

Our ref: 2024/015

8 April 2024

Daniel Simpson  
Rod n Reel Hotel  
99 – 103 River Street  
**WOODBURN NSW 2472**

Dear Daniel,

**Re: National Construction Code Assessment  
Rod n Reel Hotel  
99 – 103 River Street, Woodburn.**

As per your instructions Devex Pty. Ltd. have undertaken a National Construction Code Assessment of the proposed micro-brewery to address a request for additional information from Richmond Valley Council in its determination of a Development Application for the subject works.

Please find enclosed a copy of the report as requested.

I also attach a copy of our Statement of Fees for your attention.

Should you require any additional information in respect of this matter please contact the undersigned.

Yours faithfully



Craig Nowlan  
**Registered Certifier – Unrestricted  
BDC0299  
Commissioner for Fair Trading  
DEVEX PTY. LTD.  
Development Logistics**

## **NATIONAL CONSTRUCTION CODE ASSESSMENT**



**PROPERTY:**           **ROD N REEL HOTEL**  
**LOT 1, DP 361175,**  
**99 – 103 RIVER STREET**  
**WOODBURN NSW 2472**

**APPLICANT:**       **DANIEL SIMPSON**  
**99 – 103 RIVER STREET**  
**WOODBURN NSW 2472**

**DATE:**               **8 APRIL 2024**

**29 River Street**  
**Ballina NSW 2478**

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**ABN 34 651 084 409**

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## REPORT REGISTER

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The following report register documents the development and issue of this report prepared by Devex Pty. Ltd.

Ref	Issue No:	Comment:	Date:
2024/015	1	Report prepared for applicant	8/04/2024

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## AUTHORISATION

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Report	Issue No:	Name	Signature	Date:
Prepared	1	Craig Nowlan		8/04/2024

### DISCLAIMER

This report has been prepared for the purposes and exclusive use of Daniel Simpson (Rod n Reel Hotel), Robert Hayes (Hayes Building Consultancy) and Richmond Valley Council and is not to be used for any other purpose or by any other person or Corporation. Devex Pty Ltd accepts no responsibility for any loss or damage suffered, howsoever, arising to any person or Corporation who may use or rely on this report in contravention of the terms of this clause.

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### Attachments

- Floor Plan prepared by Hayes Building Consultancy dated March 2024
- Survey Report prepared by Newton Denny Chapelle dated 24/03/2015
- Development Consent 2015/0215 dated 28 May 2015 – condition 10
- Annual Fire Safety Statement
- Email correspondence confirming installation of a boiler not required for Brewery.

## 1.0 EXECUTIVE SUMMARY

Devex Pty. Ltd. has been requested by Daniel Simpson (Rod n Reel Hotel) to undertake a National Construction Code audit of the existing hotel and the proposed installation of a micro-brewery within the existing hotel located on land identified as Lot 1, DP 361175, and Lot 4, DP 759110, 99 – 103 River Street, Woodburn.

The review has been requested following receipt of a request for further information issued by Richmond Valley Council dated 5 March 2024 in its assessment of Development Application 2024/0112 for the establishment of a micro brewery in the existing hotel.

The request requires the preparation of a BCA Report as *"the proposal appears to change the Class of the building to a Class 8 affecting the other uses in the building. A BCA Report from a suitably qualified person outlining the impacts of this change and how compliance of all activities and their relevant classes can be achieved inside this building needs to be submitted to Council with revised plans if required."*

The audit noted that the proposed installation of the micro-brewery potentially changes the classification of the area within the existing hotel from Class 6 to Class 8. Whilst it is agreed that the classification of the existing hotel in Class 6 under Part A6 of the NCC introduction of the micro-brewery incorporates a Class 8 component within the building.

A Class 8 building is defined under CI A6G9 building as being:

- (1) *A Class 8 building is a process type building.*
- (2) *A Class 8 building includes the following:*
  - (a) *A laboratory*
  - (b) *A building in which the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce for sale takes place.*

Notwithstanding the above, CI A6G1 of the NCC Exemption 1 provides that *"for A6G1(1) where a part of a building has been designed. Constructed or adapted for a different purpose and is less than 10% of the floor area of the storey it is situated on, the classification of the other part of the storey may apply to the whole storey"*.

As the proposed micro-brewery area has a floor area of 33m<sup>2</sup> and the floor area of the remainder of the hotel measures some 682m<sup>2</sup> the area of the proposed micro-brewery represents some 4.83% of the total floor area of the building.

In addition to the above, the provisions of CI C3D9 – Separation of classifications in the same storey apply. The provisions of the clause require that:

- (1) *If a building has parts of different classifications located alongside one another in the same storey –*
  - (a) *each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classification concerned; or*
  - (b) *The parts must not be separated in that storey by a fire wall.*

Therefore, as the building is Type C construction throughout, and the FRL for building elements for all building classifications are similar, compliance with the FRL for the respective building elements would not necessitate the separation of classifications within the building as detailed in Table S5C24.

**Table S5C24a: Type C construction: FRL of parts of external walls**

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3 m	-/-/-	60/60/60	60/60/60	60/60/60
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

**Table S5C24b: Type C construction: FRL of external columns not incorporated into an external wall**

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/-/-	90/-/-	90/-/-	90/-/-
1.5 to less than 3 m	-/-/-	60/-/-	60/-/-	60/-/-
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

**Table S5C24c: Type C construction: FRL of common walls and fire walls**

Wall type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing or non-loadbearing</i>	90/90/90	90/90/90	90/90/90	90/90/90

**Table S5C24d: Type C construction: FRL of internal walls**

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Bounding <i>public corridors, public lobbies and the like</i>	60/60/60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i>	60/60/60	-/-/-	-/-/-	-/-/-
Bounding a stair if <i>required</i> to be rated	60/60/60	60/60/60	60/60/60	60/60/60

**Table S5C24e: Type C construction: FRL of roof**

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Roofs	-/-/-	-/-/-	-/-/-	-/-/-

The audit noted that the building straddles an allotment boundary which is identified on the Survey Report prepared by Newton Denny Chapelle dated 24/3/2015. A copy of the Survey Report is attached to this document. The location of the allotment boundary and the implications for fire resistance levels was addressed by the imposition of Condition 10 of approved Development Consent 2015/0215 dated

28 May 2015. The status of this condition remains unchanged. A copy of the Development Consent is attached to this document.

