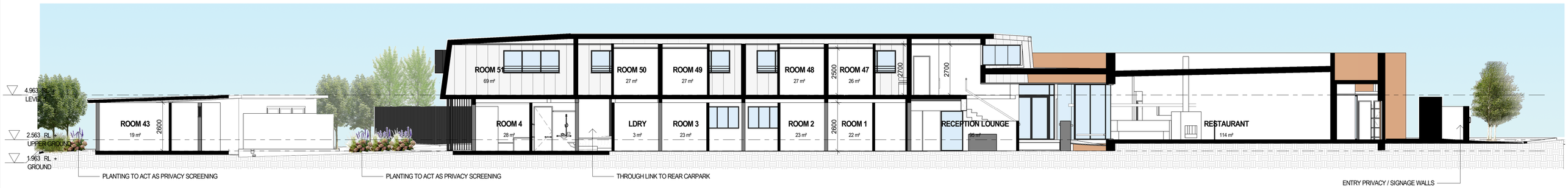
ISSUE	AMENDMENT DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	14/10/2021

MAYOH



1 Section A

1 : 100



2 Section B

1 : 100

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

SECTION A-A

0 m 2 4 6

SCALE: 1 : 100 @ A1

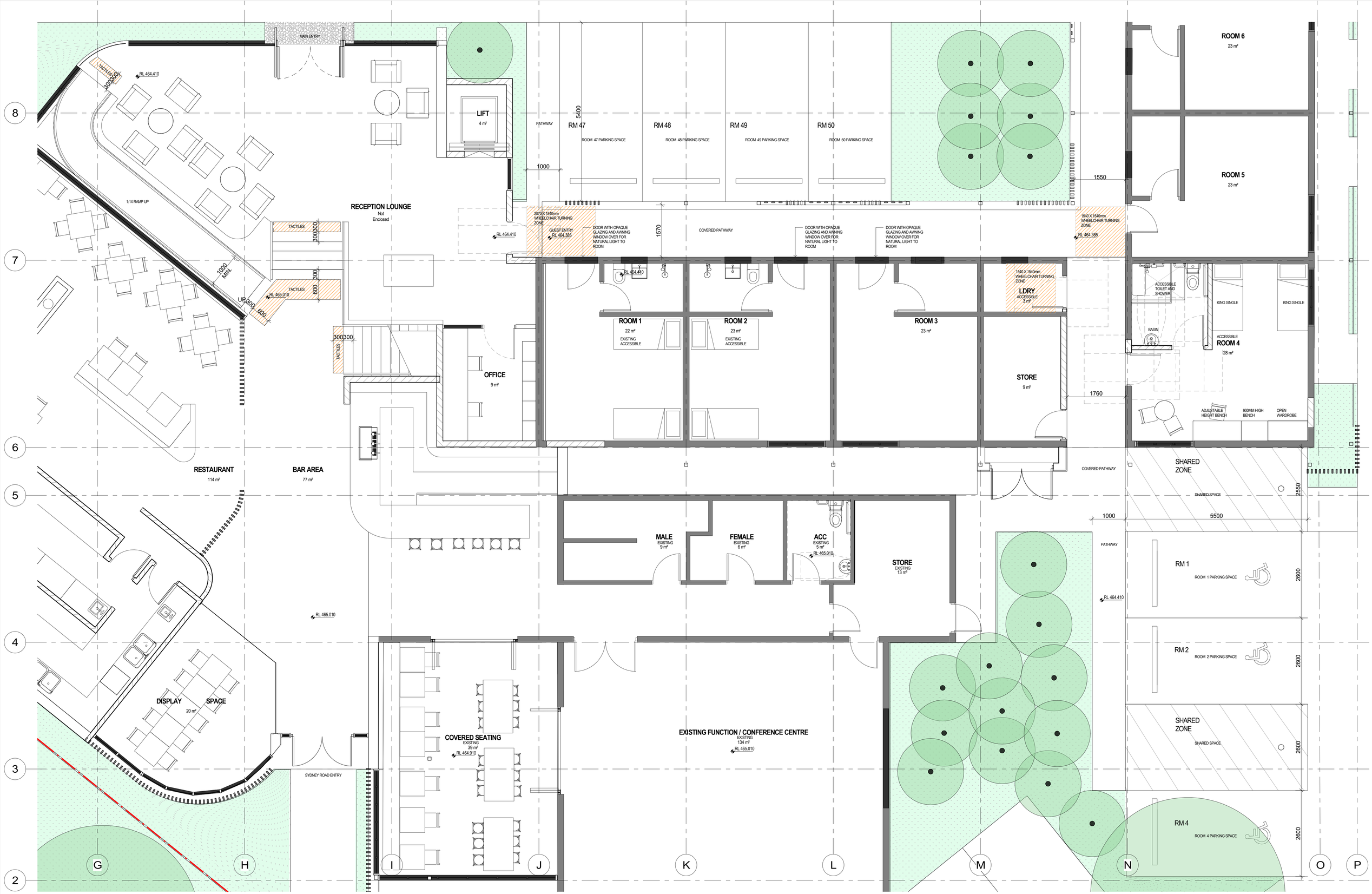
JOB NO: 2020

DRAWING No. A160

REV A

ISSUE	AMENDMENT DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	14/10/2021

MAYOH



ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

ACCESSIBLE UNITS & PATHS OF TRAVEL

0 m 1 2 3

SCALE: 1 : 50 @ A1

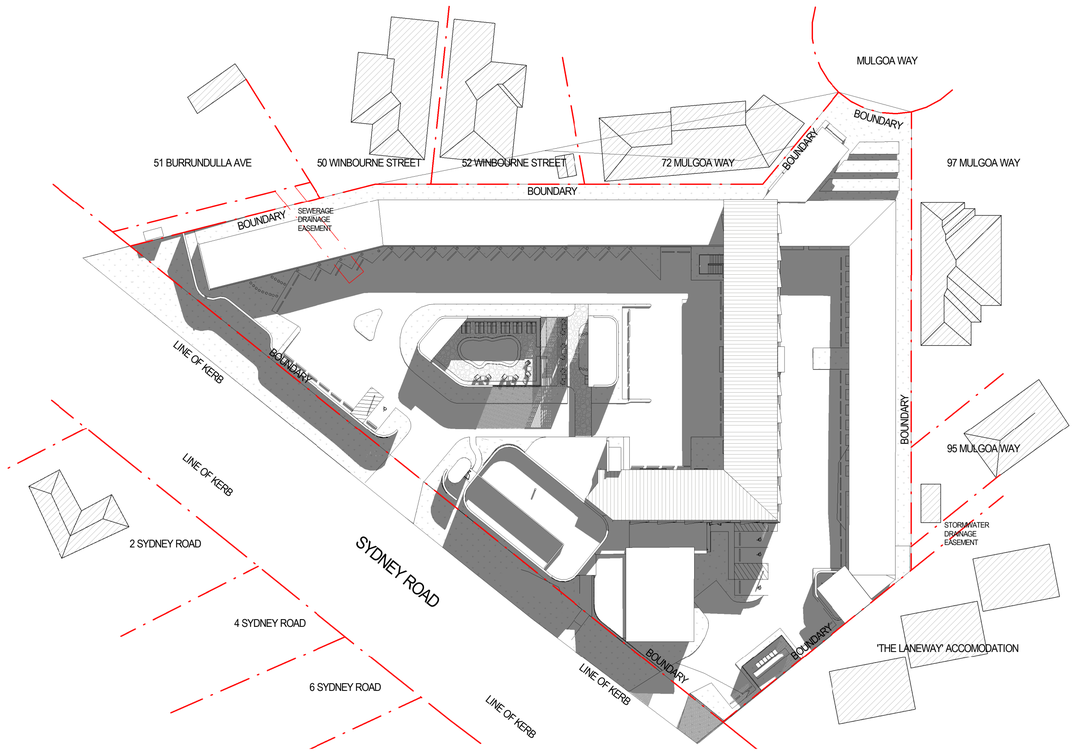
JOB NO: 2020

DRAWING No. A400

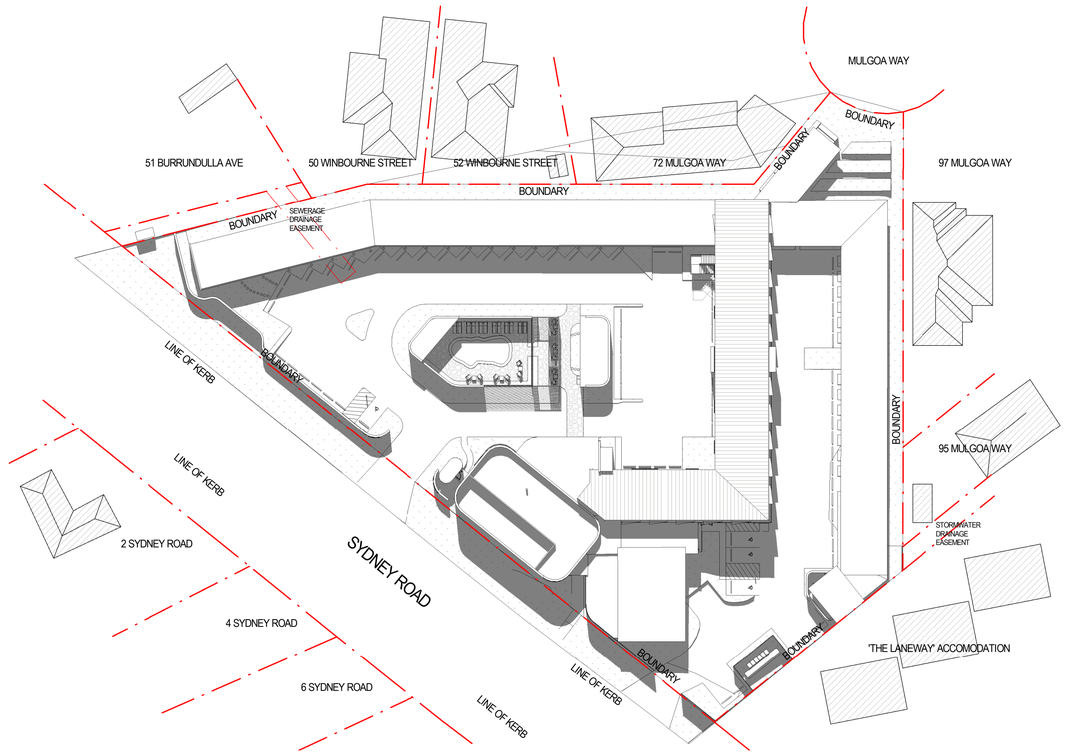
REV E

ISSUE	AMENDMENT DESCRIPTION	DATE
E	DEVELOPMENT APPLICATION ISSUE	14/10/2021
D	COORDINATION ISSUE	20/09/2021
C	COORDINATION ISSUE	17/09/2021
B	COORDINATION ISSUE	17/08/2021
A	CONSULTANT INFORMATION ONLY	16/06/2021

MAYOH



JUNE 21 - 9AM



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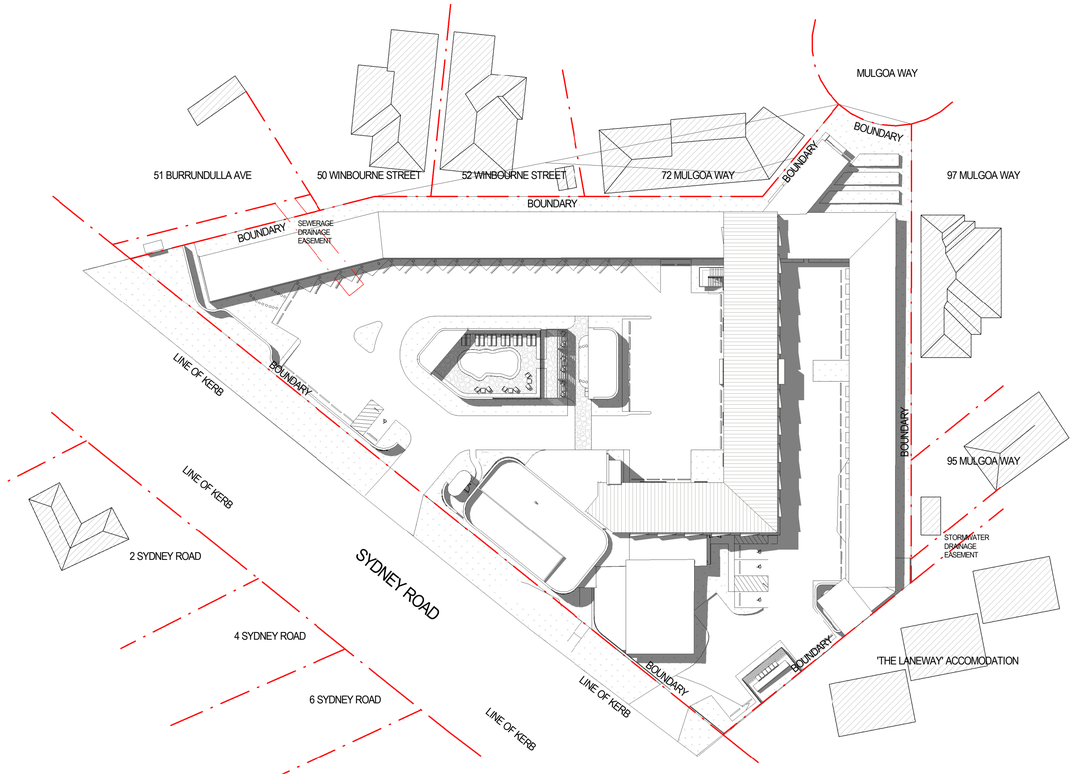
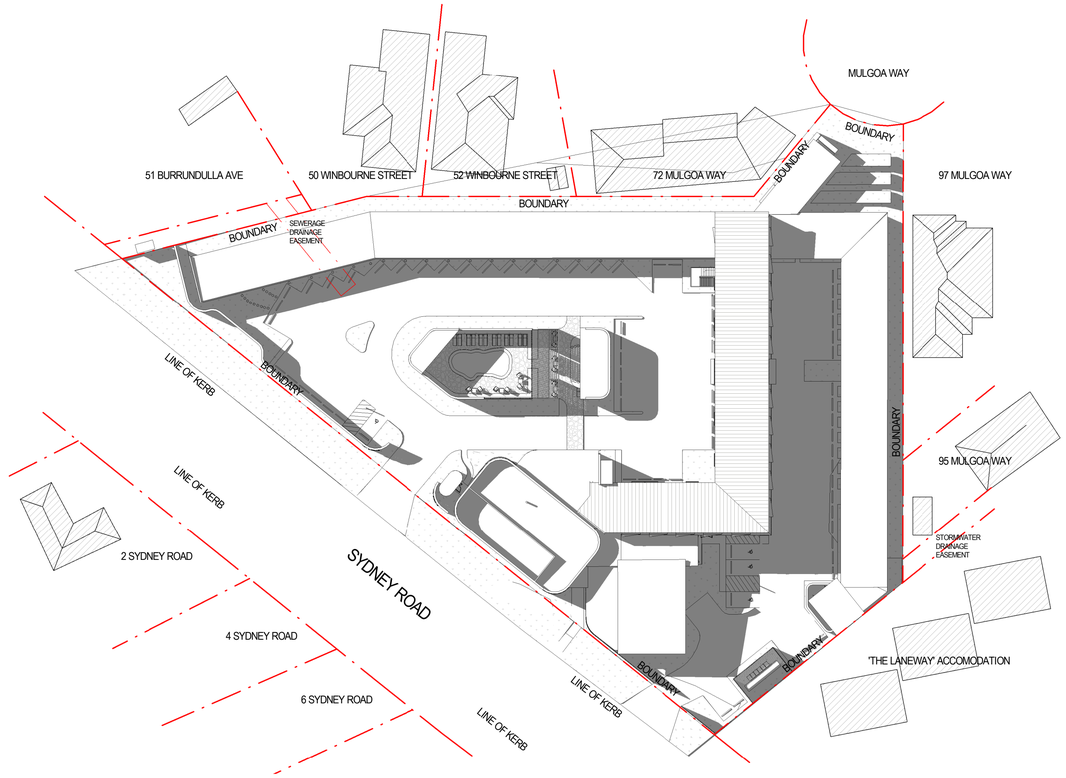


JUNE 21 - 1PM



JUNE 21 - 3PM

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

SHADOW DIAGRAMS - WINTER SOLSTICE

0 m 2 4 6

SCALE: 1 : 500 @ A1

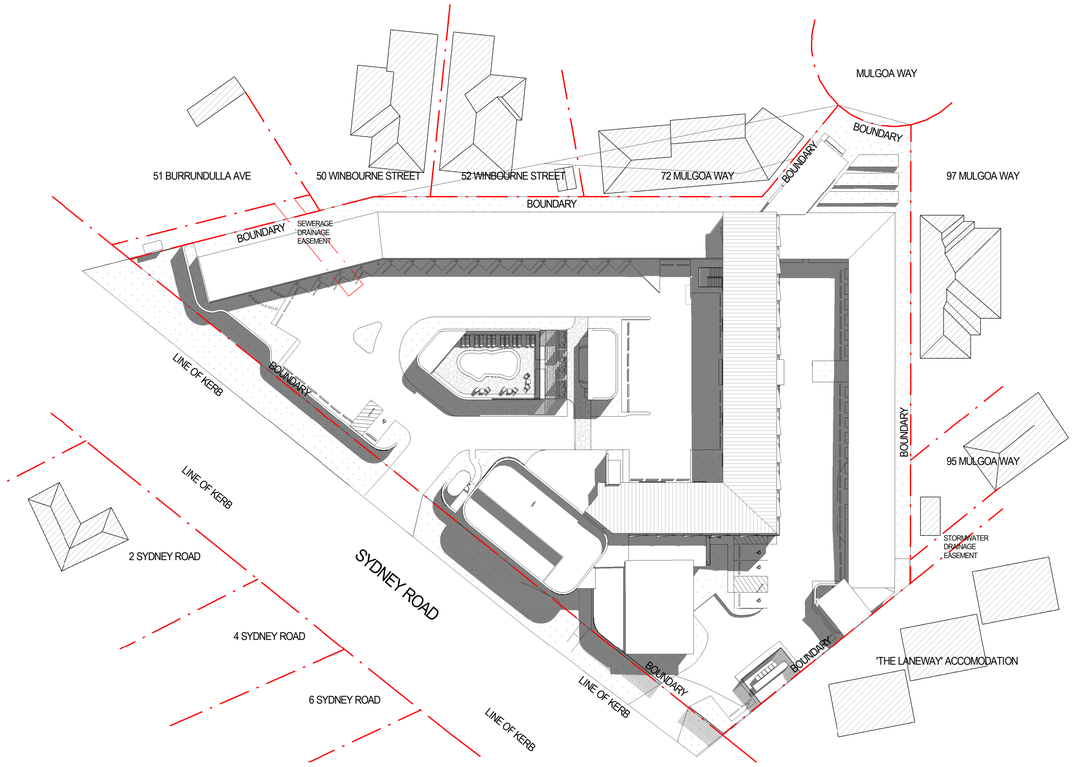
JOB NO: 2020

DRAWING No. A700

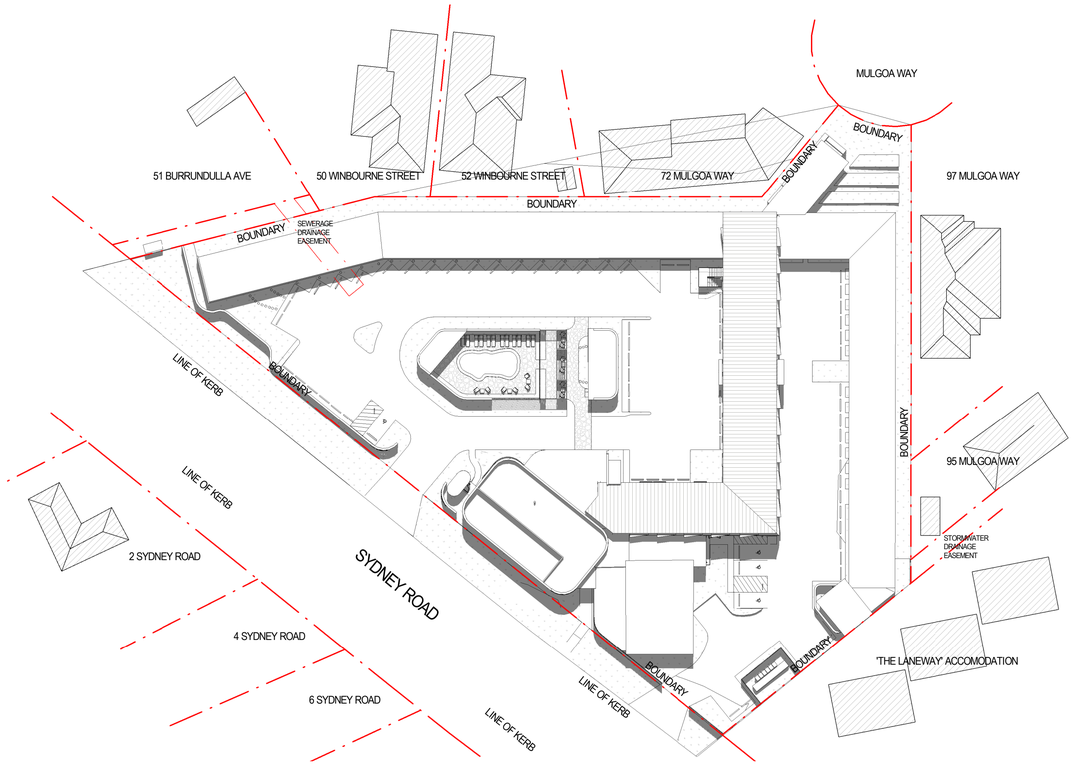
REV A

ISSUE	AMENDMENT DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	14/10/2021

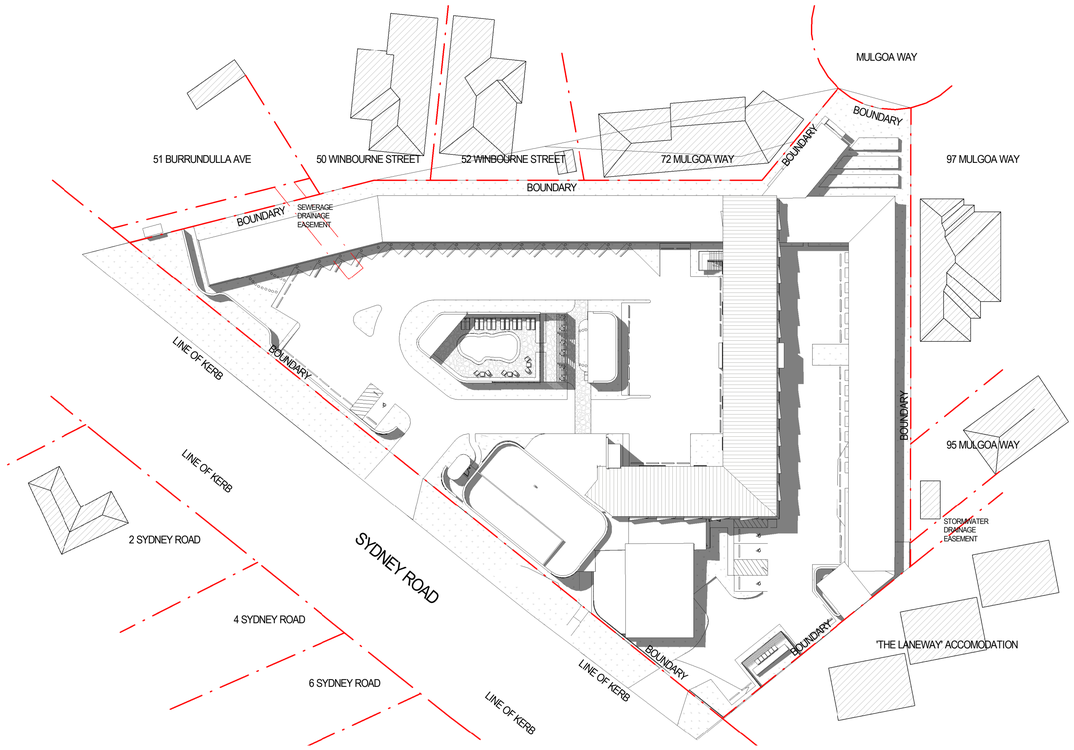
MAYOH



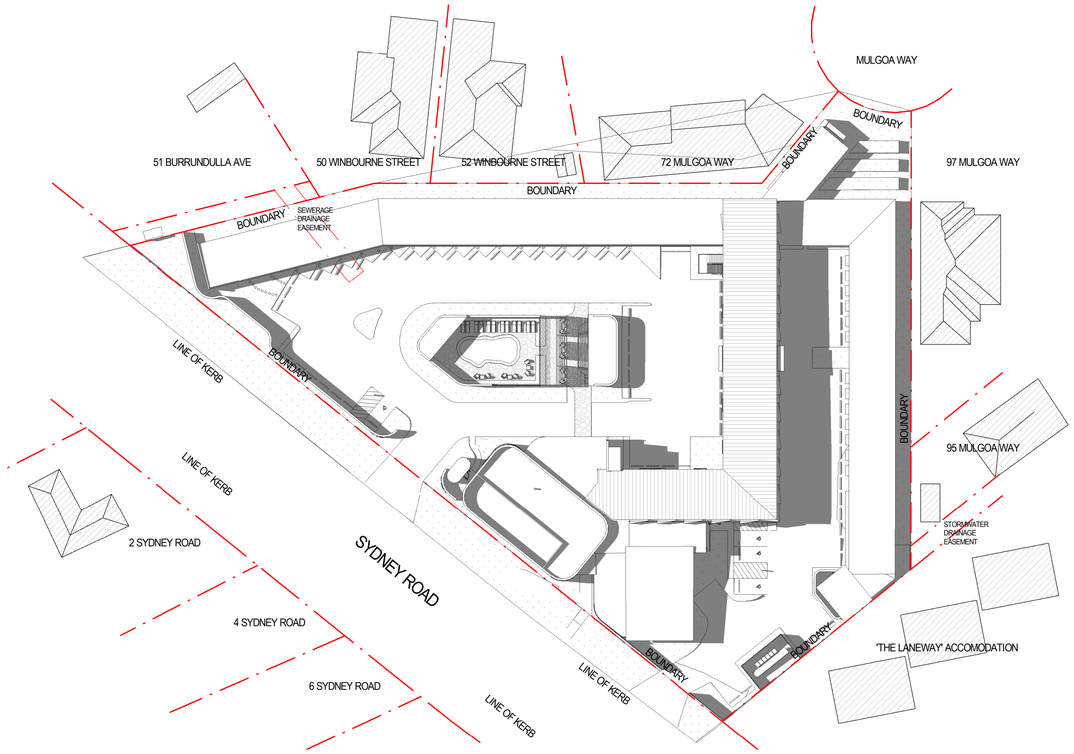
MARCH / SEPT 21 - 9AM



MARCH / SEPT 21 - 11AM



MARCH / SEPT 21 - 1PM



MARCH / SEPT 21 - 3PM

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

SHADOW DIAGRAMS - SPRING SOLSTICE

0 m 2 4 6

SCALE: 1 : 500 @ A1

JOB NO: 2020

DRAWING No. A701

REV A

ISSUE	AMENDMENT DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	14/10/2021

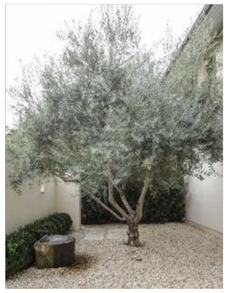
MAYOH

PERSPECTIVE - LOOKING NORTH / EAST AT MAIN ENTRY INTO CENTRAL COMMON AREA

PERSPECTIVE - LOOKING NORTHAT SECONDARY ENTRY INTO REAR ROOMS

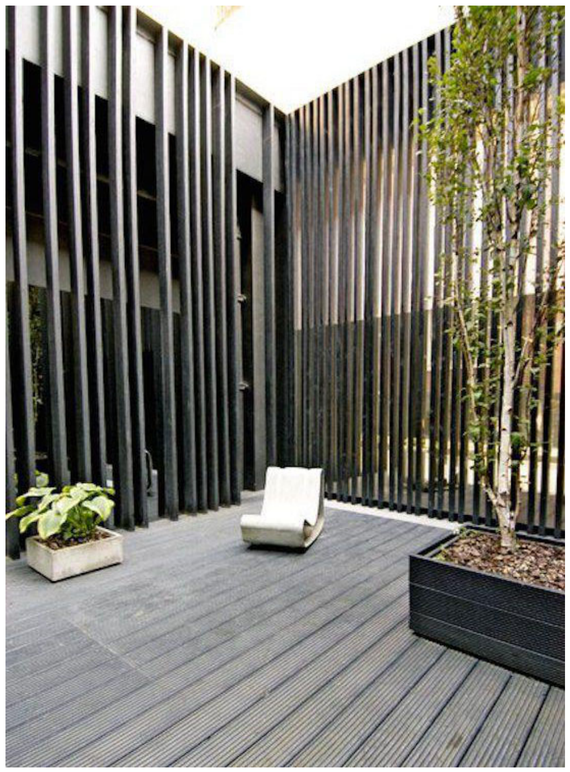
NEW ACOUSTIC AND VISUAL PRIVACY WALLS

TIMBER CLADDING TO NEW RECEPTION AND RETAURANT



THEMED LANSCAPING PLAN

BALCONY PLANTERS TO SOFTEN FACADE



FIRST FLOOR BALCONY PRIVACY AND SOLAR CONTROL SCREENING

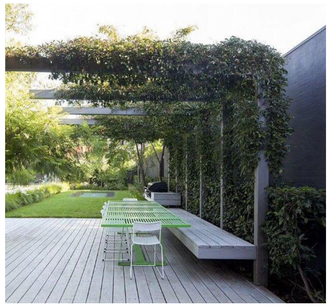
FIRST FLOOR STANDING SEAM CLADDING

EXISTING GROUND FLOOR AREAS

RELOCATED POOL AND SERVICES UPGRADE

FEATURE PRIVACY SCREENING

ARCHITECTURAL SOLAR CONTROL AND DETAILING



CLIMBERS TO SOFTEN ARCHITECTURE AND PROVIDE SCREENING

ADEN HOTEL MUDGEE UPGRADE

1 SYDNEY ROAD MUDGEE NSW 2850

MATERIAL PALETTE

0 m 2 4 6

SCALE: @ A1

JOB NO: 2020

DRAWING No. A800

REV A

ISSUE	AMENDMENT DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE	14/10/2021

MAYOH

Appendix D – Preliminary Stormwater Management Plans

MAYOH ARCHITECTS

PROPOSED HOTEL ALTERATIONS AT
LOT 21 IN DP 1111967
1 SYDNEY ROAD MUDGEE NSW 2850

DRAWING SCHEDULE

PRELIMINARY DRAWING
Not to be used for construction purposes

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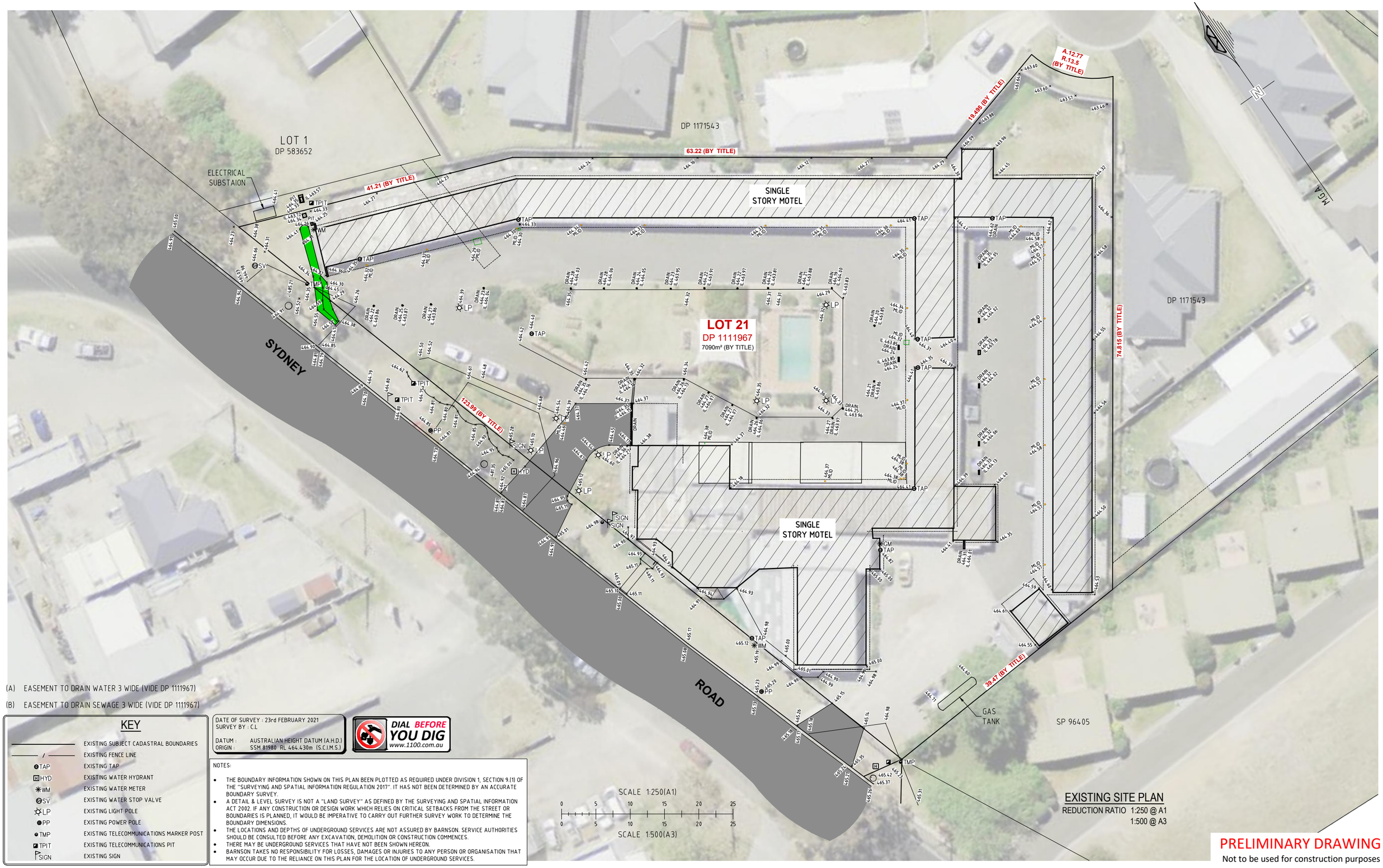
w www.barnson.com.au
bathurst | coffsharbour | dubbo | mudgee | orange | sydney | tamworth

Client: MAYOH ARCHITECTS
Project: PROPOSED HOTEL ALTERATIONS
LOT 21 IN DP 1111967
1 SYDNEY ROAD MUDGEE NSW 2850
Drawing Title: COVER SHEET

Rev	Date	Amendment
A	30-08-2021	PRELIMINARY DRAWING

Design LM
Drawn MK
Check LM
Original Sheet Size = A1
Certification
Drawing Number 36773 - C00
Revision A



(A) EASEMENT TO DRAIN WATER 3 WIDE (VIDE DP 1111967)

(B) EASEMENT TO DRAIN SEWAGE 3 WIDE (VIDE DP 1111967)

KEY

———	EXISTING SUBJECT CADASTRAL BOUNDARIES
——— / ———	EXISTING FENCE LINE
TAP	EXISTING TAP
HYD	EXISTING WATER HYDRANT
WM	EXISTING WATER METER
SV	EXISTING WATER STOP VALVE
LP	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
TMP	EXISTING TELECOMMUNICATIONS MARKER POST
TPIT	EXISTING TELECOMMUNICATIONS PIT
SIGN	EXISTING SIGN

DATE OF SURVEY : 23rd FEBRUARY 2021
SURVEY BY : C.L

DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
ORIGIN : SSM 81980 RL 464.430m (S.C.I.M.S.)

