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# NCC 2022 Compliance Report

# Royal Hotel - 130 Walker Street Casino NSW 2470

**Report Prepared for:**
**Casino RSM**

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**Revision:**
**B – Rev 1**
**17 April 2024**

**INTRODUCTION**

The following is a National Construction Code 2022 (NCC) Compliance Assessment for the alterations and additions to the Royal Hotel at 130 Walker Street Casino NSW 2470

The Hotel building is described as a 2 storey class 6 building. The Motel accommodation building is described as a 2 storey class 3 (top storey and ground floor unit) and class 7a carpark.

The purpose of the report is to undertake review of the existing building in conjunction with the proposed building works plans provided by Tonic Design as follows

| Drawing | Revision | Date |
|---|---|---|
| A951 | 03 | 12.04.2024 |
| 1000 | 02 | 12.04.2024 |
| 1001 | 03 | 12.04.2024 |
| 1050 | 03 | 12.04.2024 |
| 1051 | 03 | 12.04.2024 |
| 1052 | 02 | 12.04.2024 |
| 1100 | 03 | 12.04.2024 |
| 1101 | 03 | 12.04.2024 |
| 1600 | 02 | 12.04.2024 |
| 1601 | 02 | 12.04.2024 |
| 1700 | 02 | 12.04.2024 |
| 1701 | 02 | 12.04.2024 |
| 1800 | 02 | 12.04.2024 |
| 1801 | 02 | 12.04.2024 |
| 1850 | 02 | 12.04.2024 |
| 1851 | 02 | 12.04.2024 |
| 1852 | 02 | 12.04.2024 |
| 1900 | 03 | 12.04.2024 |
| 1901 | 03 | 12.04.2024 |
| 2000 | 02 | 12.04.2024 |
| 3000 | 03 | 12.04.2024 |
| 3001 | 03 | 12.04.2024 |
| 4000 | 03 | 12.04.2024 |
| 7500 | 02 | 12.04.2024 |
| 7750 | 02 | 12.04.2024 |
| 8000 | 02 | 12.04.2024 |
| 8001 | 02 | 12.04.2024 |
| 8002 | 02 | 12.04.2024 |
| 8003 | 02 | 12.04.2024 |
| 8004 | 02 | 12.04.2024 |
| | | |

**SUMMARY OF NON-COMPLIANCES**

The following provides an overview of the existing building in conjunction with review of the proposed plans for Royal Hotel buildings.

Motel and carpark

1. Clarification of fire source feature to the rear of the building for protection of openings. It is assumed there is an easement to the rear of the building.
2. Upgrade of balustrades to minimum 1m high and max 125mm openings
3. Upgrade or stairs (handrails and AS1428.1 compliance) including nosings and tactile indicators
4. Removal of all storage areas in travel paths surrounding the stairs
5. Upgrade of switch board enclosure at ground level in non-combustible construction (if being retained)
6. Separating walls (fire separation) between units at first floor be investigated during construction to ensure separating integrity has not been compromised
7. Upgrade of fire stopping as applicable where new services are proposed, or existing construction is compromised
8. 2 disability accessible rooms required. 1 accessible unit proposed and located at ground level. Recommend access consultant should be engaged to review proposal
9. Services (emergency lighting, exit signs, smoke detection and alarm, lighting, fire hydrant services to be compliant.

Hotel

1. Upgrade of stair balustrades to minimum 865 above nosing of stairs and max 125mm openings Upgrade of stairs to first floor (handrails and AS1428.1 compliance including nosings and tactile indicators).
2. Ensure Walker Street veranda thresholds are flush with the interior levels
3. Services (emergency lighting, exit signs, lighting (including Part J), mechanical services (including Part J), fire hose reel, fire hydrant services to be compliant
4. New switch board enclosure at ground level (base of stairs) to be provided non-combustible construction)
5. A minimum aggregate exit width of 3m is required for exits based on an occupancy of 300mm
6. Additional urinal required

## FIRE SAFETY SCHEDULE

The fire safety schedule has not been provided or reviewed as part of this assessment. A new fire safety schedule will be required as part of the construction certificate process for new building work and will include the following

- Fire hydrant (street)
- Fire hose reel (existing)
- Emergency lighting
- Exit signs
- Portable fire extinguishers and fire blankets

## DISABILITY DISCRIMINATION ACT (DDA)

Section 23 Access to premises of the DDA refers to non-discriminatory access to and use of premises and covers more than just the construction of buildings used by the public.
Section 4 of the DDA defines 'premises' as follows:

a) a structure, building, aircraft, vehicle or vessel; and
b) a place (whether enclosed or built on or not); and
c) a part of premises (including premises of a kind mentioned in paragraph (a) or (b)).

This definition of premises extends well beyond the scope of the BCA, which is primarily concerned with the construction and safety of buildings. The DDA definition of premises includes areas such as parkland, recreation area, playgrounds, transport vehicles and could apply to non-building elements such as furniture, fixtures, and fittings.

- Refer to Part D3 of the NCC report

## NATIONAL CONSTRUCTION CODE 2022

The following provisions of the BCA are applicable to the building.

***PART A – GENERAL REQUIREMENTS***

***A6 – Determining a building classification***

| Clause | Comment | Compliance |
|---|---|---|
| A6G1 Determining a building classification<br><br>A6.0 Building Classification. | Describes the permitted use of the building. | The building as<br><br>Class 3 motel accommodation<br><br>Class 6 hotel<br><br>Class 7a carpark |

***A7 – United buildings***

| Clause | Comment | Compliance |
|---|---|---|
| A7G1 United buildings<br><br>A7.0 United buildings | buildings are deemed united when two or more buildings adjoining each other are connected and used as one building. | Existing construction satisfactory<br><br>Whilst the buildings are linked with an awning type structure the buildings are deemed to be adequately fire separated. The awning connects the hotel at the external wall constructed of brickwork and the motel at the balcony. The connection point at the balcony is at the balcony vertical masonry upturn balustrade. |

***PART B – STRUCTURE***

***B 1 – Structural Provisions***

| Clause | Comment | Compliance |
|---|---|---|
| B1P2 Structural resistance<br><br>B1.2 Structural resistance | The building is required to be structurally adequate to safeguard people from injury caused by failure. | Existing building<br><br>Refer engineers inspection certification for adequacy of the existing building and any structural upgrades required<br><br>Structural design and certification required for all structural works as part of the construction certificate |

***PART C – FIRE RESISTANCE***

***C1 Fire Resistance and Stability***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| C2D2 Type of construction required<br><br>C1.1 Type of construction required | Determines the type of construction required.<br><br>In a Class 9b building, a floor separating storeys, or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, and any column supporting the floor, must—<br>• have an FRL of at least 30/30/30; or<br>• 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; and | *Class 3 hotel and 7a carpark*<br><br>Type B construction required<br><br>The building is brickwork and a suspended concrete floor separating the class 7a carpark<br><br>The building appears to generally comply with the requirements at the time of construction. Apart from the bounding construction to the open veranda and bathroom renovations there are no proposed changes to structural elements<br><br>New bounding construction between the units and the open veranda proposed. – see note below (3) and provide clarification on design options<br><br>Notes<br>1. Separating walls between units assumed to comply at the time of construction<br>2. Ceiling space has not been inspected for continuance of walls to underside of roof coverings. To be evaluated during construction.<br>*3.* Refer to C4D12(C3.11) regarding the walls bounding the residential units along the open veranda. A second stair is proposed at the southern end of the balcony therefore non-fire rated elements are permissible<br><br>*Class 6 hotel*<br><br>Type C construction required<br><br>General compliance noted |
| C2D3 Calculation of rise of storeys<br><br>C1.2 Calculation of rise in storeys. | Determines the rise in storey of the building. | Class 3 hotel and 7a carpark<br>Rise in storey 2<br><br>Class 6 hotel<br>Rise in storey 2 |