Accordingly, the following report addresses the existing buildings compliance with the relevant provisions of the National Construction Code 2022 – Volume 1.

The micro-brewery has been assessed as a Class 8 building and assessed against the applicable provisions of Sections C, D, E of the NCC and found that subject to the recommendations contained in Section 5 of this Report the building will generally conform with the relevant provisions of the NCC..

The audit has revealed that the building generally complies with the relevant provisions of the National Construction Code however there are a number of issues which require attention in order to ensure compliance with the relevant requirements. The areas of upgrade include but are not limited to:

- Upgrade of the existing exit and emergency lighting systems..
- Provide and maintain unimpeded access to all fire safety measures.
- Remove pad bolts from required exit doors.

This report does not include assessment of matters of a specialist nature. Limitations of this report include:

1. Determination of structural adequacy.
2. The report is limited to the hotel premises only. No assessment of other structures on the site including adjacent motel.



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## 2.0 BRIEF

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Daniel Simpson (Rod n Reel Hotel) has requested that Devex Pty. Ltd. undertake an assessment of the existing hotel premises located on the subject land and provide a written report to address a request for further information issued by Richmond Valley Council in its assessment of a Development Application for the inclusion of a micro-brewery within the existing hotel premises.

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## 3.0 SITE

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The subject property is identified as the Rod n Reel Hotel located at Lot 1, DP 361175, 99 – 103 River Street, Woodburn.



Aerial Photo

Source: Six Maps



Site Photo



## 4.0 NATIONAL CONSTRUCTION CODE 2022 ASSESSMENT

### 1. BRIEF:

Devex Pty. Ltd have been requested to provide an assessment of the existing development against the deemed to satisfy provisions of the NCC 2022 - Volume 1.

### 2. METHODOLOGY

#### 2.1. PROCESS ADOPTED

The following method of assessment has been used in the preparation of this report:-

- 1) A site inspection was conducted on 5 April 2024.
- 2) Determine the basic assessment data for the building.
- 3) Assess the existing design of the building against the current Deemed-to-Satisfy requirements of Sections C, D, and E of the NCC having regard to the scope listed above.

Establish the status of each clause into the following categories:

- a) Clause is administrative information only (**Noted**).
  - b) Clause is not relevant to the building (**N/A**).
  - c) The building complies with the requirements of the clause (**Complies**).
  - d) Compliance with the requirements of the clause is unable to be determined from the site inspection or the documentation available. (**Not Determined**). A recommendation in the "Comments" column will indicate if further information or investigation is required or if the feature should be brought into conformity with the requirements of the NCC.
  - e) Spot checks and the visual inspection revealed no non-compliances (**No issues identified**) (Note that a full audit is not conducted in regard of certain "generic" items as identified in the scope)
  - f) The building does not comply with the requirements of the clause (**Does Not Comply**).
- 4) Nominate the status of the design against each NCC requirement.
  - 5) The assessment is based upon a visual inspection of the premises and architectural plans prepared by Hayes Building Consultancy (dated March 2024).

#### 2.2. BUILDING CHARACTERISTICS

The following assessment data has been drawn from the provisions of the NCC.

##### 2.2.1. Classification

The significant spaces in the design have been classified in accordance with the requirements of Clause A6 of the NCC and are summarised in the table below: -

Position	Space	Classification
Ground Floor	Hotel/Bottle Shop	6
	Motel Rooms	3
	Brewery (proposed)	8
	Office	5

Note: The brewery area represent less than 10% of the total floor area. An exemption provided under A6G1 enables the classification of the remainder of the building to be assigned to the lesser areas.

##### 2.2.2. Number of storeys contained

The design contains 1 storey.

**2.2.3. Rise in storeys**

In accordance with the provisions of Clause C2D3 of the NCC the design has a rise in storey of 1.

**2.2.4. Type of Construction**

Table C2D2 of the NCC requires the design to be of Type C construction.

**2.2.5. Summary of construction determination**

The type of construction required for the building is summarised in the table below.

Classification	3, 5, 6 & 8
Number of storeys contained	1
Rise in storeys	1
Type of construction required	C

**2.2.6. Limitation on extent of report**

This report is prepared in response to a Request for Further Information dated 5 March 2024 issued by Richmond Valley Council in order to assist in the determination of a Development Application for the establishment of a micro-brewery inside the existing hotel premises.

The report is limited to the hotel premises only and no comment or assessment has been made in respect of the Class 3 portion other than the identification for building classifications on the site and C3D9 relating to the required FRL for building elements within the property.


**3. NCC ASSESSMENT**

The following section of the report presents a summary of the assessment of the design of proposed commercial and residential development against the DTS provisions of Sections C, D and E of the NCC.