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NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9.(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
- A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
- THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
- THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
- BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.

SCALE 1:250(A1)
0 5 10 15 20 25
SCALE 1:500(A3)
0 5 10 15 20 25

EXISTING SITE PLAN

REDUCTION RATIO 1:250 @ A1
1:500 @ A3

PRELIMINARY DRAWING
Not to be used for construction purposes

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Client: MAYOH ARCHITECTS
Project: PROPOSED HOTEL ALTERATIONS
LOT 21 IN DP 1111967
1 SYDNEY ROAD MUDGEE NSW 2850
Drawing Title: EXISTING SITE PLAN

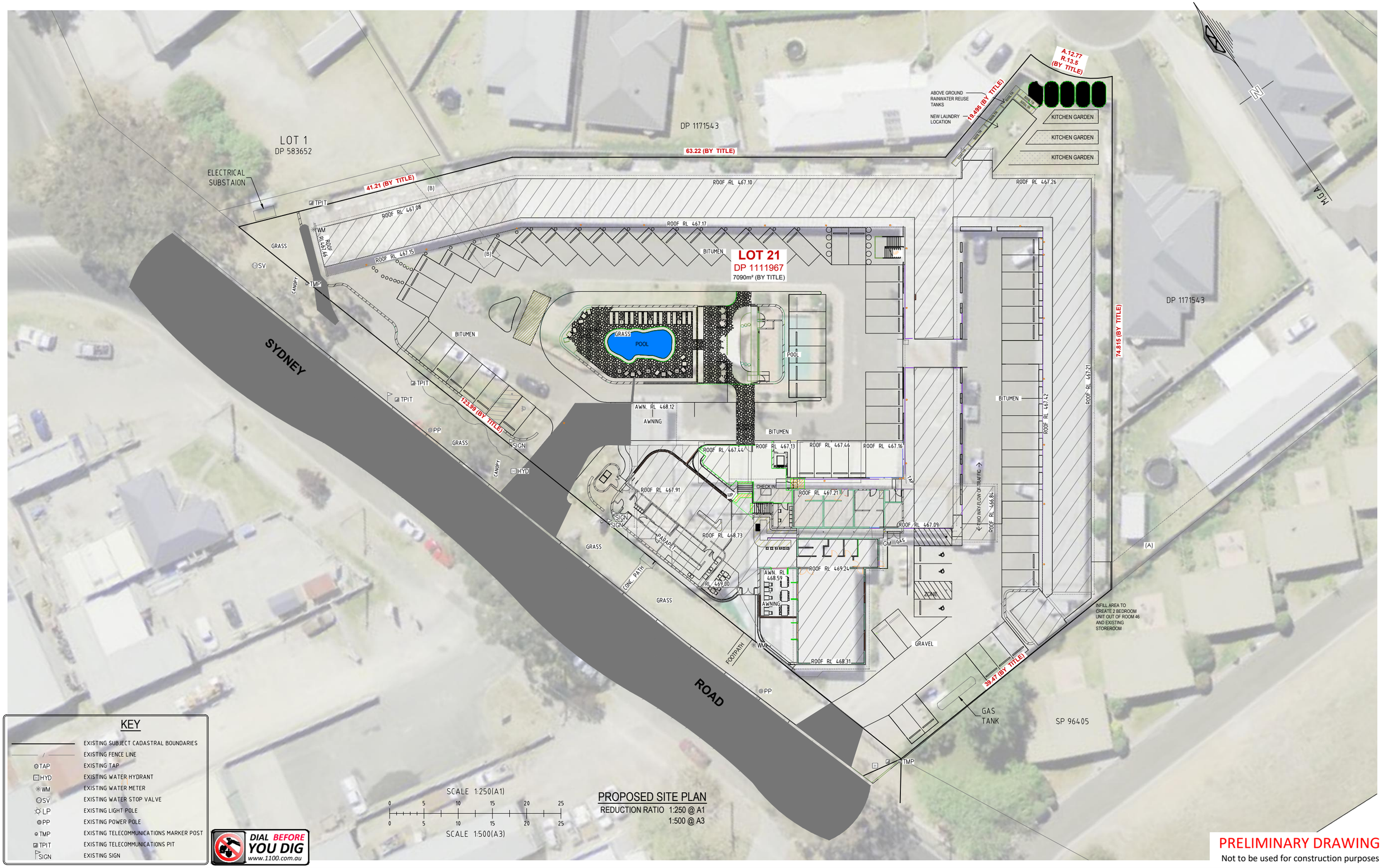
Rev	Date	Amendment
A	30-08-2021	PRELIMINARY DRAWING

Design LM
Drawn MK
Check LM
Original Sheet Size = A1

Certification

Drawing Number 36773 - C01

Revision A



KEY

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- TAP — EXISTING TAP
- HYD — EXISTING WATER HYDRANT
- WM — EXISTING WATER METER
- SV — EXISTING WATER STOP VALVE
- LP — EXISTING LIGHT POLE
- PP — EXISTING POWER POLE
- TMP — EXISTING TELECOMMUNICATIONS MARKER POST
- TPIT — EXISTING TELECOMMUNICATIONS PIT
- SIGN — EXISTING SIGN

SCALE 1:250(A1)
0 5 10 15 20 25
0 5 10 15 20 25
SCALE 1:500(A3)

PROPOSED SITE PLAN

REDUCTION RATIO 1:250 @ A1
1:500 @ A3

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PRELIMINARY DRAWING
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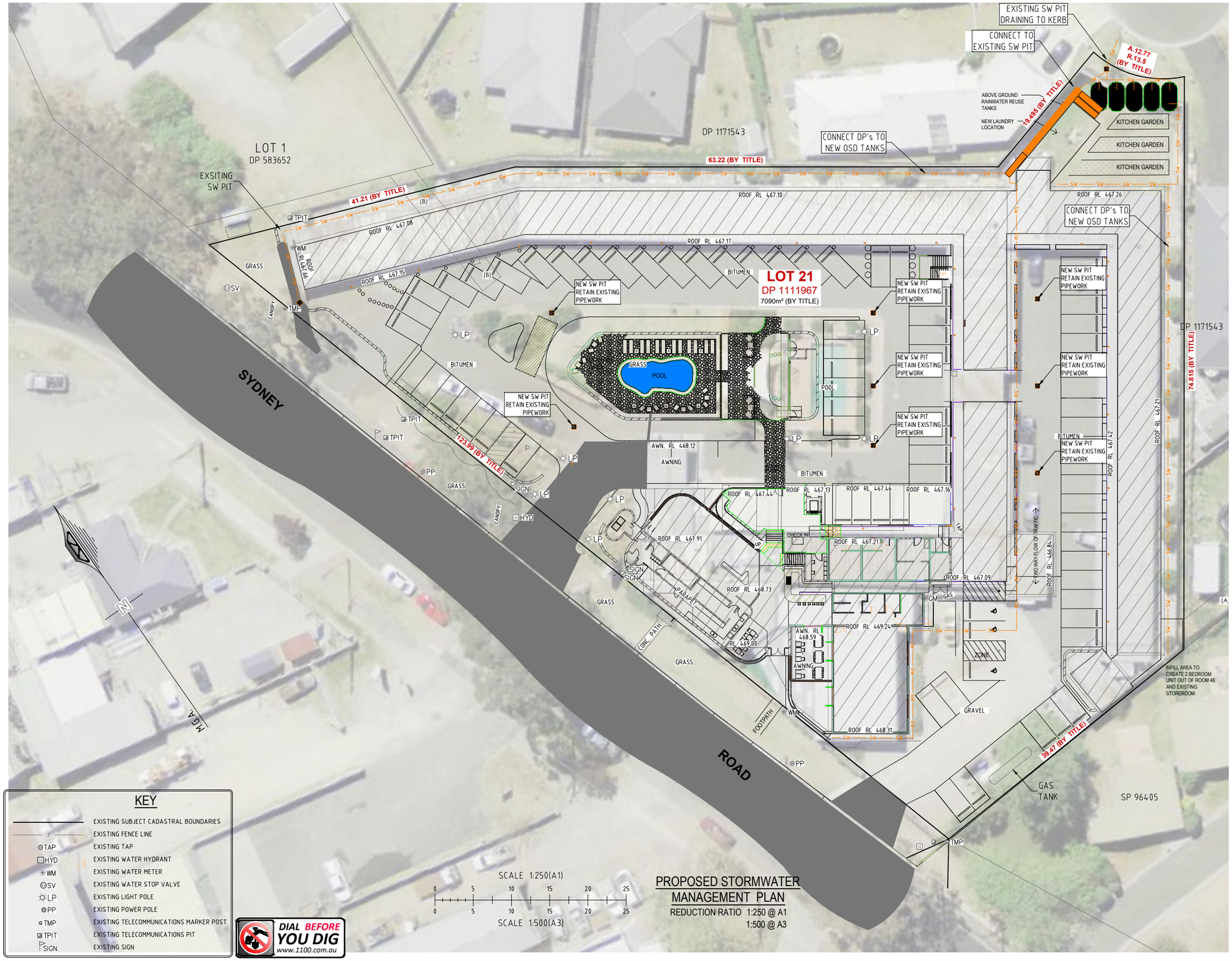
bathurst | coffsharbour | dubbo | mudgee | orange | sydney | tamworth

Client: MAYOH ARCHITECTS
Project: PROPOSED HOTEL ALTERATIONS
LOT 21 IN DP 1111967
1 SYDNEY ROAD MUDGEE NSW 2850
Drawing Title: PROPOSED SITE PLAN

Rev	Date	Amendment
A	30-08-2021	PRELIMINARY DRAWING

Design LM
Drawn MK
Check LM
Original Sheet Size = A1
Certification
Drawing Number 36773 - C01
Revision A



LEGEND (proposed)

- PROPOSED STORMWATER INLET PIT
- PROPOSED STORMWATER DRAINAGE PIPE
- 5000l RWT — PROPOSED 5000l RAINWATER TANK (30,000l TOTAL)
- PROPOSED UNDERGROUND SW TANKS (50,000l TOTAL)

KEY

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- TAP — EXISTING TAP
- HYD — EXISTING WATER HYDRANT
- WM — EXISTING WATER METER
- SV — EXISTING WATER STOP VALVE
- LP — EXISTING LIGHT POLE
- PP — EXISTING POWER POLE
- TMP — EXISTING TELECOMMUNICATIONS MARKER POST
- TPIT — EXISTING TELECOMMUNICATIONS PIT
- SIGN — EXISTING SIGN

SCALE 1:250(A1)
SCALE 1:500(A3)

PROPOSED STORMWATER MANAGEMENT PLAN
REDUCTION RATIO 1:250 @ A1
1:500 @ A3

DESIGN NOTE:
AEP = 5%
DURATION = 10 MIN.
RAINFALL INTENSITY =116mm/hr

HYDRAULIC ANALYSIS

1. DESIGN CALCULATIONS AS PER AS3500.3-2015
   A) PRE-DEVELOPED:
   - -TOTAL APPLICABLE CATCHMENT AREA (A) = 7095 m^2
   - -RAINFALL INTENSITY (I_{10}) = 116mm/hr (10min 5% AEP)
   - -Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3
   - -Ap = TOTAL IMPERVIOUS GRASSED AREA = 7095 m^2
   - -TOTAL FLOW Q_{PRE} = (Cp Ap). I / 3600 = 68.3 l/s

   B) POST-DEVELOPED FLOW:
   - -TOTAL APPLICABLE CATCHMENT AREA (A) = 7095 m^2
   - -RAINFALL INTENSITY (I_{10}) = 116mm/hr (10min 5% AEP)
   - -Ci = RUNOFF COEFFICIENT FOR IMPERVIOUS AREA = 0.85
   - -Ai = TOTAL UNROOFED IMPERVIOUS AREA= 7095 m^2
   - -TOTAL FLOW Q_{POST} = (Ci Ai). I / 3600 = 194.3 l/s

2. RAINWATER TANKS:
   - -REQUIRED STORAGE VOLUME = (194.3l/s - 68.3l/s) × 60s × 10 min
   - = 75,600L REQUIRED
   - = 80,000L OVERALL PROVIDED

3. CONTROLLED OUTFLOW:
   - -SITE RUN-OFF TO BE LIMITED TO 68.3l/S. FULL DETAILS AT CC STAGE.

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Client: MAYOH ARCHITECTS
Project: PROPOSED HOTEL ALTERATIONS
LOT 21 IN DP 1111967
1 SYDNEY ROAD MUDGEE NSW 2850
Drawing Title: PROPOSED STORMWATER MANAGEMENT PLAN

Rev	Date	Amendment
A	30-08-2021	PRELIMINARY DRAWING
B	08-09-2021	SW PITS ADDED
C	14-09-2021	NEW SW PIT NOTES

Design LM
Drawn MK
Check LM
Original Sheet Size = A1
Certification
Drawing Number 36773 - C03
Revision C

STORMWATER NOTES

1. CONTRACTOR IS TO ADEQUATELY INFORM HIMSELF AS TO THE DEPTH AND LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PIPE IS TO BE LAID AT UNIFORM GRADE BETWEEN INVERT LEVELS SHOWN WITH MINIMUM COVER MAINTAINED UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
3. MINIMUM COVER OVER ALL PIPES IN NON-TRAFFICABLE AREAS TO BE 450mm UNO. MINIMUM COVER OVER ALL PIPES IN TRAFFICABLE AREAS TO BE 600mm UNO. WHEN THIS CRITERIA CANNOT BE ACHIEVED, PIPES TO BE ENCASED IN 150 CONCRETE.
5. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
6. PRECAST PITS MAY BE USED AS APPROVED BY THE SUPERINTENDENT.
7. ALL PIPES SHALL BE RUBBER RING JOINTED CLASS '2' UNLESS NOTED OTHERWISE.

COMPACTION OF BACKFILL

1. BEDDING SAND

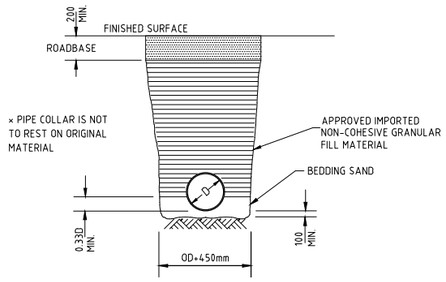
   BEDDING SAND SHALL BE GRANULAR MATERIAL HAVING A LOW PERMEABILITY AND HIGH STABILITY WHEN SATURATED, CONFORMING TO THE GRADING LIMITS FOR BEDDING SAND AS INDICATED IN THE CONTRACT DOCUMENTS. BEDDING SAND SHALL BE COMPACTED TO A DENSITY INDEX OF 70% AS DETERMINED IN ACCORDANCE WITH AS1289.

2. APPROVED IMPORTED GRANULAR FILL

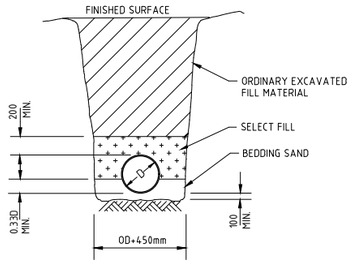
   ONLY IMPORTED GRANULAR FILL MATERIAL APPROVED BY THE SUPERINTENDENT SHALL BE USED. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 150mm THICK TO A DRY DENSITY OF 95% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL AND WITH A MOISTURE CONTENT NO MORE THAN 1% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.

3. ORDINARY EXCAVATED FILL MATERIAL

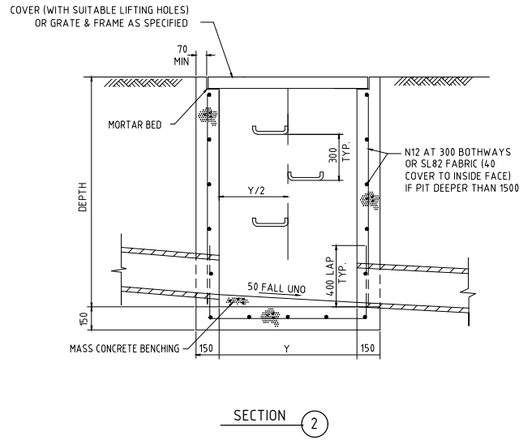
   ORDINARY EXCAVATED FILL MATERIAL IS EXCAVATED TRENCH MATERIAL THAT IS FREE OF VEGETABLE MATTER, HUMUS, LARGE CLAY LUMPS AND ROCK BOULDERS. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK, TO A DENSITY OF 90% OF THE STANDRAD MAXIMUM DRY DENSITY OF THE MATERIAL WITH A MOISTURE CONTENT OF NOT MORE THAN 1% ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.



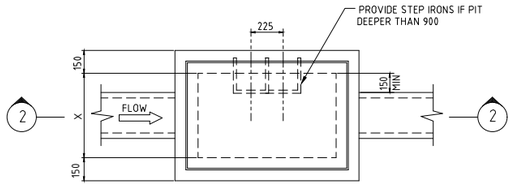
TYPICAL SECTION - TRENCH IN ROADWAY
N.T.S.



TYPICAL SECTION - EARTH FOUNDATION TRENCH
N.T.S.



SECTION 2



PLAN

GRATED INLET PIT
N.T.S.

PIT DIMENSIONS		
DEPTH	X	Y
D<600	450	450
D<1000	600	600
D<1500	600	900
1500<D<2400	900	900
D>2400	750	1200

INSPECTION HOLD POINTS

1. INSTALLATION OF SEDIMENT & EROSION CONTROL MEASURES.
2. WATER & SEWER LINE INSTALLATION PRIOR TO BACKFILL.
3. ESTABLISHMENT OF LINE & LEVEL FOR KERB & GUTTER PLACEMENT.
4. ROAD PAVEMENT CONSTRUCTION.
5. ROAD PAVEMENT SURFACING.
6. PRACTICAL COMPLETION.

SERVICES INSTALLATION

1. INSTALLATION OF ALL UUNDERGROUND PIPES BE INSTALLED PRIOR TO INSTALLATION OF ROAD PAVEMENT.

PRELIMINARY DRAWING
Not to be used for construction purposes

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Client: MAYOH ARCHITECTS
Project: PROPOSED HOTEL ALTERATIONS
LOT 21 IN DP 1111967
1 SYDNEY ROAD MUDGEE NSW 2850
Drawing Title: GENERAL STORMWATER DETAILS

Rev	Date	Amendment
A	30-08-2021	PRELIMINARY DRAWING

Design LM
Drawn MK
Check LM
Original Sheet Size = A1
Certification
Drawing Number 36773 - C04
Revision A

Appendix E – Traffic and Parking Assessment Report

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING MOTEL (COMFORT INN ADEN MUDGEE)

1 SYDNEY ROAD, MUDGEE

TRAFFIC AND PARKING ASSESSMENT REPORT

22ND SEPTEMBER 2021

REF 21035

Prepared by

Terraffic Pty Ltd
Traffic and Parking Consultants

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PO Box 563 Sylvania Southgate, NSW 2224
Tel : 0411 129 346
Email: logan@terraffic.com.au Web: www.terraffic.com.au

TABLE OF CONTENTS

APPENDICES

LIST OF ILLUSTRATIONS

1. INTRODUCTION

This report has been prepared to accompany a Development Application (DA) to Mid-Western Council for proposed alterations and additions to an existing motel at 1 Sydney Road, Mudgee (Figures 1 and 2).

The development site is located on the eastern side of Sydney Road just to the south of Horatio Street. It has a total site area of 7,090m^2 with a frontage of 123.99m to Sydney Road.

Existing Site Development

The existing site development comprises a 46 room motel known as the *Comfort Inn Aden Mudgee* comprising:

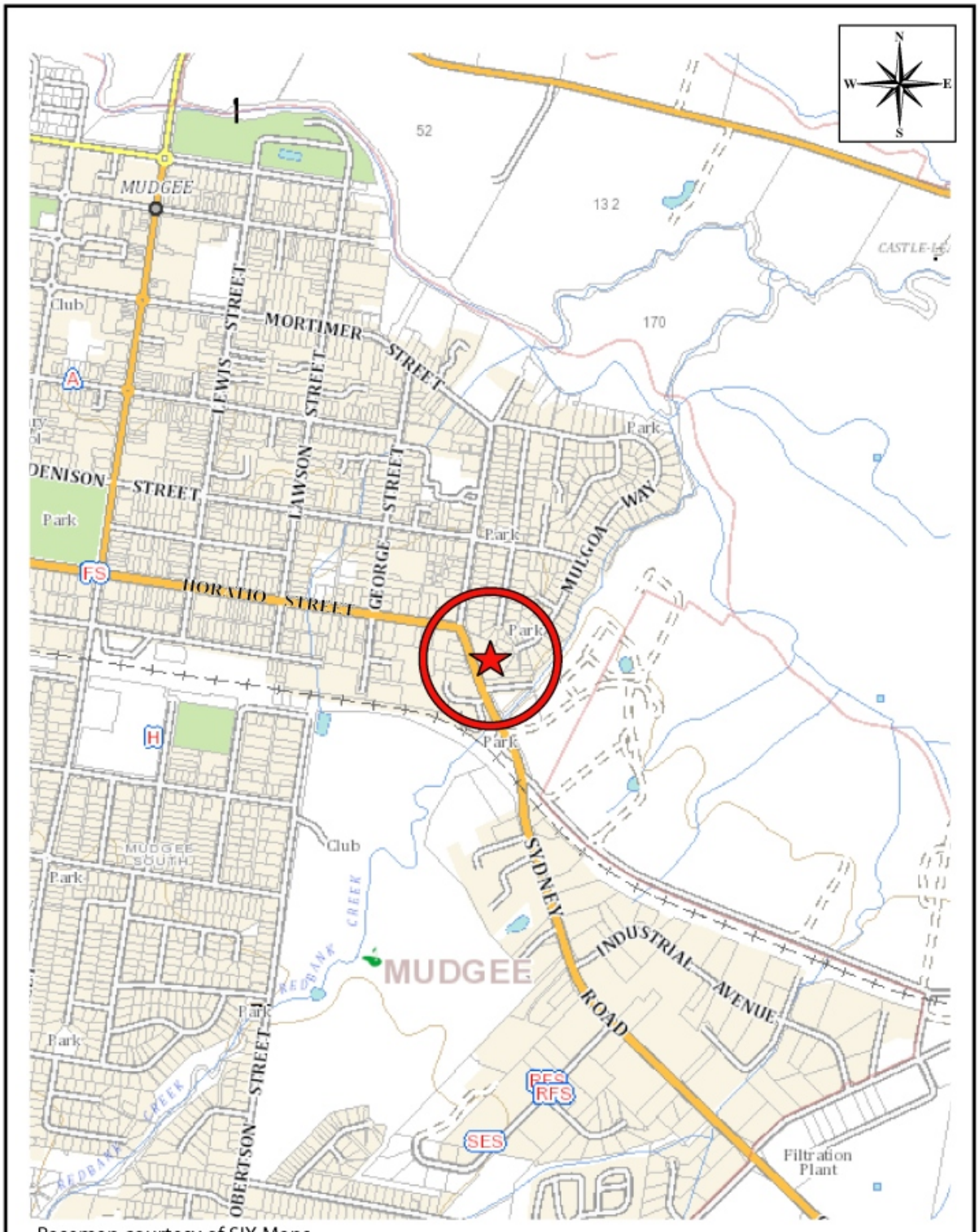
- a 46 room motel (including 2 accessible rooms)
- a 92m^2 restaurant capable of accommodating 70 patrons
- a 170m^2 conference room capable of accommodating 70 patrons
- a 41m^2 bar that is connected to the restaurant
- a 30m^2 reception area and lounge

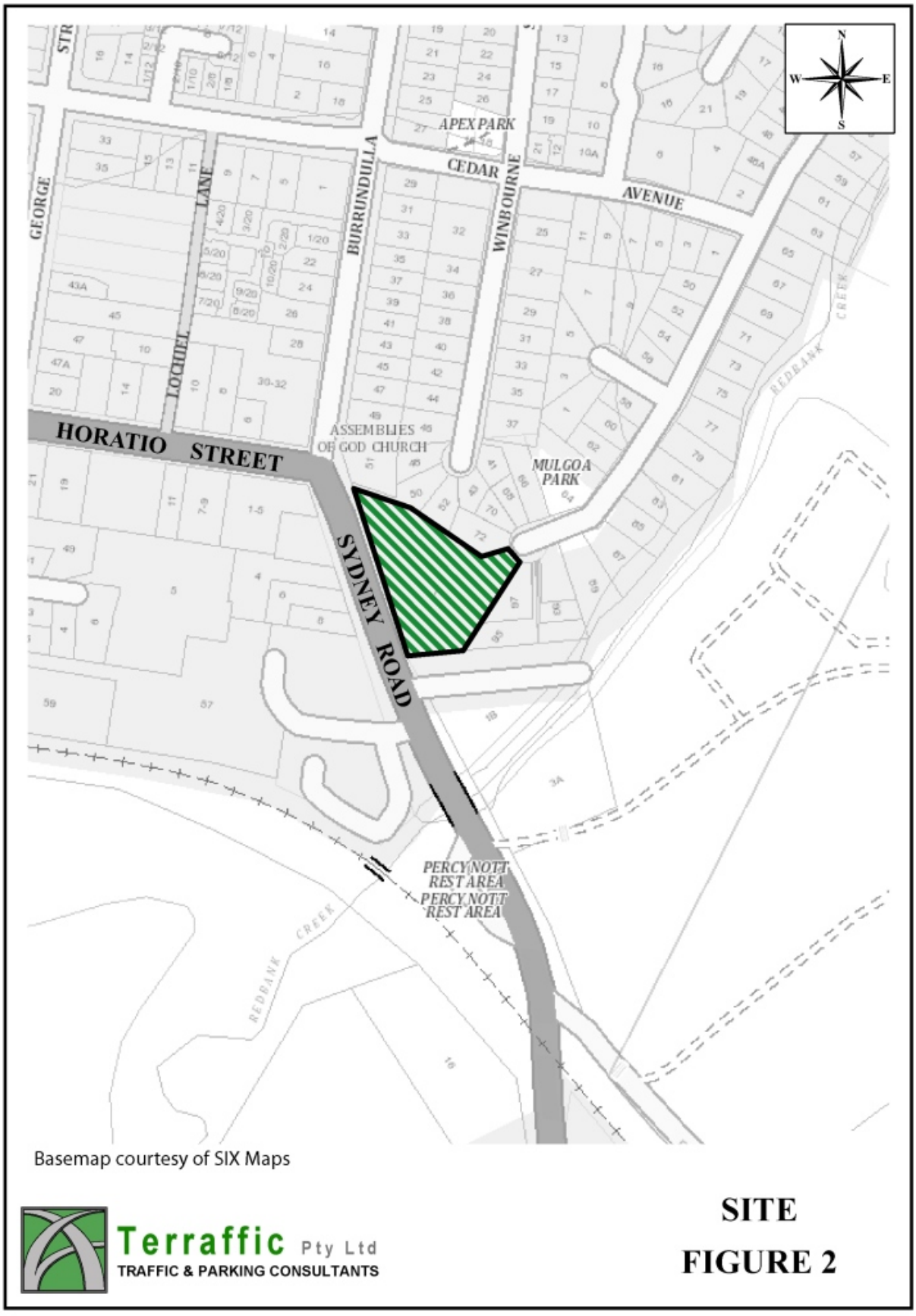
The existing site development is served by a total of 63 off-street parking spaces as follows:

- 46 spaces for motel guests (1 space per room)
- 8 parking spaces for conference room guests that are not staying at the motel
- 6 staff parking spaces
- 1 disabled parking space for general use
- 2 short-stay check-in parking spaces

The existing restaurant and bar on the site primarily serve motel guests that utilise the parking space allocated to their unit. Both the restaurant and bar do not provide any additional parking for non-guests.

Vehicular access to the existing Motel is via 3 separate driveways off Sydney Road as follows:


N
W
E
S
MUDGEE
52
132
170
CASTLE
Club
LEWIS STREET
MORTIMER STREET
LAWSON STREET
GEORGE STREET
DENISON STREET
HORATIO STREET
MULGOA WAY
Park
FS
H
A
MUDGEE SOUTH
Club
SYDNEY ROAD
INDUSTRIAL AVENUE
OBERTSON STREET
RFS
SES
Filtration Plant
Basemap courtesy of SIX Maps
Terraffic Pty Ltd
TRAFFIC & PARKING CONSULTANTS
LOCATION
FIGURE 1


N
W
E
S
APEX PARK
CEDAR
AVENUE
GEORGE
LOCHIEL
LANE
BURRUNDULLA
WINBOURNE
HORATIO STREET
ASSEMBLIES OF GOD CHURCH
MULGOA PARK
SYDNEY ROAD
PERCY NOTT REST AREA
PERCY NOTT REST AREA
REDBANK CREEK
REDBANK CREEK
Basemap courtesy of SIX Maps
Terraffic Pty Ltd
TRAFFIC & PARKING CONSULTANTS
SITE
FIGURE 2

- An 8m wide combined entry and exit driveway located approximately 16m from the northern site boundary. This driveway provides direct access to the main carparking area serving the motel

Photograph of the northern driveway (courtesy Google)

- A 9.0m wide combined entry and exit driveway centrally located along the site frontage. This is the main driveway serving the motel with access to the reception area and check-in parking spaces

Photograph of the central driveway (courtesy Google)

- A 9m wide combined entry and exit driveway located adjacent to the southern site boundary. This driveway provides access to the motel rooms at the rear of the site

Photograph of the southern driveway (courtesy Google)

Deliveries to the existing motel and restaurant are generally by courier vans that currently unload in the main carpark outside of peak periods. Medium sized trucks deliver gas to the rear of the property once a month via the southern driveway while waste is collected every Friday from the rear of the property via the southern access driveway.