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|---|---|---|
| C2D4 Buildings of multiple classification<br><br>C1.3 Building of multiple classifications. | Permits multiple classifications in buildings. Type of construction determined by the classification of the top most storey | NA |
| C2D5 Mixed types of construction<br><br>C1.4 Mixed types of construction | A building may be of mixed types of construction if fire separated in accordance with Clause C2.7. | NA |
| C2D6 Two storey Class 2, 3 or 9c buildings<br><br>C1.5 Two Storey class 2, 3 or 9c buildings | A building may be type C construction where:<br>*Class 2 or 3*<br>Each SOU has;<br>▪ 2 exits or<br>▪ own direct access to open space | NA |
| C2D7 Class 4 parts of buildings<br><br>C1.6 Class 4 portions of buildings | Requires the same FRL as for a Class 2 building | NA |
| C2D9 Lightweight construction<br><br>C1.8 Lightweight construction | To comply with Specification C1.8 | Note<br><br>Refer C4D12 |
| C2D10 Non-combustible building elements<br><br>C1.9 Non-combustible building elements | Specifies requirements for non-combustible wall assemblies and attachments.<br><br>Applicable to class A and B Buildings | Applies to the class 3 Hotel building.<br><br>External walls are masonry. Walls bounding the open verandah are existing lightweight construction. If being replaced the walls should be replaced with conc combustible construction<br><br>Note that this requirement didn't exist at the time of original construction of the motel building |
| C2D11 Fire hazard properties<br><br>C1.10 Fire Hazard properties. | To comply with Specification C1.10 | Assumed existing finishes non-compliant<br><br>New wall and floor finishes to comply<br><br>Details of compliance to form part of construction certificate |
| C2D12 Performance of external walls in fire<br><br>C1.11 Performance of external walls in fire. | Concrete walls that could collapse outwards in a building having a rise in storeys not more than 2 must comply with Specification C1.11 | NA |
| C1.12 Left Blank | Left blank | NA |
| C2D13 Fire-protected timber: Concessions<br><br>C1.13 Fire protected timber – concession | Specifies the use of Fire-protected timber in a Class2, 3 or 5 building where element is required to be non-combustible, | NA |
| C2D14 Ancillary elements<br><br>C1.14 Ancillary elements | Specifies 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 | NA<br><br>No additional attachments to external walls proposed |
| C2D15 Fixing of bonded laminated cladding panels | | NA |

***C2 Compartmentation and Separation***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| C3D3 General floor area and volume limitations<br><br>C2.2 General floor area limitations. | Specifies maximum floor areas and volumes<br><br>*Class 5,9b,9c aged care*<br>Type A 8,000m2, 48,000m3<br>Type B 5,500m2, 33,000m3<br>Type C 3,000m2, 18,000m3<br><br>*Class 6,7,8,9a (except patient care)*<br>Type A 5,000m2, 30,000m3<br>Type B 3,500m2, 21,000m3<br>Type C 2,000m2, 12,000m3<br><br>Except for construction as provided for in clauses C2.3 and C2.4. | Complies<br><br>Class 3 hotel and 7a carpark<br><br>Type B construction<br><br>Class 6 hotel<br><br>Type C construction |
| C3D4 Large isolated buildings<br><br>C2.3 Large isolated buildings | The size of a fire compartment in a building may exceed that specified in Table C2.2 where:<br><br>The building does not exceed 18000m2 in floor area nor exceed 108000m3 in volume if the building:<br><br>(A) automatic fire detection and alarm system complying with AS1670; or<br>(B) Smoke exhaust system complying with Specification E2.2b; or<br>(C) Smoke and heat vents complying with E2.2c; or<br>(D) Naturally smoke vented or building is 5-9 building sprinkler protected provided with perimeter vehicular access with C2.4(b);<br><br>The building exceeds 18000 or 108000 $m^3$, protected with sprinkler and perimeter access comply with C2.4(b) and the ceiling height in the compartment does not exceed 12m, it has a smoke exhaust system or if smoke and heat vents or the ceiling height is more than 12m, it has a smoke exhaust system. | NA |
| C3D5 Requirements for open spaces and vehicular access<br><br>C2.4 Requirements for open spaces and vehicular access | Access must be a minimum unobstructed width of 6m with no part of its furthest boundary more than 18m from the building. No part of the 6m width may be built upon or used for any other purpose other than vehicular or pedestrian movement. | NA |
| C3D6 Class 9 buildings<br><br>C2.5 Class 9a and 9c buildings | Identifies fire and smoke compartmentation requirements | NA |

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| C3D7 Vertical separation of openings in external walls<br><br>C2.6 Vertical separation of openings in external walls | Required in buildings of Type A construction where the building is not sprinkler protected. | NA |
| C3D8 Separation by fire walls<br><br>C2.7 Separation by fire walls | Parts of a building may be considered a separate building for the purposes of parts C, D & E. | NA |
| C3D9 Separation of classifications in the same storey<br><br>C2.8 Separation of classifications in the same storey. | To be separated by a firewall alternatively be built to the higher type of construction. | NA |
| C3D10 Separation of classifications in different storeys<br><br>C2.9 Separation of classifications in different storeys. | The separating floor must have the FRL of the lower storey | Complies<br><br>The floor separating the carpark and the hotel rooms is a suspended slab<br><br>There is no requirement for fire separation of the first floor in the hotel building – class 6 throughout |
| C3D11 Separation of lift shafts<br><br>C2.10 Separation of lift shafts | Lifts connecting more than 2 storeys or 3 storeys in a sprinkler protected building;<br><br>*Type A*<br>Specification C1.1<br><br>*Type B*<br>Specification C1.1 or<br>If nonloadbearing, non-combustible<br><br>Refer BCA for special requirements regarding;<br>Class 9a / 9c<br>Emergency lifts | NA |
| C3D12 Stairways and lifts in one shaft<br><br>C2.11 Stairways and lifts in one shaft | Must not be in the same shaft if either is required to be a fire resisting shaft | NA |
| C3D13 Separation of equipment<br><br>C2.12 Separation of equipment | Lift motor rooms, boilers, battery rooms, emergency generators or central smoke control plant to be separated by 120/120/120 construction<br><br>On site fire pumps to comply with Specification E1.3. | NA |
| C3D14 Electricity supply system<br>C2.13 Electricity supply system | Electricity substations and main switchboards sustaining emergency equipment in the emergency mode require 120/120/120 construction | NA |
| C3D15 Public corridors in Class 2 and 3 buildings<br>C2.14 Public corridors in class 2 and 3 buildings | *Public corridors* more than 40m in length to be divided with smoke proof walls at intervals not exceeding 40m. | NA<br><br>Open veranda construction |

***C3 Protection of Openings***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| C4D3 Protection of openings in external walls<br><br>C3.2 Protection of openings in external walls. | Openings within 3.0m of a fire source feature i.e. the side boundaries of the site (or adjacent fire compartment) require protection or fire compartment.<br><br>Openings must not exceed 1/3 of the area of the wall in which they are located.<br><br>Note NSW appendix to permit openings within 1m of a fire source feature. | Does not comply<br><br>*There are unprotected openings within 3m of the side boundary of the rear of the hotel building.*<br><br>*Confirmation is required if there is an easement for services or walkway to the rear of the building as it appears that his would have been the basis for construction of the building originally*<br><br>Existing openings include;<br>• Windows<br>• Breeze blocks to carpark<br>• New works around the bin store |
| C4D4 Separation of external walls and associated openings in different fire compartments<br><br>C3.3 Separation of external walls and associated openings in different fire compartments | To be protected in accordance with C3.4. | NA |
| C4D5 Acceptable methods of protection<br><br>C3.4 Acceptable methods of protection | Openings required to be protected may be by either;<br>▪ fire doors,<br>▪ fire windows,<br>▪ fire shutters<br>▪ external drenchers<br>▪ -/60/30 fire doors | Does not comply<br><br>Existing openings to the rear of the motel/carpark are not protected |
| C4D6 Doorways in fire walls<br><br>C3.5 Doorways in fire walls | To attain the same FRL as the wall in which it is located | NA |
| C4D7 Sliding fire doors<br><br>C3.6 Sliding fire doors | To be fitted with an audible warning device, signage, self close in less than 30 seconds activated by a fire trip | NA |
| C4D8 Protection of doorways in horizontal exits<br><br>C3.7 Protection of doorways in horizontal exits | Must be self closing doors with an FRL equal to the door but with an insulation value of 30 | NA |
| C4D9 Openings in fire-isolated exits<br><br>C3.8 Openings in fire-isolated exits | To be -/60/30 self closing fire doors | NA |
| C4D10 Service penetrations in fire-isolated exits<br><br>C3.9 Service penetrations in fire-isolated exits | Installations permitted include electrical lighting cable for services within the exit, pressurisation ducting (rated), EWIS or water supply for fire services | NA |