**3.1. SECTION C - FIRE RESISTANCE.**

Clause	Description	Status	Comment
<b>Part C2</b>	<b>Fire Resistance &amp; Stability</b>		
C2D1	Deemed-To-Satisfy Provisions	<b>Applies</b>	
C2D2	Type of construction required	<b>Applies</b>	Type C Construction
C2D3	Calculation of rise in storeys	<b>Applies</b>	Rise of 1
C2D4	Buildings of multiple classification	<b>Applies</b>	The brewery and office areas represent less than 10% of the total floor area. An exemption provided under A6G1 enables the classification of the remainder of the building to be assigned to the lesser areas.
C2D5	Mixed types of construction	<b>N/A</b>	
C2D6	Two storey Class 2, 3 or 9c buildings	<b>N/A</b>	
C2D7	Class 4 parts of buildings	<b>N/A</b>	
C2D8	Open spectator stands and indoor sports stadiums	<b>N/A</b>	
C2D9	Lightweight construction	<b>Applies</b>	Architect to detail if lightweight construction is to be utilised.
C2D10	Non-combustible building elements	<b>N/A</b>	
C2D11	Fire hazard properties	<b>Applies</b>	Existing floor concrete – no linings requiring fire hazard properties.
C2D12	Performance of external walls in fire	<b>N/A</b>	External walls not constructed utilising concrete tilt up panels.

Clause	Description	Status	Comment
C2D13	Fire protected timber: Concession	<b>Applies</b>	Not applicable The construction elements do not comprise fire protected timber.
C2D14	Ancillary elements	<b>N/A</b>	
C2D15	Fixing of bonded laminated cladding panels	<b>N/A</b>	No bonded laminated cladding panels utilised in this building.
<b>Part C3</b>	<b>Compartmentation &amp; Separation</b>		
C3D1	Deemed-To-Satisfy Provisions	<b>Applies</b>	
C3D2	Application of Part	<b>Applies</b>	
C3D3	General floor area and volume limitations	<b>Applies</b>	Complies. The total floor area of all spaces within the building is 682m <sup>2</sup> .
C3D4	Large isolated buildings	<b>N/A</b>	
C3D5	Requirements for open space and vehicular access	<b>N/A</b>	
C3D6	Class 9 buildings	<b>N/A</b>	
C3D7	Vertical separation of openings in external walls	<b>N/A</b>	
C3D8	Separation by fire walls	<b>N/A</b>	
C3D9	Separation of classifications in the same storey	<b>Applies</b>	Building comprises part Class 3, 6 and 8. Building type C construction throughout with Class 3 having the highest FRL requirements under Specification 5. All FRL's to be assessed against Class 3 FRL's.
C3D10	Separation of classifications in different storeys	<b>N/A</b>	
C3D11	Separation of lift shafts	<b>N/A</b>	
C3D12	Stairways and lifts in one shaft	<b>N/A</b>	
C3D13	Separation of equipment	<b>Applies</b>	Complies. The proposed brewery use does not incorporate a boiler. Refer to email correspondence from Justin Fox – Bespoke Brewery Solutions dated 28 March 2024 confirming the installation of a boiler is not required in the proposed installation.
C3D14	Electricity supply system	<b>N/A</b>	
C3D15	Public corridors in Class 2 & 3 buildings	<b>Applies</b>	The public corridor within the Class 3 portion
<b>Part C4</b>	<b>Protection of Openings</b>		
C4D1	Deemed-To-Satisfy Provisions		
C4D2	Application of Part	<b>Applies</b>	

Clause	Description	Status	Comment
C4D3	Protection of openings in external walls	<b>Applies</b>	<p>Generally complies Openings in western wall where located less than 3.0m from the boundary are protected by a reinforced concrete block wall having an FRL in excess of 90/90/90.</p>  <p>Remaining openings are greater than 3.0m from the adjacent boundary.</p>
C4D4	Separation of openings in different fire compartments	<b>N/A</b>	
C4D5	Acceptable method of protection	<b>Applies</b>	
C4D6	Doorways in fire walls	<b>N/A</b>	
C4D7	Sliding fire doors	<b>N/A</b>	
C4D8	Protection of doorways in horizontal exits	<b>N/A</b>	
C4D9	Openings in fire isolated exits	<b>N/A</b>	
C4D10	Service penetrations in fire isolated exits	<b>N/A</b>	
C4D11	Openings in fire isolated lift shafts	<b>N/A</b>	
C4D12	Bounding construction: Class 2 & 3 buildings and Class 4 parts	<b>Applies</b>	Class 3 portion not assessed as part of this report.
C4D13	Openings in floors and ceilings for services	<b>N/A</b>	
C4D14	Openings in shafts	<b>N/A</b>	
C4D15	Openings for service installation	<b>N/A</b>	
C4D16	Construction Joints	<b>N/A</b>	


Clause	Description	Status	Comment
C4D17	Columns protected with lightweight construction to achieve an FRL	N/A	
<b>Spec. 5</b>	<b>Fire-resisting construction</b>		
S5C1	Scope – General Requirements	<b>Applies</b>	Informative clause
S5C2	Exposure to fire-source features	<b>Applies</b>	<p>Informative clause.</p> <p>The proposed addition to the building is to be located some 3.0m from the adjacent western boundary. As such no FRL to the western external wall is required.</p> <p>The land adjacent to the northern and southern boundaries are road reserves and as such the exposure to the fire source feature is the far boundary of the road reserve.</p> <p>The boundary to the eastern side is adjacent to the Class 3 motel which is not assessed as part of this report.</p> <p>The buildings on the site are constructed over two (2) separate allotments being Lot 1, DP 361175 and Lot 4 DP 759110. The issue of fire protection of building elements exposed to the fire source feature have been dealt with under Condition 10 of Development Consent 2015/0215. The status of this condition remains unchanged.</p>
S5C3	Fire protection for a support of another part	<b>Applies</b>	
S5C4	Lintels	<b>Applies</b>	
S5C5	Method of attachment not to reduce the fire-resistance of building elements	<b>Applies</b>	
S5C6	General concessions	<b>Applies</b>	
S5C7	Mezzanine floors: Concession	N/A	
S5C8	Enclosure of shafts	N/A	
S5C9	Carparks in Class 2 and 3 buildings	N/A	
S5C10	Residential care building: Concession	N/A	
	<b>Type A Fire-Resisting Construction</b>		
S5C11	Fire resistance of building elements	N/A	
S5C12	Concession of floors	N/A	
S5C13	Floor loading of Class 5 and 9b buildings: Concession	N/A	
S5C14	Roof superimposed on concrete slab: Concession	N/A	
S5C15	Roof: Concession	N/A	
S5C16	Roof Lights	N/A	
S5C17	Internal columns and walls: Concession	N/A	
S5C18	Open spectator stands and indoor sports stadiums: Concession	N/A	
S5C19	Carparks	N/A	
S5C20	Class 2 and 3 buildings: Concession	N/A	
	<b>Type B Fire-Resisting Construction</b>		
S5C21	Fire-resistance of building elements	N/A	