Development Proposal

The proposed alterations and additions to the existing motel development comprise the following:

- An additional 13 motel rooms taking the total to 59 rooms (including 3 accessible rooms)
- a 114m^2 restaurant capable of accommodating 80 patrons (an additional 10 seats)
- a 163m^2 conference room still capable of accommodating 70 patrons
- a 77m^2 bar that will still be connected to the restaurant
- a 95m^2 reception area and lounge

The proposed development is served by a total of 78 off-street parking spaces as follows:

- 59 spaces for motel guests (1 space per room including 3 compliant disabled parking spaces)
- 9 parking spaces for conference room guests (an increase of 1 space)
- 6 staff parking spaces (as per existing)
- 1 disabled parking space for general use
- 3 short-stay check-in parking spaces

As per the current arrangement, the restaurant and bar will primarily serve motel guests and will not require any additional parking.

The proposed development will retain the central and southern access driveways currently serving the site. The northern access driveway will be closed in order to provide the additional car parking and to increase privacy to the western motel rooms.

The proposal also incorporates a dedicated bus parking bay capable of accommodating a typical minibus similar to a 22 seat Toyota Coaster. The bus bay will primarily be used by guests going on a day trip around the Mudgee wineries.

A 6.1m long loading bay capable of accommodating courier vans is proposed behind the 3 x check-in parking spaces. The loading bay will provide convenient access to the restaurant kitchen. The monthly gas delivery will continue to occur at the rear of the site while the weekly waste collection will occur just inside the site via the main access driveway. The implications of the waste collection are assessed in Chapter 2 of this report.

Plans of the proposed development prepared by Mayoh Architects are reproduced in Appendix A.

Current Conference Room Approval

On the 18th December 2013, Mid-Western Regional Council approved DA0175/2014 on the site comprising the addition of a 133m^2 conference room and a toilet block for use by the existing Restaurant on site. The approved conference room has a seating capacity of 70 guests and would be served by 8 additional off-street parking spaces.

The Development Application to Council included a Parking Impact Assessment prepared by RE Capital Pty Ltd. The assessment included consultations with the RMS and noted that there a 2 target markets for users of the conference room being:

- Local and inter-town businesses who require meeting facilities during working hours for less than 4 hours (known as **Target Group 1**), and

- Inter-town businesses that are located more than 2 hours drive away (known as **Target Group 2**). These businesses will require meeting facilities for more than 1 day and they will not only require a meeting space, but will also require rooms to stay overnight.

The RE Capital assessment provided the following commentary with regard to the actual parking demand of motel users and the Target Groups mentioned above:

- Motels do not always operate at 100% capacity;
- Not all motel guests require a parking space;
- During the week motel guests often check-in later in the day;
- When the meeting rooms are utilised by **Target Group** 1 it will be during business hours, Monday to Friday from 9am – 5pm. During the week a large proportion of guests are corporate travellers. They finish work and often only arrive at the Motel after 5pm. As such, guest parking spaces are not likely to be utilised when meetings are being held.
- When the meeting rooms are utilised by **Target Group 2** they will be motel guests as well as meeting attendees. Therefore each attendee will have parking outside of their room and will not generate parking demand over and above that of the motel.

The proposal will retain the approved 70 person seating capacity however it is proposed to increase the parking provision from 8 spaces to 9 spaces.

The purpose of this report is to assess the traffic, parking and servicing implications of the proposed development.

2. PARKING ASSESSMENT

Council Off-Street Parking Requirements

Part 5.1 of the Mid-Western Regional Development Control Plan 2013 specifies the following parking requirements that apply to the subject site:

Tourist and Visitor Accommodation

1 space per unit, plus
2 spaces per 3 employees, plus if restaurant included:
1 space per 7m^2 GFA or 1 space per 3 seats whichever is the greater (Restaurant).
1 space per 4m^2 for licensed floor including outdoor seating or dining

Application of these parking rates to the proposed development yields a total parking requirement of 65 spaces calculated as follows:

59 rooms @ 1 space per room	59 spaces
9 staff @ 2 spaces per 3 staff	6 spaces

The proposed development satisfies these requirements with the provision of 59 off-street car parking spaces for motel guests and 6 spaces for staff.

As noted in the Introduction of this report, patrons of the existing restaurant and bar are predominantly guests staying in the motel who utilise the parking space allocated to their room. Additional parking is not provided for patrons not staying at the motel. While the bar will increase in size from 41m^2 to 77m^2 and the seating capacity of the restaurant will increase from 70 to 80 patrons, it is more than likely that these patrons will be generated by the additional 13 motel rooms that are proposed. To that end, compliance with the DCP parking requirements is not considered necessary in this instance.

Carpark Compliance

The proposed carparking arrangements have been designed to satisfy the following requirements of the Australian Standard AS/NZS2890.1:2004 – *"Off-street Car Parking"*:

- User class 1A staff parking spaces have a minimum length of 5.4m and width of 2.4m
- User class 2 motel guest parking spaces have a minimum length of 5.4m and width of 2.5m
- An additional 0.3m has been provided for spaces adjacent to a wall or obstruction
- Parallel parking spaces have a minimum length of 6.1m in compliance with Figure 2.5 of the Standard
- The access/manoeuvring aisle is 5.8m wide for 90 degree parking spaces
- The access/manoeuvring aisle is 3.7m wide for 45 degree parking spaces
- Pavement grades do not exceed 5% (1 in 20) in any direction
- Pedestrian sight line triangles have been provided in accordance with Figure 3.3

The disabled parking spaces have been designed in accordance with the Australian Standard AS/NZS2890.6:2009 – *"Off-street parking for people with disabilities"* as follows:

- A 5.4m long x 2.4m wide dedicated (non-shared) parking space
- An adjacent shared area that is also 5.4m long x 2.4m wide
- A minimum headroom of 2.5m above the disabled spaces
- Pavement cross-falls in disabled spaces do not exceed 2.5% (1 in 40) in any direction

Minibus Swept Path Analysis

The swept path of the Toyota Coaster circulating through the carpark, stopping in the proposed bus bay and then departing the site is reproduced in Appendix B. As can be seen, this typical minibus can comfortably travel through the site in a forward direction.

Waste Collection and Loading

As noted in the Introduction, deliveries to the existing motel and restaurant are generally by courier vans that currently unload in the main carpark outside of peak periods. Medium sized trucks currently deliver gas to the rear of the property once a month via the southern driveway while waste is also collected every Friday from the rear of the property.

To facilitate deliveries to the motel and restaurant, a 6.1m long loading bay capable of accommodating courier vans is proposed behind the 3 x check-in parking spaces. The loading bay will provide convenient access to the restaurant kitchen.

The monthly gas delivery by Medium Rigid Vehicles (MRV's) will continue to occur at the rear of the site. As can be seen on the MRV swept path reproduced in Appendix B, the

management will need to ensure that staff are not parked in general spaces G14 and G15 when deliveries are to be made.

The weekly waste collection will relocate from the rear of the site to just inside the main access driveway. The swept paths of the 9.7m long JR Richards front loading waste vehicle are also reproduced in Appendix B. The specifications for the JR Richards vehicle are also reproduced in Appendix B.

The swept paths show the waste collection vehicle loading waste just as it enters the site. The illustration also shows the B85 vehicle (Ford Falcon) passing the truck and exiting the site. This arrangement is considered acceptable in this case as the truck collects waste in the middle of the day when traffic generated by the motel is very low. Furthermore, the truck is only on-site for approximately 5 minutes and will not obstruct a guest vehicle from entering or exiting the site.

In the circumstances, it can be concluded that the proposed development has no unacceptable parking or servicing implications.

3. TRAFFIC ASSESSMENT

Road Hierarchy

Transport for New South Wales (TfNSW) classifies Sydney Road as a State Road performing an arterial road function. Sydney Road and Horatio Street form part of the Castlereagh Highway network that connects the Great Western Highway near Lithgow in NSW to the Carnarvon Highway located south of St George in Queensland.

Sydney Road has a pavement width of approximately 13m comprising a single lane of traffic in each direction and sealed shoulders on both sides of the road. Parking along the frontage of the site is un-restricted although a NO STOPPING restriction applies across the northern access driveway and continues northerly around the corner into Horatio Street and Burrundulla Avenue.

Projected Traffic Generation

The Roads and Maritime Services publication *"Guide to Traffic Generating Developments"* (October 2002) specifies the following traffic generation rate and factors for motels:

> **Rate**
> Evening peak hour vehicle trips 0.4 per unit
>
> **Factors**
> The above rates assume 100% occupancy of units. When comparison is drawn between existing similar developments and unit occupancy where data is available, rates based on 85 percent occupancy on the peak day of the week may be appropriate.
>
> When a restaurant within a motel attracts a substantial volume of non-resident patrons, vehicle trip generation and parking demand is higher.

For the purposes of this assessment, it will be assumed that the motel is 100% occupied and that the morning peak will also generates 0.4 vehicle trips per unit. Furthermore, the traffic generation rate is not likely to be higher as restaurant patrons are primarily guests of the motel.

Application of these traffic generation rates to the proposed additions to the existing motel yields a traffic generation potential of 6 additional vehicle trips during peak periods as follows:

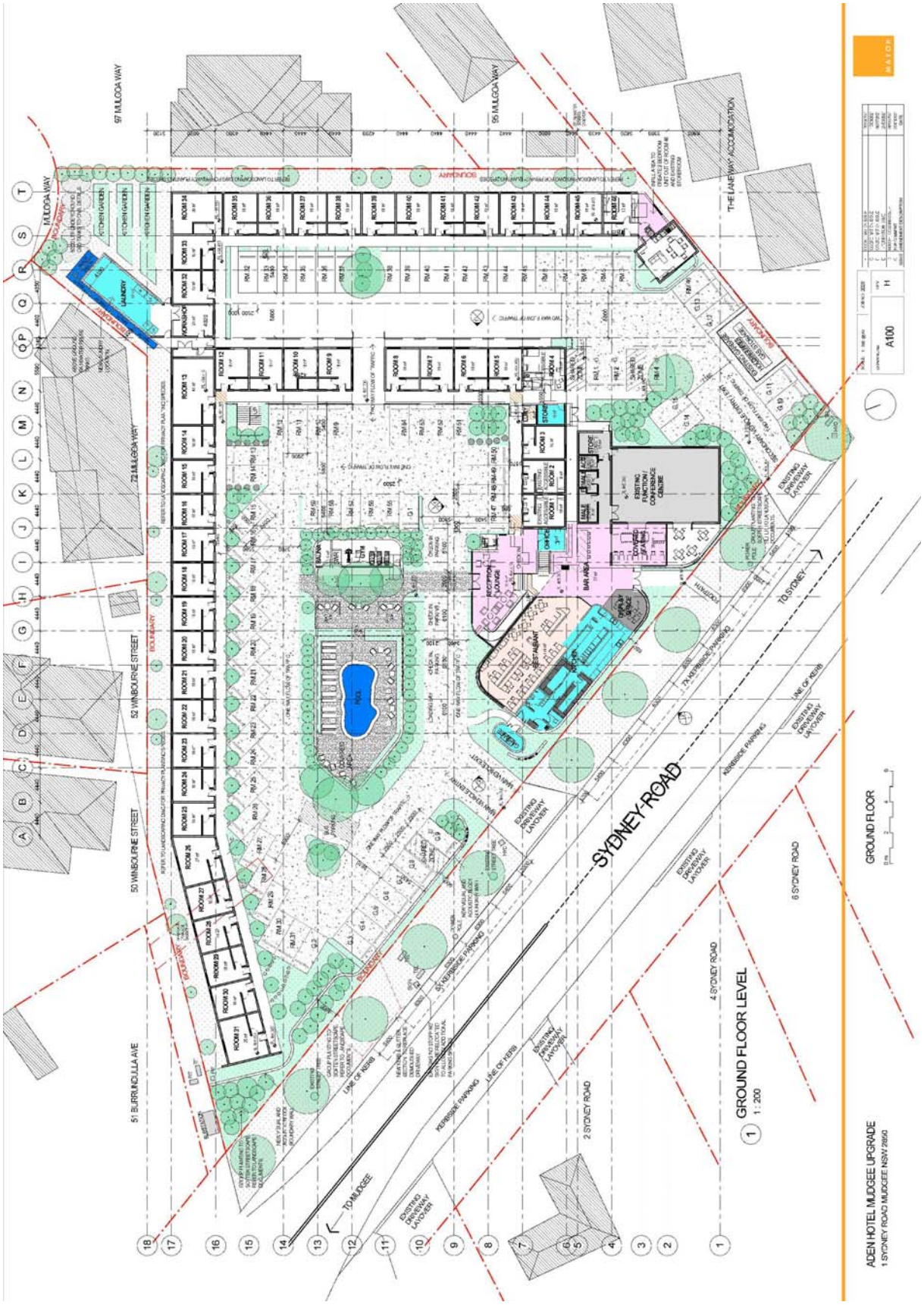
Morning Peak Period	13 additional rooms @ 0.4vtph per room	6vtph (1 in / 5 out)
Evening Peak Period	13 additional rooms @ 0.4vtph per room	6vtph (5 in / 1 out)

It will be readily appreciated that the additional traffic generated by the proposed development is relatively minor (6vtph) which will not have any noticeable or unacceptable effect on the road network serving the site in terms of road network capacity or traffic-related environmental effect.

In the circumstances, it can be comfortably concluded that the proposed development has no unacceptable traffic implications.

APPENDIX A

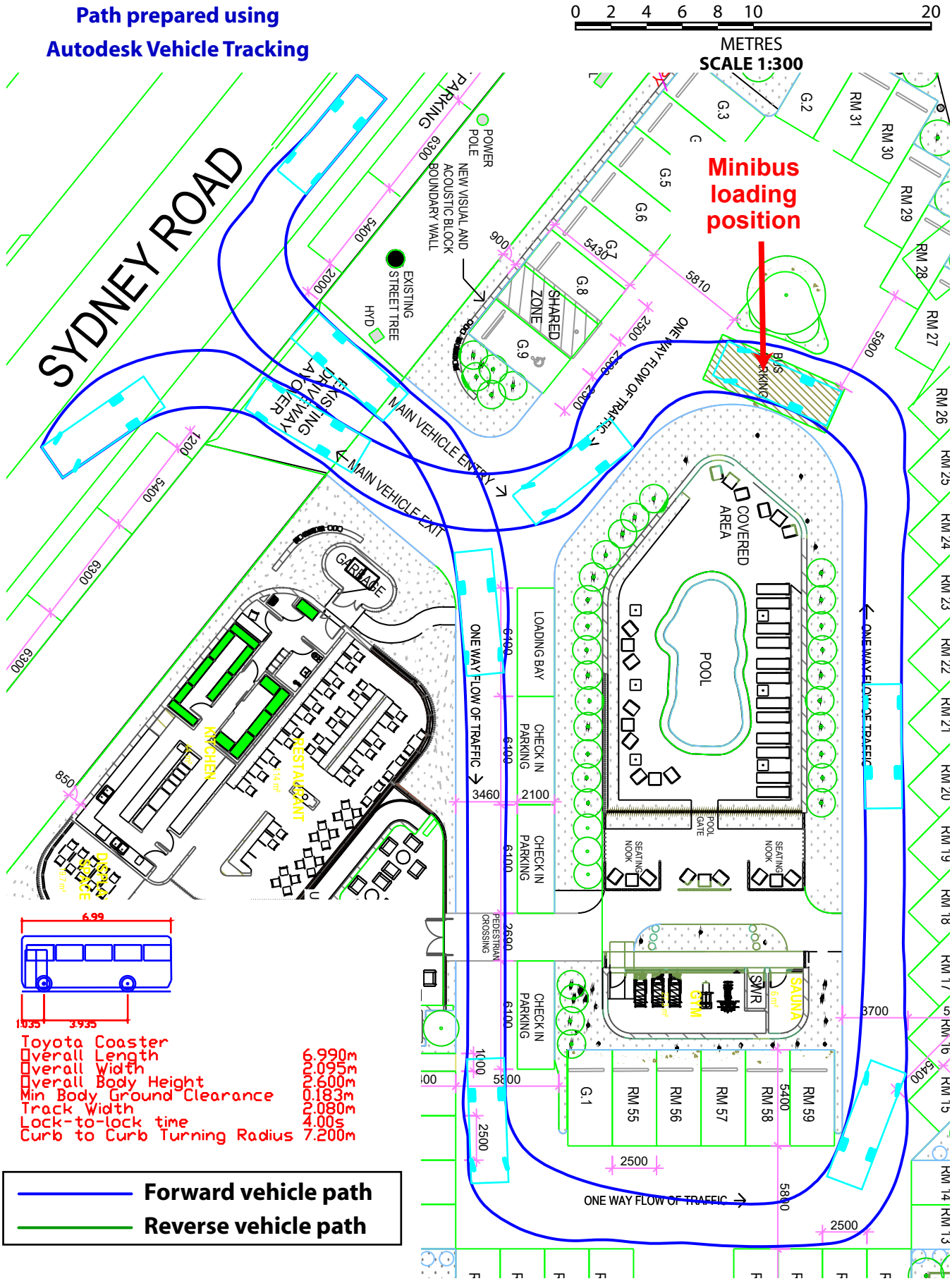
PLAN OF THE PROPOSED DEVELOPMENT


GROUND FLOOR LEVEL
1 : 200
GROUND FLOOR
SYDNEY ROAD
TO SYDNEY
TO MUDGEE
ADEN HOTEL MUDGEE UPGRADE
1 SYDNEY ROAD MUDGEE NSW 2850
A100
MAJOR

APPENDIX B

SWEPT PATH ANALYSIS

Path prepared using
Autodesk Vehicle Tracking

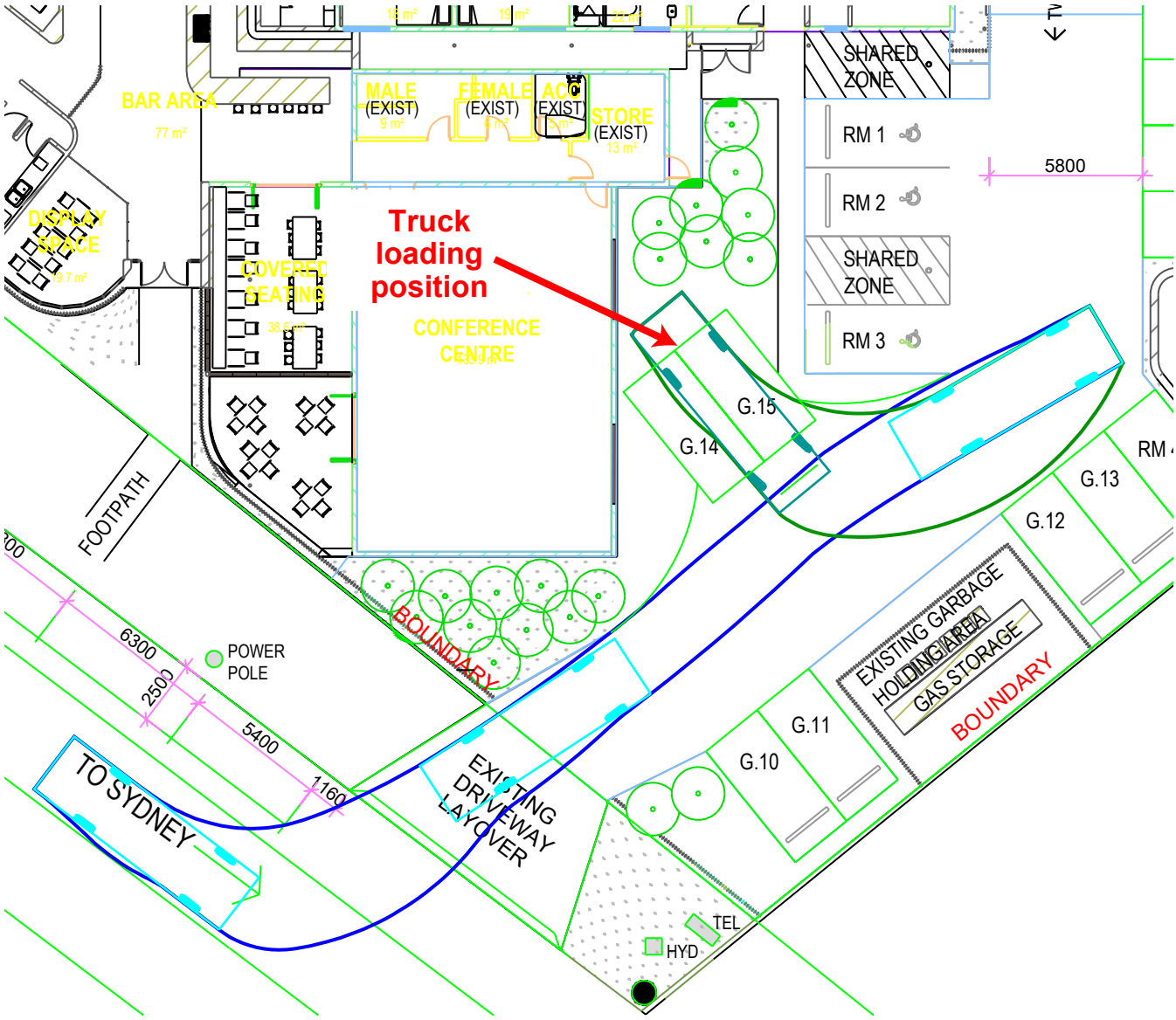


Manoeuvring Path of Toyota Coaster Minibus Circulating Through Motel Carpark

Terraffic Pty Ltd
TRAFFIC & PARKING CONSULTANTS

Path prepared using
Autodesk Vehicle Tracking

0 2 4 6 8 10 20
METRES
SCALE 1:250



Management to ensure general spaces G14 and G15 are vacant at time of monthly gas bottle delivery

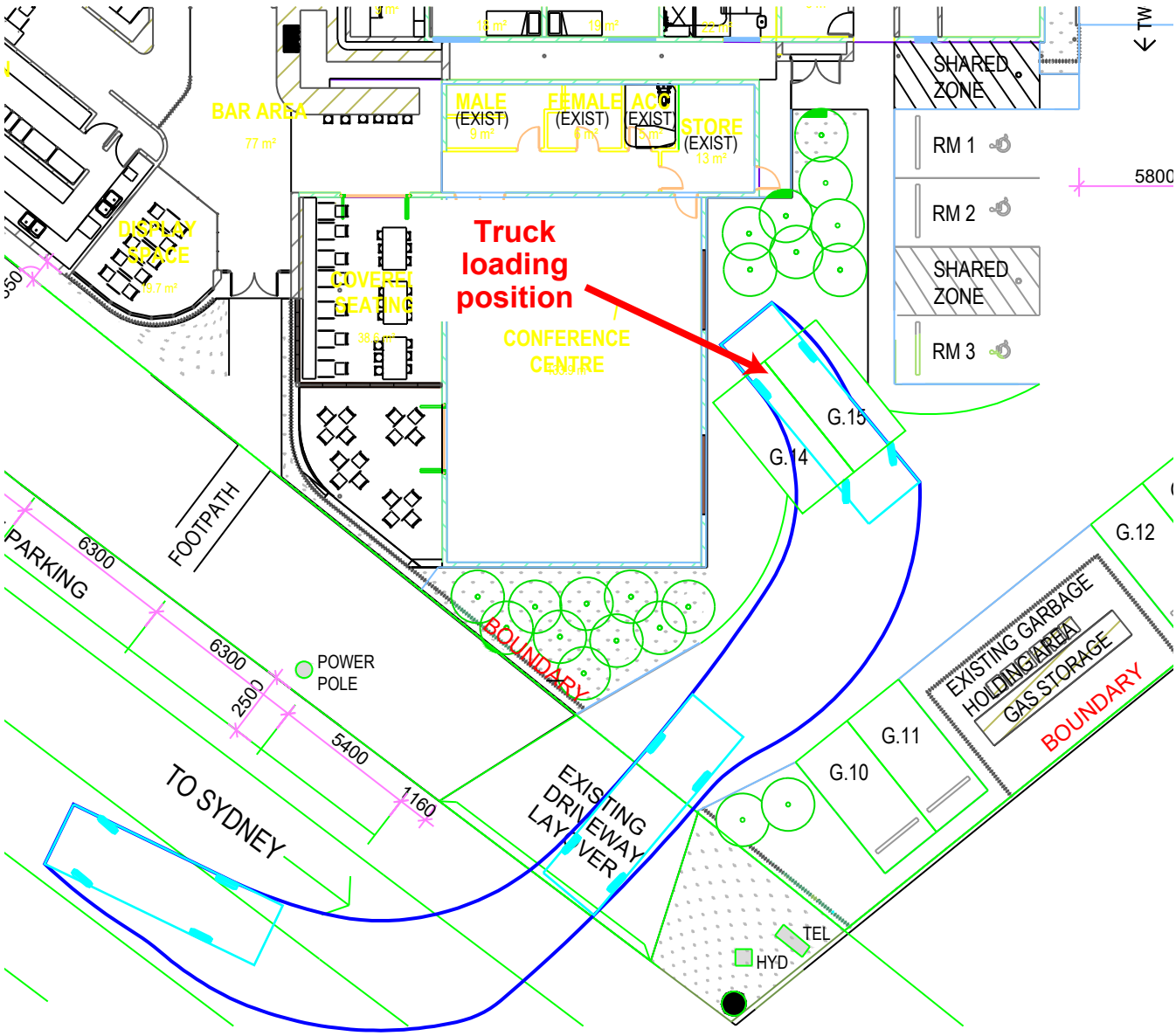
Forward vehicle path
Reverse vehicle path

Manoeuvring Path of Australian Standard AS2890.2:2018 8.8m Medium Rigid Vehicle (MRV) Entering Loading Bay

Terraffic Pty Ltd
TRAFFIC & PARKING CONSULTANTS

Path prepared using
Autodesk Vehicle Tracking

0 2 4 6 8 10 20
METRES
SCALE 1:250



Management to ensure general spaces G14 and G15 are vacant at time of monthly gas bottle delivery

Forward vehicle path
Reverse vehicle path

Manoeuvring Path of Australian Standard AS2890.2:2018 8.8m Medium Rigid Vehicle (MRV) Exiting Loading Bay

Terraffic Pty Ltd
TRAFFIC & PARKING CONSULTANTS

Path prepared using
Autodesk Vehicle Tracking

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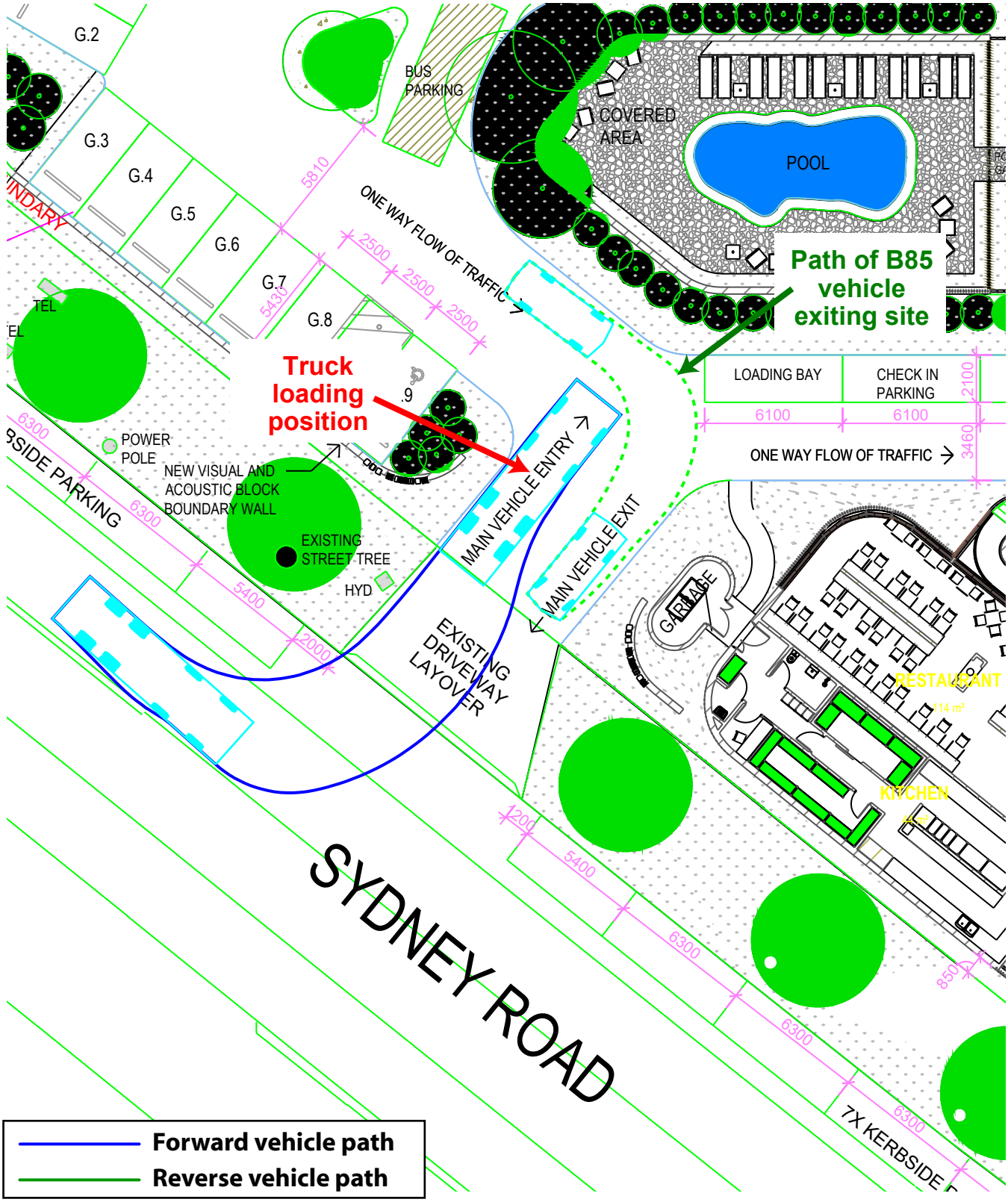
METRES
SCALE 1:250



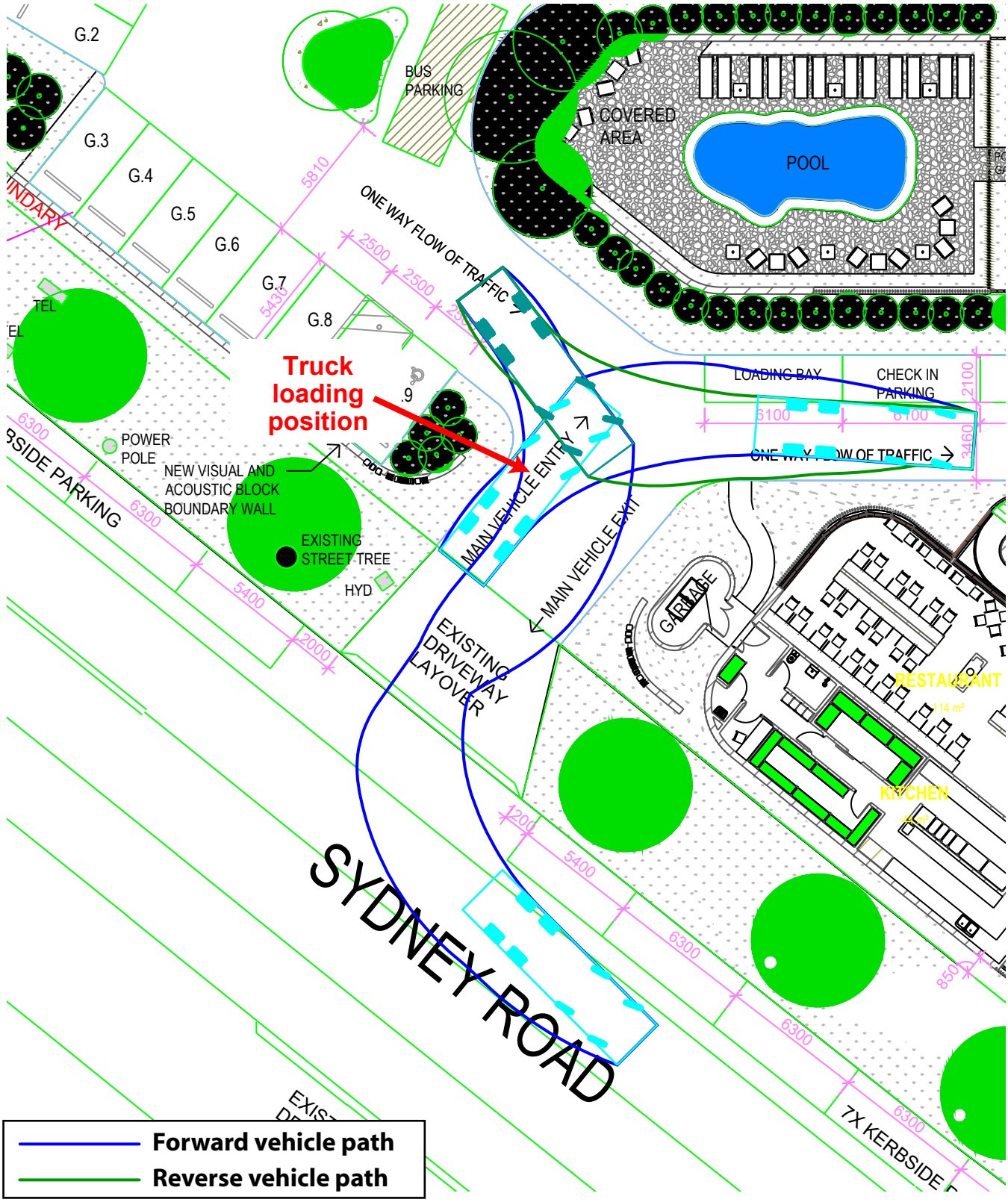
Forward vehicle path
Reverse vehicle path