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| C4D11 Openings in fire-isolated lift shafts<br><br>C3.10 Openings in fire-isolated lift shafts | To be protected by -/60- fire doors complying with AS1735.11 | NA |
| C4D12 Bounding construction: Class 2 and 3 buildings and Class 4 parts<br><br>C3.11 Bounding construction: Class 2 and 3 buildings and Class 4 parts | Enclosed corridor<br><br>Protection of a doorway must be fire rated as follows where if opens onto a corridor, lobby or landing of a non fire isolated stairway;<br>• Type A - -/60/30<br>• Type B & C – 35mm solid core<br><br>*Open corridor*<br><br>*Where a path of travel to an exit does not provide a choice of travel in different directions to alternate directions and is along an open balcony and passes an external wall of;*<br>• *Another SOU or*<br>• *A room not within a SOU,*<br>*Then the external wall must;*<br>• *Be masonry or lined with a fire protective covering and*<br>• *Doors to be self closing 35mm solid core and have windows protected internally in accordance with C3.4 or*<br>• *Openings located 1.5m above floor level.* | Complies<br><br>An additional stair is proposed to the southern end of the open veranda of the first floor of the motel building. Therefore, two alternate exits are available from first floor. |
| C4D13 Openings in floors and ceilings for services<br><br>C3.12 Openings in floors and ceilings for services | *Type A*<br>shaft complying with Spec C1.1, or<br><br>*Type B or C*<br>shaft that will not reduce the performance of the element it penetrates<br><br>or be in accordance with C3.15 | Metal plumbing pipes penetrate the floor of the class 3 units over the carpark. The existing installation is considered satisfactory being of metal and having to the age of the building.<br><br>Any PVC pipe penetrations are to be fitted with fire collars<br><br>Any electrical penetrations through the flows are to be suitably fire stopped<br><br>NA for the class 6 hotel |
| C4D14 Openings in shafts<br><br>C3.13 Openings in shafts | In Type A construction<br>▪ If in a sanitary compartment- /30/30; or<br>▪ -/60/30 fire door or hopper; or<br>▪ -/60/30 access panel; or<br>▪ if a garbage shaft- non combustible | NA |
| C 3.14 | Left blank | NA |

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| C4D15 Openings for service installations<br><br>C 3.15 Openings for service installations | Refer Specification C3.15 | Class 3 hotel and 7a carpark<br><br>Metal plumbing pipes penetrate the floor of the class 3 units over the carpark. The existing installation is considered satisfactory being of metal and having to the age of the building.<br><br>Any PVC pipe penetrations are to be fitted with fire collars<br><br>Any electrical penetrations through the flows are to be suitably fire stopped<br><br>Class 6 hotel<br><br>NA |
| C4D16 Construction joints<br><br>C 3.16 Construction joints | With respect to integrity and insulation must be protected in accordance with AS1530.4 to achieve the required FRL | NA |
| C4D17 Columns protected with lightweight construction to achieve an FRL<br><br>C3.17 Columns protected with lightweight construction to achieve an FRL | Must be installed using methods and materials identical with a prototype assembly to achieve the required FRL or resistance to the incipient spread of fire | NA<br><br>All supporting part s of the class 3 units is masonry |

***PART D – ACCESS AND EGRESS***

***D1 Provision for Escape***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| D2D3 Number of exits required<br><br>D1.2 Number of exits required. | *All buildings*<br>one exit per storey<br><br>*class 2-8*<br>in addition to a horizontal exit not less than 2 exits are required from;<br>▪ each storey if building above 25m<br>▪ class 2 or 3 building subject to C1.5<br><br>*basements*<br>in addition to a horizontal exit, 2 exits required if egress involves a vertical rise of more than 1.5m unless the floor area is less than 50m2 and the distance of travel to the exit does not exceed 20m.<br><br>*class 9 buildings*<br>Each storey in a primary or secondary school with a rise in storeys of 2 or more. | Class 3 motel and 7a carpark<br><br>2 exits serve the first floor hotel and complies<br><br>Class 6 hotel<br><br>2 exits are provided and comply |
| D2D4 When fire-isolated stairways and ramps and required<br><br>D1.3 When fire-isolated stairways and ramps are required | Every exit must be isolated unless it connects not more than;<br><br>*Class 2 & 3*<br>3 storeys – Class 2<br>2 storeys - Class 3<br><br>add an additional level if<br>▪ used for ancillary carparking or<br>▪ the building is sprinkler protected throughout or<br>▪ the exit is separated from the additional level in which it passes<br><br>*class 5-9*<br>it is part of an open spectator stand or<br>it passes through or by not more than 2 consecutive storeys.<br><br>add an additional level if<br>▪ the building is sprinkler protected or<br>▪ the exit does not provide access to or egress for and is separated from the extra storey<br><br>refer BCA for class 9a and 9c buildings | NA |

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| D2D5 Exit travel distances<br><br>D1.4 Exit travel distances | *Class 2,3,4*<br>▪ 6m to exit or choice<br>▪ 20m to single exit (if at road/open space level)<br><br>*class 5-9*<br>▪ 20m to single exit or choice to two exits in which maximum travel to one of those exits must not exceed 40m.<br><br>*class 5 & 6*<br>▪ 30m to single exit (if at road/open space level)<br><br>refer BCA for<br>▪ class 9a<br>▪ class 9b | Class 3 hotel and 7a carpark<br><br>Alternate exits provided<br><br>Class 6 hotel<br><br>Complies |
| D2D6 Distance between alternative exits<br><br>D1.5 Distance between alternative exits | Exits must be located not more than;<br><br>▪ Class 2 & 3 - 45m apart<br>▪ Class 5-9 - 60m apart<br><br>Exits must be not less than 9m apart<br><br>Exit travel paths must not converge to less than 6m apart | Class 3 hotel and 7a carpark<br><br>Complies<br><br>Class 6 hotel<br><br>Complies |
| D2D7 Height of exits, paths of travel to exits and doorways<br><br>D2D8 Width of exits and paths of travel exits<br><br>D2D9 Width of doorways in exits or paths of travel to exits<br><br>D2D10 Exit width not to diminish in direction of travel<br><br>D2D11 Determination and measurement of exits and paths of travel to exits<br><br>D1.6 Dimensions of exits and paths of travel to exits | Exits require a minimum<br>▪ clear width of 1m<br>▪ Unobstructed height of 2.0m.<br><br>Refer BCA for class 9a and storey accommodating in excess of 100 persons. | Class 3 hotel and 7a carpark<br><br>Complies<br><br>Class 6 hotel<br><br>Vertical height at stairs to first floor is 1.9m. whilst non-compliant this cannot be altered as the structural member over is masonry. Existing construction considered satisfactory<br><br>Stairs to be upgraded to AS1428.1 (including balustrade and handrails). 1m clearance for travel path to be maintained<br><br>Travel paths and sanitary facilities at first floor are existing – no works proposed<br><br>Kitchen and bar areas to facilitate 1m clear width travel path<br><br>Based on an occupancy of 300 persons an aggregate of 3m is required;<br>• Exit through gaming area – 1m<br>• Exit through main entry – 2m<br><br>Details to form part of the construction certificate |
| D1.7 Travel via fire-isolated exits<br>D2D12 Travel via fire-isolated exits | Exits are required to discharge to open space or to a partially enclosed area as defined. | NA |