Clause	Description	Status	Comment
S5C22	Carparks	N/A	
S5C23	Class 2 and 3 buildings: Concession	N/A	
	<b>Type C Fire-Resisting Construction</b>		
S5C24	Fire-resistance of building elements	<b>Applies</b>	Generally complies Walls located less than 3.0m from the adjacent boundary are required to have an FRL of not less than 90/90/90. The inspection noted that the walls are constructed of masonry construction having an FRL of not less than 90/90/90. The enclosing walls of the proposed brewery are greater than 3.0m from the adjacent boundary hence an FRL is not required.
S5C23	Carparks	N/A	
<b>Spec. 6</b>	<b>Structural tests for lightweight construction</b>	N/A	
<b>Spec. 7</b>	<b>Fire hazard properties</b>	<b>Applies</b>	Generally complies Concrete floors and plasterboard walls.
<b>Spec. 8</b>	<b>Performance of external walls in fire</b>	N/A	
<b>Spec. 9</b>	<b>Cavity barriers for fire-protected timber</b>	N/A	
<b>Spec. 10</b>	<b>Fire-protected timber</b>	N/A	
<b>Spec. 11</b>	<b>Smoke-proof walls in health-care and residential care buildings</b>	N/A	
<b>Spec. 12</b>	<b>Fire doors, smoke doors, fire windows and shutters</b>	N/A	
<b>Spec. 13</b>	<b>Penetration of walls, floors and ceilings by services</b>	N/A	


### 3.2 SECTION D - ACCESS AND EGRESS

Clause	Description	Status	Comments
<b>Part D2</b>	<b>Provision for Escape</b>		
D2D1	Deemed-To-Satisfy Provisions		
D2D2	Application of Part	<b>Applies</b>	
D2D3	Number of exits required	<b>Applies</b>	Complies. Three (3) exits provided.
D2D4	When fire-isolated stairways and ramps are required	N/A	
D2D5	Exit travel distances	<b>Applies</b>	Complies
D2D6	Distance between alternative exits	<b>Applies</b>	Complies
D2D7	Height of exits, paths of travel to exits and doorways	<b>Applies</b>	Generally complies
D2D8	Width of exits and paths of travel to exits	<b>Applies</b>	Generally complies
D2D9	Width of doorways in exits or paths of travel to exits	<b>Applies</b>	Generally complies

Clause	Description	Status	Comments
D2D10	Exit width not to diminish in direction of travel	Applies	Complies
D2D11	Determination and measurement of exits and paths of travel to exits	Applies	Informative clause
D2D12	Travel via fire-isolated exit	N/A	
D2D13	External stairways or ramps in lieu of fire isolated exits	N/A	
D2D14	Travel by non-fire-isolated stairways or ramps	N/A	
D2D15	Discharge from exits	Applies	<p>The inspection noted that the exit discharging to the south of the bistro area could be impeded by the parking of vehicles. It is recommended that a bollard be located at the base of the rear stairs restricting the parking of vehicles so as to maintain a clear path of egress from the building.</p> 
D2D16	Horizontal exits	N/A	
D2D17	Non required stairways, ramps or escalators	N/A	





Clause	Description	Status	Comments
D2D18	Number of persons accommodated	<b>Applies</b>	The following numbers of people accommodated is based on areas specified: Hotel – 334m <sup>2</sup> @ 1 m/person = 334 Office – 30m <sup>2</sup> @ 10 m/person = 3 Bar - 40m <sup>2</sup> @ 10 m/person = 4 Store/Coolrooms - 80m <sup>2</sup> @ 30 m/person = 3 Bottle Shop - 70m <sup>2</sup> @ 3 m/person = 24 Kitchen – 100m <sup>2</sup> @ 10 m/person = 10 Playspace - 40m <sup>2</sup> @ 3 m/person = 14 Total occupants = 392
D2D19	Measurement of distances	<b>Informative</b>	
D2D20	Method of measurement	<b>Informative</b>	
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	<b>N/A</b>	
D2D22	Access to lift pits	<b>N/A</b>	
D2D23	Egress from primary schools	<b>N/A</b>	
<b>Part D3</b>	<b>Construction of Exits</b>		
D3D1	Deemed-To-Satisfy Provisions		
D3D2	Application of Part	<b>Applies</b>	
D3D3	Fire isolated stairs or ramps	<b>N/A</b>	
D3D4	Non-fire-isolated stairways and ramps	<b>N/A</b>	
D3D5	Separation of rising and descending stair flights	<b>N/A</b>	
D3D6	Open access ramps & balconies	<b>N/A</b>	
D3D7	Smoke lobbies	<b>N/A</b>	
D3D8	Installations in exits and paths of travel	<b>Applies</b>	Complies. Electrical Distribution Board not located in a path of travel.
D3D9	Enclosure of space under stairs and ramps	<b>N/A</b>	
D3D10	Width of required stairways and ramps	<b>N/A</b>	
D3D11	Pedestrian ramps	<b>N/A</b>	
D3D12	Fire-isolated passageways	<b>N/A</b>	
D3D13	Roof as open space	<b>N/A</b>	
D3D14	Goings and risers	<b>Applies</b>	Complies
D3D15	Landings	<b>Applies</b>	Complies
D3D16	Thresholds	<b>N/A</b>	
D3D17	Barriers to prevent falls	<b>Applies</b>	Generally complies
D3D18	Height of barriers	<b>Applies</b>	Generally complies
D3D19	Openings in barriers	<b>N/A</b>	
D3D20	Barrier climbability	<b>N/A</b>	
D3D21	Wire barriers	<b>N/A</b>	
D3D22	Handrails	<b>Applies</b>	Generally complies
D3D24	Doorways and doors	<b>Applies</b>	Generally complies
D3D25	Swinging doors	<b>Applies</b>	Generally complies