Manoeuvring Path of JR Richards 9.7m Long Front Loading Waste Vehicle Entering Site And Loading Position

Terraffic Pty Ltd
TRAFFIC & PARKING CONSULTANTS

Path prepared using
Autodesk Vehicle Tracking

0 2 4 6 8 10 20
METRES
SCALE 1:250



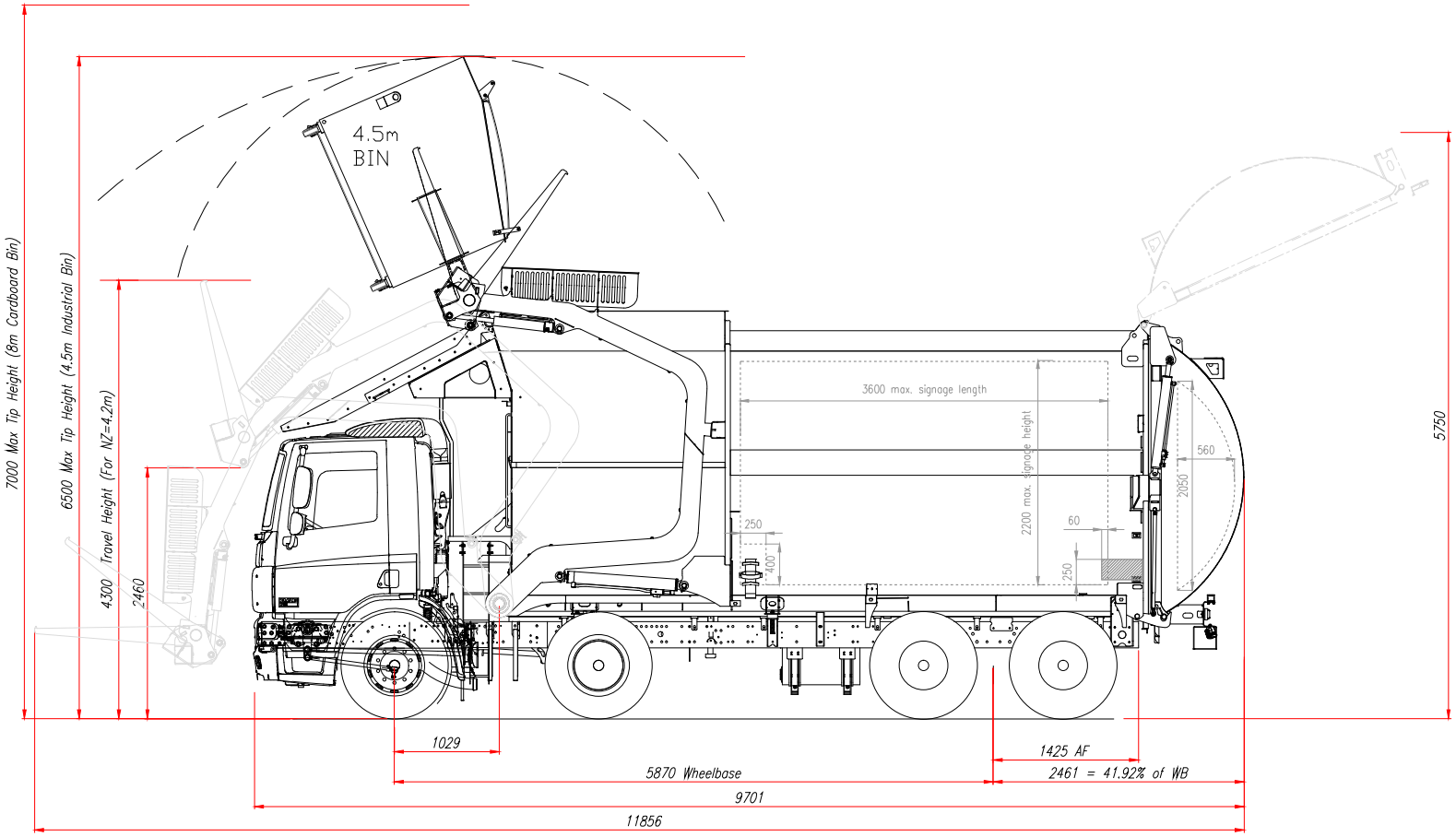
Forward vehicle path
Reverse vehicle path

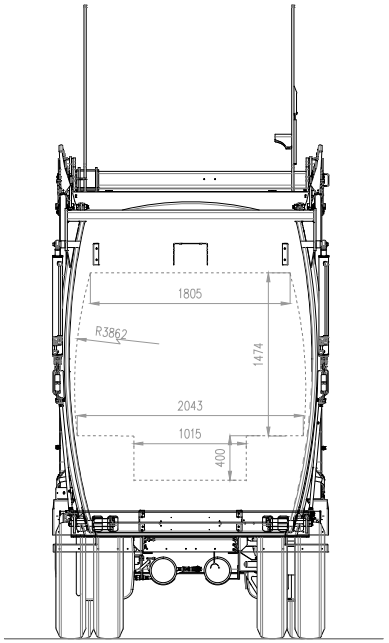
Manoeuvring Path of JR Richards 9.7m Long Front Loading Waste Vehicle Exiting Site From Loading Position

Terraffic Pty Ltd
TRAFFIC & PARKING CONSULTANTS

	TOTAL MASS	FRONT AXLE MASS	REAR AXLE MASS
CAB CHASSIS MASS (KG) *with low profile tyres*	8260	5476	2784
DRIVER MASS (KG)	0	0	0
FUEL MASS (KG)	0	0	0
BODY MASS (KG)	7560	4544	3016
EXTRA OPTIONS MASS (KG)	0	0	0
TOTAL VEHICLE MASS UNLOADED (KG) - as weighed on 07/09/2017	15820	10020	5800
THEORETICAL PAYLOAD MASS (KG)	11200	966	10234
TOTAL VEHICLE MASS LOADED (KG)	27020	10986	16034
MAX. LEGAL MASS (KG)	27500	11000	16500

DAF FAD CF75 8X4 5.87WB	
BODY	V Pack OHL
CAPACITY	34 CUBIC METRES
TARE WEIGHT	15 820 KG
G.V.M. (QLD. & N.S.W.)	27 500 KG
G.V.M. (VIC.)	28 000 KG (WITH ROAD FRIENDLY SUSPENSION)
TURNING RADII	
KERB TO KERB	10.50 M
WALL TO WALL	11.20 M
WHEEL BASE	5.87 M
OVERALL LENGTH	11.85 M
OVERALL WIDTH	2.5 M
BODY HEIGHT	4.05 M
MAX TRAVEL HEIGHT	4.3 M (NZ=4.2M)
MAX TIPPING HEIGHT	6.35 M





REMARKS

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Appendix F - Landscape Plan

To the carpark triangular beds plant a dwarf olive to be underpruned so as not to contact cars, where it will get most sun, set in stabilised decomposed granite with a shade tolerant grass or two beneath. A 1500 x 440 step tread could be placed for clean access.

To the majority of the pool enclosure wall plant an informal hedge of Teucrium with Nyalla grasses massed in front.

In drip irrigated planters to the upper rooms looking west, plant prostrate rosemary and Blue Convolvulus to spill over that are tough and hardy.

To the north place raised vegetable garden beds for fresh produce for the restaurant.

Opposite the entry plant a sculptural plant such as Beschornia with Liriope below.

Continue stabilised decomposed granite right around the front of rooms culminating in a Tolley Olive for shade and to reduce the view of the stair case to the east.

As vegetable gardens can be unsightly at times locate decorative metal screens to the most souther side of the raised beds to be viewed from the motel room windows.

Continue proposed dwarf olive informal hedges to be viewed from the motel room windows and screen the fence and neighbours.

TREES

Ulmus parvifolia 'Todd'
10m high x 11m wide mature

Olea europaea 'Tolley's Upright
7m high x 4m wide at maturity

Where access is required across the granite from carparking lay 1500 x 440 step treads as stepping stones.

To the west of the pool area plant Tolley Olive trees with shade tolerant grasses and silver Cotyledon to brighten the area. The Olives wil throw late summer shade to the pool area

Three Pendulous Pears with massed grasses beneath to be viewed from the Gym and allow winter light.

Plant either a mid sized shrub or grass between the carparks and verandahs.

Create a natural looking grove of Upright Tolley Olives set in stabilised decomposed granite with isolated shade tolerant grass clumps and Teucrium as well as ornamental boulders.

Proposed removal of the few shrubs/trees to the rear of the motel rooms to be replaced with informal hedges of Dwarf Olive unpruned to be viewed driectly from room windows.

Sculptural statement plant either side of the main axis path

To the lower level screens seen from the room windows plant Wire vine to climb up and cover. Limited to the lower level will mean maintenance will be easier to keep it under control.

Layer tall shrubs down to low shrubs in informal hedges of Teucrium, Lomandra and Cotyledon with textural changes and bold contrasting foliage colour to enhance wall and be visually attractive from the road.

Within stabilised decomposed granite locate an Ulmus parvifolia 'Todd' to shade the expanse of driveway surface with shade tolerant grasses massed informally beneath.

Proposed Steel frames with wire to support a retractable all weather canvas for shade when required adjacent to the pool enclosure

Plant a medium sized grass to the pool yard.

Zelkova serrata
'Mushashino'.
12m high x 4m wide

Pyrus salicifolia 'Pendula'
Willow Leaf Pear.
4m high x 4m wide at maturity

Proposal to continue Ulmus parvifolia 'Todd' to the north side of Sydney Road continuing those in Horatio Street.

SHRUBS

Olea 'Bambalina'
Dwarf Hedging Olive
2.5- 4m x 1.5 - 3m mature

Teucrium fruticans
Bush Germander
1.5m high x 1.5m
wide at maturity

Planting to the base of the wall to be eye catching and possibly be a feature to be seen from Sydney Road.

Convolvulus cnerorum
60 - 120cm high x the same wide at maturity.

Coprosma 'Karo Red'
1.2m high x 80cm
wide at maturity.

Cotyledon orbiculata 'Silver Shadow' or Tall Flowered form
50cm high x 60-90cm wide.

SYDNEY ROAD

At either side of the entrance plant a feature plant such as Beschornia with the feature plant from the street layering below and Liriope at the edge.

The trees to the entrance are to be Zelkova which are narrow keeping the entrance clear, open and welcoming for guests. Being deciduous with yellowy coppery red tones in the autumn adding seasonal interest. Shrubs behind are to be layered with foliage and textural interest.

To the north of the check in parking, locate an informal path of 1500 x 440 sized step treads surrounded by Liriope which can be simply mown once a year to keep it low for guests to get in and out of cars and walk safely to and from the pool and Gym without walking along the driveway. An unpruned Teucrium hedge can be planted to the pool wall with a structural feature plant either side of the main axis path.

Within a stabilised decomposed granite garden plant two Tolley Olives with informally planted grasses beneath and locate small boulders here as well as a feature to be seen as cars enter this side of the motel and act as a screen to the room doors immediately to the east.

To the corner of the buiding, which will have a second storey, plant a narrow Zelkova tree with layered shrubs and grasses, creating interest from the verandah, as well as locate boulders as an extra interest. Continue to use the stabilised decomposed granite here continuing the theme across the site.

Layer shrubs down to grasses using foliage texure and colour for interest, or Teucrium, Grasses and low shrubs with Zelkova trees for shade within stabilised decomposed granite.

To the public entry to the restaurant plant a structural feature plant with a silver grey plant beneath for brightness. Keep the planting simple and bold as elsewhere on the site.

Plant low simple rows of plants around parking and storage tanks to keep this area tidy.

Ensure the proposed elms to the footpath leave a wide gap at the public entrance for clear sight lines.

FEATURE PLANT

Beschornia yuccoides.
Mexican Lily with soft leaves. 60 - 80cm high + flower spike x max 2m wide at mature size.

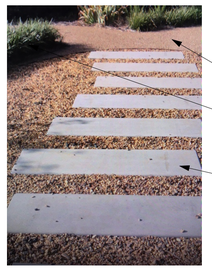
CLIMBERS/ PLANTER BOX

Convolvulus sabatius
Ground Morning Glory
20cm high x 1m wide at mature size

Rosmarinus officinalis 'Prostrate'. 30cm high x 1m wide at maturity

Muehlenbeckia complexa
Wire Vine. Grows up to 4m

PROPOSED STEPPING TREADS



Stabilised decomposed granite

Liriope

1500 x 440mm concrete stepping treads

GRASSES

Liriope muscari 'Isabella'
20 - 50cm high x 25 - 50cm wide mature size. Lower height and width if mown yearly.

Lomandra longifolia 'Nyalla'
80 - 90cm high x 85cm wide mature size

Lomandra confertifolia 'Pacific Sky'. 50 - 70cm high x 90cm wide mature size

Lomandra fluviatilis 'Shara'
45 - 55 cm high x 50cm wide mature size

REVISION

ISSUE	DATE	COMMENT
A	24/08/2021	Issued for DA

North

PRINCIPAL LANDSCAPE ARCHITECT - CATRIONA GLANVILLE, B.L.ARCH (UNSW), R.L.A., CERT. HORT(DIST), A.I.L.D.M.

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CLIENT	COMFORT INN ADEN
PROJECT	COMFORT INN ADEN 1 SYDNEY ROAD MUDGEE

DRAWN	DESIGNED	CHECKED	SCALE	DATE	PROJECT NO	REV
CJG	CJG	CJG	1:250 @ A1	24/08/2021	21/42	A

TITLE: LANDSCAPE D.A. PLAN

DRAWING NO: 1 OF 1

Appendix G – BCA and Access Assessment Reports

BCA Assessment Report

1 Sydney Road, Mudgee

Project:	1 Sydney Road, Mudgee
Reference No:	113971-BCA-r1
Date:	21 September 2021
Client:	PD Mayoh Pty Ltd
Client Contact:	Peter Martignago
Email:	p.martignago@mayoharchitects.com.au
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Document Control

Revision	Date	Description	
113971-BCA-r1	21 September 2021	BCA Assessment Report (DA Stage)	
		Prepared by	Verified by
		Josh Harvey	Warwick Hunter
		Registered Certifier Grade A1, No. BDC 2460 Building Regulations Consultant	Registered Certifier Grade A1, No. BDC 2417 Building Regulations Consultant
			

Table of Contents

Tables

EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed additional and alterations to an existing hotel at 1 Sydney Road, Mudgee, against the Deemed-to-Satisfy provisions of the Building Code of Australia (BCA) 2019, Volume 1 Amendment 1.

Part 3 'Matters for Further Consideration' of this report outlines the identified BCA compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant BCA Performance Requirements.

Item	Description	BCA Provision
Performance Solutions Required		
1.	The construction of the fire wall will not be strictly in accordance with BCA Clause C2.7 whereby the wall will not extend through all parts.	BCA Clause C2.7(b)
2.	Continuation of fire wall to afford the windows of the Class 3 motel portion protection and delete requirement to protect windows	BCA C3.2/C3.4, or C3.3/C3.4
3.	The construction of external walls is such that they will prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants and undue dampness or deterioration of building elements.	No DtS Provisions
Building Code of Australia Compliance Matters to be Addressed		
1.	There are openings located along the southeast elevation of the within 3 metres of the fire source feature which are required to be protected in accordance with BCA Clause C3.4	BCA Clause C3.2 & C3.4
2.	Please see proposed strategies within Part 3 of this report which provide various options to achieve compliance with the BCA. Further design development and co-ordination will be required to satisfy the DtS requirements of the BCA.	BCA Spec C2.7, C3.2,C3.3, C3.4 & Spec C1.1
Further Information Required		
1.	To achieve compliance with Clause F1.4, AS 4654.1 & 2 the external balconies are required to provide a minimum step-down or hob of 50mm (N2 wind class) or 70mm (N3 wind class) between the internal and external finished floor levels. It is recommended that an external waterproofing consultant review all external waterproofing details.	BCA Clause F1.4

Annexure D to this report provides a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions of the BCA.

1 BASIS OF ASSESSMENT

1.1. Location and Description

The building development, the subject of this report, is located at 1 Sydney Road, Mudgee also known as the Comfort Inn Aden Mudgee. The site is legally defined as Lot 21 DP1111967 and located within the Local Government Area of Mid-Western Regional Council.

The proposed Development Application, the subject of this report pertains to additions and alterations to the existing Hotel including a new bar/restaurant area and first floor addition

Pedestrian and vehicular access to the site is provided via Sydney Road.

Photo sourced from Sixmaps

1.2. Building Code of Australia

This report is based on the Deemed-to-Satisfy Provisions of the National Construction Code Series Volume 1 – Building Code of Australia, 2019 Edition Amendment 1 (BCA) incorporating the State variations where applicable. Please note that the version of the BCA applicable to new building works is the version applicable at the time of the lodgement of the Construction Certificate application to the Accredited Certifying Authority. The BCA is updated generally on a three-yearly cycle, starting from the 1st of May 2016.

1.3. Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy Provisions of BCA 2019, and to clearly outline those areas (if any) where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of BCA 2019. Such assessment against relevant performance

criteria will need to be addressed by means of a separate Performance Based Assessment Report to be prepared under separate cover.

1.4. Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

(a) the structural adequacy or design of the building;

(b) the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and

(c) the design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

(a) the National Construction Code – Plumbing Code of Australia Volume 3

(b) the Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to),

(c) Access Requirements of Part D3 and Clauses E3.6, F2.4 and F2.9 have been assessed under a separate title prepared by BCA Logic. Please refer to 113971-Access-R1

(d) Demolition Standards not referred to by the BCA;

(e) Work Health and Safety Act 2011;

(f) Requirements of Australian Standards unless specifically referred to;

(g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and

(h) Conditions of Development Consent issued by the Local Consent Authority.

1.5. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

2.1. Rise in Storeys (Clause C1.2)

The building has a rise in storeys of two (2)

2.2. Classification (Clause A6.0)

The building has been classified as follows.

Table 1. Building Classification

Class	Level	Description
Class 3	Ground-Level- Level One	Residential accommodation
Class 6	Ground Level (Part)	Bar/Restaurant
Class 9b	Ground Level (Part)	Function room
Class 10a	Ground Level (Part)	Swimming pool

2.3. Effective Height (Clause A1.0)

The building has an *effective height* of 3 metres. (RL 467.410-464.410

2.4. Type of Construction Required (Table C1.1)

The Type of Construction could be Type B or Type C Construction depending upon strategies outlined in part 3.4 of Report.

Note: For the purposes of this assessment the Class 3, 9 & 6 parts are considered a United Building.

2.5. Floor Area and Volume Limitations (Table C2.2)

The building is subject to maximum floor area and volume limits of:-

Class 6	Maximum Floor Area	3,500m^2
	Maximum Volume	21,000m^3
Class 9b	Maximum Floor Area	5,500m^2
	Maximum Volume	33,000m^3
Class 3	The Class 3 portions of the building are not subject to floor area and volume limitations of C2.2 as Table 3 of Specification C1.1 and Clause C3.11 of the BCA regulates the compartmentation and separation provisions applicable to buildings, or building portions, of Class 3 classifications.	

2.6. Fire Compartments

The following *fire compartments* have been assumed:

(a) The bar/restaurant and the function room have been assessed as a fire compartment

(b) Each residential sole-occupancy unit has been considered a separate fire compartment

2.7. Exits

The following points in the building have been considered as the exits: assumed:

Ground Floor- Restaurant/Bar/Function room

a. Main entry/egress door discharging to Sydney Road

b. Doorway discharging to carpark (east) adjoining store

c. Doorway discharging to carpark (north) within reception lounge

Ground Floor- Residential Sole-occupancy units

a. Each residential sole-occupancy unit discharges to open space.

First Floor- Residential Sole-occupancy units

a. Non-fire-isolated stairway (north)

b. Horizontal Exit (south)

2.8. Climate Zone (Clause A1.0)

The building is located within Climate Zone 6

2.9. Location of Fire-source features

The fire source features for the subject development are:

North: The allotment boundary

South: The far boundary of Sydney Road

East: The allotment boundary

West: The allotment boundary

3 MATTERS FOR FURTHER CONSIDERATION

3.1. General

Assessment of the Architectural design documentation against the Deemed-to Satisfy Provisions of the Building Code of Australia, 2019 (BCA) has revealed the following areas where compliance with the BCA may require further consideration and/or may involve assessment as Performance Based *Performance Solutions*. Any *Performance Solutions* will be required to clearly indicate methodologies for achieving compliance with the relevant *Performance Requirements*.

Annexure F to this report provides a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions of the BCA.

Note: It is important that Annexure F is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

3.2. Dimensions and Tolerances

The BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical maters such as access for people with disabilities, stair and corridor widths and balustrade heights.

3.3. Performance Based Design – Performance Solutions

There are specific areas throughout the development where strict Deemed-to-Satisfy BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be address in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2. Performance Solutions

Item	Description of Performance Solution	DTS Provision
1.	The construction of the fire wall will not be strictly in accordance with BCA Clause C2.7 whereby the wall will not extend through all parts.	BCA Clause C2.7(b)
2.	Continuation of fire wall to afford the windows of the Class 3 motel portion protection and delete requirement to protect windows	BCA C3.2/C3.4, or C3.3/C3.4
3.	The construction of external walls is such that they will prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants and undue dampness or deterioration of building elements.	No DtS Provisions

3.4. BCA Upgrade & Fire Separation Strategy

Due to the proposal to retain existing parts of the building and to construct a new first floor level addition and extension to the existing part of the building this will result in the building becoming Type B Construction in accordance with BCA Clause C1.1 due to there being a Class 3 use at first floor level.

It may be possible to construct the entire building in Type B Construction and in accordance with BCA Clause C2.8(a) each building element in that storey must have the higher Fire Resistance Level (FRL) prescribed in Specification C1.1 for that element for the classifications concerned i.e. the 180 minute FRL's for the Class 6 restaurant portion of the building.

In general terms the higher FRLs would require loadbearing wall construction to the proposed new motel rooms to achieve FRL 180/60/60 construction and the first floor level supporting those walls would require FRL180/30/30 essentially rendering the new class 3 motel portion (and upgrade of existing motel portions) to achieve 180 minute construction. Other ramifications of this strategy would include:-

a. The higher Fire Resistance levels of the Class 6 restaurant part being applied throughout would result in an upgrade of the existing structure.

b. Type B Construction has limitations on combustibility of external walls whereas Type C Construction has no limitations to combustibility in accordance with BCA Clause C1.9.

c. Type B Construction requires external walls to have a two way Fire Resistance Level whereas Type C Construction only requires FRL 90/90/90 from an external direction but only where the external wall is located within 1500mm of the side allotment boundary.

d. Type B Construction requires setbacks to boundaries of 3000mm in lieu of 1500mm for Type C Construction

e. Whilst the higher FRLs would apply throughout, the stair and lift lobby located at first floor level will still require basic fire separation in accordance with bounding construction requirements of BCA Clause C3.11 and BCA Specification C1.1 for walls bounding public corridors.

As stated above, the requirements for higher FRL's and Type B Construction are more onerous than Type C Construction therefore, it would be appropriate at this early stage of the design to outline alternative strategies that potentially provide beneficial outcomes by provision of a fire separating wall between the Class 3 residential motel use portion and the Class 6 restaurant portion of the building.

The alternative options are as follows:

3.4.1. Alternative Strategy 2- Separation of Buildings

In accordance with BCA Clause C1.4 (Mixed types of construction), if a fire wall is constructed between the proposed bar/restaurant and proposed class 3 motel rooms in accordance with BCA Clause C2.7(b) the different parts of the building may be able to be constructed in differing types of construction.

Although considered a United Building, the construction of a continuous fire wall would enable each side of the fire wall to be considered a separate building for the purposes of Parts C, D & E of the BCA2019.

BCA Clause C2.7(b) requires a fire wall separating buildings to be a freestanding/standalone wall however, in this instance it would need to be supported off the first floor residential slab rather than being continuous and therefore, it will be necessary for a Fire Engineering Performance Solution to permit deviations from BCA Clause C2.7(b) due to the Fire wall not being an independent continuous wall.

The fire wall is to be constructed to achieve FRL180/180/180.

With this strategy it is possible to consider the Class 3 motel room portion of the building as a separate Class 3 building and this would enable the concessional Clause C1.5 to apply due to the first floor level having access to two (2) exits. This would enable the proposed new Class 3 motel rooms at ground and first floor level to be considered as Type C Construction.

Further to the comments outlined above, Type C Construction would enable further simplicity of the design including:

a. There are no limitations to combustibility of external walls in accordance with BCA Clause C1.9; therefore, greater flexibility of wall types could be used; and

b. External walls located greater than 1500mm from side allotment boundaries would not require a fire resistance level and windows located 1500mm or more from allotment boundaries would not require protection.

c. Fire Resistance Levels for external walls are only required to be tested from the outside.

d. Ceilings would only require a fire protective covering of 13mm fire rated plasterboard, except where additional acoustic treatments would warrant additional layers.

With this strategy the key would be to ensure that the fire compartment fire wall extends through all parts and all external walls exposed to each side of the fire wall are suitably protected. The following openings would require protection:-

a. Room 1 and the adjacent reception window; and

b. Rooms 1/2/3 windows facing the function room toilet wall will be required to be protected; and

c. Room 47 and the adjacent lift lobby windows.

d. Rooms 47/48/49 would need protection due to setback to function room

All protection would need to be in accordance with BCA Clause C3.2 & C3.4, unless protection was omitted via a Performance Solution Report.

As part of this strategy, it would be recommended to extend fire wall past the point of the external wall termination to afford additional protection to the class 3 portion of the building (identified below). The additional fire wall extension would serve to protect window openings and reduce complicated protection measures.

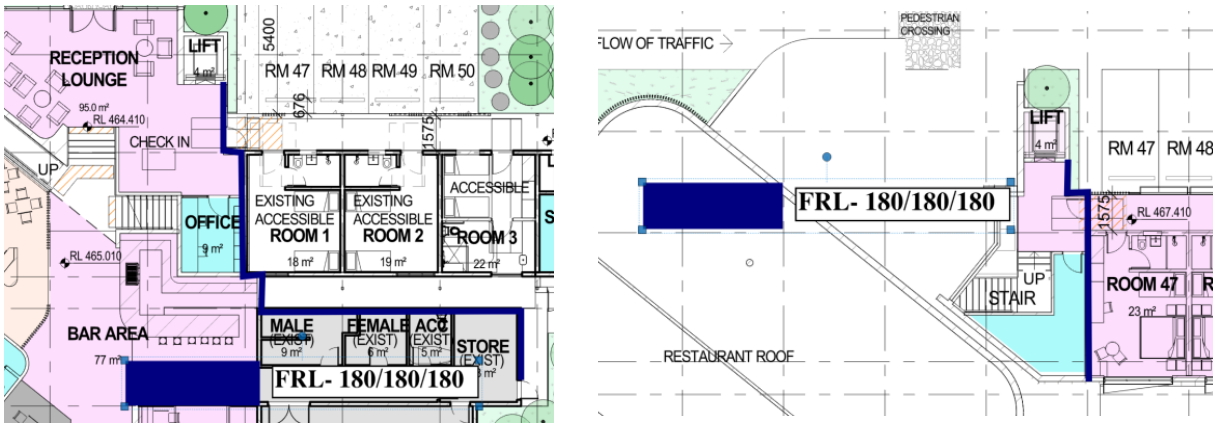


Figure 1- Fire Wall Separating Buildings

3.4.2. Alternative Strategy 3- Separation of Fire Compartments

This strategy would consider the adjoining parts as separate fire compartments whereby a fire wall is constructed in accordance with BCA Clause C2.7(c) (see below diagram) to separate the proposed bar/restaurant and proposed class 3 motel rooms

The construction of the fire wall in accordance with BCA Clause C2.7(c) will enable a determination of Fire Resistance Levels for the separate classifications independently.

The reduced FRLs applicable to the Class 3 motel room parts will still be considered Type B Construction and will need to comply with Table 4 of BCA Specification C1.1 which would substantially include 60 minute FRLs between rooms and FRL30/30/30 floor construction.

With this strategy the key would be to ensure that the fire compartment fire wall extends through all parts and all external walls exposed to each side of the fire compartment are suitably protected. The following openings would require protection:-

a. Room 1 and the adjacent reception window; and

b. Rooms 1/2/3 windows facing the function room toilet wall will be required to be protected; and

c. Room 47 and the adjacent lift lobby windows.

All protection would need to be in accordance with BCA Clause C3.3 & C3.4, unless protection was omitted via a Performance Solution Report.

Similar to the above alternative strategy, it would also be recommended to extend fire wall past the point of the external wall termination to afford additional protection to the class 3 portion of the building (identified below). The additional fire wall extension would serve to protect window openings and reduce complicated protection measures.

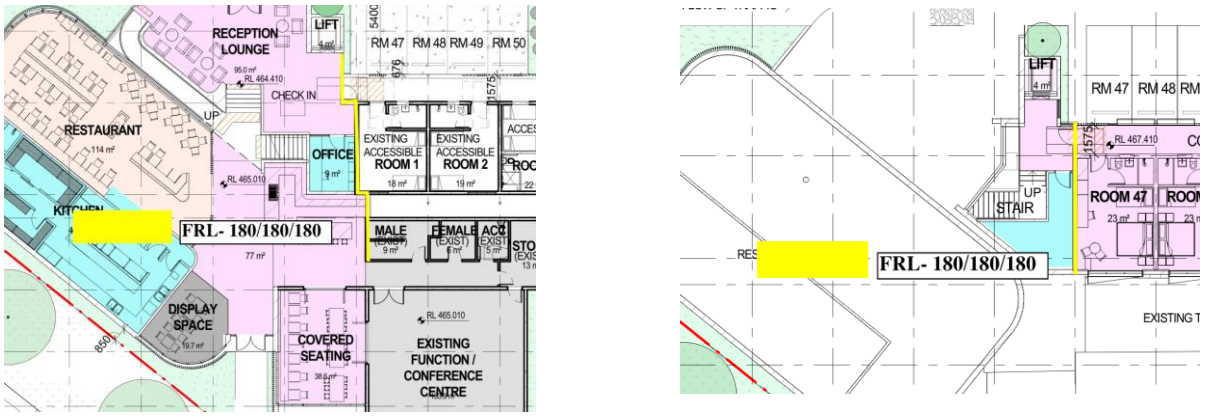


Figure 2-Fire Wall Separating Compartments

3.5. BCA Matters to be Addressed

3.5.1. Clause C1.9 – Non-combustible Construction

Subject to the outcome of the potential fire strategies outlined in part 3.4 above, the building may be required to be of Type B Construction.