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| | Where travel from the point of discharge from the fire isolated stair necessitates passing within 6m of any point of an external wall of the same building, measured at right angles to the path of travel, that part of the wall must have<br>▪ an FRL of 60/60/60 for a height of 3m above the path, and<br>▪ Any openings protected internally in accordance with clause C3.4<br><br>Not more than 2 doors are permitted to open into the exit unless from sanitary compartment or pressurization or lobby is provided.<br><br>Refer BCA for class 9a | |
| D2D13 External stairways or ramps in lieu of fire-isolated exits<br><br>D1.8 External stairways or ramps in lieu of fire-isolated exits | Permitted in lieu of an internal fire isolated exit serving a storey below 25m effective height.<br><br>Refer BCA for protection of opening provisions within 6m of the non-fire-isolated stairwell. | NA |
| D2D14 Travel by non-fire isolated stairways or ramps<br><br>D1.9 Travel by non-fire-isolated stairways or ramps | To provide a continuous path of travel to a level at which egress to a road or open space is provided. | Complies |
| D2D15 Discharge from exits<br><br>D1.10 Discharge from exits | Exits must not to be blocked at the point of discharge.<br><br>The gradient from the point of discharge to road not to exceed 1:8. | Does not comply<br><br>Landing from exit onto driveway non-compliant. New threshold and access will be incorporated into carpark resurfacing |
| D2D16 Horizontal exits<br><br>D1.11 Horizontal exits | Horizontal exits must not comprise more than half the required exits.<br><br>Where a fire compartment is provided with only 2 exits and one of those exits is a horizontal exit, the clear area on each side of the fire wall is to be a size that accommodates all the occupants from the fire compartment being evacuated being;<br>▪ 2.5m2/person in class 9a or 9c<br>▪ 0.5m2/person in any other case<br><br>Refer BCA for specific provisions for class 9a and 9c | NA |
| D2D17 non-required stairways, ramps or escalators<br><br>D1.12 Non-required stairways, ramps or escalators | Not to connect more than two storeys or three storeys unless the building is sprinkler protected and one of the levels connected provides direct access to a road or open space | NA |

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| D2D18 Number of persons accommodated<br><br>D1.13 Number of persons accommodated | To be determined by Table D1.13 | Class 3 hotel and 7a carpark<br><br>NA<br><br>Class 6 hotel<br><br>Refer architectural drawings Total number of occupants 300<br><br>Note: Staff have been included in these figures |
| D2D19 Measurement of distances<br><br>D1.14 Measurement of distances | Details method of measurement | Note only |
| D2D20 Method of measurement<br><br>D1.15 Method of measurement | Details method of measurement | Note only |
| D2D21 Plant rooms, lift machine rooms and electricity network substations: Concession<br><br>D1.16 Plant rooms, lift machine rooms and electricity network substations: concession | Access ladders may be utilised as a required exit where the following floor areas are not exceeded<br><br>▪ <100m2 – from each point of egress from the room<br>▪ 200m2 to 200m2 – where 2 or more exits are required – from all but 1 of those points.<br><br>Ladders must comply with;<br>▪ AS1657 plant room<br>▪ AS1735.2 lift motor room | NA |
| D2D22 Access to lift pits<br><br>D1.17 Access to lift pits | Applicable where lift pits are provided | NA |
| D2D23 Egress from primary schools<br><br>D2D1.18 Egress from early childhood centres | | NA |

***D2 Construction of Exits***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| D2.2 Fire isolated stairs and ramps<br><br>D3D3 Fire-isolated stairways and ramps | To be of non combustible materials and not cause damage to the shaft in the event of localized failure | NA |
| D3D4 non-fire-isolated stairways and ramps<br><br>D2.3 Non fire isolated stairs and ramps | To be reinforced or pre-stressed concrete, 6mm steel, or 44mm thick timber | Note<br><br>Existing appears to comply |

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| D3D5 Separation of rising and descending stair flights<br><br>D2.4 Separation of rising and descending stair flights | Stairs are not permitted to connect above and below ground flights | NA |
| D3D6 Open access ramps and balconies<br><br>D2.5 Open access ramps and balconies | May be utilized to meet smoke hazard requirements of E2.2a | NA |
| D3D7 Smoke lobbies<br><br>D2.6 Smoke lobbies | Refer BCA | NA |
| D3D8 Installations in exits and paths of travel<br><br>D2.7 Installations in exits and paths of travel | Equipment is not permitted to be installed in or off the fire stairs.<br><br>Services within travel paths to exits must be located within non-combustible enclosures. Doors to enclosures must be non-combustible (eg. metal backing) and smoke sealed. | Required to comply<br><br>Any proposed electrical cupboards in travel paths are to be provided with non combustible construction, metal backed doors and smoke seals<br><br>Class 3 hotel and 7a carpark<br><br>There is a switch board located at the bottom of the central stairs in the foyer. The enclosure is to be upgraded if electrical boards are proposed in this location<br><br>It is understood all storage cabinets will be removed from the stairwells<br><br>Class 6 hotel<br><br>There is a switchboard proposed at the bottom of the stairs leading to the first floor in the hotel. The enclosure is required to comply as a non-combustible enclosure. Details to form part of the construction certificate |
| D3D9 Enclosure of space under stairs and ramps<br><br>D2.8 Enclosure of space under stairs and ramps | The space under a required non-fire isolated stairway must not be enclosed to form a cupboard unless;<br>▪ The enclosure has a fire rating of 60/60/60; and<br>▪ A self-closing -/60/30 fire door is provided. | Class 3 hotel and 7a carpark<br><br>NA<br><br>Class 6 hotel<br><br>It is assumed the area below the stairs will not be enclosed |
| D3D10 Width of required stairways and ramps<br><br>D2.9 Width of required stairways and ramps<br>. | Required to be a minimum of 1m in width, measured clear of obstruction i.e. handrails. | Does not comply<br><br>Stair balustrades and handrails to be configured to achieve 1m clearance |
| D2.10 Pedestrian ramps<br><br>D3D11 Pedestrian ramps | May substitute for a fire isolated stair or ramp and must also comply with AS1428.1 | NA |
| D3D12 Fire-isolated passageways<br><br>D2.11 Fire-isolated passageways | Must be non combustible and have an FRL when tested from the outside | NA |

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| D3D13 Roof as open space<br><br>D2.12 Roof as open space | Roof must have an FRL of 120/120/120 and no openings within 3.0m of the travel path to the road. | NA |
| D3D14 Goings and risers<br><br>D2.13 Treads and risers. | Stairs to be constructed;<br>▪ not more than 18 nor less than 2 risers in each flight<br>▪ Treads to be a minimum of 250mm and risers to be 190mm maximum.<br>▪ Required stairways must mot incorporate winders<br>▪ In class 9b buildings not more than 36 risers in consecutive flights without a change in direction of $30^0$.<br><br>Treads to have a slip resistance as per table D2.14 when tested in accordance with AS4586<br><br>Refer BCA | Class 3 hotel and 7a carpark<br><br>Central circulation stairs<br>Rise 170-175<br>Going 300<br><br>Exit stairs to street<br>Rise 155<br>Going 285-295<br><br>New stairs at the end of the verandah to comply<br><br>*Note : bottom rise variation 20mm and to be rectified*<br><br>*Note: floor tile trip hazard at top of stairs approximately 10mm*<br><br>Class 6 hotel<br><br>Rise 160<br>Going 275<br><br>General compliance noted |
| D3D15 Landings<br><br>D2.14 Landings | To have a maximum gradient of 1:50 and be not less than 750mm long measured 500mm from the inside edge of the landing<br><br>Slipe resistance to be<br>Table D2.14 Slip-resistance classification<br>Application / Dry surface conditions / Wet surface conditions<br>Ramp steeper than 1:14 / P4 or R11 / P5 or R12<br>Ramp steeper than 1:20 but not steeper than 1:14 / P3 or R10 / P4 or R11<br>Tread or landing surface / P3 or R10 / P4 or R11<br>Nosing or landing edge strip / P3 / P4 | Capable of complying<br><br>Contrasting stair nosing to be provided in accordance with Table D2.14 and AS1428.1<br><br>Details to form part of construction certificate |
| D3D16 Threshold<br><br>D2.15 Thresholds | Thresholds must not incorporate a step or landing closer than the width of the door unless it opens to open space and the door sill is not more than 190mm above the ground surface unless;<br><br>(a)<br>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<br>(b)<br>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<br>(c)<br>in a building required to be accessible by Part D3, the doorway—<br>(i)<br>opens to a road or open space; and<br>(ii)<br>is provided with a | Capable of complying<br><br>Open verandah to Canterbury Street to be flush with internal levels<br><br>Details to form part of construction certificate |