Clause	Description	Status	Comments
D3D26	Operation of latch	Applies	Does not comply. Remove padbolt from required exit door from northern side of public bar.   Remaining exit doors have compliant door furniture.
D3D27	Re-entry fire-isolated exits	N/A	
D3D28	Signs on doors	N/A	
D3D29	Protection of openable windows	N/A	
D3D30	Timber stairways: Concession	N/A	
<b>Part D4</b>	<b>Access for People with Disabilities</b>		
D4D1	Deemed-To-Satisfy Provisions		
D4D2	General building access requirements	Applies	
D4D3	Access to buildings	Applies	The brief requires that the building be brought into compliance with fire protection and structural capacity requirements only. The provision of disabled access has not been assessed in this Report.
D4D4	Parts of buildings to be accessible	Applies	Refer to D4D3 above
D4D5	Exemptions	Applies	
D4D6	Accessible car parking	Applies	Refer to D4D3 above
D4D7	Signage	Applies	Refer to D4D3 above
D4D8	Hearing augmentation	N/A	
D4D9	Tactile indicators	N/A	

Clause	Description	Status	Comments
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	N/A	
D4D11	Swimming pools	N/A	
D4D12	Ramps	N/A	
D4D13	Glazing on an accessway	N/A	
<b>Spec. 14</b>	<b>Non-required stairways, ramps and escalators</b>	<b>N/A</b>	
<b>Spec. 15</b>	<b>Braille and tactile signs</b>	<b>Applies</b>	
<b>Spec. 16</b>	<b>Accessible water entry/exit from swimming pools</b>	<b>N/A</b>	


**3.3. SECTION E - SERVICES AND EQUIPMENT**


Clause	Description	Status	Comments
<b>Part E1</b>	<b>Fire Fighting Equipment</b>		
E1D1	Deemed-To-Satisfy Provisions		
E1D2	Fire hydrants	<b>Applies</b>	<p>Generally complies. The site is serviced by a Council street hydrant located in Redwood Lane at the rear of the site. The inspection noted that the maximum distance from the street hydrant to the most disadvantaged location within the building is some 71m.</p>  <p>The system is considered to meet the requirements of AS2419.</p>

Clause	Description	Status	Comments
E1D3	Fire hose reels	<b>Applies</b>	<p>Generally complies. The inspection noted that building is serviced by two (2) fire hose reels. A copy of the Annual Fire Safety Statement is attached to this report indicating that the hose reels satisfy the relevant Performance Standard. The inspection noted that access to the fire hose reel located in the store room is obstructed by stored goods. It is recommended that clear and unobstructed access be provided to all fire safety measures.</p> 
E1D4	Sprinklers	<b>N/A</b>	
E1D5	Where sprinklers are required: all classifications	<b>N/A</b>	
E1D6	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	<b>N/A</b>	
E1D7	Where sprinklers are required: Class 3 building used as a residential care building	<b>N/A</b>	
E1D8	Where sprinklers are required: Class 6 building	<b>N/A</b>	
E1D9	Where sprinklers are required: Class 7a building, other than an open-deck carpark	<b>N/A</b>	
E1D10	Where sprinklers are required: Class 9a health-care building used as a residential care building and Class 9c buildings	<b>N/A</b>	


Clause	Description	Status	Comments
E1D11	Where sprinklers are required: Class 9b buildings	N/A	
E1D12	Where sprinklers are required: additional requirements	N/A	
E1D13	Where sprinklers are required: occupancies of excessive hazard	N/A	
E1D14	Portable fire extinguishers	Applies	The inspection noted that portable fire extinguishers have been selected and installed in accordance with the requirements of AS2444 – 2001.
E1D15	Fire control centres	N/A	
E1D16	Fire precautions during construction	N/A	
E1D17	Provision for special hazards	N/A	
<b>Part E2</b>	<b>Smoke Hazard Management</b>		
E2D1	Deemed-To-Satisfy Provisions		
E2D2	Application of Part	N/A	
E2D3	General requirements	N/A	
E2D4	Fire-isolated exits	N/A	
E2D5	Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	N/A	
E2D6	Buildings more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings	N/A	
E2D7	Buildings more than 25m in effective height: Class 9a buildings	N/A	
E2D8	Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	N/A	
E2D9	Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings	N/A	The inspection noted that isolated smoke alarms have been installed in a number of locations throughout the building.
E2D10	Buildings not more than 25m in effective height: large isolated buildings subject to C3D4	N/A	
E2D11	Buildings not more than 25m in effective height: Class 9a and 9c buildings	N/A	
E2D12	Class 7a buildings	N/A	
E2D13	Basements (other than Class 7a buildings)	N/A	
E2D14	Class 6 buildings – in fire compartments more than 2000m <sup>2</sup> : Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	N/A	
E2D15	Class 6 buildings – in fire compartments more than 2000m <sup>2</sup> : Class 6 building (containing an enclosed common walkway or mall serving more than on Class 6 sole-occupancy unit)	N/A	