Should this occur, the external façade is required to be *non-combustible* and comply with Clause C1.9 of BCA2019 which states as follows:

(a) *In a building required to be of Type B construction, the following building elements and their components must be non-combustible:*
  (i) *External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.*
  (ii) *The flooring and floor framing of lift pits.*
  (iii) *Non-loadbearing internal walls where they are required to be fire-resisting.*

(b) *A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in—*
  (i) *a building required to be of Type B construction, subject to C2.10, in—*
    (A) a Class 9 building; and

(c) *A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification C1.1.*

(d) *The requirements of (a) and (b) do not apply to gaskets, caulking, sealants, termite management systems, Glass including laminated glass, thermal breaks associated with glazing systems and damp-proof courses.*

(e) *The following materials, may be used wherever a non-combustible material is required:*
  (i) *Plasterboard.*
  (ii) *Perforated gypsum lath with a normal paper finish*
  (iii) *Fibrous-plaster sheet.*
  (iv) *Fibre-reinforced cement sheeting.*
  (v) *Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0.*
  (vi) *Sarking-type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5.*
  (vii) *Bonded laminated materials where—*
    (A) each lamina, including any core, is non-combustible; and
    (B) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and
    (C) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.

Currently the external façade construction has not been clearly nominated on the plans to permit an assessment. It shall be ensured that all selected materials are non-combustible where/as required by Clause C1.9 and C1.14 of the BCA2019 in subsequent detailed design stages to facilitate a further assessment.

Note 1: This clause prohibits the use of in situ formwork containing combustible elements including PVC lined formwork products where the PVC lining remains in place for the life of the building where proposed to be used as an external wall element, common walls, the flooring and floor framing of lift pits, services riser shafts or non-*loadbearing* internal walls required to be fire resisting.

Note 2: Due to industry wide changes to Professional Indemnity Insurance which include exclusions to external combustible cladding, BCA Logic are not in a position to recommend, advocate for, or undertake performance-based solutions for any combustible wall elements including external claddings or the use of PVC lined formwork products and the like. A reference to the use of any of these products within this report is not to be taken as support for their use in the building. BCA Logic are not responsible for the selection of

any materials and our report outlines compliance pathways and whether or not compliance is achieved only.

3.5.2. BCA Clause D2.20 Swinging doors

The main entry door from the carpark is considered a required exit and in accordance with the provisions of this clause is required to swing in the direction of travel.

Updated architectural drawings are to be submitted for further assessment.

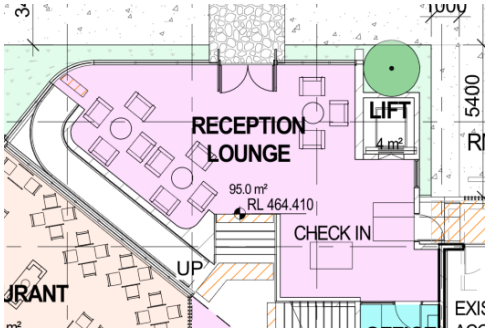


Figure 3-Swinging Doors

3.5.3. BCA Clause F1.4 –External above ground membranes

To achieve compliance with Clause F1.4, AS 4654.1 & 2 the external balconies are required to provide a minimum step-down or hob of 50mm (N2 wind class) or 70mm (N3 wind class) between the internal and external finished floor levels.

If the required stepdown or hob cannot be achieved the external balconies will require a grated drain at the threshold of the opening in accordance with AS 4654.2.

As a step cannot be incorporated within the threshold of the doorway to the sole-occupancy units it is recommended that a grated drain is provided for the width of the opening

It is recommended that an external waterproofing consultant is engaged to review all external waterproofing details particularly external balconies.

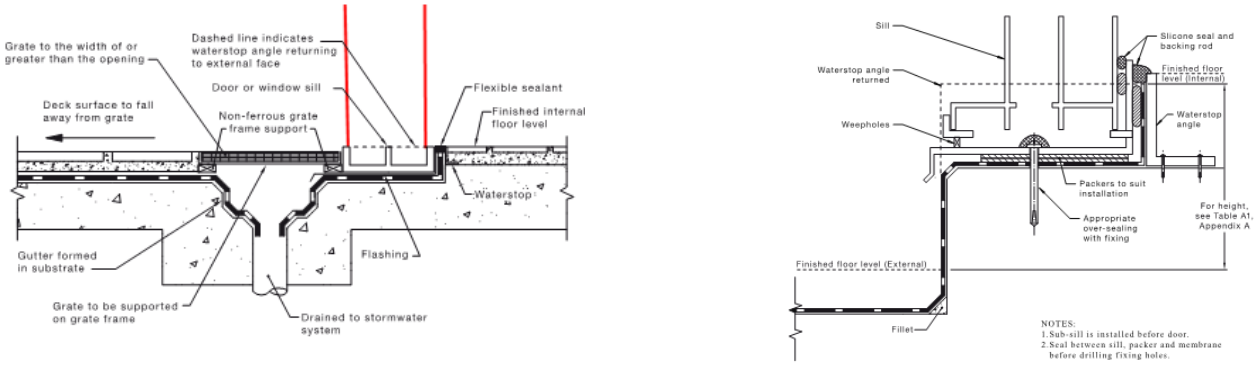


Figure 4-External Waterproofing Details

ANNEXURE A DESIGN DOCUMENTATION

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 3. Architectural Plans

Architectural Plans Prepared by Mayoh Architects			
Drawing Number	**Revision**	**Date**	**Title**
A090	C	17.08.21	Site & Roof Plan
A100	H	20.09.21	Ground Floor
A101	G	17.08.21	Level 1
A150	-	-	Northern & Southern Elevations
A151	-	-	Eastern & Western Elevations
A152	-	-	Elevation South
A160	-	-	Section A-A
A400	D	20.09.21	Accessible units & Paths of Travel

ANNEXURE B ESSENTIAL SERVICES

Annexure B - Essential Services

The following fire safety measures are required to be installed in the building. The following table may be required to be updated as the design develops and options for compliance are confirmed.

Table 4. Essential Fire Safety Measures

Item	Essential Fire and Other Safety Measures	Standard of Performance
Fire Resistance (Floors – Walls – Doors – Shafts)		
1.	Fire doors	**BCA2019 C3.4** (Acceptable methods of Protection) **BCA2019 C3.5** (Doors in Fire Walls) AS1735.11- 1986 **BCA2019 C3.13** (Opening in Shafts) Spec C3.4 AS1905.1: 2015
2.	Fire seals protecting openings in fire resisting components of the building	**BCA2019 C3.15** (Openings for service installations) **BCA2019 C3.16** (Construction joints) **BCA2019 Spec C3.15** AS1530.4:2014 & AS4072.1-2005
3.	Fire windows > Fixed Internal wall-wetting sprinklers > Fixed External wall-wetting sprinklers > -/60/- Fire Windows automatic closing > -/60/- Fire Windows fixed closed > FRL required for windows	**BCA2019 C3.2** (Protection of Openings) **BCA2019 C3.3** (Separation of external walls and associated openings in different fire compartments) **BCA2019 C3.4** (Acceptable Methods of Protection) **BCA2019 C3.11** (Bounding Walls) **BCA2019 Spec. C3.4** identical to tested prototype
4.	Lightweight construction	**BCA2019 C1.1, Spec. C1.1** **BCA2019 C1.8, Spec C1.8** **BCA2019 C2.7** (Fire Walls) **BCA2019 C2.8** (Separation – same storey) **BCA2019 C3.11** (Bounding Construction) AS1530.4:2014
5.	Solid core doors > Type ‘C’ Construction	**BCA2019 Spec. C3.4** C3.11 (Bounding Construction)
General		
6.	Portable fire extinguishers	**BCA2019 E1.6** AS 2444–2001

Item	Essential Fire and Other Safety Measures	Standard of Performance
7.	Fire blankets	AS 2444–2001
General Egress		
8.	Required Automatic Doors	**D2.19** (Doorways and Doors)
9.	Swing of Exit Doors	**D2.20** (Swinging Doors)
10.	Warning & operational signs	**BCA2019 D3.6** (Braille Exit Signs) (Note: E4.5 (Exit Signs)) **BCA2019 E3.3** (Lift Sign
Lifts		
11.	Access to Lift Pits > Located at lowest level or if >3m provided through an access door	**BCA2019 D1.17** (Access to Lift Pits) 'DANGER LIFT WELL – ENTRY OF UNAUTHORISED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES'
Electrical Services		
12.	Automatic fire detection & alarm: > Clause 4 – AS 1670.1:2018 system throughout the building/part connected to a BOWS @ 100dB(A)	**BCA2019 E2.2**, NSW Table E2.2a, Table 2.2b, **Spec E2.2a** **Spec E2.2a** - Clause 4 (Smoke detection system) **Spec E2.2a** – Clause 6 (Smoke detection for smoke control systems) **Spec E2.2a** - Clause 7 (BOWS) **Spec E2.2a** - Clause 8 (System Monitoring) AS 1670.1:2018 (Fire) – Section 4 and 5 (Detectors) AS 1670.1:2018 (Fire) – Section 7 (Smoke Control) AS 1670.3:2018 (Fire Alarm Monitoring)
13.	Emergency lighting	**BCA2019 E4.2, E4.4** AS/NZS 2293.1:2018
14.	Exit signs	**BCA2019 E4.5** (Exit Signs) **BCA2019 E4.6** (Direction Signs) **BCA2019 E4.7** (Residential Concession) **BCA2019 E4.8** (Design and Operation - Exits) AS/NZS 2293.1:2018

Hydraulic Services		
15.	Fire hydrant systems (Street)	**BCA2019 E1.3** AS 2419.1:2005
16.	Hose reel systems	**BCA2019 E1.4** AS 2441:2005
17.	Wall-wetting sprinkler / drenchers	**BCA2019 C3.4,** AS 2118.2: Wall-wetting sprinkler / drenchers
Mechanical Services		
18.	Fire dampers	**BCA2019 E2.2, Spec E2.2a,** **BCA2019 C3.15** AS 1668.1:2015 (Amdt 1) AS 1682.1:2015 & AS 1682.2:2015
19.	Auto-shutdown of Air-handling System. > (NSW Table E2.2b) - Any system in a Class 9b assembly building which does not form part of a smoke hazard management system, other than: > non-ducted individual room units with a capacity of not more than 1000 L/s; or > miscellaneous exhaust are systems installed as per Section 5 and 6 of AS 1668.1:2015.	**BCA2019 E2.2, Table E2.2a, Table E2.2b** **Spec E2.2a, Spec E2.2b** AS 1668.1:2015 (Amdt 1)

Notes:

(An air-handling system which does not form part of a smoke hazard management system in accordance with Table E2.2a or Table E2.2b and which recycles air from one *fire compartment* to another *fire compartment* or operates in a manner that may unduly contribute to the spread of smoke from one *fire compartment* to another *fire compartment* must—

(ii) ((be designed and installed to operate as a smoke control system in accordance with AS 1668.1:2015; or

(iii)

(A) incorporate smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and

(B) be arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1:2018; and

for the purposes of this provision, each *sole-occupancy unit* in a Class 2 or 3 building is treated as a separate *fire compartment*.

Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1:2015 serving more than one *fire compartment* (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with that Section of the Standard.

A smoke detection system must be installed in accordance with Clause 5 of Specification E2.2a to operate AS 1668.1:2015 systems that are provided for zone smoke control and automatic air pressurisation for fire-isolated exits.

Performance Solutions		
	Description of Performance Solution	**DTS Provision**
1.	The construction of the fire wall will not be strictly in accordance with BCA Clause C2.7 whereby the wall will not extend through all parts.	BCA Clause C2.7(b)
2.	Continuation of fire wall to afford the windows of the Class 3 motel portion protection and delete requirement to protect windows	BCA C3.2/C3.4, or C3.3/C3.4

ANNEXURE C FIRE RESISTANCE LEVELS

Annexure C - Fire Resistance Levels

The following fire resistance levels (FRL's) are required for the various building elements, with a fire source feature being the far boundary of a road adjoining the allotment, a side or rear boundary or an external wall of another building on the allotment except a Class 10 structure.

Note: Please note the FRL's stipulated in the table below may vary due to design development or proposed Fire Engineering Performance Solution Reports.

Type B Construction

Table 5. Type B Construction

Item	Class 9b	Class 6
Loadbearing External Walls - Less than 1.5m to a *fire- source feature* - 1.5 – less 3m from *fire- source feature* - 3 – less 9m from *a fire- source feature* - 9 – less 18m from a *fire- source feature* - 18m or more from a *fire- source feature*	120/120/120 120/90/60 120/30/30 120/30/- -/-/-	180/180/180 180/120/90 180/90/60 180/60/- -/-/-
Non-Loadbearing External Walls - Less than 1.5m to a *fire- source feature* - 1.5 – less 3m from *fire- source feature* - 3m or more from a *fire- source feature*	-/120/120 -/90/60 -/-/-	-/180/180 -/180/120 -/-/-
Loadbearing External Columns - Less than 18m - 18m or more	120/-/- -/-/-	180/-/- -/-/-
Non-Loadbearing External Columns	-/-/-	-/-/-
Common Walls & Fire Walls	120/120/120	180/180/180
Stair and Lift Shafts required to be fire-resisting - Loadbearing Stair & Lift shaft - Non-loadbearing Stair shaft only	120/120/120 -/120/120	180/120/120 -/120/120
Internal walls bounding sole occupancy units - Loadbearing - Non-loadbearing	120/-/- -/-/-	180/-/- -/-/-
Internal walls bounding public corridors, public lobbies and the like: - Loadbearing - Non-loadbearing	120/-/- -/-/-	180/-/- -/-/-
Other loadbearing internal walls and columns	120/-/-	180/-/-
Roofs	-/-/-	-/-/-

Type C Construction

Table 6. Type C Construction

Item	Class 3
External Walls - Less than 1.5m to a *fire-source feature* - 1.5 – less 3m from *fire-source feature* - 3m or more from a *fire-source feature*	90/90/90 -/-/- -/-/-
External Column not incorporated in an external wall - Less than 1.5m to a fire source feature - 1.5 – less 3m from fire source feature; - 3m or more from a fire source feature	90/-/- -/-/- -/-/-
Common Walls and Fire Walls	90/90/90
Internal walls bounding sole occupancy units	60/60/60
Internal walls bounding public corridors, hallways and the like	60/60/60
Internal walls bounding a stair if required to be fire rated	60/60/60

Note: An external wall that is required to have an *FRL* need only be tested from the outside to satisfy the *FRL* requirement.

In a Class 3 building, except where within the one *sole-occupancy unit*, , a floor separating storeys or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, must—

(a) be constructed so that it is at least of the standard achieved by a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or

(b) have an *FRL* of at least 30/30/30; or

(c) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.

ANNEXURE D DETAILED BCA 2019 ASSESSMENT

Annexure D – Detailed BCA 2019 Assessment

Outlined below is a detailed assessment of the design under the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) including the State variations where applicable.

All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause.

The abbreviations outlined below have been used in the following table.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure F	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure F of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Deemed to Satisfy Clause Assessment

Table 7. Deemed to Satisfy Clause Assessment

Clause	Clause Requirements	Comment	Status
Section B: Structure			
Part B1 – Structural Provisions			
B1.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
B1.1: Resistance to actions	The resistance of the building must be greater than the most critical action effect resulting from different combinations of actions, where the most critical action has been determined in accordance with this Part	Structural Engineer to certify at CC stage.	CRA – Refer Annexure F
B1.2: Determination of individual actions	The magnitude of actions must be determined in accordance with this Clause.	Structural Engineer to certify at CC stage.	CRA – Refer Annexure F
B1.4: Determination of structural resistance of materials and forms of construction	The structural resistance of materials and forms of construction must be determined in accordance with this Clause.	Structural Engineer to certify at CC stage.	CRA – Refer Annexure F
B1.5: Structural software	Structural software used in computer aided design of a building or structure within the geometrical limits of (b) of this Clause must comply with the ABCB Protocol for Structural Software.	Structural Engineer to certify at CC stage.	CRA – Refer Annexure F
B1.6 Construction of buildings in flood hazard areas	N/A	N/A	N/A

Section C: Fire Resistance				
Part C1 – Fire Resistance and Stability				
C1.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
C1.1:	Type of construction required	The minimum type of fire-resisting construction of a building must be determined in accordance with Table C1.1.	Sufficient details have not been provided at this stage to demonstrate compliance. However compliance is readily achievable, the type of Construction could be Type B or Type C Construction depending upon strategies outlined in part 3.4 of Report.	**FI-Refer to Part 3**
C1.2:	Calculation of rise in storeys	The rise in storeys is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys with the roof space.	The building has a rise in storeys of two (2)	Noted
C1.3:	Buildings of multiple classification	Informational	Noted	Noted
C1.4:	Mixed Types of construction	Informational	Sufficient details have not been provided at this stage to demonstrate compliance. Whether the building is constructed to utilise mixed types of construction will require further design development will be required. However compliance is readily achievable, subject to further design development in accordance with the strategies identified in Part 3 of this report.	**FI-Refer to Part 3**
C1.5:	Two Storey Class 2, 3 or 9c buildings	A building having a rise in storeys of 2 may be of Type C construction if – (a) it is a Class 3 building or a mixture of these classes and each sole-occupancy unit has – (i) access to at least 2 exits; or (ii) its own direct access to a road or open space; or	**Ground Floor** Each sole-occupancy unit has direct access to open space. **First Floor** Each sole-occupancy unit has access to at least two exits	**FI-Refer to Part 3**

Section C: Fire Resistance				
			Therefore, the concession may be applied and the building constructed as Type C Construction. Whether the building is designed to meet the concessions available via Clause C1.5 is subject to further design development in accordance with the strategies identified in Part 3 of this report.	
C1.6:	Class 4 Parts of building	N/A	N/A	N/A
C1.7:	Open spectator stands and indoor sports stadium	N/A	N/A	N/A
C1.8:	Lightweight construction	Lightweight construction used in a fire-rated application is to comply with Specification C1.8.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
C1.9:	Non-combustible building elements	(a) In a building required to be of Type B construction, the following building elements and their components must be *non-combustible*: (i) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. (ii) The flooring and floor framing of lift pits. (iii) Non-loadbearing internal walls where they are required to be fire-resisting. (b) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of *non-combustible* construction in— (i) a building required to be of Type B construction, subject to C2.10, in— (A) a Class 9b building; and	No details for the fire hazard properties of internal linings have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details and/or specification being provided at CC stage. Note: This clause also prohibits the use of in situ formwork containing combustible elements including PVC lined formwork products where the PVC lining remains in place for the life of the building. Where the use of such products is proposed – in all instances the material must be the subject of a site-specific Performance Assessment Report.	**FI – Refer to Part 3**

Section C: Fire Resistance			
	(c) A loadbearing internal wall and a loadbearing *fire wall*, including those that are part of a loadbearing shaft, must comply with Specification C1.1. (d) The requirements of (a) and (b) do not apply to gaskets, caulking, sealants, termite management systems, Glass including laminated glass, thermal breaks associated with glazing systems and damp-proof courses. (e) The following materials, may be used wherever a *non-combustible* material is required: (i) Plasterboard. (ii) Perforated gypsum lath with a normal paper finish. (iii) Fibrous-plaster sheet. (iv) Fibre-reinforced cement sheeting. (v) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0. (vi) *Sarking-type materials* that do not exceed 1 mm in thickness and have a *Flammability Index* not greater than 5. (vii) Bonded laminated materials where— (A) each lamina, including any core, is *non-combustible*; and (B) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and (C) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded		

Section C: Fire Resistance			
	laminated material as a whole do not exceed 0 and 3 respectively. This clause also prohibits the use of in situ formwork containing combustible elements including PVC lined formwork products where the PVC lining remains in place for the life of the building. Where the use of such products is proposed – in all instances the material must be the subject of a site-specific Performance Assessment Report.		
C1.10: Fire hazard properties	Fire hazard properties of internal linings, materials and assemblies must comply with C1.10 of the BCA and Specification C1.10, including floor, wall and ceiling linings, air-handling ductwork, lift cars, insulation, *sarking-type materials* and attachments, or be considered *non-combustible*.	No details for the fire hazard properties of internal linings have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details and/or specification being provided at CC stage.	CRA – Refer Annexure F
C1.11: Performance of external walls in fire	N/A	N/A	N/A
C1.12: Non-combustible materials	Clause now deleted and relocated to C1.9.	Noted	Noted
C1.13: Fire-protected timber: Concession	N/A	N/A	N/A
C1.14: Ancillary elements	An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be *non-combustible* unless it is one of the following: (a) An ancillary element that is *non-combustible*. (b) A gutter, downpipe or other plumbing fixture or fitting. (c) A flashing.	No details for the ancillary elements have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details and/or specification being provided at CC stage.	CRA – Refer Annexure F

Section C: Fire Resistance			
	(d) A grate or grille not more than 2 m² in area associated with a building service. (e) An electrical switch, socket-outlet, cover plate or the like. (f) A light fitting. (g) A required sign. (h) A sign other than one provided under (a) or (g) that— (i) achieves a group number of 1 or 2; and (ii) does not extend beyond one storey; and (iii) does not extend beyond one fire compartment; and (iv) is separated vertically from other signs permitted under (h) by at least 2 storeys. (i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that— (i) meets the relevant requirements of Table 4 of Specification C1.10 as for an internal element; and (ii) serves a storey— (A) at ground level; or (B) immediately above a storey at ground level; and (iii) does not serve an *exit*, where it would render the *exit* unusable in a fire. (j) A part of a security, intercom or announcement system. (k) Wiring. (l) A paint, lacquer or a similar finish.		

Section C: Fire Resistance			
	A gasket, caulking, sealant or adhesive directly associated with (a) to (k).		
Part C2 – Compartment and Separation			
C2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
C2.1: Application of Part	Informational - C2.2, C2.3 and C2.4 do not apply to a carpark provided with a sprinkler system complying with Specification E1.5 (other than an FPAA101D or FPAA101H system), an open-deck carpark or an open spectator stand.	Noted	Noted
C2.2: General floor area and volume limitations	The size of *fire compartments* in the building must not exceed that specified in Table C2.2.	The building does not exceed the maximum compartmentation parameters of this clause.	**Complies**
C2.3: Large isolated buildings	N/A	The building is not a large isolated building.	N/A
C2.4: Requirements for open spaces and vehicular access	N/A	The building is not a large isolated building.	N/A
C2.5: Class 9a and 9c Buildings	N/A	N/A	N/A
C2.6: Vertical separation of openings in external walls	N/A	As the building is Type B & C Construction this clause is not applicable.	N/A
C2.7: Separation by fire walls	**Construction** - A *fire wall* must be constructed in accordance with the following: > Any openings in a *fire wall* must not reduce the *FRL* required by Specification C1.1 for the *fire wall*,	Sufficient details have not been provided at this stage to demonstrate compliance.	**FI- Refer to Part 3**

Section C: Fire Resistance			
	except where permitted by the Deemed-to-Satisfy Provisions of Part C3. > Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or *sarking-type material*, must not pass through or cross the *fire wall* unless the required fire resisting performance of the *fire wall* is maintained. **Separation of buildings** – A part of a building separated from the remainder of the building by a *fire wall* may be treated as a separate building for the purposes of the Deemed-to-Satisfy provisions of Sections C, D and E if it is constructed in accordance with (a) and the following: (i) the *fire wall* extends through all storeys and spaces in the nature of storeys that are common to that part and any adjoining part of the building. (ii) The *fire wall* is carried through to the underside of the roof covering. (iii) Where the roof of one of the adjoining parts is lower than the roof of the other part, the *fire wall* extends to the underside of— (A) the covering of the higher roof, or not less than 6 m above the covering of the lower roof; or (B) the lower roof if it has an *FRL* not less than that of the *fire wall* and no openings closer than 3 m to any wall above the lower roof; or (C) the lower roof if its covering is *non-combustible* and the lower part has a sprinkler system complying with Specification E1.5. **Separation of *fire compartments*** – A part of a building separated from the remainder of the building by a *fire*	The construction of walls will be subject to further design development in accordance with the strategies identified in Part 3 of this report. However, it is proposed that regarding of the proposed method of separation the fire wall will not be constructed strictly in accordance with BCA Clause C2.7 where the wall will not be continuous and extend through all storeys and spaces.	**PS-Refer to Part 3.3**

Section C: Fire Resistance				
		wall may be treated as a separate *fire compartment* if it is constructed in accordance with this clause and the *fire wall* extends to the underside of – > a floor having an *FRL* required for a *fire wall*; or > the roof covering.		
C2.8:	Separation of classifications in the same storey	Where a storey has different classifications located alongside one another: > each building element in that storey must have the higher *FRL* prescribed in Specification C1.1 for that element for the classifications concerned; or > the parts must be separated in that storey by a *fire wall* having the higher *FRL* prescribed in Table 3; or > where one part is a carpark complying with Table 3.9, 4.2 or 5.2 of Specification C1.1, the parts may be separated by a *fire wall* complying with the appropriate Table.	Sufficient details have not been provided at this stage to demonstrate compliance. However compliance is readily achievable, subject to further design development in accordance with the strategies identified in Part 3 of this report.	CRA – Refer Annexure F
C2.9:	Separation of classifications in different storeys	The floor separating the Class 3 part from the storey below must: (i) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or (ii) have an *FRL* of at least 30/30/30; or (iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.	The Class 3 part of the building is not constructed directly above the Class 6/9b part	Noted
C2.10:	Separation of lift shafts	N/A	The lift does not connect more than 2 storeys therefore is not required to be contained within a fire-isolated shaft.	N/A

Section C: Fire Resistance			
C2.11: Stairways and lifts in one shaft	N/A	The lift and stairway are not required to be contained within a fire-isolated shaft.	N/A
C2.12: Separation of equipment	N/A	Due to the size and use of the building, it is relatively assured that the equipment referred to in this clause will not be required in the building.	N/A
C2.13: Electricity supply system	N/A	Due to the size and use of the building, it is relatively assured that the electrical supply systems referred to in this clause will not be required in the building and at worse, battery backup to the emergency equipment would be installed.	N/A
C2.14: Public corridors in Class 2 and 3 Buildings	N/A	Open balconies are proposed in lieu of public corridors.	N/A
Part C3 – Protection of Openings			
C3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
C3.1: Application of Part	(a) The Deemed-to-Satisfy Provisions of this Part do not apply to– (i) Control joints, weep holes and the like in external walls of masonry construction and joints between panels in external walls of pre-cast concrete panel construction if, in all cases they are not larger than necessary for the purpose; and (ii) Non-combustible ventilators for subfloor or cavity ventilation, if each does not exceed 45 000 mm2 in face area and is spaced not less than 2 m from any other ventilator in the same wall; and	Noted	Noted

Section C: Fire Resistance			
	(iii) Openings in the vertical plane formed between building elements at the construction edge or perimeter of a balcony or verandah, colonnade, terrace, or the like; and (iv) In a carpark– (A) Service penetrations through; and (B) Openings formed by a vehicle ramp in, (aa) A floor other than a floor that separates a part not used as a carpark, providing the connected floors comply as a single fire compartment for the purposes of all other requirements of the Deemed-to-Satisfy Provisions of Sections C, D and E. (b) For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings in building elements required to be fire-resisting include doorways, windows (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the required FRL. (c) For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings, other than those covered under (a)(iii), between building elements such as columns, beams and the like, in the plane formed at the construction edge or perimeter of the building, are deemed to be openings in an external wall.		
C3.2: Protection of openings in external walls	Openings in an external wall that is required to have an *FRL* must be protected in accordance with C3.4 if the distance between the opening and the *fire-source feature* is: > less than 3 m from a side or rear boundary; or	There are openings located along the southeast elevation of the within 3 metres of the fire source feature which are required to be protected in accordance with BCA Clause C3.4	**FI-Refer to Part 3**

Section C: Fire Resistance				
		> less than 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or > less than 6 m from another building on the allotment that is not Class 10; and if required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand. Where wall-wetting sprinklers are used, they must be located externally.	The following rooms have openings in the external wall which technically are required to be protected in accordance with BCA Clause C3.4 > Room 46 With regards to the protection of openings located in the external wall sole-occupancy units 1-4 and 47-51 will be subject to further design development in accordance with the strategies identified in Part 3 of this report.	
C3.3:	Separation of external walls and associated openings in different fire compartments	The distance between parts of external walls and any openings within them in different *fire compartments* separated by a *fire wall* must not be less than that set out in Table C3.3, unless— (a) those parts of each wall have an *FRL* not less than 60/60/60; and (b) any openings protected in accordance with C3.4. Table C3.3 DISTANCE BETWEEN EXTERNAL WALLS AND ASSOCIATED OPENINGS IN DIFFERENT FIRE COMPARTMENTS **Angle between walls** / **Min. Distance** 0° (walls opposite) 6 m more than 0° to 45° 5 m more than 45° to 90° 4 m more than 90° to 135° 3 m more than 135° to less than 180° 2 m 180° or more Nil	Sufficient details have not been provided at this stage. With regards to the protection of openings located in the external wall sole-occupancy units 1-4 and 47-51 it is assumed compliance with readily achievable and will be subject to further design development in accordance with the strategies identified in Part 3 of this report.	**FI- Refer to Part 3**

Section C: Fire Resistance				
C3.4:	Acceptable methods of protection	Where protection is required, openings must be protected as follows: <u>Doorways:</u> (i) Internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing; or (ii) –/60/30 fire doors that are self-closing. <u>Windows:</u> (i) Internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (ii) –60/– fire windows that are automatically closing or permanently fixed in the closed position; or (iii) –/60/– automatic closing fire shutters. <u>Other openings:</u> (i) Excluding voids – internal or external wall-wetting sprinklers; or (ii) Construction having an *FRL* not less than –/60/– Fire doors, fire windows and fire shutters must comply with BCA Specification C3.4.	Sufficient details have not been provided at this stage in relation to the method of protection. The building is capable of achieving compliance with the requirements of BCA Clause C3.4 subject to further details being provided.	**FI-Refer to Part 3**
C3.5:	Doorways in fire walls	Doorways in the fire walls must be protected by a self-closing fire door that achieves an *FRL* of not less than that required by Specification C1.1 for the *fire wall* except that each door must have an insulation level of at least 30.	Sufficient details have not been provided at this stage in relation to the method of protection of doorways in fire walls. The building is capable of achieving compliance with the requirements of BCA Clause C3.5 subject to further details being provided.	**FI-Refer to Part 3**
C3.6:	Sliding fire doors	N/A	N/A	N/A

Section C: Fire Resistance				
C3.7:	Protection of doorways in horizontal exits	N/A	N/A	N/A
C3.8:	Openings in fire-isolated exits	N/A	N/A	N/A
C3.9:	Service penetrations in fire-isolated exits	N/A	N/A	N/A
C3.10:	Openings in fire-isolated lift shafts	N/A	N/A	N/A
C3.11:	Bounding Construction: Class 2, 3 and 4 Buildings	> The doorways between sole occupancy units and the public lobbies and any common / service rooms and the public lobbies (class 2 parts) must be protected by self–closing -/60/30 fire doors. > In a Class 2 building where a path of travel to an *exit* does not provide a person seeking egress with a choice of travel in different directions to alternative *exit*s and is along an open balcony, landing or the like and passes an external wall of– (i) another sole-occupancy unit; or (ii) a room not within a sole-occupancy unit, then that external wall must– (i) be constructed of concrete or masonry, or be lined internally with a fire-protective covering; and (ii) have any doorway fitted with a self-closing, tight-fitting solid core door not less than 35 mm thick; and (iii) have any windows or other openings–	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage. Sole-occupancy units on ground floor have been provided with direct egress to open space. On first floor level, the majority of sole-occupancy units have been provided with a point of choice along the open balcony. Where the sole-occupancy have not been provided with a point of choice and are required to pass by openings in the external wall of another SOU, then any openings shall be protected in accordance with BCA Clause C3.4 Furthermore, the door providing access to the class 6 stair and lift lobby on first floor will be subject to the requirements of C3.11	CRA – Refer Annexure F

Section C: Fire Resistance			
	(A) protected internally in accordance with C3.4; or (B) located at least 1.5 m above the floor of the balcony, landing or the like.		
C3.12: Openings in floors and ceilings for services	Where services pass through a floor which is required to achieve an *FRL* or a ceiling required to have a *resistance to the incipient spread of fire*, the service must be enclosed within a fire resisting shaft or fire protected in accordance with Clause C3.15. Where a service passes through a floor which is required to be protected by a *fire-protective* covering, the penetration must not reduce the fire performance of the covering.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
C3.13: Openings in shafts	Openings in shafts must be protected by: (a) if it is in a sanitary compartment – a door or panel which together with its frame, is *non-combustible* or has an *FRL* of not less than –/30/30; or (b) a self-closing –/60/30 fire door or hopper; or (c) an access panel having an *FRL* of not less than –/60/30; or (d) if the shaft is a garbage shaft – a door or hopper of *non-combustible* construction.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
C3.15: Openings for service installations	Where services pass through an element which is required to achieve an *FRL* (other than an external wall or roof), the service must be fire protected in accordance with BCA Clause C3.15. **Note:** contractors should check with PCA to confirm compliance with their proposed fire stopping method.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F