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| | threshold ramp or step ramp in accordance with AS 1428.1; or<br>NSW D2.15(d),(e)<br>(d) in other cases—<br>(i) the doorway opens to a road or open space, external stair landing or external balcony; and<br>(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. | |
| D3D17 Barriers to prevent falls<br><br>D3D18 Height of barriers<br><br>D3D19 Openings in barriers<br><br>D3D20 Barrier climbability<br><br>D2.16 Balustrades to prevent falls<br><br>D3D21 Wire barriers<br><br>Table D2.16a Barrier construction | Minimum height 1000mm. Rails are to be at 125mm centres to public stairs and 460 centres for fire stairs.<br><br>Must be non-climbable over 4m, between 150mm and 760mm.<br><br>Refer BCA for specific provisions for class 7 & 8, class 9b and NSW appendix | Does not comply<br><br>Class 3 hotel and 7a carpark<br><br>First floor balustrade does not comply. Currently 750-800mm high<br><br>Required to be upgraded for compliance<br><br>New stairs at the end of the verandah to comply<br><br>Class 6 hotel<br><br>Existing stair balustrade gaps are 140mm. 125mm permissible. height of handrail is 800mm. Required 865mm<br><br>Upgrade incorporating compliance with AS1428.1 required |
| D3D22 Handrails<br><br>D2.17 Handrails. | All stairs and ramps require handrails for safe passage.<br><br>Refer specific requirements for class 9a, 9b and 9b (primary schools) | Class 3 hotel and 7a carpark<br><br>Central stairs to be upgraded for compliance with AS1428.1<br><br>New stairs at the end of the verandah to comply<br><br>Handrail required to at least one side of the exit stairs (to maintain a 1m clearance) as permissible as a fire isolated stair. Currently no handrail provided<br><br>Class 6 hotel<br><br>To be upgraded for compliance with AS1428.1 |

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| D3D23 Fixed platforms, walkways, stairways and ladders<br><br>D2.18 Fixed platforms, walkways, stairways and ladders<br>. | Access to machinery rooms, boiler houses, lift motor rooms, plant rooms or the like must comply with AS1657<br><br>Access to non-habitable rooms in a class 2,3 or 4 building may comply with AS1657 | NA |
| D3D24 Doorways and doors<br><br>D2.19 Doorways and doors | Not to be revolving, roller shutters or tilt up door unless serving a floor area not exceeding 200m$^2$.<br><br>Doorways to be able to be opened under a force not exceeding 110N | Complies |
| D2.20 Swinging doors.<br><br>D3D25 Swinging doors | To swing in the direction of egress from the building unless serving a building or part with a floor area of less than 200m2, it is the only required exit from the building and is fitted with a device for holding the door in the open position.<br><br>Concessions available to childcare facilities where a device can be activated;<br>• by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or<br>• 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 | Class 3 hotel and 7a carpark<br><br>Compliance indicated<br><br>Class 6 hotel<br><br>Note |
| D3D26 Operation of latch<br><br>D2.21 Operation of latch. | Door hardware to be single-handed lever or pushing action from the side a person is seeking egress.<br><br>Door hardware to be located between 900mm and 1200mm above the floor. | Capable of compliance<br><br>Final exit doors are indicated as opening outwards<br><br>All doors to be compliant with AS1428.1 |
| D2.22 Re-entry from fire-isolated exits<br><br>D3D27 Re-entry from fire-isolated exits | Doors of fire isolated exits within the following buildings must not be locked from the inside;<br>▪ Class 9 (health/aged care)<br>▪ Buildings over 25m,<br>unless;<br>▪ Doors are unlocked automatically upon activation of a fail-safe device. | NA |
| D3D28 Signs on doors<br><br>D2.23 signs on doors. | Signs on doors are required to alert persons that the operation of certain doors must no be impaired. | NA |

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| D3D29 Protection of openable windows<br><br>D2.24 Protection of openable windows | Requires protection of windows within bedrooms where a person could fall in excess of 2m and window is located less than 1.7m above the floor level of the bedroom.<br><br>Protection to be provided via screens or restricting openings to 125mm. | Bedroom windows do not have restrictors. Not if security screens are proposed they will act as fall protection barriers |
| D3D30 Timber stairways: Concession<br><br>D2.25 Timber stairways: concession | Specifies the use of timber stairs in various instances | NA |

***D3 Access for People with Disabilities***

| *Clause* | *Comment* | |
|---|---|---|
| D4D2 General building access requirements<br><br>D3.1 General building access requirements | Table D3.1 requires that access be provided to and within all areas normally used by the occupants | Class 3 hotel and 7a carpark<br><br>Not required at time of original construction<br><br>Proposed building works<br><br>2 accessible rooms required<br><br>Proposed accessible unit to be located at ground level. This will be the only accessible unit in the building<br><br>*It is proposed to engage an access consultant to review proposal and accessible unit numbers*<br><br>Lobby door to first floor to be re-hinged to facilitate WL dimension<br><br>Class 6 hotel<br><br>Clarification required for levels from the footpath to the entry lobby and garden entry<br><br>Rear exit from the gaming area to be provided with compliant landing and kerb ramp. Details required<br><br>Main entry doors to achieve 850mm clear width opening to one of the door leaves<br><br>Garden entry doors to achieve 850mm clear width opening to one of the door leaves (required to swing out as exit door)<br><br>Proposed verandah to Canterbury Street to have a flush door threshold. Currently a step down is noted<br><br>Assumed electric doors to airlock to DOSA and outdoor poker machines |

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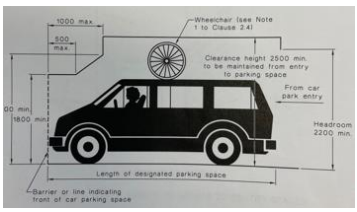
| D4D3 Access to buildings<br><br>D3.2 Access to buildings | External access is required in accordance with AS1428.1 as follows;<br>• From the allotment boundary at the main points of entry<br>• Another accessible building connected by a link<br>• From any accessible car parking space on the allotment<br>• From any adjacent and associated accessible building on the allotment<br>• Through the public entrance | Refer D4D2 |
| D4D4 Parts of buildings to be accessible<br><br>D3.3 Parts of buildings to be accessible | Access is required to areas normally used by the occupants.<br><br>Where access is provided to the entrance floor but not to other levels and a passenger lift is not provided, at least one required ramp or stairway must comply with AS1428.1<br><br>Every passenger lift must comply with E3.6.<br><br>Access, finishes and fittings required must comply with AS1428.1. | Complies<br><br>The class 6 portion at first floor is less than 200m2 therefore access not required |
| D4D5 Exemptions<br><br>D3.4 Exemptions. | Access is not required to;<br>▪ More than 30% of the public space in a restaurant, café, bar, function room, or the like in a class 6 or 9b building; or<br>▪ A mezzanine; or<br>▪ A space not regarded as a storey or;<br>▪ An area which is inappropriate because of its use. | Note: generally, concessions provided to kitchen areas |
| D4D6 Accessible carparking<br><br>D3.5 Accessible Carparking. | Required at a rate in accordance with Table D3.5.<br><br>Required at a rate of 1:100 for class 3 and class 5.<br><br>Not required for class 2 part | There is a proposed accessible carpark located adjacent the accessible unit<br><br>Carpark to comply with AS2890.6, Clause 2.4, Figure 2.7<br><br>  |
| D4D7 Signage<br><br>D3.6 Signage . | Signage required to identify access for the disabled to exits, lift banks, entrances, sanitary facilities and locations where hearing augmentation installations are provided in accordance with AS1428.1<br><br>Note: Specification D3.6 - braille and tactile signs | Braille signage to be provided at;<br>• Exit doors<br>• Sanitary facilities<br><br>Details to form part of construction certificate |