Clause	Description	Status	Comments
E2D16	Class 9b – assembly buildings: nightclubs, discotheques and the like	N/A	
E2D17	Class 9b – assembly buildings: exhibition halls	N/A	
E2D18	Class 9b – assembly buildings: assembly buildings: theatres and public halls	N/A	
E2D19	Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes	N/A	
E2D20	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	N/A	
E2D21	Provisions for special hazards	N/A	
<b>Part E3</b>	<b>Lift Installations</b>		
E3D1	Deemed-To-Satisfy Provisions	N/A	
E3D2	Lift installations	N/A	
E3D3	Stretcher facility in lifts	N/A	
E3D4	Warning against use lifts in fire	N/A	
E3D5	Emergency lifts	N/A	
E3D6	Landings	N/A	
E3D7	Passenger lift types and their limitations	N/A	
E3D8	Accessible features required for passenger lifts	N/A	
E3D9	Fire Services Control	N/A	
E3D10	Residential care buildings	N/A	
E3D11	Fire service recall control switch	N/A	
E3D12	Lift car fire service drive control switch	N/A	
<b>Part E4</b>	<b>Visibility in an emergency, Exit Signs and Warning Systems</b>		
E4D1	Deemed-To-Satisfy Provisions		
E4D2	Emergency light requirements	<b>Applies</b>	<p>A system of emergency lighting has been provided throughout sections of the building in accordance with the requirements of AS2293.1 – 2018.</p> 

Clause	Description	Status	Comments
			<p>A copy of the Annual Fire Safety Statement is attached to this report indicating that the hose reels satisfy the relevant Performance Standard.</p> <p>The inspection noted that additional areas of the building require installation of emergency lighting to ensure the safe evacuation of occupants in the event of fire.</p> <p>Locations where additional emergency lighting is required include:</p> <ul style="list-style-type: none"> <li>▪ Bar and bistro areas.</li> <li>▪ Play space</li> <li>▪ Hallway to office space</li> <li>▪ Pokie Rooms</li> <li>▪ Accessible amenities</li> </ul> <div data-bbox="986 757 1501 1816" style="text-align: center;">  </div> <p>Detailed plans prepared by a suitably qualified Electrical Consultant are to be obtained demonstrating compliance with the requirements of CI E4D2 and AS2293.1 – 2018. Design and installation certificate are to be provided by the Electrical Contractor.</p>



Clause	Description	Status	Comments
E4D3	Measurement of distance	<b>Informative</b>	
E4D4	Design & operate emergency light	<b>Informative</b>	
E4D5	Exit signs	<b>Applies</b>	<p>Generally complies.</p> <p>A system of exit signs is provided throughout the building in accordance with the requirements of AS2293.1..</p> <p>A copy of the Annual Fire Safety Statement is attached to this report indicating that the hose reels satisfy the relevant Performance Standard.</p>
E4D6	Direction signs	<b>Applies</b>	<p>A system of directional exit signage is provided to clearly indicate the path of travel to required exits.</p> <p>The inspection noted that an additional directional exit sign is to be provided above the required exit from the pokie room.</p>  <p>Detailed plans prepared by a suitably qualified Electrical Consultant are to be provided demonstrating compliance with the requirements of CI E4D6 and AS2293.1 – 2018.</p> <p>Design and installation certificates are to be provided from the electrical contractor.</p>
E4D7	Class 2 and 3 buildings and Class 4 parts: Exemptions	<b>N/A</b>	
E4D8	Design and operation of exit signs	<b>Informative</b>	
E4D9	EWIS systems	<b>N/A</b>	

Clause	Description	Status	Comments
<b>Spec. 17</b>	<b>Fire Sprinkler Systems</b>		
<b>Spec. 18</b>	<b>Class 2 and 3 buildings not more than 25m in effective height</b>	<b>N/A</b>	
<b>Spec. 19</b>	<b>Fire Control Centres</b>	<b>N/A</b>	
<b>Spec. 20</b>	<b>Smoke detection and alarm systems</b>	<b>N/A</b>	
<b>Spec. 21</b>	<b>Smoke exhaust systems</b>	<b>N/A</b>	
<b>Spec. 22</b>	<b>Smoke-and-heat vents</b>	<b>N/A</b>	
<b>Spec. 23</b>	<b>Residential fire safety systems</b>	<b>N/A</b>	
<b>Spec. 24</b>	<b>Lift installations</b>	<b>N/A</b>	
<b>Spec. 25</b>	<b>Photoluminescent exit signs</b>	<b>N/A</b>	

## 5.0 COMMENTS AND RECOMMENDATIONS:

As requested an assessment of the proposed micro brewery to be located within the existing hotel premises on land identified as the Rod n Reel Hotel, 99/103 River Street, Woodburn. located at 2/6 Dudgeons Lane, Bangalow has been undertaken.

The audit was undertaken to address a request for further information issued by Richmond Valley Council dated 5 March 2024 so as to assist determination of a Development Application for the proposed brewery. The preparation of the Report addresses the provisions CI 64 of the Environmental Planning and Assessment Regulation 2021.