Section C: Fire Resistance				
C3.16:	Construction joints	Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner identical with a prototype tested in accordance with AS 1530.4:2014 to achieve the required *FRL*.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
C3.17:	Columns protected with lightweight construction to achieve an FRL	A column protected by lightweight construction to achieve an *FRL* which passes through a building element that is required to have an *FRL* or a resistance to the incipient spread of fire, must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required *FRL* or resistance to the incipient spread of fire.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
Specification C1.1 – Fire-Resisting Construction				
2.0:	General Requirements	Informational	Noted	Noted
2.1:	Exposure to fire-source features	A building element is exposed to a *fire-source feature* if any of the horizontal straight lines between that part and the *fire-source feature*, or vertical projection of the feature, is not obstructed by another part of the building that– (i) has an *FRL* of not less than 30/–/–; and (ii) is neither transparent nor translucent.	Noted	Noted
2.2:	Fire protection for a support of another part	Where a part of a building required to have an *FRL* depends upon direct vertical or lateral support from another part to maintain its *FRL*, that supporting part must have an *FRL* not less than that required by other provisions of this Specification; and if located within the same *fire compartment* as the part it supports have an FRL in respect of structural adequacy the greater of that required for the supporting part itself and for the part it supports.	Noted	Noted

Section C: Fire Resistance				
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 meets the requirements of Spec C1.1 clause 2.3 (a) & (b).	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
2.4:	Attachments not to impair fire-resistance	The method of attaching or installing a finish, lining, ancillary element or service installation to a building element must not reduce the fire-resistance of that element to below that required.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
2.5:	General concessions	> Steel columns (1 or 2 storey buildings) > Structures on roofs Structures on roofs — A *non-combustible* structure situated on a roof need not comply with the other provisions of this Specification if it only contains— (i) lift motor equipment; or (ii) one or more of the following: (A) Hot water or other water tanks. (B) Ventilating ductwork, ventilating fans and their motors. (C) Air-conditioning chillers. (D) Window cleaning equipment. (E) Other service units that are *non-combustible* and do not contain flammable or combustible liquids or gases.	Structures on roofs — A *non-combustible* structure situated on a roof need not comply with the other provisions of this Specification if it only contains— (i) lift motor equipment; or (ii) one or more of the following: (A) Hot water or other water tanks. (B) Ventilating ductwork, ventilating fans and their motors. (C) Air-conditioning chillers. (D) Window cleaning equipment. Other service units that are *non-combustible* and do not contain flammable or combustible liquids or gases.	CRA – Refer Annexure F
2.6:	Mezzanine floors: Concession	N/A	N/A	N/A
2.7:	Enclosure of shafts	N/A	There are no proposed shafts within the development.	N/A

Section C: Fire Resistance				
2.8:	Carparks in Class 2 and 3 Buildings	N/A	N/A	N/A
2.9:	Residential Aged Care building: Concession	N/A	N/A	N/A
4.0:	Type B fire-resisting construction	Type B fire-resisting construction is applicable to the development.	Refer to part 3 clauses below for the relevant Type B Construction requirements appliable to the project.	-
4.1:	Fire-resistance of building elements	The *FRL*'s of all elements are to be in accordance with the *FRL*'s detailed in the Table contained within Part 4.0 of this report. > External walls, common walls and the flooring and floor framing of lift pits must be *non-combustible* (Note: insulation and sarking used must be *non-combustible*) > if a stair shaft supports any floor or a structural part of it— (i) the floor or part must have an *FRL* of 60/–/– or more; or (ii) the junction of the stair shaft must be constructed so that the floor or part will be free to sag or fall in a fire without causing structural damage to the shaft; and > Internal walls required to be fire rated must extend to– (i) to the underside of the floor next above if that floor has an *FRL* of at least 30/30/30; or (ii) the underside of a roof complying with Table 3; or	No details have been provided for a DA stage assessment of the proposed FRL's; however compliance is readily achievable, subject to further design development.	CRA – Refer Annexure F

Section C: Fire Resistance			
	(iii) the underside of a ceiling having a resistance to the incipient spread of fire to the roof space above itself of not less than 60 minutes; or (iv) the underside of the roof covering if it is *non-combustible* and, except for roof battens with dimensions of 75 mm x 50 mm or less or *sarking-type material*, must not be crossed by timber or other combustible building elements; or (v) 450 mm above the roof covering if it is combustible; and > Load bearing internal walls (including those part of a loadbearing shaft) and *fire walls* must be of concrete or masonry. > Non-loadbearing internal walls required to be fire rated must be of *non-combustible* construction. **Note:** This includes *non-combustible* insulation. When an insulation material is not certified as *non-combustible*, this material will need to be the subject of a Fire Engineering Assessment at the CC stage. > in a Class 6 or 9 building, in the storey immediately below the roof, internal columns and internal walls other than *fire walls* and shaft walls, need not comply with Table 4; and > lift, subject to C2.10, ventilating, pipe, garbage, and similar shafts which are not for the discharge of hot products of combustion and not loadbearing, must be of *non-combustible* construction in— (i) a Class 6 building if the shaft connects more than 2 storeys		
4.2: Carparks	N/A	N/A	N/A

Section C: Fire Resistance				
4.3:	Class 2 and 3 buildings: Concession	N/A	N/A	N/A
5.0:	Type C fire-resisting construction	Type C fire-resisting construction is applicable to the development.	Refer to part 3 clauses below for the relevant Type C Construction requirements appliable to the project.	CRA – Refer Annexure F
5.1:	Fire-resistance of building elements	The FRL's of all elements are to be in accordance with the FRL's detailed in the Table contained within Part 4.0 of this report. > An external wall that is required to have an FRL need only be tested from the outside to satisfy the FRL requirement. > Internal walls in a Class 2 or 3 building required to be fire rated must extend to– (i) to the underside of the floor next above if that floor has an *FRL* of at least 30/30/30 or a fire-protective covering on the underside of the floor; or (ii) the underside of a ceiling having a resistance to the incipient spread of fire to the roof space above itself of not less than 60 minutes; or (iii) the underside of the roof covering if it is *non-combustible* and, except for roof battens with dimensions of 75 mm x 50 mm or less or *sarking-type material*, must not be crossed by timber or other combustible building elements; or (iv) 450 mm above the roof covering if it is combustible; and > In a Class 3 building, except where within the one *sole-occupancy unit* a floor separating storeys, or above a space for the accommodation of motor vehicles or used for storage or any other ancillary	No details have been provided for a DA stage assessment of the proposed FRL's; however compliance is readily achievable, subject to further design development.	CRA – Refer Annexure F

Section C: Fire Resistance				
		purpose, and any column supporting the floor, must— (i) have an *FRL* of at least 30/30/30; or (ii) have a fire-protective covering on the underside of the floor including beams incorporated in it and around the column, if the floor or column is combustible or of metal		
5.2:	Carparks	N/A	N/A	N/A

Section D: Access and Egress				
Part D1 – Provision for Escape				
D1.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
D1.1:	Application of Part	The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a *sole-occupancy unit* in a Class 2 or 3 building or a Class 4 part of a building.	Noted	Noted
D1.2:	Number of exits required	General > Without passing through another *sole-occupancy unit*, every occupant of a storey or part of a storey must have access to an *exit* or at least 2 *exits*, if 2 or more are required. Class 9b > Any storey or mezzanine that accommodates more than 50 persons is required to be provided with two exits.	<u>Class 6 & 9b</u> The ground floor Class 6 & 9b parts have been provided with a minimum of 2 exits <u>Class 3 Parts</u> Each storey of the Class 3 parts have been provided with two exits. It is the view of BCA logic that the Class 6/9b part is not a sole-occupancy unit and is not to the exclusion of residents the sole-occupancy units it is considered to be an integral part of the class 3 development.	CRA – Refer Annexure F

Section D: Access and Egress			
		Therefore, the non-fire-isolated stair is considered an exit in accordance with BCA Clause D1.2.	
D1.3: When fire-isolated stairways and ramps are required	N/A	The stairs throughout the development connect no more than two storeys and therefore not required to be contained within a fire-isolated	N/A
D1.4: Exit travel distances	Class 3 residential — > The entrance doorway of each *sole-occupancy unit* must be not more than – o 6 m from an *exit* or from a point from which travel in different directions to 2 *exits* is available; or o 20 m from a single *exit* serving the storey at the level of egress to a road or open space; and > No point on the floor of a room which is not in a *sole-occupancy unit* must be more than 20 m from an *exit* or from a point at which travel in different directions to 2 *exits* is available. Class 6 & 9b— No point on a floor must be more than 20 m from an *exit*, or a point from which travel in different directions to 2 *exits* is available, in which case the maximum distance to one of those *exits* must not exceed 40 m. > no point on a floor must be more than 20 m from an *exit*, or a point from which travel in different directions to 2 *exits* is available, in which case the maximum distance to one of those *exits* must not exceed 40 m; and > in a Class 6 building, the distance to a single *exit* serving a storey at the level of access to a road or open space may be increased to 30 m.	**Class 6 & 9b –** Ground floor- The ground floor level has access to two exits, those being the front entry near the reception and the egress door leading to Sydney Road **Class 3** Ground Floor- Each sole-occupancy unit is provided with direct egress to open space First floor- The first-floor level has access to two exits, those being the non-fire-isolated stair at opposite ends of the open balcony.	**Complies**

Section D: Access and Egress				
D1.5:	Distance between alternative exits	*Exits* that are required as alternative means of egress must be– (a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 *exits* is readily available from all points on the floor including lift lobby areas; and (b) not less than 9 m apart; and (c) not more than— (i) in a Class 3 building — 45 m apart; or (ii) in all other cases — 60 m apart; and (d) located so that alternative paths of travel do not converge such that they become less than 6 m apart. Note: the distance between *exits* must be measured through the point at which travel two *exits* is available.	The travel distances between the alternate exits on all levels are less than 45 meters in the Class 3 parts and no more than 60 metres apart when measured through the path of travel. The paths of travel to the alternate exits do not converge and become within 6m of each other (all levels).	**Complies**
D1.6:	Dimensions of exits and paths of travel to exits	In a required *exit* or path of travel to an *exit*– > the unobstructed height throughout *exits* and paths of travel to *exits* must not be less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and > the unobstructed width of each *exit* or path of travel to an *exit*, except for doorways must be not less than 1m; > the unobstructed width of doorways must be not less than 750 mm, unless providing access for people with disabilities in which case the unobstructed width must be not less than 850 mm.	The dimensions of exits and paths of travel generally comply based upon scaled measurements.	**Complies**

Section D: Access and Egress				
		> the required width of a stairway or ramp must be measured clear of all obstructions such as handrails. > the unobstructed width of a required *exit* must not diminish in the direction of travel to a road or open space.		
D1.7:	Travel via fire-isolated exits	N/A	N/A	Noted
D1.8:	External stairways or ramps in lieu of fire-isolated exits	N/A	N/A	N/A
D1.9:	Travel by non-fire-isolated stairways or ramps	> A non-fire-isolated stairway serving as a required *exit* must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. > In a Class 3 building, the distance between the doorway of a room or *sole-occupancy unit* and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or *sole-occupancy unit* must not exceed 30m. > In a Class 3 building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than – (i) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (ii) 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated	The travel distances via the two non-fire-isolated stairs do not exceed 80m to a point of open space. Furthermore, the discharge point of the staircase is within 20m of the doorway that leads to open space.	**Complies**

Section D: Access and Egress			
	ramp is in opposite or approximately opposite directions. > In a Class 3 building, if 2 or more *exits* are required and are provided by means of internal non-fire-isolated stairways or non-fire-isolated ramps, each *exit* must— (i) provide separate egress to a road or open space; and (ii) be suitably smoke-separated from each other at the level of discharge.		
D1.10: Discharge from exits	*Exits* must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the *exit*. If a required *exit* leads to open space, the path of travel to the road must have an unobstructed width of not less than 1m. If an *exit* discharges to open space that is at a different level that the public road to which it is connected, the path of travel to the road must be by a ramp or other incline not steeper than 1:8, or a BCA compliant stairway. The discharge points of alternative *exits* must be as far apart as practical	The designated exits throughout the building are considered to be located where they cannot be blocked, therefore suitable barriers (i.e bollards) are not deemed to be required. The alternate exits throughout the building are considered to be far enough apart as practical.	CRA – Refer Annexure F
D1.11: Horizontal exits	N/A	There are no horizontal exits provided in the building.	N/A
D1.12: Non-required stairways, ramps or escalators	N/A	There are no horizontal exits provided in the building.	N/A
D1.13: Number of persons accommodated	Informational– The number of persons accommodated in a storey, room or mezzanine must be determined within consideration	It is assumed that there will be no more than 2 persons per sole-occupancy unit.	Noted

Section D: Access and Egress			
	to the purpose for which it is used and the layout of the floor area by– (a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in BCA Table D1.13 according to the use of that part, excluding spaces set aside for— (i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and (ii) service ducts and the like, sanitary compartments or other ancillary uses; or (b) reference to the seating capacity in an assembly building or room; or (c) any other suitable means of assessing its capacity. Based on floor area and Table D1.13, the population numbers are as follows:	Within the class 6 and 9b there will be no more than 100 persons. (This is based on the available sanitary facilities)	
D1.14: Measurement of distances	Informational	Noted	Informational
D1.15: Method of Measurement	Informational	Noted	Noted
D1.16: Plant rooms, lift motor rooms and electricity network substations: concession	N/A	N/A	N/A
D1.17: Access to lift pits	Access to the lift pit is assumed to be through the bottom landing doors as the pit is assumed to be less than 3m deep.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage	CRA – Refer Annexure F
D1.18: Egress from early childhood centres	N/A	N/A	N/A

Section D: Access and Egress			
Part D2 – Construction of Exits			
D2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
D2.1: Application of Part	Informational– Except for D2.13, D2.14(a), D2.16, D2.17(d), D2.17(e), D2.21 and D2.24, the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a *sole-occupancy unit* in a Class 3 building.	Noted	Noted
D2.2: Fire-isolated stairways and ramps	N/A	N/A	N/A
D2.3: Non-fire-isolated stairways and ramps	N/A	The building has a rise in storeys of 2, therefore the requirements of this clause do not apply.	N/A
D2.4: Separation of rising and descending stair flights	N/A	N/A	N/A
D2.5: Open access ramps and balconies	N/A	There are no open access ramps or balconies required in the development for the purpose of E2.2a	N/A
D2.6: Smoke lobbies	N/A	N/A	N/A
D2.7: Installations in exits and paths of travel	> Access to service shafts and services other than to fire-fighting or detection equipment must not be provided from a fire-isolated stairway or fire-isolated passageway. > Gas or other fuel services must not be installed in a required *exit*. > Any electricity meters, distribution boards or ducts, or telecommunications distribution boards or equipment installed in corridors/hallways/lobbies or	The electrical distribution cupboards will be required to be smoke sealed in accordance with this clause. No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F

Section D: Access and Egress			
	the like must be enclosed with *non-combustible* construction or a fire protective covering with doorways suitably sealed against smoke spread. > Electrical wiring may be installed in a fire-isolated *exit* if the wiring is associated with: ○ a lighting, detection, or pressurization system serving the *exit*; or ○ a security, surveillance or management system serving the *exit*; or ○ an intercommunication system or an audible or visual alarm system in accordance with D2.22; or ○ the monitoring of hydrant or sprinkler isolating valves.		
D2.8: Enclosure of space under stairs and ramps	N/A	N/A	N/A
D2.9: Width of stairways and ramps	Informational– A required stairway or ramp that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2 m.	The stairways are not wider than 2m, therefore this clause is not applicable.	Noted
D2.10: Pedestrian ramps	> A ramp serving as a required *exit* must— (i) where the ramp is also serving as an accessible ramp under Part D3, be in accordance with AS 1428.1:2009; or (ii) in any other case, have a gradient not steeper than 1:8. > The floor surface of a ramp must have a slip-resistance classification complying with Table	The ramp that provides access to the street are no steeper than 1:14 and would comply with the provisions of this clause.	CRA – Refer Annexure F

Section D: Access and Egress			
	D2.14 when tested in accordance with AS 4586:2013.		
D2.11: Fire-isolated passageways	N/A	N/A	N/A
D2.12: Roof as open space	N/A	N/A	N/A
D2.13: Goings and risers	Stairways must comply with the following: > Stairways must have not more than 18 and not less than 2 risers in each flight; > Goings must be between 240 mm and 355 mm within the residential units; > Goings must be between 250 mm and 355 mm; > Risers must be between 115 mm high and 190 mm high; > The slope relationship (2 x riser dimension + going dimension) must be within the range of 550-700; > The goings and risers must be constant (uniform) throughout each flight and the dimensions of goings (G) and risers (R) are considered constant if the variation between– (A) adjacent risers, or between adjacent goings, is no greater than 5 mm; and (B) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm. > Risers must not contain any openings that would permit a 125 mm sphere to pass through.	There have been no stairway details provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage. Please note that the internal stairways are required to have opaque risers in accordance with AS1428.1-2009.	CRA – Refer Annexure F

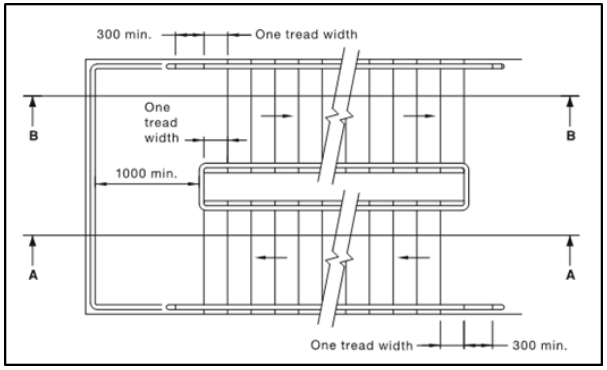
<table>
<tr><th colspan="4">Section D: Access and Egress</th></tr>
<tr><td></td><td>

Each tread must have a non-slip finish or an adequate non-skid strip near the edge of the nosings;
Treads must be of solid construction (not mesh or perforated) if the stairway is more than 10 m high or connects more than 3 storeys.
In a Class 9b building, not more than 36 risers in consecutive flights without a change in direction of at least 30°
In the case of a required stairway, no winders in lieu of a landing

Treads must have a surface or nosing strip with a slip-resistant classification not less than that listed in Table D2.14 when tested in accordance with AS 4586-2013 Slip resistance classification of new pedestrian surface materials.
</td><td></td><td></td></tr>
<tr><td>D2.14: Landings</td><td>
Landings must be not less than 750 mm long and have either a surface with a slip-resistance classification complying with Table D2.14 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013.
<table>
<tr><th rowspan="2">Application</th><th colspan="2">Surface Condition</th></tr>
<tr><th>Dry</th><th>Wet</th></tr>
<tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr>
<tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr>
<tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr>
</table>
</td><td>The landings throughout the development will achieve the minimum 750mm, however there have been no details for the slip resistant provided for a DA stage assessment; although compliance is readily achievable, subject to further details being provided at CC stage.</td><td>CRA – Refer Annexure F</td></tr>
</table>

Section D: Access and Egress			
	<table><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table>		
D2.15: Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless– (a) in a building required to be accessible, the doorway– (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1:2009; or (b) in other cases– (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
D2.16: Barriers to prevent falls	Balustrades must be provided to stairs and balconies, driveway ramps etc where there is a fall of more than 1m. Balustrades must comply with the following: <u>Balustrade minimum heights</u> > 865 mm above stair nosings; > 865 mm above landings to a stair where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length; and > 1 m in all other locations. <u>Balustrade openings – other than fire-isolated stairs</u>	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F

Section D: Access and Egress			
	> A 125 mm sphere must not be able to pass through any opening and for stairways, the 125 mm is measured above the nosing line of the stair treads. Climbability – other than fire-isolated stairs For floors more than 4m above the surface beneath, the balustrade must not incorporate any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that could facilitate climbing.		
D2.17: Handrails	Handrails to stairways must: > be located along at least one side of the ramp or flight (a flight being 2 or more risers); and > located along each side if the total width of the stairway or ramp is 2m or more; and > be fixed at a height of not less than 865 mm above the nosings of the stair treads and the floor surface of the ramp, landing, or the like; and > be continuous between stair flight landings and have no obstruction that will break a hand-hold. > be constructed to comply with clause 12 of AS 1428.1:2009 (including handrails to the fire stairs). > Handrails in common areas (other than fire stairs) must also accord with D3.3. Clause 12 of AS 1428.1:2009 A required *exit* (fire isolated or non-fire isolated) serving an area required to be accessible must be fitted with handrails in accordance with Clause 12 of AS 1428.1:2009. The handrail shall follow the angle of the nosings and be consistent height through the stair flight and any landings with no vertical sections at the landing. Compliance can be achieved via offset risers at the bottom of the flight in	The handrails throughout the stairways must maintain a consistent height between 865mm – 1000mm (measured above the nosing line). Given that barrier at landings must maintain a minimum height of 1000mm, it is recommended that independent handrails and barriers are constructed throughout the stairways to allow for construction tolerances. No details have been provided, however compliance is readily achievable, subject to further details of the handrails throughout the stairways being provided at CC stage. Furthermore, the external ramps and stairways serving the building are to be provided with handrails including extensions and terminations complying with AS1428.1-2009.	CRA – Refer Annexure F

Section D: Access and Egress			
	accordance with Figure 28 in AS 1428.1:2009 or with larger landings to accommodate required handrail extensions.  Figure 28 in AS 1428.1:2009		
D2.18: Fixed platforms, walkways stairways and ladders	N/A	N/A	N/A
D2.19: Doorways and doors	> Sliding doors serving as *exit* doors must be openable manually under a force of not more than 110N. > *Exit* doors that are power operated must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source and if leading to road or open space, open automatically if there is a power failure or on the activation of a fire or smoke alarm anywhere in the *fire compartment* served by the door. > A power operated door in a path of travel to a required *exit* must be able to be opened manually	There are no sliding doors proposed within the development.	CRA – Refer Annexure F

Section D: Access and Egress			
	under a force of not more than 110 N if there is a malfunction of the power source.		
D2.20: Swinging doors	Swinging doors in a required *exit* must not encroach– (i) at any part of its swing by more than 500 mm on the required 1m width of the *exit* and (ii) when fully open, by more than 100 mm on the required 1m *exit* width; and the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door. A swinging door in a required *exit* must swing in the direction of egress unless– > it serves a building or part with a floor area not more than 200 m2, it is the only required *exit* from the building or part and it is fitted with a device for holding it in the open position; or > it serves a sanitary compartment or airlock (in which case it may swing in either direction).	The main entry door from the carpark is considered a required exit and in accordance with the provisions of this clause is required to swing in the direction of travel. Updated architectural drawings are to be submitted for further assessment.	**FI-Refer to Part 3**
D2.21: Operation of latch	All doors in a required *exit* or forming part of a required *exit* AND doors in a path of travel to a required *exit* must be readily openable without a key from the side that faces a person seeking egress, by– (iii) a single hand downward action or pushing action on a single device which is located between 900mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre	No details have been provided, however compliance is readily achievable, subject to further details of the handrails throughout the stairways being provided at CC stage.	CRA – Refer Annexure F

Section D: Access and Egress			
	grip section of the handle of not less than 35mm and not more than 45mm; or (iv) a single hand pushing action on a single device which is located between 900mm and 1.2m from the floor. (v) where the latch operation device referred to in (ii) is not located on the door leaf itself— (A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located— (aa) not less than 500 mm from an internal corner; and (bb) for a hinged door, between 1 m and 2 m from the door leaf in any position; and (cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position. (B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device. The above requirements do not apply to a door that – (i) serves only or is within a *sole-occupancy unit* in a Class 2 building; or (ii) serves a *sole-occupancy unit* in a Class 5, 6, 7 or 8 building with a floor area not more than 200m2; or (iii) are fitted with a fail-safe device which automatically unlocks the door upon the activation of an AS 1670.1 detection system		

Section D: Access and Egress			
	installed throughout the building and is readily openable when unlocked. **<u>Class 9b Part-Function Room</u>** All doors in a required *exit* or forming part of a required *exit* AND doors in a path of travel to a required *exit* must be readily openable– (i) without a key from the side that faces a person seeking egress; and (ii) by a single hand pushing action on a single device such as a panic bar located between 900mm and 1.2 m from the floor; and (iii) where a two-leaf door is fitted, the provisions of (i) and (ii) need only apply to one door leaf if the appropriate requirements of D1.6 are satisfied by the opening of that one leaf; and (iv) where the door is a door in a path of travel providing re-entry to the building from a balcony terrace or the like, it may be fitted with key-operated fastenings only, the tongues of which must be locked in the retracted position whenever the building is occupied by the public, so the door can yield to pressure.		
D2.22: Re-entry from fire-isolated exits	N/A	N/A	N/A
D2.23: Signs on doors	N/A	There are no doors in the building which would require signage.	N/A
D2.24: Protection of openable windows	(a) Bedroom windows must be provided with protection if the floor below the window is 2m or more above the surface beneath.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F

Section D: Access and Egress			
	(b) Where the lowest level of the window opening is less than 1.7m above the floor, a window opening covered by (a) must comply with the following: (i) The openable portion of the window must be protected with– (A) a device to restrict the window opening; or (B) a screen with secure fittings. (ii) A device or screen required by (i) must– (A) not permit a 125 mm sphere to pass through the window opening or screen; and (B) resist an outward horizontal action of 250 N against the– (aa) window restrained by a device; or (bb) screen protecting the opening; and (C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. (c) A barrier with a height not less than 865 mm above the floor is required to an openable window– (i) in addition to window protection, when a child resistant release mechanism is required by (b)(ii)(C); and (ii) where the floor below the window is 4m or more above the surface beneath if the window is not covered by (a). (d) A barrier covered by (c) except for (e) must not– (i) permit a 125 mm sphere to pass through it; and		

Section D: Access and Egress			
	(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. (e) A barrier required by (c) to an openable window in— (i) fire-isolated stairways, fire-isolated ramps and other areas used primarily for emergency purposes, excluding external stairways and external ramps; and **Note:** when considering the preferred option to comply with this clause consideration will need to be given to natural ventilation required under Clause F4.6.		
D2.25: Timber stairways: concession	N/A	N/A	N/A
Part D3 – Access for People with A Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational	**Please report to separate report 113971-access-r1 for assessment of the provisions of Part D3**	Noted

Section E: Services and Equipment			
Part E1 – Fire Fighting Equipment			
E1.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E1.3: Fire hydrants	As the building has a floor area greater than 500 m2, a fire hydrant system complying with AS 2419.1:2005 must be provided to serve the building. Hydrant booster assembly location. The booster location must comply with the following:	As the building has a total floor area which exceeds 500m^2 a hydrant system complying with BCA Clause E1.3 and AS2419.1-2005 is required to be provided. At this stage sufficient details have not been provided to demonstrate compliance.	**FI – Refer to Part 3**

Section E: Services and Equipment			
	○ be within 8m of a hardstand for fire brigade appliance; ○ be within sight of the main entry; > Assuming it is attached to the building, be separated from the building by construction achieving FRL 90/90/90 for 2m either side of and 3m above the upper hose connections > Hydrant pump room location (if a pumpset is required). An internal pump room must have a door opening to a road or open space or egress to open space via a fire-isolated *exit*; > Internal hydrants in each fire-isolated *exit* at each storey providing coverage to all parts of the building. For internal fire hydrant coverage, all points on the floor must be covered by a 10m hose stream, issuing from 30 m hose length, extending not less than 1m into the room. Note: Consideration should be given to the location of Electrical Substations on adjoining sites in regards to proximity to Fire Hydrant Boosters being within 10.0m	It is noted that there is an existing attack hydrant external to the building. Further investigations will be required at CC stage to ensure that pressure, flows and coverage can be achieved in accordance with AS2419.1-2005.	
E1.4: Fire hose reels	A fire hose reel system complying with BCA clause E1.4 and AS 2441:2005 must be provided to the building All points on a floor shall be within reach of a 4 m hose stream issuing from a nozzle at the end of the hose laid on floor. The hose length shall not exceed 36 m. Fire hose reels must be located so that the fire hose will not need to pass through doorways fitted with fire or smoke doors, except— (i) doorways in walls referred to in C2.5(a)(v) in a Class 9a building and C2.5(b)(iv) in a Class 9c building, separating ancillary use areas of high potential fire hazard; and	Fire hose reels will be required throughout the Class 6 and 9b Parts. The fire hose reels must be located within 4m of an exit and achieve system coverage throughout all parts. System coverage is achieved by a maximum 36m hose length and a 4m spray. Details of the hose reel location must be provided on the CC plans.	CRA – Refer Annexure F

Section E: Services and Equipment			
	(ii) doorways in walls referred to in C2.12 or C2.13 separating equipment or electrical supply systems; and (iii) doorway openings to shafts referred to in C3.13.		
E1.5: Sprinklers	N/A	The building does not require a sprinkler system.	N/A
E1.6: Portable fire extinguishers	Portable fire extinguishers must be provided in accordance with clause E1.6 & Table E1.6 of the BCA and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444:2001.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
E1.8: Fire control centres	N/A	N/A	N/A
E1.9: Fire precautions during construction	Informational– > During construction, not less than one portable 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 / temporary *exit*; and > After the building has reach an *effective height* of 12m, the required fire hydrants and fire hose reels must be operational on all floor / roof covered storeys, except for the 2 uppermost storeys; and all required booster connections must be installed.	To be carried out during construction.	Noted
E1.10: Provision for special hazards	Suitable additional provisions must be made if special problems of firefighting could arise because of the nature or quantity of stored materials or the location of the building in relation to a water supply.	The building is not considered to have any special hazards.	N/A
Part E2 – Smoke Hazard Management			

Section E: Services and Equipment				
E2.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E2.1:	Application of Part	Informational	Noted	Noted
E2.2:	General requirements (including Tables E2.2a and E2.2b)	**General smoke hazard management requirements** An air-handling system which does not form part of a smoke hazard management system in accordance with Table E2.2a or Table E2.2b and which recycles air from one *fire compartment* to another *fire compartment* or operates in a manner that may unduly contribute to the spread of smoke from one *fire compartment* to another *fire compartment* (such as lobby air supply) must— (i) be designed and installed to operate as a smoke control system in accordance with AS 1668.1:2015; or (ii) (A) incorporate smoke dampers where the air-handling ducts penetrate any elements separating the *fire compartments* served; and (B) be arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1668.1:2015; and for the purposes of this provision, each *sole-occupancy unit* in a Class 2 or 3 building is treated as a separate *fire compartment*. Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1:2015 serving more than one *fire compartment* (other than a carpark ventilation system)	**Class 3** The class 3 portion of the development is required to be provided with the following; (a) Smoke detection and alarm system in accordance with table E2.2a, Clause 4 (b) Building Occupant Warning System complying with Spec E2.2a and AS 1670.1 – 2018.(Clause 7) (c) System monitoring in accordance with Clause 8 **Class 6 & 9b** The class 6 portion of the development is required to be provided with the following; (a) Smoke detection and alarm system in accordance with table E2.2a, Clause 4. (b) Building Occupant Warning System complying with Spec E2.2a and AS 1670.1 – 2018.(Clause 7) System monitoring in accordance with Clause 8	CRA – Refer Annexure F

Section E: Services and Equipment				
		and not forming part of a smoke hazard management system must comply with that Section of the Standard. A smoke detection system must be installed in accordance with Clause 6 of Specification E2.2a to operate AS1668.1:2015 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated *exits*. Auto shutdown for Class 9b > (NSW Table E2.2b) - Any system in a Class 9b assembly building which does not form part of a smoke hazard management system, other than: ○ non-ducted individual room units with a capacity of not more than 1000 L/s; or ○ miscellaneous exhaust are systems installed as per Section 5 and 6 of AS 1668.1:2015.		
E2.3:	Provisions for special hazards	Additional smoke hazard management measures may be necessary due to the— (a) special characteristics of the building; or (b) special function or use of the building; or (c) special type or quantity of materials stored, displayed or used in a building; or (d) special mix of classifications within a building or fire compartment, which are not addressed in Tables E2.2a and E2.2b	The building is not considered to have any special hazards.	N/A
Specification E2.2a – Smoke Detection and Alarm System				
1.	Scope	Informational	Noted	Noted

Section E: Services and Equipment				
2.	Type of system	A required automatic smoke detection and alarm system must be provided in accordance with the following: (a) Class 3 buildings— (i) with a Class 3 part located more than 2 storeys above ground level — a smoke detection system complying with Clause 4; or (ii) which accommodate more than 20 residents and are the residential part of a school, accommodation for the aged, children or people with a disability — a smoke detection system complying with Clause 4; or (A) Class 6 & 9b,— a smoke detection system complying with Clause 4.	**Class 3** The class 3 portion of the development is required to be provided with the following; (a) Smoke detection and alarm system in accordance with table E2.2a, Clause 4. (b) Building Occupant Warning System complying with Spec E2.2a and AS 1670.1 – 2018.(Clause 7) (c) System monitoring in accordance with Clause 8 **Class 6 & 9b** The class 6 & 9b portion of the development is required to be provided with the following; (a) Smoke detection and alarm system in accordance with table E2.2a, Clause 4. (b) Building Occupant Warning System complying with Spec E2.2a and AS 1670.1 – 2018.(Clause 7) Service drawings & design certification to be prepared by an accredited practitioner (fire safety) at Construction Certificate stage.	CRA – Refer Annexure F
3.	Smoke alarm system	N/A	N/A	N/A
4.	Smoke detection system	(a) All Class 2 - 9 buildings— (i) A smoke detection system must— (A) subject to (b) and (c), comply with AS 1670.1; and (B) activate a building occupant warning system in accordance with Clause 7.	Service drawings & design certification to be prepared by an accredited practitioner (fire safety) at Construction Certificate stage.	CRA – Refer Annexure F

Section E: Services and Equipment			
	(ii) In kitchens and other areas where the use of the area is likely to result in smoke detectors causing spurious signals— (A) any other detector deemed suitable in accordance with AS 1670.1 may be installed provided that smoke detectors are installed elsewhere in the sole-occupancy unit in accordance with the requirements for alarms in Clause 3(b)(i) and Clause 3(b)(ii); or (B) an alarm acknowledgement facility may be installed, except where the kitchen or other area is in a building protected with a sprinkler system complying with Specification E1.5 (other than a FPAA101D or FPAA101H system), the detectors need not be installed in the kitchen or other areas likely to result in spurious signals. (b) Class 3 buildings— In a Class 2 or 3 building provided with a smoke detection system, the following applies: (i) Smoke detectors must be installed— (A) within each sole-occupancy unit, in accordance with the requirements for alarms in Clause 3(b)(i) and Clause 3(b)(ii); and (B) subject to (ii), in public corridors and other internal public spaces. (i) In a Class 3 building of a building protected with a sprinkler system complying with Specification E1.5 (other than a FPAA101D or FPAA101H system), smoke detectors are not required in public corridors and other internal public spaces.		