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| D4D8 Hearing augmentation<br><br>D3.7 Hearing Augmentation | A hearing augmentation system must be provided where an in built amplification system, other than one used for emergency warning is installed-<br>• In a room in a 9b building or<br>• In an auditorium, conference room, meeting room, or room for judiciary purposes or<br>• At any ticket office, tellers booth, reception area or the like, where the public is screened from the service provider | NA |
| D4D9 Tactile indicators<br><br>D3.8 Tactile indicators | Tactile indicators are required at publicly accessible;<br>▪ Stairways<br>▪ Escalators<br>▪ Travelators<br>▪ Ramps other than step or Kerb ramps<br><br>In the absence of overhead barriers, tactile indicators are required;<br>▪ At overhead obstructions less than 2m above ground level<br>▪ At a travel path meeting a vehicular way at the principal public entrance to a building if there is no kerb or kerb ramp.<br><br>Tactile indicators must comply with AS1428.4. | Required at stairs (new and existing) |
| D4D10 Wheelchair seating spaces in Class 9b assembly buildings<br><br>D3.9 Wheelchair seating spaces in class 9b assembly buildings | Specifies wheelchair seating space requirements | NA |
| D3.10 Swimming pools<br><br>D4D11 Swimming pools | At least 1 means of access must be provided to a pool in accordance with specification D3.10 where the perimeter of the swimming pool exceeds 40m;<br>• Fixed or moveable ramp<br>• Zero depth entry<br>• Platform swimming pool lift<br>• Swing style swimming pool lift | NA |
| D4D12 Ramps<br><br>D3.11 Ramps | Ramps must not exceed a vertical rise of 3.6m<br>A landing for a step ramp or ramp must not overlap a landing for another step ramp or ramp | NA |
| D4D13 Glazing on an accessway<br><br>D3.12 Glazing on an access way | Requires markings in accordance with AS1428.1 where glazing could be mistaken for a doorway | Note<br><br>Required to comply with AS1428.1 |

***PART E – SERVICES AND EQUIPMENT***

***E1 Fire Fighting Equipment***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| E1D2 Fire hydrants<br><br>E1.3 Fire hydrants. | Where the floor area of the building exceeds 500m$^2$, required to be installed in accordance with AS2419. | Required to be reviewed by hydraulics consultant<br><br>It is assumed coverage is provided from street hydrant as there are no internal hydrants |
| E1D3 Fire hose reels<br><br>E1.4 Fire hose reels | Where the floor area of the building exceeds 500m$^2$, required to be installed in accordance with AS2441.<br><br>Not applicable to class 2, 3 and 4 parts of a building. | Required to be reviewed by hydraulics consultant<br><br>Class 3 motel and 7a carpark<br><br>Note: hose reels not required to class 3 portion<br><br>Class 7a portion less than 500m2 therefor not required<br><br>Class 6 hotel<br><br>Hose reel currently located external to the kitchen area and also external in proximity to the driveway access door |
| E1D4 Sprinklers<br><br>Table E1.5 Requirements for sprinklers<br><br>E1D5 Where sprinklers are required: all classifications<br><br>E1D6 Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings<br><br>E1D7 Where sprinklers are required: Class 3 building used as a residential care building<br><br>E1D8 Where sprinklers are required: Class 6 building<br><br>E1D9 Where sprinklers are required: Class 7a building, other than an open-deck carpark<br><br>E1D10 Where sprinklers are required: Class 9a health-care building, Class 9c buildings building used as a residential care<br><br>E1D11 Where sprinklers are required: Class 9b buildings<br><br>E1D12 Where sprinklers are required: additional requirements | Required in buildings where;<br>▪ The building has an effective height of 25m.<br>▪ More than 40 cars are accommodated<br>▪ Large isolated building. | NA |

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| Table E1.5 Note 4<br><br>E1D13 Where sprinklers are required: occupancies of excessive hazard<br><br>E1.5 Sprinklers | | |
| E1D14 Portable fire extinguishers<br>E1.6 Portable fire extinguishers. | Required in accordance with AS2444 | Fire extinguishers required<br><br>Fire blanket required to kitchen |
| E1D15 Fire control centres<br>E1.8 Fire control centres | Required when;<br>▪ The total floor area exceeds 18,000m2 – class 6, 7 & 8<br>▪ The building has an effective height of more than 25m. | NA |
| E1D16 Fire precautions during construction<br>E1.9 Fire precautions during construction<br><br>E1.3 Fire hydrants<br>E1.8 Fire control centres<br><br>E1.9 Fire precautions during construction<br>E1.10 Provision for special hazards | Fire extinguishers must be provided:<br><br>▪ After the building has reached an effective height of 12m.<br><br>▪ Fire hydrants must be provided and serve the building except the 2 uppermost levels and booster connection be installed. | NA |
| E1D17 Provision for special hazards<br>E1.10 Provisions for special hazards | Additional fire safety provisions must be made if special problems, because of fire fighting, could arise. | NA |

***E2 Smoke hazard management***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| E2D4 Fire-isolated exits<br>E2D5 Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building<br>E2D6 Buildings more than 25m effective height: Class 5, 6, 7b, 8 or 9b buildings<br>E2D7 Buildings more than 25m in effective height: Class 9a buildings<br>E2D8 Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building<br>E2D9 Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings<br>E2D10 Buildings not more than 25m in effective height: large isolated buildings subject to C3D4<br>E2D11 Buildings not more than 25m in effective height: Class 9a and 9c buildings<br>E2D12 Class 7a buildings<br>E2D13 Basements (other than Class | Smoke detection and alarm system required withing units and common areas within a class 2, 3 and 4 building | Class 3 hotel and 7a carpark<br><br>Smoke detection and alarm system required to class 3 parts of the building<br><br>Refer electrical consultant<br><br>Class 6 Hotel<br><br>NA |

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| 7a buildings)<br>E2D14 Class 6 buildings – fire compartments more than 2000m2: Class 6 building (not containing an enclosed walkway or mall serving more than one Class 6 sole-occupancy unit)<br>E2D15 Class 6 buildings – fire compartments more than 2000m2: Class 6 building (containing an enclosed common walkway or mall)<br><br>E2.2 General requirements<br>Table E2.2a | | |

***E3 Lift installations***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| E3D3 Stretcher facility in lifts<br><br>E3.2 Stretcher facilities in lifts | Stretcher lifts must be provided;<br>▪ In at least 1 emergency lift (E3.4)<br>▪ In at least 1 passenger lift where the building has an effective height of more than 12m.<br><br>Stretcher lift facility must accommodate a raised stretcher, providing a clear space of not less than 600mm wide x 2000mm long x 1400mm high above floor level. | NA |
| E3D4 Warning against use of lifts in fire<br><br>E3.3 Warning against use of lifts | Signage is required where lifts provided | NA |
| E3D5 Emergency lifts<br><br>E3.4 Emergency lifts | Required in<br>▪ a building with an effective height in excess of 25m.<br>▪ A class 9a building in which patient care areas are located at a level that does not have direct egress to a road or open space. | NA |
| E3D6 Landings<br><br>E3.5 Landings | To comply with Section D | NA |
| E3D7 Passenger lift types and their limitations<br><br>E3.6 Passenger lifts | Lifts must comply with Table E3.6a<br><br>Minimum dimension 1100mmx1400mm | NA |
| E3D9 Fire service controls<br><br>E3.7 Fire service controls | Required where the building has an effective height in excess of 12m.<br><br>The fire service recall switch is to comply with E3.9<br><br>The fire service drive control is required to comply with E3.10 | NA |

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| E3D10 Residential care buildings<br><br>E3.8 Residential care buildings | In a 9c building where levels do not provide direct access to a road or open space, a stretcher lift or ramped access in accordance with AS1428.1 is required.<br><br>The lift or ramp must discharge at a level providing direct access to a road or open space. | NA |
| E3D11 Fire service recall control switch<br><br>E3.9 Fire service recall control switch | Specifies the location and requirements of fire service recall switch | NA |
| E3D12 Lift car fire service drive control switch<br><br>E3.10 Lift car fire service drive control switch | Specifies the location and requirements of a fire service drive control switch | NA |

***E4 Emergency Lighting, Exit Signs and Warning Systems***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| E4D2 Emergency lighting requirements<br><br>E4.2 Emergency lighting requirements. | Where provided, emergency lighting must comply with AS/NZS2293.1<br><br>Required to residential building s where the travel distance from the door of a SOU is in excess of 6m to a road or open space.<br><br>Required to serve a storey in excess of 300m2 and over stairs | Emergency lighting required throughout all buildings<br><br>Details to form part of the construction certificate<br><br>Refer electrical consultant |
| E4D3 Measurement of distance<br><br>E4.3 Measurement of distance | Details method of measurement | Note |
| E4D4 Design and operation of emergency lighting<br><br>E4.4 Design and operation of emergency lighting | Emergency lighting must comply with AS/NZS2293.1 | Note |
| E4D5 Exit signs<br><br>E4.5 Exit signs. | Exit signs must be provided;<br>▪ At a door providing egress from a storey to a required exit and<br>▪ A door from enclosed exit at the level of discharge to road or open space and<br>▪ A horizontal exit<br>▪ Exit sign to comply with AS/NZS2293.1 | Exit signs required<br><br>Details to form part of the construction certificate<br><br>Refer electrical consultant |
| E4D6 Direction signs<br><br>E4.6 Directional exit signs | Required to clearly indicate the direction of travel path. | Directional exit signs required<br><br>Details to form part of the construction certificate<br><br>Refer electrical consultant |