The Report details the areas of non-compliance with the existing facility and the following recommendations are made to address the non-conformance items:

1. Provide updated copies of the service reports for all existing fire safety measures.
2. Provide a bollard to the base of the stairs of the required exit from the southern side of the bistro. The bollard shall be placed to restrict the parking of vehicles which could potentially block the required exit.
3. Remove pad bolts from required exit doors to the northern side of the public bar area.
4. Provide and maintain clear and unimpeded access to required fire safety measure.
5. The inspection noted that additional areas of the building require installation of emergency lighting to ensure the safe evacuation of occupants in the event of fire.

Locations where additional emergency lighting is required include:

- Bar and bistro areas.
- Play space
- Hallway to office space
- Pokie Room
- Accessible amenities

Detailed plans prepared by a suitably qualified Electrical Consultant are to be obtained demonstrating compliance with the requirements of CI E4D2 and AS2293.1 – 2018.

Design and installation certificate are to be provided by the electrical consultant/contractor.

6. A system of directional exit signage is provided to clearly indicate the path of travel to required exits from the pokie room.

Detailed plans prepared by a suitably qualified Electrical Consultant are to be provided demonstrating compliance with the requirements of CI E4D6 and AS2293.1 – 2018.

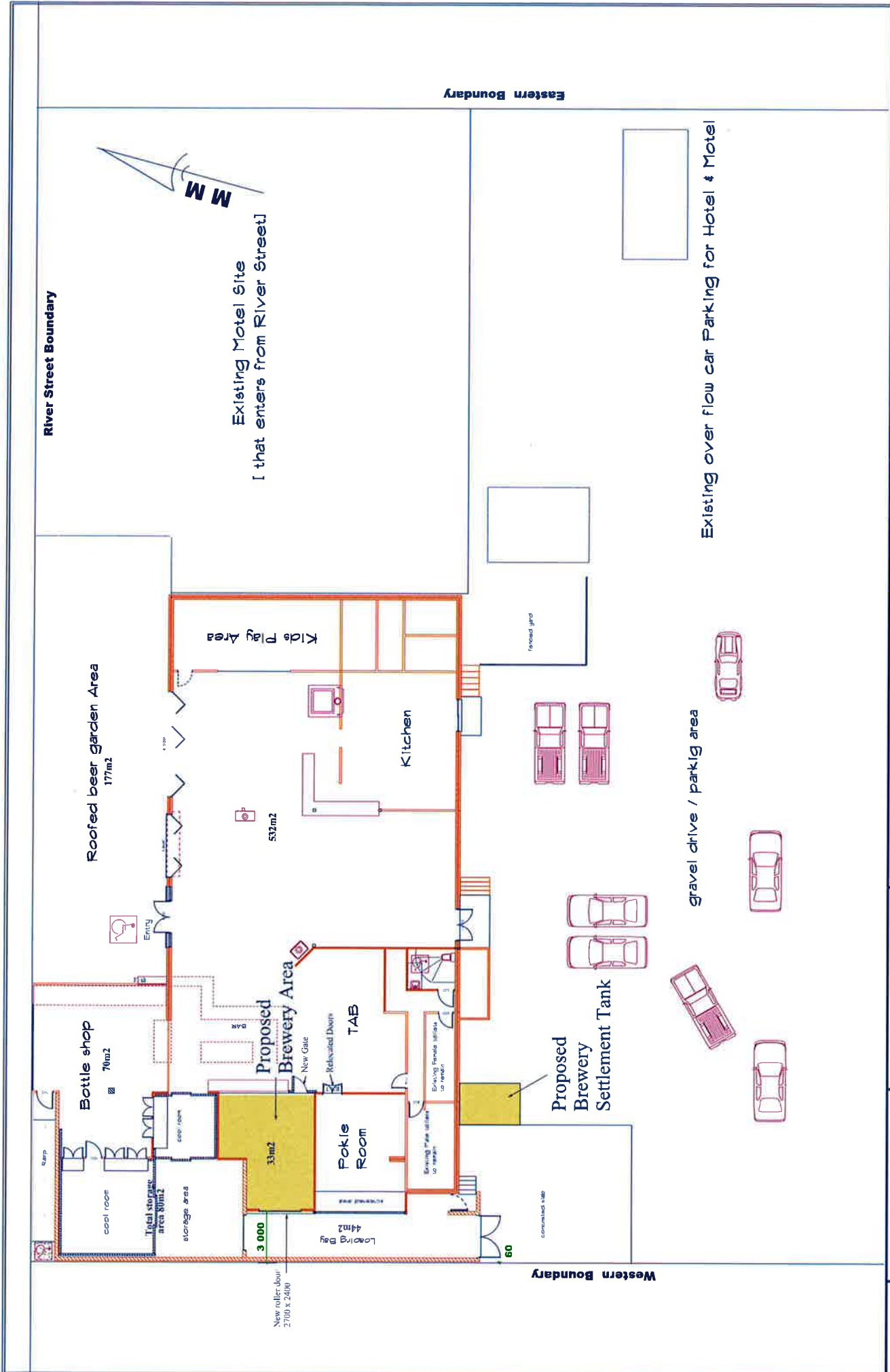
Design and installation certificates are to be provided from the electrical consultant/contractor.

7. Demonstrate compliance with the requirements of Condition 10 of approved Development Consent 2015/0215 issued by Richmond Valley Council in respect of the allotment boundary which traverses the site.