Section E: Services and Equipment				
5.	Combined smoke alarm and smoke detection system	N/A	N/A	N/A
6.	Smoke detection for smoke control system	N/A	N/A	N/A
7.	Building occupant warning system	Subject to E4.9, a building occupant warning system provided as part of a smoke hazard management system must comply with clause 3.22 of AS 1670.1 to sound through all occupied areas except— (i) in a Class 3 building provided with a smoke detection system in accordance with Clause 4(b), the sound pressure level from a building occupant warning system need not be measured within a sole-occupancy unit if a level of not less than 100 dB(A) is provided at the door providing access to the sole-occupancy unit; and	Service drawings & design certification to be prepared by an accredited practitioner (fire safety) at Construction Certificate stage	CRA – Refer Annexure F
8.	System Monitoring	The following installations must be connected to a fire alarm monitoring system connected to a fire station or fire station dispatch centre in accordance with AS 1670.3: (a) A smoke detection system in a Class 3 building provided in accordance with Clause 2(b)(i) or Clause 2 (b)(ii).	Service drawings & design certification to be prepared by an accredited practitioner (fire safety) at Construction Certificate stage	CRA – Refer Annexure F
Part E3 – Lift Installations				
E3.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E3.1:	Lift installations	Informational	Noted	Noted

Section E: Services and Equipment			
E3.2: Stretcher facility in lifts	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1	No details provided at this stage. Detailed architectural drawings and specification to be provided for assessment at Construction Certificate stage.	CRA – Refer Annexure F
E3.3: Warning against use of lifts in fire	N/A	The lift does not serve a storey above 12m in effective height.	N/A
E3.4: Emergency lifts	Warning signs indicating “DO NOT USE LIFTS IF THERE IS A FIRE” shall be displayed near every call button for a passenger lift or group of lifts throughout a building as per E3.3.	No details provided at this stage. Detailed architectural drawings and specification to be provided for assessment at Construction Certificate stage.	CRA – Refer Annexure F
E3.5: Landings	N/A	N/A	N/A
E3.6: Passenger lifts	Access and egress to and from lift-well landings must comply with the Deemed-to-Satisfy Provisions of Section D.	The architectural drawings detail compliant landings in accordance with BCA Clause D2.14 Detailed architectural drawings and specification to be provided for further assessment at Construction Certificate stage.	CRA – Refer Annexure F
E3.7: Fire service controls	(a) N/A	N/A	N/A
E3.8: Aged care buildings	N/A	N/A	N/A
E3.9: Fire service recall switch	N/A	N/A	N/A
E3.10: Lift car service drive control switch	N/A	N/A	N/A
Part E4 – Visibility In An Emergency, Exit Signs And Warning Systems			

Section E: Services and Equipment			
E4.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E4.2: Emergency lighting requirements	An emergency lighting system must be installed throughout the building in accordance with Clause E4.2 of the BCA and AS/NZS 2293.1:2018.	Emergency lighting details have not been noted at this stage. Electrical engineer to provide drawings, design certification and electrical specification demonstrating compliance with Clause E4.2 of the BCA and AS/NZS 2293.1:2018.	CRA – Refer Annexure F
E4.3: Measurement of distance	Informational	Noted	Noted
E4.4: Design and operation of emergency lighting	The emergency lighting system must comply with AS/NZS 2293.1:2018.	Emergency lighting details have not been noted at this stage. Electrical engineer to provide drawings, design certification and electrical specification demonstrating compliance with Clause E4.4 of the BCA and AS/NZS 2293.1:2018.	CRA – Refer Annexure F
E4.5: Exit signs	*Exits* signs are to be provided above or adjacent to a door providing egress as well as directional signage throughout the entire development where necessary.	Exit signage details have not been noted at this stage. Electrical engineer to provide drawings, design certification and electrical specification demonstrating compliance with Clause E4.5 of the BCA and AS/NZS 2293.1:2018.	CRA – Refer Annexure F
E4.6: Direction signs	Where an *exit* is not readily apparent, directional signage is to be installed indicating the direction of egress.	Exit signage details have not been noted at this stage. Electrical engineer to provide drawings, design certification and electrical specification demonstrating compliance with Clause E4.6 of the BCA and AS/NZS 2293.1:2018.	CRA – Refer Annexure F
E4.7: Class 2 and 3 buildings and Class 4 Parts: Exemptions	Informational	Noted	Noted

Section E: Services and Equipment				
E4.8:	Design and operation of exit signs	*Exit* signs must comply with AS/NZS 2293.1:2018 and be clearly visible at all times when the building is occupied.	Exit signage details have not been noted at this stage. Electrical engineer to provide drawings, design certification and electrical specification demonstrating compliance with Clause E4.8 of the BCA and AS/NZS 2293.1:2018.	CRA – Refer Annexure F
E4.9:	Emergency warning and intercom systems	N/A	N/A	N/A

Section F: Health and Amenity				
Part F1 – Damp and Weatherproofing				
F1.0:	Deemed-to-Satisfy Provisions	*Performance Requirement* FP1.4, for the prevention of the penetration of water through external walls, must be complied with. There are no Deemed-to-Satisfy Provisions for this *Performance Requirement* in respect of external walls. The assessment contained within this report does not include an assessment against Performance Provision FP1.4.	The proposed external wall construction and build up is required to be assessed by a façade engineer. It must be demonstrated the construction of the external wall prevents the penetration of water that could cause; a) unhealthy or dangerous conditions, or loss of amenity for occupants; and b) undue dampness or deterioration of building elements.	**PS Required- Refer to Part 3.3**
F1.1:	Stormwater drainage	Stormwater drainage to comply with AS/NZS 3500.3:2018.	Sufficient details not provided at this stage. Hydraulic drawings to be provided at Construction Certificate stage to demonstrate compliance with AS/NZS 3500.3:2018.	CRA – Refer Annexure F
F1.4:	External above ground membranes	Waterproofing membranes for external above ground use to comply with AS 4654 Parts 1 and 2:2012.	No details provided at this stage. It is assumed the building can readily comply. This matter to be addressed via detailed architectural drawings & BCA Specification.	**FI- Refer to Part 3**

Section F: Health and Amenity				
F1.5:	Roof coverings	Roof coverings are to comply with BCA Clause F1.5.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA Specification.	CRA – Refer Annexure F
F1.6:	Sarking	*Sarking-type materials* used for weatherproofing must comply with AS/NZS 4200 Part 1 and 2:2017.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA Specification	CRA – Refer Annexure F
F1.7:	Water proofing of wet areas in buildings	Wet areas must be constructed in accordance with AS 3740:2010 and F1.7 of the BCA.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA Specification	CRA – Refer Annexure F
F1.9:	Damp-proofing	Moisture is to be prevented from reaching the walls above a damp-proof course, and the underside of the suspended floors.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA Specification	CRA – Refer Annexure F
F1.10:	Damp-proofing of floors on the ground	If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870:2011 (N/A to areas that do not require weatherproofing – refer specific clause exemptions).	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA Specification	CRA – Refer Annexure F
F1.11:	Provision of floor wastes	In Class 2 or 3 buildings or Class 4 part of a building, a bathroom or laundry is to have a floor waste where the floor is graded to the floor waste to permit the drainage of water.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA Specification.	CRA – Refer Annexure F
F1.12:	Sub-floor ventilation	N/A	N/A	N/A
F1.13:	Glazed Assemblies	Glazed assemblies are to comply with AS 2047:2014 and AS 1288:2006.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA Specification	CRA – Refer Annexure F

Section F: Health and Amenity				
Part F2 – Sanitary and Other Facilities				
F2.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F2.1:	Facilities in residential buildings (including Table F2.1)	For residents in each building or group of buildings, provide— (A) a bath or shower; and (B) a closet pan; and (C) a washbasin, for each 10 residents for whom private facilities are not provided. Facilities for employees must be provided in accordance with F2.3.	Each sole-occupancy unit has been provided with; > Shower > Closet Pan > Wash Basin	**Complies**
F2.2:	Calculation of number of occupants and facilities	Informational – (a) The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means (b) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females (c) In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex (d) For the purpose of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary towels	The facility is proposed to contain the following sanitary compartments; <u>Female</u> 1 Female Pan (1x Ambulant) 1 Unisex (Accessible) <u>Male</u> 2 male pans (1x Ambulant) 2 male urinals 1 Unisex (Accessible) On this basis a total of 100 persons including staff can be accommodated.	CRA – Refer Annexure F
F2.3:	Facilities in Class 3 to 9 buildings (including Table F2.3)	(a) Except where permitted by (b), (c), (f), F2.4(a) and F2.4(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Table F2.3.	Separate sanitary facilities has been provided for male/female patrons.	CRA – Refer Annexure F

Section F: Health and Amenity				
		(b) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. (c) If the majority of employees are one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy. (d) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public. (e) Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by females. (f)	An additional sanitary facility has been provided within the BOH of the kitchen. This is to be used for staff only. The facility may be unisex where not more than 10 persons are employed	
F2.4:	Accessible sanitary facilities (including Table F2.4)	N/A	Please refer to separate Access Report prepared by BCA Logic.	CRA – Refer Annexure F
F2.5:	Construction of sanitary compartments	(a) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend— (i) from floor level to the ceiling in the case of a unisex facility; or (ii) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or (iii) 1.8 m above the floor in all other cases. (b) The door to a fully enclosed sanitary compartment must— (i) open outwards; or	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F

Section F: Health and Amenity			
	(ii) slide; or (iii) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the sanitary compartment and the doorway.		
F2.6: Interpretation: urinals and washbasins	Informational– (a) A urinal may be— (i) an individual stall or wall-hung urinal; or (ii) each 600 mm length of a continuous urinal trough; or (iii) a closet pan used in place of a urinal. (b) A washbasin may be— (i) an individual basin; or (ii) a part of a hand washing trough served by a single water tap.	Noted	Noted
F2.8: Waste Management	N/A	N/A	N/A
F2.9: Accessible adult change facilities	N/A	N/A	N/A
Part F3 – Room Heights			
F3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F3.1: Height of rooms and other spaces	(a) The height of rooms and other spaces must be not less than— (b) in a Class 3 building part of a building— (i) a kitchen, laundry, or the like — 2.1 m; and	A scaled assessment of the architectural drawings indicate compliance can be achieved. It is to be noted the 9b part is capable of accommodating 100 persons and therefore is required to be a minimum	CRA – Refer Annexure F

Section F: Health and Amenity			
	(ii) a corridor, passageway or the like — 2.1 m; and (iii) a habitable room excluding a kitchen — 2.4 m; and (iv) in a room or space with a sloping ceiling or projections below the ceiling line (v) within— (A) a habitable room— (aa) in an attic — a height of not less than 2.2 m for not less than two thirds of the floor area of the room or space; and (bb) in other rooms — a height of not less than 2.4 m for not less than two thirds of the floor area of the room or space; and (B) a non-habitable room — a height of not less than 2.1 m for not less than two thirds of the floor area of the room or space; and (aa) when calculating the floor area of a room or space, any part that has a ceiling height of less than 1.5 m is not included; and (c) in a Class 6 building— (i) except as allowed in (ii) and (f) — 2.4 m; and (ii) a corridor, passageway, or the like — 2.1 m; and (d) in a Class 9b building— (i) a school classroom or other assembly building or part that accommodates not more than 100 persons — 2.4 m; and	of 2.4m including any corridors providing access to that part. Further assessment of the architectural drawings will be required at Construction Certificate stage to confirm compliance.	

Section F: Health and Amenity			
	(ii) a theatre, public hall or other assembly building or part that accommodates more than 100 persons — 2.7 m; and (iii) a corridor— (A) that serves an assembly building or part that accommodates not more than 100 persons — 2.4 m; or (B) that serves an assembly building or part that accommodates more than 100 persons — 2.7 m; and (iv) the number of persons accommodated must be calculated according to D1.13; and (e) in any building— (i) a bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (ii) a commercial kitchen — 2.4 m; and (iii) above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like. (iv) A required accessible adult change facility – 2.4m		
Part F4 – Light and Ventilation			
F4.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted

Section F: Health and Amenity			
F4.1: Provision of natural light	Class 3 Natural light must be provided to all bedrooms and dormitories.	Sufficient details have not been provided at this stage to demonstrate compliance. It is proposed to provide the accessible sole-occupancy units on ground floor with natural light via glazed doors and an awning window. A detailed assessment is required to be carried out at CC stage.	CRA – Refer Annexure F
F4.2: Methods and extent of natural lighting	(a) Natural light must be provided by: (i) Windows: (A) with an aggregate light transmitting area of not less than 10% the floor area of the room; and (B) that are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or (ii) Rooflights, that: (A) have an aggregate light transmitting area of not less than 3% the floor area of the room; or (iii) a proportional combination of windows and roof lights required by (i) and (ii). (b) A required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must be not less than a horizontal distance from that boundary or wall that is the greater of – (c) 1m; and (d) 50% of the square root of the exterior height of the wall in which the window is located, measured from its sill.	Sufficient details have not been provided at this stage to demonstrate compliance. It is proposed to provide the accessible sole-occupancy units on ground floor with natural light via glazed doors and an awning window. As a minimum 1.8m^2 of natural light is required to be provided to these rooms Further design development is required to ensure compliance can be achieved. A detailed assessment is required to be carried out at CC stage.	CRA – Refer Annexure F

Section F: Health and Amenity			
F4.3: Natural light borrowed from adjoining room	N/A	N/A	N/A
F4.4: Artificial Lighting	Lighting to all areas is to comply with AS/NZS 1680.0:2009.	Artificial lighting will be required throughout. No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
F4.5: Ventilation of rooms	All rooms to be provided with Clause F4.6 compliant natural ventilation **OR** a mechanical ventilation or air-conditioning system complying with AS 1668.2:2012.	No details of ventilation to rooms provided sanitary facilities at this stage. Mechanical consultant to provide drawings and design certification for further assessment	CRA – Refer Annexure F
F4.6: Natural ventilation	(a) Natural ventilation provided in accordance with F4.5(a) must consist of permanent openings, windows, doors or other devices which can be opened— (i) with an aggregate opening or openable size not less than 5% of the floor area of the room required to be ventilated; and (ii) open to— (A) a suitably sized court, or space open to the sky; or (B) an open verandah, carport, or the like; or (C) an adjoining room in accordance with F4.7.	Sufficient openings have been provided demonstrating compliance with this clause. Further assessment is required during design development or CC stage to confirm compliance.	CRA – Refer Annexure F
F4.7: Ventilation borrowed from adjoining room	Ventilation may be 'borrowed' from adjoining rooms in some instances in accordance with this clause.	Ventilation borrowed from an adjoining room is not relied upon.	N/A
F4.8: Restriction on position of water closets and urinals	Sanitary compartments must not open directly into a – > kitchen or pantry > public dining room or restaurant	The location of sanitary compartments denoted on the architectural drawings demonstrate compliance with BCA Clause F4.8.	CRA – Refer Annexure F

Section F: Health and Amenity			
	> dormitory in a Class 3 building > room used for public assembly (which is not an early childhood centre, primary school or open spectator stand) > workplace normally occupied by more than one person.		
F4.9: Airlocks	N/A	N/A	N/A
F4.11: Carparks	N/A	N/A	N/A
F4.12: Kitchen local exhaust ventilation	Any commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1:2015 and AS 1668.2:2012 where: > any cooking apparatus has: o a total maximum electrical power input exceeding 8 kW; or o a total gas power input exceeding 29 MJ/h; or > the total maximum power input to more than one apparatus exceeds: o 0.5 kW electrical power; or o 1.8 MJ gas, Per m2 of floor area of the room or enclosure.	No details of ventilation to rooms provided kitchen facilities at this stage. Mechanical consultant to provide drawings and design certification for further assessment	CRA – Refer Annexure F
Part F5 – Sound Transmission and Insulation			
F5.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F5.1: Application of Part	Informational–	Noted	Noted

Section F: Health and Amenity				
		The Deemed-to-Satisfy Provisions of this Part apply to Class 2 and 3 buildings and Class 9c buildings.		
F5.2:	Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must— (a) have the required value for weighted sound reduction index (R_w) or weighted sound reduction index with spectrum adaptation term (R_w + Ctr) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or (b) comply with Specification F5.2.	Details in relation to acoustic treatment have not been provided at this stage. An Acoustic consultant is to be engaged to provide design certifications with regards to Part F5 of the BCA.	CRA – Refer Annexure F
F5.3:	Determination of impact sound insulation ratings	(a) A floor in a building required to have an impact sound insulation rating must— (i) have the required value for weighted normalised impact sound pressure level with spectrum adaptation term ($L_{n,w}$ + CI) determined in accordance with AS/ISO 717.2 using results from laboratory measurements; or (ii) comply with Specification F5.2. (b) A wall in a building required to have an impact sound insulation rating must be of discontinuous construction; and (c) For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and (i) for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and (ii) for other than masonry, there is no mechanical linkage between leaves except at the periphery.	Details in relation to acoustic treatment have not been provided at this stage. An Acoustic consultant is to be engaged to provide design certifications with regards to Part F5 of the BCA.	CRA – Refer Annexure F

Section F: Health and Amenity				
F5.4:	Sound insulation rating of floors	A floor in a Class 3 building must achieve an $R_w + C_{tr}$ (airborne) not less than 50, and an $L_{n,w}+C_l$ (impact) not more than 62, if separating: > SOU's; or > An SOU from a plant room, lift shaft, public corridor, public lobby or parts of a different classification.	Details in relation to acoustic treatment have not been provided at this stage. An Acoustic consultant is to be engaged to provide design certifications with regards to Part F5 of the BCA.	CRA – Refer Annexure F
F5.5:	Sound insulation rating of walls	(a) A wall in a Class 2 building must: (i) have an $R_w + C_{tr}$ (airborne) not less than 50 if it separates *sole-occupancy units*; and (ii) have an R_w (airborne) not less than 50 if it separates a sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification; and (iii) be of discontinuous construction in accordance with F5.3(b) if it separates: (A) a bathroom, sanitary compartment, laundry or kitchen in one *sole-occupancy unit* from a habitable room (other than a kitchen) in an adjoining unit; or (B) a *sole-occupancy unit* from a plant room or lift shaft. (b) Where a wall required to have sound insulation has a floor above, the wall must continue to: (i) the underside of the floor above; or (ii) a ceiling that provides the sound insulation required for the wall. (c) Where a wall required to have sound insulation has a roof above, the wall must continue to: (i) the underside of the roof above; or	Details in relation to acoustic treatment have not been provided at this stage. An Acoustic consultant is to be engaged to provide design certifications with regards to Part F5 of the BCA.	CRA – Refer Annexure F

Section F: Health and Amenity				
		(ii) a ceiling that provides the sound insulation required for the wall. (d) Doorways in walls separating the Class 2 *sole-occupancy units* from a stairway, public corridor, public lobby or the like must be provided with a door assembly that has an R_w not less than 30.		
F5.6:	Sound insulation rating of services	(a) If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one *sole-occupancy unit*, the duct or pipe must be separated from the rooms of any sole occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than— (i) 40 if the adjacent room is a habitable room (other than a kitchen); or (ii) 25 if the adjacent room is a kitchen or non-habitable room. (b) If a storm water pipe passes through a *sole-occupancy unit* it must be separated in accordance with (a)(i) and (ii).	Details in relation to acoustic treatment have not been provided at this stage. An Acoustic consultant is to be engaged to provide design certifications with regards to Part F5 of the BCA.	CRA – Refer Annexure F
F5.7:	Sound isolation of pumps	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating pump.	Details in relation to acoustic treatment have not been provided at this stage. An Acoustic consultant is to be engaged to provide design certifications with regards to Part F5 of the BCA.	CRA – Refer Annexure F
Part F6 – Condensation Management- N/A				

Section G: Ancillary Provisions
Part G1 – Minor Structures and Components

Section G: Ancillary Provisions				
G1.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
G1.1:	Swimming pools	Swimming pools and spa pools are to be provided with safety fencing compliant with AS1926. Parts 1 and 2; and, as required by the Swimming Pools Act 1992 and the Swimming Pools Regulation 2018. A water recirculation system in a swimming pool or spa pool must comply with AS 1926.3:2010.	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F
G1.2:	Refrigerated chambers, strong-rooms and vaults	(a) A refrigerated or cooling chamber, strongroom or vault which is of sufficient size for a person to enter must have— (i) a door which is capable of being opened by hand from inside without a key; and (ii) internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber, strongroom or vault; and (iii) an indicator lamp positioned outside the chamber, strongroom or vault which is illuminated when the interior lights required by (a)(ii) are switched on; and (iv) an alarm that is— (A) located outside but controllable only from within the chamber, strongroom or vault; and (B) able to achieve a sound pressure level outside the chamber, strongroom or vault of 90 dB(A) when measured 3 m from the sounding device. (b) A door required by (a)(i) in a refrigerated or cooling chamber must have a doorway with a clear width of	No details have been provided for a DA stage assessment; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure F

Section G: Ancillary Provisions			
	not less than 600 mm and a clear height not less than 1.5 m.		
G1.3: Outdoor play spaces	N/A	N/A	N/A
NSW G1.101: Provision for cleaning windows	N/A	N/A	N/A
Part G2 – Boilers, Pressure Vessels, Heating Appliances, Fireplaces, Chimneys and Flues-N/A			
Part G3 – Atrium Construction-N/A			
Part G4 – Construction in Alpine Areas-N/A			
Part G5 – Construction in Bushfire Prone Areas-N/A			
Part G6 – Occupiable Outdoor Areas-N/A			

Section H: Special Use Buildings
Part H1 – Class 9b Buildings- N/A
Part H2 – Public Transport Buildings-N/A
Part H3 – Farm Building and Farm Sheds-N/A

Section I: Maintenance
Part I1 – Equipment and Safety Installations
This Part has been deleted in BCA2019.

Section J: Energy Efficiency (Class 3, 5, 6, 7b, 8, 9)			
Part J0 – Energy Efficiency			
J0.1: Application of Section J	Informational	**The client has advised that a suitably qualified Energy Consultant will be engaged to assess the requirements of Section J of the BCA.**	Noted

ANNEXURE E DEFINITIONS

Annexure E - Definitions

Average specific extinction area

Average specific extinction area means the average specific extinction area for smoke as determined by AS 5637.1:2015.

Critical radiant flux

Critical radiant flux (CRF) means the critical heat flux at extinguishment (CHF in kW/m2) as determined by AS ISO 9239.1:2003.

Designated bushfire prone area

Designated bushfire prone area means land which has been designated under a power of legislation as being subject, or likely to be subject, to bushfires.

Effective height

Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).

Envelope

Envelope, for the purposes of Section J in Volume One, means the parts of a building's fabric that separate a conditioned space or habitable room from—

(a) the exterior of the building; or

(b) a non-conditioned space including—

(i) the floor of a rooftop plant room, lift-machine room or the like; and

(ii) the floor above a carpark or warehouse; and

(iii) the common wall with a carpark, warehouse or the like.

Exit

Exit means –

(a) Any, or any combination of the following if they provide egress to a road or open space—

(i) An internal or external stairway.

(ii) A ramp.

(iii) A fire-isolated passageway.

(iv) A doorway opening to a road or open space.

(v) A horizontal exit or a fire-isolated passageway leading to a horizontal exit.

Fire compartment

Fire compartment means –

(a) the total space of a building; or

(b) when referred to in—

(i) the Performance Requirements — any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or

(ii) the Deemed-to-Satisfy Provisions — any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the Deemed-to Satisfy Provisions of the relevant Part.

Fire-resistance level (FRL)

Fire-resistance level (FRL) means the grading periods in minutes determined in accordance with Specification A2.3, for the following criteria—

(a) structural adequacy; and

(b) integrity; and

(c) insulation,

and expressed in that order.

Note: A dash means that there is no requirement for that criterion. For example, 90/–/– means there is no requirement for an FRL for integrity and insulation, and –/–/– means there is no requirement for an FRL.

Fire-source feature

(a) the far boundary of a road, river, lake or the like adjoining the allotment; or

(b) a side or rear boundary of the allotment; or

(c) an external wall of another building on the allotment which is not a Class 10 building

Fire wall

Fire wall means a wall with an appropriate resistance to the spread of fire that divides a storey or building into fire compartments.

Flammability index

Flammability Index means the index number as determined by AS 1530.2:1993.

Group number

Group number means the number of one of 4 groups of materials used in the regulation of fire hazard properties and applied to materials used as a finish, surface, lining, or attachment to a wall or ceiling.

Horizontal exit

Horizontal exit means a required doorway between 2 parts of a building separated from each other by a fire wall.

Loadbearing

Intended to resist vertical forces additional to those due to its own weight.

Non-combustible

Non-combustible means—

(a) applied to a material — not deemed combustible as determined by AS 1530.1:1994 — Combustibility Tests for Materials; and

(b) applied to construction or part of a building — constructed wholly of materials that are not deemed combustible

Occupiable outdoor area

Occupiable outdoor area means a space on a roof, balcony or similar part of a building–

(a) that is open to the sky; and

(b) to which access is provided, other than access only for maintenance; and

(c) that is not open space or directly connected with open space.

Open space

Open space means a space on the allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road.

Performance Requirement

Performance Requirement means a requirement which states the level of performance which a Performance Solution or Deemed-to-Satisfy Solution must meet.

Performance Solution

Performance Solution means a method of complying with the Performance Requirements other than by a Deemed-to-Satisfy Solution.

Sarking-type material

Sarking-type material means a material such as a reflective insulation or other flexible membrane of a type normally used for a purpose such as waterproofing, vapour management or thermal reflectance.

Smoke developed index

Smoke developed index means the index number for smoke as determined by AS/NZS 1530.3.

Smoke development rate

Smoke development rate means the development rate for smoke as determined by testing flooring materials in accordance with AS ISO 9239.1.

Smoke growth rate index

Smoke growth rate index (SMOGRA RC) means the index number for smoke used in the regulation of fire hazard properties and applied to materials used as a finish, surface, lining or attachment to a wall or ceiling.

Sole-occupancy unit

Sole-occupancy unit means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes—

(a) a dwelling; or

(b) a room or suite of rooms in a Class 3 building which includes sleeping facilities; or

(c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building; or

(d) a room or suite of associated rooms in a Class 9c building, which includes sleeping facilities and any area for the exclusive use of a resident.

ANNEXURE F BCA COMPLIANCE SPECIFICATION

Annexure F – BCA Compliance Specification

The following BCA matters are to be addressed by specific BCA Design Certificate to be issued by the relevant architectural, services and engineering consultants at the Construction Certificate Stage. This schedule should be forwarded to all consultants to obtain verification that these items have and will be included in the design documentation / specifications:

Architectural Design Certification

1. The FRL's of building elements for the proposed works have been designed in accordance with Table 4 of Specification C1.1 of BCA2019 for a building of Type B Construction and Table 5 of Specification C1.1 of BCA2019 for a building of Type C Construction.
2. Lightweight construction used to achieve required fire resistance levels will comply with Specification C1.8 of BCA2019.
3. Building elements must be non-combustible in accordance with C1.9 of BCA2019.
4. Materials, floor and wall linings/coverings, surface finishes and air-handling ductwork used in the works will comply with the fire hazard properties of Clause C1.10 and Specification C1.10 of BCA2019.
5. Any ancillary elements fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible will comply with Clause C1.14 of BCA2019.
6. The parts of different classifications located alongside one another in the same storey will be separated in accordance with Clause C2.8 and Specification C1.1 of BCA2019.
7. Floors separating storeys of different classifications will comply with BCA Clause C2.9 of BCA2019.
8. Openings in the external walls that are required to have an FRL will be in located in accordance with Clause C3.2 and C3.3 of BCA2019 or protected in accordance with Clause C3.4 of BCA2019, except where varied via Fire Engineering Performance Solution Report.
9. Doorways in any fire walls separating fire compartments will be protected in accordance with Clause C3.5 of BCA2019, except where varied via Fire Engineering Performance Solution Report.
10. Services penetrating elements required to possess an FRL including the floor slabs, walls, shafts, etc. will be protected in accordance with Clause C3.12, C3.13 and C3.15 and Specification C3.15 of BCA2019.
11. Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation will be protected in accordance with BCA Clause C3.16.
12. Doorways and other opening in internal walls required to have an FRL will be protected in accordance with Clause C3.11 of BCA2019.
13. Columns protected by light weight construction will achieve an FRL not less than the FRL for the element it is penetrating, in accordance with Clause C3.17 of BCA2019.
14. A lintel will 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 spans an opening in masonry which is not more than 150 mm thick and is not more than 3m wide if the masonry is non-loadbearing; or not more than 1.8m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall, or it spans an opening in a non-loadbearing wall of the Class 2 or 3 building, in accordance with Specification C1.1 Clause 2.3 BCA2019.
15. All attachments to the external façade of the building will be fixed in a way that does not affect the fire resistance of that element in accordance with Clause 2.4 of Specification C1.1 of BCA2019.
16. Fire doors will comply with AS 1905.1:2015 and Specification C3.4 of BCA2019.