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| E4D7 Class 2 and 3 buildings and Class 4 parts: exemptions<br><br>E4.7 Class 2 and 3 buildings and Class 4 parts: Exemptions | Note concessions for class 2, 3 and 4 parts. | NA |
| E4D8 Design and operation of exit signs<br><br>E4.8 Design and operation of exit signs | Must comply with AS/NZS2293.1 and be clearly visible at all times. | Note |
| E4.9 Emergency warning and intercom systems<br><br>E4D9 Emergency warning and intercom systems | Sound system is required in accordance with AS2220 Parts 1 and 2 as follows;<br>▪ Building with an effective height in excess of 25m<br>▪ Class 3 building having a rise in storey of more than 2 (refer BCA)<br>▪ In a class 9a having a floor area of more than 1000m2 or a rise in storey of more than 2 (refer BCA)<br>▪ In a class 9b building used as<br>➢ a school having a rise in storey of more than 3 or<br>➢ Used as public assembly, having a floor area more than 1000m2 or a rise in storey of more than 2 | NA |

***PART F – HEALTH AND AMENITY***

***F2 Sanitary and other facilities***

| *Clause* | *Comment* | *Compliance* |
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| F1D3 Stormwater drainage<br><br>F1.1 Stormwater drainage | Stormwater must comply with AS/NZS3500.3.2 | Existing<br><br>To be upgraded as required by hydraulics consultant<br><br>Details to form part of the construction certificate as applicable |
| F1D4 Exposed joints | | |
| F1.2 | Left blank | NA |
| F1.3 | Left blank | NA |
| F1D5 External waterproofing membranes<br><br>F1.4 External above ground membranes | Waterproofing for above ground use to comply with AS4654 | Note |
| F1.5 Roof coverings<br><br>F3D2 Roof coverings | Roof coverings to comply with relevant standards AS1562.1-2018<br><br>(refer BCA) | Note |
| F3D3 Sarking<br><br>F1.6 Sarking | Sarking used for weather proofing must comply with AS/NZS4200 Parts 1 and 2 | Note |
| F2D2 Wet area construction<br><br>F2D3 Rooms containing urinals<br><br>F1.7 Waterproofing of wet areas in buildings | Waterproofing of wet areas must comply with AS3740 | Note |
| F1.8 | Left blank | NA |
| F1D6 Damp-proofing<br><br>F1.9 Damp-proofing | Damp proofing is required to buildings with the following exceptions;<br>▪ Class 7 or 8 building<br>▪ Garage<br>▪ Open spectator stand<br>▪ Open carpark | Note |
| F1D7 Damp-proofing of floors on the ground<br><br>F1.10 Damp-proofing of floors on the ground | When required, to comply with AS2870<br><br>Refer BCA | Class 3 motel<br><br>Proposed room 12 to comply.<br><br>Review of existing external levels required to ensure adequate damp proofing for new works<br><br>Class 6<br><br>Existing |

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| F2D4 Floor wastes<br><br>F1.11 Provision of floor wastes. | Required in bathrooms and laundry which are located above a sole occupancy unit or public space in a class 2, 3 and 4 buildings | Existing layouts to be retained |
| F1D8 Subfloor ventilation<br><br>F1.12 Subfloor ventilation | Required to provide adequate cross floor ventilation | NA |
| F3D4 Glazed assemblies<br><br>F1.13 Glazed assemblies | As applicable glazing must comply with AS2047 and AS1288-2006 | Note<br><br>New glazing for windows, partitions and doors to comply |

***F2 Sanitary and other facilities***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| F4D2 Facilities in residential buildings<br><br>F2.1 Facilities in residential buildings | Residential facilities required to comply with table F2.1 | Existing |
| F4D3 Calculation of number of occupants and facilities<br><br>F2.2 Calculation of number of occupants and facilities | Determined in accordance with table D1.13 | Refer F4D4 |
| F4D4 Facilities in Class 3 to 9 buildings<br><br>F2.3 Facilities in Class 3 to 9 buildings | Specifies facilities required in accordance with Table F2.3 | Class 3 motel and 7a carpark<br><br>Complies<br><br>Class 6 Hotel<br><br>On the basis of 300 occupants including staff<br><br>*Provided*<br>*Male*<br>WC – 2(inc 1 ambulant) +1 PWD =3<br>Urinal - 1<br>Basin – 2<br>*Female*<br>WC – 3 (inc 1 ambulant) +1 PWD=4<br>Basin – 2<br><br>*Calculations (Male)*<br>2WC= up to 300 males<br>2 urinals (counting 1 WC as urinal) = up to 100 male<br>3 basins = up to 200 male<br>Note: calculated allowing for 1 WC to be used as a urinal<br><br>Therefore 1 urinal short<br><br>*Calculations (Female)*<br>4WC= up to 150 Females<br>3 basins = up to 350 Female<br><br>Therefore complies<br><br>*Disabled persons* –<br>1 facility provided |

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| F4D5 Accessible sanitary facilities<br><br>F2.4 Accessible sanitary facilities | Required in class 1,2,3,5,6,7,8,9 and 10 building required to be accessible.<br><br>Facilities are required to comply with AS 1428.1. | Complies<br><br>1 facility is provided |
| F4D8 Construction of sanitary compartments<br><br>F2.5 Construction of sanitary compartments | Table F2.4(a) Accessible unisex sanitary compartments<br>F4D6 Accessible unisex sanitary compartments<br>Table F2.4(b) Accessible unisex showers<br><br>Compartments to be suitably separated via partitions.<br><br>Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend—<br><br>(i)from floor level to the ceiling in the case of a unisex facility; or<br><br>(ii)to a height of not less than 1.5 m above the floor if primary school children are the principal users; or<br><br>(iii)1.8 m above the floor in all other cases.<br><br>Doors to fully enclosed sanitary compartments must (unless there is a clear space of 1.2m between the pan and the nearest part of the doorway);<br><br>▪ Open outwards<br>▪ Slide<br>▪ Be readily removable | Note |
| F4D9 Interpretation: urinals and washbasins<br><br>F2.6 Interpretation: Urinals and washbasins | Refer BCA | For the purpose of 4D3 one of the WC's has been calculated as a urinal |
| F4D10 Microbial (legionella) control<br><br>F2.7 Microbial (legionella) control | Hot water, warm water and cooling water systems other than a system serving a SOU in a class 2, 3 or 4 building must comply with AS/NZS 3666.1<br><br>Refer NSW appendix | Note |
| F4D11 Waste management<br><br>F2.8 Waste management | Applies to class 9a and 9c buildings<br>Refer BCA | NA |

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| F4D12 Accessible adult change facilities<br><br>F2.9 Accessible adult change facilities | | NA |

***F3 Room Sizes***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| F5D2 Height of rooms and other spaces<br><br>F3.1 Height of rooms and other spacesF3.1<br>Height of rooms. | Minimum ceiling heights<br>▪ Habitable – 2.4m.<br>▪ Non-habitable – 2.1m<br><br>• Carpark AS2890.1 – 2.2 | Complies |

***F4 Light and Ventilation***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| F6D2 Provision of natural light<br><br>F4.1 Provisions of natural light. | *Class 2 and 4 parts* – all habitable rooms<br><br>*Class 3* – all bedrooms and dormitories<br><br>*Class 9a and 9c* – all rooms used for sleeping purposes<br><br>*Class 9b* classrooms in primary and secondary schools and playrooms in early childcare centres. | Class 3 motel and class 7a carpark<br><br>Complies<br><br>Class 6 hotel<br><br>NA |
| F6D3 Methods and extent of natural light<br><br>F4.2 Methods and extent of natural lighting | Refer BCA | Complies |
| F6D4 Natural light borrowed from adjoining room<br><br>F4.3 Natural light borrowed from adjoining room | Refer BCA | NA |
| F6D5 Artificial lighting<br><br>F4.4 Artificial lighting | Required to rooms where natural lighting is not provided.<br><br>The artificial lighting system must comply with AS/NZS 1680.0. | New lighting to be certified to AS1680<br><br>Details to form part of construction certificate |
| F6D6 Ventilation of rooms<br><br>F4.5 Ventilation of rooms. | Required to AS 1668.2 and AS/NZS 3666.1 where natural ventilation is not available. | Required to comply<br><br>Details to form part of construction certificate |