17. Smoke doors will be constructed so smoke will not pass from one side of the doorway to the other in accordance with Specification C3.4 of BCA2019.
18. The number of exits provided to the building will be in accordance with Clause D1.2 of BCA2019.
19. Travel distances to exits will be in accordance with Clause D1.4 of BCA2019.
20. The alternative exits will be distributed uniformly around the storey and will not be less than 9m apart, and not more that 45m apart in the residential portion or building or 60m, in accordance with Clause D1.5 of BCA2019.
21. The dimensions of exits and paths of travel to exits will be provided in accordance with Clause D1.6 of BCA2019 except where varied via Fire Engineering Performance Solution Report.
22. Discharge from exits will be in accordance with Clause D1.10 of BCA2019.
23. The non-required stairways, ramps and escalators will be in accordance with Clause D1.12 of BCA2019.
24. The ladder from the plant, lift machine rooms, and electricity network substation in lieu of a stairway will be in accordance with Clause D1.16 of BCA2019.
25. Access to the lift pit will be in accordance with Clause D1.17 of BCA2019.
26. The stairway or ramp within the fire-isolated shaft is to be non-combustible, and if there is a local failure not cause structural damage or impair the fire resistance of the shaft, in accordance with Clause D2.2 of BCA2019.
27. The non-fire isolated stairs will be constructed in accordance with Clause D2.3 of BCA2019.
28. The construction separating rising and descending stairs in the fire-isolated exit stairway will be non-combustible and smoke proof, in accordance with Clause D2.4 of BCA2019.
29. The smoke lobby to the fire-isolated exit will be constructed in accordance with Clause D2.6 of BCA2019.
30. The construction of EDB's and telecommunications distribution boards will be in accordance with Clause D2.7 of BCA2019 with the enclosure bounded by non-combustible construction or fire protective covering and smoke seals provided around the perimeter of the non-combustible doors and any openings sealed with non-combustible mastic to prevent smoke spreading from the enclosure.
31. Stair geometry to the new stairways will be in accordance with Clause D2.13 of BCA2019. Stair treads are to have a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013.
32. Landings and door thresholds throughout the development will be provided in accordance with Clause D2.14 and D2.15 of BCA2019. Landings to have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 where the edge ledge to a flight below.
33. The handrails and balustrades to all stairs and throughout the building will be in accordance with Clause D2.16, and D2.17 of BCA2019.
34. The fixed platform, walkway, stairway and ladder and any associated going and riser, landing handrail, balustrade, located within the machinery room, boiler house, lift-machine room, plant-room, or non-habitable attic/storeroom within the sole occupancy unit will comply with AS 1657:2013 or Part D2 of BCA2019.
35. The doorways and doors will be in accordance with Clause D2.19 and D2.20 of BCA2019.
36. Door latching mechanisms will be in accordance with Clause D2.21 of BCA2019

37. Signage will be provided on fire and smoke doors in accordance with Clause D2.23 of BCA2019.
38. The openable portion of a window in a bedroom of a Class 3 building will be protected with a restricting device or secure screen that does not allow a 125mm sphere to pass through the opening or screen and resist an outward horizontal action of 250N in accordance with Clause D2.24 of BCA2019. In addition to window protection, and for other openable windows 4 meters or more above the ground below, a barrier with a height not less than 865mm above the floor will be installed to the openable window.
39. Fire precautions whilst the building is under construction fire precautions will be in accordance with Clause E1.9 of BCA2019.
40. External above ground waterproofing membranes will comply with Clause F1.4 of BCA2019 and AS 4654 Parts 1 & 2:2012.
41. The new roof covering will be in accordance with Clause F1.5 of BCA2019.
42. Any sarking proposed will be installed in accordance with Clause F1.6 of BCA2019.
43. Waterproofing of all wet areas to the building will be carried out in accordance with Clause F1.7 of BCA2019 and AS 3740:2010.
44. Damp proofing of the proposed structure will be carried out in accordance with Clause F1.9 and F1.10 of BCA2019.
45. Floor wastes will be installed to bathrooms and laundries above sole occupancy units or public space in accordance with Clause F1.11 of BCA2019.
46. All new glazing to be installed throughout the development will be in accordance with Clause F1.13 of BCA2019 and AS 1288:2006 / AS 2047:2014.
47. Sanitary facilities will be provided in the building in accordance with Clause F2.1, Table F2.1, Clause F2.3 and Table F2.3 of BCA2019.
48. Accessible sanitary facilities will be provided in the building in accordance with Clause F2.4, Table F2.4 (a) of BCA2019 and AS1428.1:2009.
49. The construction of the sanitary facilities will be in accordance with Clause F2.5 of BCA2019.
50. Ceiling heights to the new areas will be in accordance with Clause F3.1 of BCA2019.
51. Natural light will be provided in accordance with Clause F4.1, F4.2, and F4.3 of BCA2019.
52. Natural ventilation will be provided in accordance with Clause F4.5, F4.6 and F4.7 of BCA2019.
53. Water closets and urinals will be located in accordance with Clause F4.8 of BCA2019.
54. The sanitary compartments will be either be provided with mechanical exhaust ventilation or an airlock in accordance with Clause F4.9 of BCA2019.
55. The swimming pool associated with the new building will comply with Clause G1.1 of the BCA2019 and AS 1926 parts 1 and 2. (Note: Excludes NSW. See NSW G1.1 Variation below)
56. Essential fire or other safety measures must be maintained and certified on an ongoing basis, in accordance with the provisions of the Environmental Planning and Assessment Regulation, 2000.

Electrical Services Design Certification:

57. A smoke detection and alarm system will be installed throughout the building in accordance with Table E2.2a, and Specification E2.2a of BCA2019.
58. Emergency lighting will be installed throughout the development in accordance with Clause E4.2, E4.4 of BCA2019 and AS/NZS 2293.1:2018.

59. Exit signage will be installed in accordance with Clause E4.5, E4.7, and E4.8 of BCA2019 and AS/NZS 2293.1:2018.
60. Artificial lighting will be installed throughout the development in accordance Clause F4.4 of BCA2019 and AS/NZS 1680.0:2009.

Hydraulic Services Design Certification:

61. Storm water drainage will be provided in accordance with Clause F1.1 of BCA2019 and AS/NZS 3500.3:2018
62. Fire hydrant system will be installed in accordance with Clause E1.3 of BCA2019 and AS 2419.1:2005 as required.
63. Fire hose reels will be installed in accordance with Clause E1.4 of BCA2019 and AS 2441:2005.
64. Portable fire extinguishers will be installed in accordance with Clause E1.6 of BCA2019 and AS 2444:2001.

Mechanical Services Design Certification:

65. An air-handling system which does not form part of a smoke hazard management system will be installed in accordance with Clause E2.2 of BCA2019, and AS 1668.1:2015.
66. Where not naturally ventilated the building will be mechanically ventilated in accordance with Clause F4.5 of BCA2019 and AS 1668.2:2012.
67. The commercial kitchen will be provided with a kitchen exhaust hood in accordance with Clause F4.12 of BCA2019, and AS 1668.1:2015 and AS 1668.2:2012.
68. Rigid and flexible ductwork will comply with the fire hazard properties set out in AS 4254 Parts 1 and 2.

Structural Engineers Design Certification:

69. The material and forms of construction for the proposed works will be in accordance with Clause B1.2, B1.4 and B1.6 of BCA2019 as follows:
    a. Dead and Live Loads – AS/NZS 1170.1:2002
    b. Wind Loads – AS/NZS 1170.2:2011
70. Earthquake actions – AS 1170.4:2007
71. Masonry – AS 3700:2018
72. Concrete Construction – AS 3600:2018
73. Steel Construction AS 4100:1998
74. Aluminium Construction – AS/NZS 1664.1 or 2:1997
75. Timber Construction – AS 1720.1:2010
76. ABCB Standard for Construction of Buildings in Flood Hazard Areas.
77. The FRL's of the structural elements for the proposed works have been designed in accordance with Specification C1.1 of BCA2019, including Table 4, for a building of Type B Construction, including Table 5, for a building of Type C Construction.
78. Lightweight construction used to achieve required fire resistance levels will comply with Specification C1.8 of BCA2019.
79. The construction joints to the structure will be in accordance with Clause C3.16 of BCA2019 to reinstate the FRL of the element concerned.

Lift Services Design Certification:

80. Warning signage in accordance with Clause E3.3 of BCA2019 will be provided to the lifts to advise not to use the lifts in a fire.
81. Access and egress to the lift well landings will comply with the Deemed-to-Satisfy Provisions of D3 of the BCA2019 and will be suitable to accommodate disabled persons.
82. The type of lifts will also be suitable to accommodate persons with a disability in accordance with Clause E3.6, Table E3.6a, and will have accessible features in accordance with Table E3.6b of BCA2019.
83. The lifts will comply with AS 1735.12:1999 in accordance with Clause E3.6 of BCA2019.
84. All electric passenger lifts and electrohydraulic passenger lifts shall comply with Specification E3.1 of BCA2019.

Acoustic Services Design Certification:

85. The sound transmission and insulation of the residential portions of the development will comply with Part F5 of BCA2019.

NSW Specification Design Certificate:

86. Materials, floor and wall linings/coverings, surface finished and air-handling ductwork used in the works will comply with the fire hazard properties in accordance with Clause C1.10, NSW Clause C1.10, Specification C1.10 and NSW Specification C1.10 of BCA2019.
87. Doorways and other openings in internal walls required to have an FRL will be protected in accordance with Clause C3.11, and NSW Clause C3.11(d) of BCA2019.
88. The number of exits provided to the building will be in accordance with Clause D1.2 and NSW Clause D1.2(d)(vii) of BCA2019.
89. The discharge points of exits will be in accordance with Clause D1.10, and NSW Clause D1.10(f) of BCA2019.
90. The dimensions of exits and paths of travel to exits will be provided in accordance with Clause D1.6, and NSW Clause D1.6(f)(vi)&(j) of BCA2019.
91. Stair geometry to the new stairways will be in accordance with Clause D2.13, and NSW Clause D2.13(a)(ix)(x)(xi) of BCA2019. Stair treads are to have a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 or a nosing strip with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013.
92. Landings and door thresholds throughout the development will be provided in accordance with Clause D2.14 and D2.15, and NSW Clause D2.15(d)&(e) of BCA2019. Landings to have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 where the edge leads to a flight below.
93. The handrails and balustrades to all stairs and throughout the building will be in accordance with Clause D2.16, NSW Clause D2.16 & NSW Table D2.16a 1 and D2.17 of BCA2019.
94. The doorways and doors will be in accordance with Clause D2.19, NSW Clause D2.19(b)(v) and D2.20 of BCA2019.
95. The door latching mechanisms to the proposed required exit doors will be in accordance with Clause D2.21 and NSW Clause D2.21(c)&(d) of BCA2019.

96. The swimming pool associated with the new building will comply with Clause G1.1 and NSWG1.1(a) of the BCA2019, Swimming Pools Act 1992, Swimming Pools Regulation 2018 and AS 1926.1:2012. AS 1926.2:2007 and AS 1926.3:2010.

97. A smoke detection and alarm systems will be installed throughout the building in accordance with Table E2.2a, NSW Table E2.2a and NSW Specification E2.2a of BCA2019.

98. Exit signage will be installed in accordance with Clause E4.5, NSW Clause E4.6, E4.7, and E4.8 of BCA2019 and AS/NZS 2293.1:2018.

99. The building will be mechanically ventilated in accordance with Clause F4.5, NSW F4.5(b) of BCA2019 and AS 1668.2:2012.

Access Assessment Report

1 Sydney Road, Mudgee

Project:	1 Sydney Road, Mudgee
Reference No:	113971-Access-r1
Date:	21 September 2021
Client:	PD Mayoh Pty Ltd
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Document Control

Revision	Date	Description	
113971-Access-r1	21 September 2021	Preliminary Access Assessment Report	
		Prepared by	Verified by
		Josh Harvey	Warwick Hunter
		Registered Certifier Grade A1, No. BDC2460 Building Regulations Consultant	Registered Certifier Grade A1, No. BDC2417 Access Institute Qualified Access Consultant
			

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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed additional and alterations to an existing hotel at 1 Sydney Road, Mudgee, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
Compliance Matters to be Addressed		
1.	In accordance with BCA Clause D3.1 three (3) accessible sole-occupancy units are required to be provided. At present it is proposed to use the existing accessible units 1 & 2. However, the existing sanitary facilities do not comply with the requirements of AS1428.1-2009. It is recommended updated architectural drawings are to be provided details compliant circulation space at the entry doorway and accessible sanitary facilities and features in accordance with AS1428.1-2009	BCA Clause D3.1/BCA F4.2 & AS1428.1-2009
2.	The footpath providing access to the restaurant/bar is considered a main point of pedestrian entry to the building at the allotment. With this in mind the walkway is required to be accessible in accordance with AS1428.1-2009 and BCA Clause D3.2 If the footpath from Sydney Road is to remain it is recommended that a kerb ramp is provided in accordance with AS1428.1-2009	BCA Clause D3.2

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 1 Sydney Road, Mudgee also known as the Comfort Inn Aden Mudgee. The site is legally defined as Lot 21 DP1111967 and located within the Local Government Area of Mid-Western Regional Council.

The proposed Development Application, the subject of this report pertains to additions and alterations to the existing Hotel including a new bar/restaurant area and first floor addition

Pedestrian and vehicular access to the site is provided via Sydney Road.

Photo sourced from Sixmaps

1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards);
- Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- Mid-Western Council Council's Development Control Plan 2013 (DCP);
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- The structural adequacy or design of the building;
- The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2019;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

1.6. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

The affected part is;

(a) The principal pedestrian of an existing building that contains a new part; and

(b) Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure D	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure D of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
Class 3	Ground-Level- Level One	Residential accommodation
Class 6	Ground Level (Part)	Bar/Restaurant
Class 9b	Ground Level (Part)	Function room
Class 10a	Ground Level (Part)	Swimming pool

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical maters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4. Residential Sole Occupancy Units

The following table summarises the required accessible features for the proposed Residential SOUs. This is based upon the Premises Standards Access Code, Apartment Design Guide, Council DCP and BCA2019;

Table 2. Residential Sole Occupancy Units

Unit Type	SOU's
Accessible SOU	SOU's 1, 2 and 3 are identified and designed as Accessible SOU's.

2.5. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 3. Areas Required to be Accessible

Area / Room	Description
Class 3 (Residential sole-occupancy units)	Common areas of the residential levels and SOU's 1,2 and 4
Class 6 (restaurant/bar)	To and within all areas normally used by the occupants
Class 9b (Function room)	To and within all areas normally used by the occupants
Class 10b (swimming pool)	To and into swimming pools with a total perimeter greater than 40m associated with an accessible building (except associated with Class 1b, 2 or 3 buildings)

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

2.6. Affected Part Requirements (Premises Standards)

The "affected part" is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will apply to a new part of a building, and any "affected part" of the building for the current development.

The internal parts of an SOU are not considered in the "affected part".

2.7. Design Items Requiring Attention

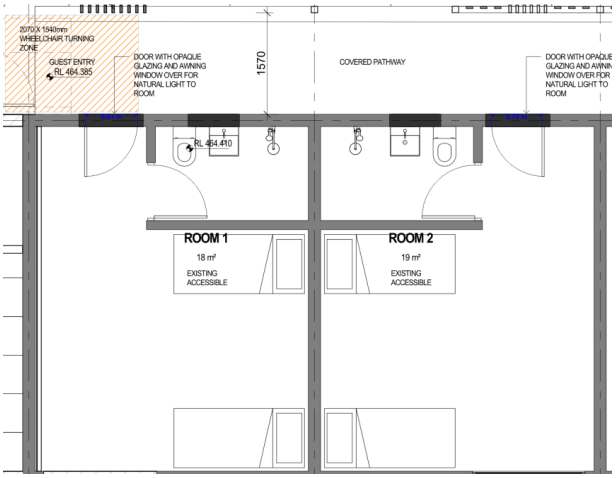
2.7.1. Access General Building Access Requirements BCA Clause D3.1/BCA F4.2 & AS1428.1-2009

In accordance with BCA Clause D3.1 three (3) accessible sole-occupancy units are required to be provided.

At present it is proposed to use the existing accessible Units 1 & 2. However, the existing sanitary facilities do not comply with the requirements of AS1428.1-2009.

Furthermore, the entry door to the accessible sole-occupancy units are required to achieve a minimum of 850mm clear opening in accordance with AS1428.1-2009.

It is recommended that updated architectural drawings are to be provided details compliant circulation space at the entry doorway and accessible sanitary facilities and features in accordance with AS1428.1-2009



2.7.2. BCA Clause D3.2 Access to buildings

The footpath providing access to the restaurant/bar is considered a main point of pedestrian entry to the building at the allotment.

With this in mind the walkway is required to be accessible in accordance with AS1428.1-2009 and BCA Clause D3.2

If the footpath from Sydney Road is to remain it is recommended that a kerb ramp is provided in accordance with AS1428.1-2009

Kerb ramps shall have—

(a) a maximum rise of 190 mm;

(b) a length not greater than 1520 mm; and

(c) a gradient not steeper than 1 in 8, located within or attached to a kerb.

The profile of ramps shall comply with the following:

(i) The design and construction of kerb ramps shall be as shown.

(ii) The sloping sides of a kerb ramp shall be tapered or splayed as indicated

(iii) The angle at the base of the kerb ramp shall be a minimum of 166° as shown.

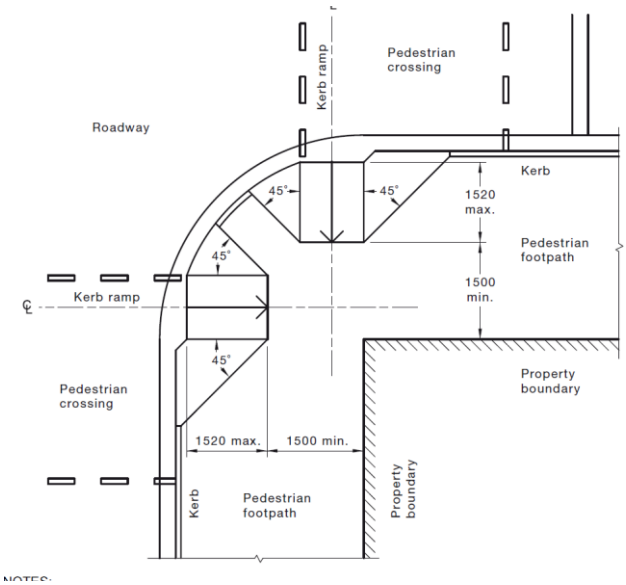


Figure 1- Kerb Ramps

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 4. Architectural Plans

Architectural Plans Prepared by Mayoh Architects			
Drawing Number	**Revision**	**Date Title**	**Title**
A100	H	20.09.21	Ground Floor
A101	G	17.08.21	Level 1
A400	D	20.09.21	Accessible units & Paths of Travel

Annexure B - Premises Standards & BCA Assessment

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure D	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 5. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
D2.15: Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless – (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or (b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or (c) in a building required to be accessible by Part D3, the doorway – (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (d) in other cases – (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open.	Where doorways have a step at the threshold and lead to open space, then a threshold or step ramp shall be installed in accordance with AS 1428.1-2009. Further details required at CC stage to determine the level transitions at all doorway thresholds.	CRA – Refer Annexure D
D2.17: Handrails	(a) Except for handrails referred to in D2.18, handrails must be –	The handrails throughout the stairways must maintain a consistent height between 865mm – 1000mm (measured above the nosing line). Given that barrier at	CRA – Refer Annexure D

Section D: Access and Egress			
	(i) located along at least one side of the ramp or flight; and (ii) located along each side if the total width of the stairway or ramp is 2 m or more; and (b) Handrails required to assist people with a disability must be provided in accordance with D3.3 (c) The requirements of (d) do not apply to – (i) handrails referred to in D2.18; or (ii) a stairway or ramp providing a change in elevation of less than 1m; or (iii) a landing; or (iv) a winder where a newel post is installed to provide a handhold.	landings must maintain a minimum height of 1000mm, it is recommended that independent handrails and barriers are constructed throughout the stairways to allow for construction tolerances. No details have been provided, however compliance is readily achievable, subject to further details of the handrails throughout the stairways being provided at CC stage.	
D2.21: Operation of latch	(a) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by – (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or	No details have been provided, however compliance is readily achievable, subject to further details of the handrails throughout the stairways being provided at CC stage.	CRA – Refer Annexure D

Section D: Access and Egress			
	(ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 mm from the floor; ad (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself – (A) manual controls to power-operated doors must be at lest 25 mm wide, proud of the surrounding surface and located – (aa) not less than 500 mm from an internal corner; and (bb) for a hinged door, between 1 m and 2 m from the door leaf (cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position. (B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device. (b) The requirements of (a) do not apply to a door that – (i) serves a vault, strong-room, sanitary compartment, or the like; or (ii) serves only, or is within – (A) a sole-occupancy unit in a Class 2 building or a Class 4 part of a building; or (B) a sole-occupancy unit in a Class 3 building (other than an entry door to a sole-occupancy unit of a boarding house, guest house, hostel, lodging		

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	house or backpacker accommodation); or (C) a sole-occupancy unit with a floor area not more than 200 m2 in a Class 5, 6, 7 or 8 building; or (D) a space which is otherwise inaccessible to persons at all times when the door is locked; or (iii) serves – (A) Australian Government Security Zones 4 or 5; or (B) the secure parts of a bank, detention centre, mental health facility, early childhood centre or the like; and it can be immediately unlocked – (C) by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or (D) by hand by a person or persons, specifically nominated by the owner, properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that persons in the building or part may immediately escape if there is a fire; or (iv) is fitted with a fail-safe device which automatically unlocks the door upon the activation of ay sprinkler system (other than a FPAA101D system) complying with Specification E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed		

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	throughout the building, and is readily openable when unlocked; or (c) The requirements of (a) do not apply in a class 9b building (other than a school, an early childhood centre or a building used for religious purposes) to a door in a required exit, forming part of a required exit or in the path of travel to a required exit serving a storey or room accommodating more than 100 persons, determined in accordance with D1.13, in which case it must be readily openable – (i) without a key from the side that faces a person seeking egress; and (ii) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and (iii) where a two-leaf door is fitter, the provisions of (i) and (ii) need only apply to one door leaf if the appropriate requirements of D1.6 are satisfied by the opening of that one leaf.		
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational		Noted
D3.1: General Building Access Requirements	An accessway complying with AS1428.1 is required to the following: **Class 3 –** From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.	**Class 3 parts –** Access is provided from the allotment boundary to the three accessible SOU's and the common areas throughout the development. In accordance with BCA Clause D3.1 three (3) accessible sole-occupancy units are required to be provided. Units 1,2 & 4 are nominated as the accessible sole-occupancy units	**DNC- Refer to Part 2.7**

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	To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.) To at least three SOU's throughout. **Class 6 –** To and within all areas normally used by the occupants. **Class 9b –** To and within all areas normally used by the occupants. **Class 10b –** To and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.	At present it is proposed to use the existing accessible units 1 & 2 to satisfy the requirements of BCA Clause D3.1 However, the existing sanitary facilities do not comply with the requirements of AS1428.1-2009. It is recommended updated architectural drawings are to be provided details compliant sanitary facilities and features in accordance with AS1428.1-2009 **Class 6 parts**- Access is provided from the front boundary into the class 6 parts **Class 9b parts –** Access is provided from the allotment boundary into the function room. As the swimming pools perimeter does not exceed 40m access is not required to be provided to within the pool.	Complies
D3.2: Access to Buildings	(a) An accessway must be provided to a building required to accessible – (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. (b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and – (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m2, a pedestrian entrance which is not	The main pedestrian entry at the allotment boundary is from Sydney Road. An accessway is provided from Sydney Road to the entrance of the hotel/bar part. Sufficient details have not been provided with regards to gradients of ramps/walkways, however it is assumed the accessway can readily comply. Further assessment of the architectural documentation will be required at CC stage.	**FI- Refer to Part 2.7**

Section D: Access and Egress			
	accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4. (c) Where a pedestrian entrance required to be accessible has multiple doorways— (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. (d) For the purposes of (c)— (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). (e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.		
D3.3: Parts of Buildings to be Accessible	> Walkways and ramps must comply with clause 10 of AS 1428.1-2009.	Walkways and ramps Sufficient details have not been provided at this stage with regards to the gradients of the accessway from the	**FI-Refer to Part 2.7**

Section D: Access and Egress			
	> Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. The accessways must be provided with: > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. Note: The Access to Premises Standards to not provide the concessions provided in sub-cluses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.	street. However, it is assumed the building can readily comply. <u>Non-fire-isolated stairs</u> Considering that the stairways from providing access to and from first floor level are not required to be fire-isolated, the stairways are required to have double handrails, extensions and tactiles installed in accordance with the AS 1428.1-2009. <u>Turning spaces</u> Based upon scaled measurements, within 2m of the corridor ends, a clear space will be provided with dimensions of 1540mm x 2070mm to allow for wheelchair turning in accordance with AS 1428.1-2009. The corridor widths shall be shown on the CC plans to confirm the widths (measured clear of skirting boards)	CRA – Refer Annexure D CRA – Refer Annexure D
D3.4: Exemptions	Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.) The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:	The following areas within this development have been identified as potential excepted areas, subject to certifier's approval: > Kitchen BOH > Store	Noted
D3.4: Accessible Car Parking	Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.	An accessible car parking space is provided in the on-grade carpark	CRA – Refer Annexure D

Section D: Access and Egress			
	Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6. Note: Adaptable parking spaces will require to comply with AS4299 (or AS2890.6 if described in DCP). Note: Livable housing parking spaces will require to comply with LHDG only when forming part of the SOU's access.	Further details shall be provided at CC stage to ensure full compliance with AS 2890.6 i.e. bollard location, demarcation, and clear height clearances of 2500mm.	

D3.6: Signage	> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:
	  ○ sanitary facility; and
	  ○ any space with a hearing augmentation system; and
	  ○ identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either:
	  (aa) the floor level number; or
	  (bb) a floor level descriptor; or
	  (cc) a combination of (aa) and (bb)
	> Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying –
	> the type of hearing augmentation; and
	> the area covered within the room; and
		No details have been provided for a DA stage assessment of the proposed signage; however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure D

Section D: Access and Egress			
	> if receivers are being used and where the receivers can be obtained. > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be places at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex facility.		
D3.7: Hearing Augmentation	N/A	N/A	N/A
D3.8: Tactile Indicators	(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (i) stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier—	Tactile ground surface indictors shall be provided at the top and bottom landings of all non-fire-isolated stairs. Further details of the tactiles shall be provided during design development at CC stage to ensure compliance with AS 1428.1 & AS 1428.4.	CRA – Refer Annexure D

Section D: Access and Egress			
	(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4. (b) (b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1. TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated). Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.		
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	N/A.	N/A.
D3.10: Swimming Pools	At least one accessway to / from the swimming pool to be provided according to this Clause and Table D3.1 and AS1428.1.	N/A. The swimming pool is considered a Class 10b and does not have a permitter which exceeds 40m therefore the requirements of this clause do not apply.	N/A
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp.	The accessible ramps do not have a combined rise more than 3.6m.	**Complies**

Section D: Access and Egress			
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Compliance is readily achievable, subject to a detailed window/door schedule being provided during design development showing glazing strips on any frameless or fully glazed doorways located along an accessway. The glazing strips shall achieve a minimum 30% luminance contrast to the floor surface on the adjoining side of the doorway.	CRA – Refer Annexure D

Section E: Services and Equipment			
Part E3 – Lift Installations			
E3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E3.6: Passenger Lifts	The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows: > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) > Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12.	The passenger lift which serves the building requires a floor area of 1100mm wide x 1400mm deep. Based off scaled measurements, the proposed lift is capable of achieving these dimensions, however further details will be required at CC stage to show the lift car size as well as the accessible features as per table E3.6b Further details will be required at CC stage to confirm that the lift control buttons will be no closer than 500mm from the internal corners on all levels.	CRA – Refer Annexure D

Section E: Services and Equipment			
	(a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. Note: Platform lifts can be used up to 4m travel distance. Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)		

Section F: Healthy and Amenity			
Part F2 – Sanitary and Other Facilities			
F2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an	Based off scaled measurements, the proposed accessible bathroom of unit 4 is capable of achieving compliance with AS 1428.1-2009, subject to further details being provided at CC stage. As discussed within the body of this report the existing accessible sanitary compartments within units 1 & 2 do not comply with the requirements of AS1428.1-2009 Updated architectural drawings are required to provide compliant accessible sanitary facilities.	**DNC-Refer to Part 2.7**

Section F: Healthy and Amenity			
	ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.		
F2.9: Accessible adult change facilities	N/A	N/A	N/A

Section H: Special Use Buildings

Part H2 – Public Transport Buildings – N/A

Annexure C - AS 1428.1-2009 General Requirements for Access

Table 6. General Requirements Table

Clause	Clause Requirements	Comment	Status
AS 1428.1-2009			
New Building Work			
1. Dimensions	Noted	Noted	Noted
2. Continuous Accessible Paths of Travel	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walkway or other impediment	The building is provided with a continuous accessible path of travel which is no less than 1m (excluding doorways). Turning spaces have been provided within 2m of the corridor ends, except for the area behind the reception which is required to be amended. Based upon scaled measurements, the corridor ends (excluding the reception) will achieve a clear space of 1540mm x 2070mm. It is noted that no elements such as door handles or skirting boards shall protrude into the clear turning space. All glass doors (if any) shall have glazing strips installed in accordance with Clause 6.6 of AS 1428.1-2009. This must be shown on the window/door schedule, ensuring that the glazing strips achieve a minimum 30% luminance contrast to the floor surface on the adjacent side of the door.	CRA – Refer Annexure D
3. Floor or ground surfaces on continuous accessible paths of travel and circulation spaces	A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability.	There have been no details provided for the proposed floor coverings, however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure D

AS 1428.1-2009				
4.	Signage	The BCA contains requirements for Braille and tactile signage in Specification D3.6. Where signs are required, the form of signs shall be in accordance with this clause.	There have been no details provided for the proposed signage, however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure D
5.	Tactile Ground Surface Indicators (TGIs)	Tactile ground surface indictors to warn people of hazards shall comply with AS/NZS 1428.4.1	There have been no details provided for the proposed tactile ground surface indictors, however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure D
6.	Walkways, Ramps and Landings	Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be in accordance Clause 10 of AS1428.1-2009.	The proposed development has a walkway provided from Sydney road to the entrance of the hotel/restaurant. Sufficient details have not been provided at this stage, to demonstrate compliance, however compliance is readily achievable further details to be provided at CC stage.	**FI- Refer to Part 2.7**
7.	Stairways	Stairways shall be constructed in accordance with Clause 11 of AS1428.1-2009.	The non-fire-isolated stairways will require double handrails, extensions, tactiles and nosing strips in accordance with Clause 11 of AS 1428.1-2009. Further details to be provided at CC stage.	CRA – Refer Annexure D
8.	Handrails	The design and construction of handrails shall be constructed in accordance with Clause 12 of AS1428.1-2009.	There have been no details provided for the proposed handrails, however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure D
9.	Doorways, Doors and Circulation Space at Doorways	Doorways, doors and circulation space at doorways must luminance contrast, openings and circulation space in accordance with Clause 13 of AS1428.1-2009.	<u>Luminance contrast</u> There have been no details provided for the proposed luminance contrast around the doorways; however compliance is readily achievable, subject to further details being provided at CC stage. <u>Door widths (common areas & accessible SOU's)</u> Dimensioned door widths have not been provided, however based off scaled measurements the doorways	CRA – Refer Annexure D **DNC- Refer to Part 2.7**

AS 1428.1-2009			
		throughout the accessible common areas achieve a clear width of 850mm. The doors to accessible sole-occupancy units are required to be provided with an 850mm clear opening. A detailed door schedule will be required at CC stage to confirm the clear opening widths. <u>Door circulation space (common areas accessible SOU')</u> Based off scaled measurements, the doorways throughout the accessible areas are capable of achieving compliant latch side circulation space in accordance with AS 1428.1-2009. <u>Door controls</u> A detailed door schedule shall be provided during design development to ensure the door controls comply with this clause.	CRA – Refer Annexure D CRA – Refer Annexure D
10. Switches and General Purpose Outlets (Power Points)	All switches and controls on an accessible path of travel, other than general purposes outlets, shall be located not less than 900mm nor more than 1100mm above the plane of the finished floor and not less 500mm from the internal corners as per Clause 14 of AS1428.1-2009.	There have been no details provided for the proposed switches and GPO's, however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure D
11. Sanitary Facilities	Sanitary facilities must be provided with accessible features in accordance with Clause 15 of AS 1428.1-2009.	Based off scaled measurements, the proposed accessible bathroom of unit 4 is capable of achieving compliance with AS 1428.1-2009, subject to further details being provided at CC stage. As discussed within the body of this report the existing accessible sanitary compartments within units 1 & 2 do not comply Updated architectural drawings are required to provide compliant accessible sanitary facilities.	**DNC-Refer to Part 2.7**

AS 1428.1-2009			
12. Sanitary Compartment for People with Ambulant Disabilities	Grabrails shall be provided in accordance with Clause 17 of AS 1428.1-2009.	The existing ambulant sanitary facilities bathrooms on the ground floor levels are capable of achieving compliance with AS 1428.1-2009, subject to further details being provided at CC stage.	CRA – Refer Annexure D
13. Grabrails	Grabrails shall be provided in accordance with Clause 17 of AS 1428.1-2009.	There have been no details provided for the proposed grabrails in the accessible sanitary compartments, however compliance is readily achievable, subject to further details being provided at CC stage.	CRA – Refer Annexure D
14. Assembly Buildings	N/A	N/A	N/A

Annexure D - Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.
18. Signage will comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.

20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.