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| F6D7 Natural ventilation<br><br>F4.6 Natural ventilation | Natural ventilation must consist of permanent openings, windows, doors or other devices which can be opened with an aggregate openable size of not less than 5% of the floor area of the room to be ventilated. | NA |
| F6D8 Ventilation borrowed from adjoining room<br><br>F4.7 Ventilation borrowed from adjoining room | *In a class 2, 3 or 4 part of a building*<br>The ventilation opening must be not less than 5% of the combined floor areas of the rooms being ventilated<br><br>*In a class 5, 6, 7, 8 or 9 buildings*<br>The ventilation opening must be not less than 5% of the combined floor areas of the rooms being ventilated measured not more than 3.6m above the floor level. | NA |
| F4.8 Restriction on location of sanitary compartments<br><br>F6D9 Restriction on location of sanitary compartments | Closet rooms must not open directly onto<br>▪ A kitchen or pantry<br>▪ A public dining room or pantry<br>▪ A dormitory in a class 3 building<br>▪ A room used for public assembly<br>▪ A workplace used by more than 1 person | Complies<br><br>Facilities open onto hallway |
| F6D10 Airlocks<br><br>F4.9 Airlocks | If a room is prohibited under F4.8 from opening directly to another room, sanitary facilities are to be mechanically exhausted or provided with an airlock. | NA |
| F4.10 | Left blank | NA |
| F6D11 Carparks<br><br>F4.11 Carparks | Every storey of a carpark, except an open deck carpark must have;<br>▪ Ventilation complying with AS1668.2 or<br>▪ Adequate natural ventilation complying with clause 4 AS1668.4 | NA |
| F6D12 Kitchen local exhaust ventilation<br><br>F4.12 Kitchen local exhaust ventilation | Commercial cooking exhaust must comply with AS/NZS1668.1 and AS1668.2 where the minimum power input levels are exceeded<br><br>(Refer BCA). | Details to be provided as part of constriction certificate<br><br>Refer mechanical consultant |

***F5 Sound transmission and insulation***

| *Clause* | *Comment* | *Compliance* |
|---|---|---|
| F7D4 Determination of impact sound insulation ratings<br><br>F5.3 Determination of impact sound insulation ratings | A wall in a building required to have an impact insulation rating must<br>▪ For a class 2 or 3 building be of discontinuous construction<br><br>Note:<br>Discontinuous construction requires a 20mm air gap. | Class 3 motel and class 7a carpark<br><br>Existing structure – no works proposed |

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| F7D5 Sound insulation rating of floors<br><br>F5.4 Sound insulation ratings of floors | A floor in a class 2 or 3 building must have a Rw + Ctr (airborne) not less than 50 and Ln,w +Ci(impact) not more than 62 if it separates –<br>▪ Sole occupancy units or<br>▪ A sole occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification.<br><br>A floor in a class 9c aged care building separating sole occupancy units must have an Rw not less than 45 | Class 3 motel and class 7a carpark<br><br>Existing structure – no works proposed<br><br>Note:<br>1. Assumed compliance at the time of construction<br>2. Existing construction would not comply with current requirements |
| F7D6 Sound insulation rating of walls<br><br>F5.5 Sound insulation ratings of walls | A wall in a class 2 or 3 building must –<br>▪ Have an Rw + Ctr (airborne) not less than 50, if it separates sole occupancy units and<br>▪ Have an Rw (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<br>▪ Comply with F5.3 if it separates 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 a sole occupancy unit from a plant room or lift shaft.<br><br>A door requires an assembly achieving an Rw of not less than 30. | Class 3 motel and class 7a carpark<br><br>Existing structure – no works proposed<br><br>Note:<br>1. Assumed compliance at the time of construction<br>2. Existing construction would not comply with current requirements |
| F7D7 Sound insulation rating of internal services<br><br>F5.6 Sound insulation rating of internal services | Ducts, soil, waste, stormwater or water supply pipes including a duct or pipe that is located in a wall or cavity serves or passes through more than 1 sole occupancy separating construction must be<br><br>Rw+Ctr (airborne) not less than-<br>▪ 40 of the adjacent room is a habitable room other than a kitchen or<br>▪ 25 if the adjacent room is a kitchen or non-habitable room | NA |
| F7D8 Sound isolation of pumps F5.7 Isolation of pumps<br><br>F5.7 Sound isolation of pumps | A flexible coupling must be used at the connection between service pipes or any circulating or other pump. | NA |

***F6 Condensation Management***

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|---|---|---|
| F8D3 External wall construction<br><br>F6.2 Pliable building membrane | Applicable for class 2 and 4 buildings<br><br>Specifies requirements for external wall membranes | NA |
| F8D4 Exhaust systems<br><br>F6.3 Flow rate and discharge of exhaust systems | Applicable for class 2 and 4 buildings<br><br>An exhaust system installed in a kitchen, bathroom, *sanitary compartment* or laundry must have a minimum flow rate of—<br>(i)25 L/s for a bathroom or *sanitary compartment*; and<br>(ii)40 L/s for a kitchen or laundry.<br><br>Exhaust from a kitchen must be discharged directly or via a shaft or duct to *outdoor air*.<br><br>Exhaust from a bathroom, *sanitary compartment*, or laundry must be discharged—<br>(i)directly or via a shaft or duct to *outdoor air*; or<br>(ii)to a roof space that is ventilated in accordance with F6.4. | Natural ventilation existing |
| F8D5 Ventilation of roof spaces<br><br>F6.4 Ventilation of roof spaces | Applicable for class 2 and 4 buildings<br><br>Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings | NA |

**SECTION G – ANCILLARY PROVISIONS**

**G6 Occupiable outdoor areas**

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| G6D1 Application of Part<br><br>G6.1 Application of Part | The Deemed-to-Satisfy Provisions of this Part apply to buildings containing an occupiable outdoor area in addition to the other Deemed-to-Satisfy Provisions of the BCA.<br>(b)The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-satisfy Provisions of Sections C, D, E, F and G. | Note |

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| G6D2 Fire hazard properties<br><br>G6.2 Fire hazard properties | Subject to (b), a lining, material or assembly in an occupiable outdoor area must comply with C1.10 as for an internal element.<br>(b)The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with C1.10:<br>(i)Average specific extinction area.<br>(ii)Smoke-Developed Index.<br>(iii)Smoke development rate.<br>(iv)Smoke growth rate index (SMOGRARC). | NA |
| G6D3 Fire separation<br><br>G6.3 Fire separation | For the purposes of the Deemed-to-Satisfy Provisions of C2.7, C2.8 and C2.9, a reference to a storey includes an occupiable outdoor area | NA |
| G6D4 Provision for escape<br><br>G6.4 Provision for escape | For the purposes of the Deemed-to-Satisfy Provisions of Part D1, a reference to a storey or room includes an occupiable outdoor area | Note |
| G6D5 Construction of exits<br><br>G6.5 Construction of exits | For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area. | Note |
| G6D6 Fire fighting equipment<br><br>G6.6 Fire fighting equipment | Except for Clause 7(b)(i) of Specification E1.5, for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a reference to a storey includes an occupiable outdoor area | Note |
| G6D7 Lift installations<br>G6.7 Lift installations | For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area. | NA |
| G6D8 Visibility in an emergency, exit signs and warning systems<br>G6.8 Visibility in an emergency, exit signs and warning systems | For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a storey includes an occupiable outdoor area. | Note |
| G6D9 Light and ventilation<br><br>G6.9 Light and ventilation | For the purposes of the Deemed-to-Satisfy Provisions of F4.4, F4.8 and F4.9, a reference to a room includes an occupiable outdoor area. | NA |

***SECTION J Energy Efficiency***

Part J Energy Efficiency report required for Hotel class 6 component