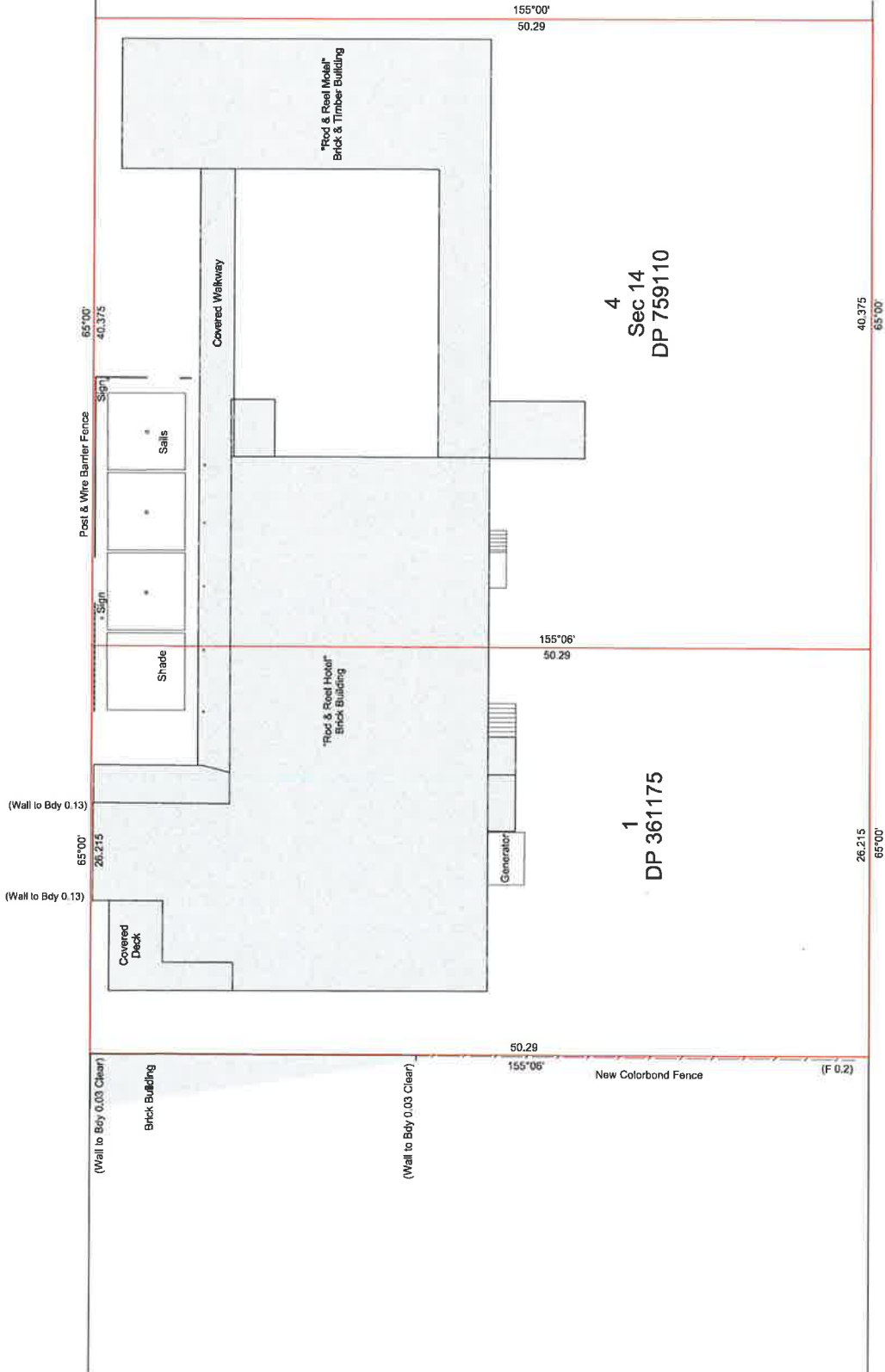
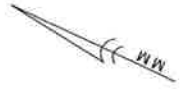
Should you require any additional information in respect of this matter please contact the undersigned.



Craig Nowlan  
**Registered Certifier – Unrestricted**  
**BDC 0299**  
**Accredited Practitioner (Fire Safety) F04150A**  
DEVEX PTY. LTD.  
Development Logistics



<b>Project No:</b> 1396	<b>Client:</b> Daniel Simpson Rod N Reel Hotel	<b>Project Address:</b> 99-103 River Street Woodburn NSW 2472	<b>Drawing ID:</b> Over all Site Plan showing Position of Proposed Brewery	<b>Scale:</b> 1/200	<b>Date:</b> March 2024	<b>Dwg No:</b> 1/2 Amended	<b>Hayes Building Consultancy</b> Office: 2 Seaman Lane Evans Head Phone: 0415620220 E-Mail: hayesbuilding@hotmail.com	<b>SOFTPLAN</b> ARCHITECTURAL DESIGN SOFTWARE Drawn by: Robert Hayes
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I, Anthony J Denny, a surveyor registered under the Surveyors Act 2002, certify that the survey represented in this sketch was made in accordance with Part 2 Division 1 clause 10 of the Surveying and Spatial Information Regulation 2012 and is not a survey to be used for the purpose of any disposition of land or any interest in land.

Surveyor Registered under the Surveying Act 2002.

Design :	Survey :	Drawn :	Approved :	Datum :	N/A
Survey :	DO'S	Drawn :	DO'S	Approved :	
Legend:					
Client:	Daniel Simpson				
Project:	Detail Survey "Rod & Reel Hotel" River Street Woodburn				
Scale:	1:200@A2				
Sheet:	1 of 1 Sheets				
Date:	24/03/2015				
Ref No:	15/117				
 <b>Newton Denny Chapelle</b> Surveyors Planners Engineers Email: office@newtondennychapelle.com.au Lismore Suite 1 31 Carrington St Lismore 2480 T: 66 221011 F: 66 224088 Casino 100 Barker St Casino 2470 T & F: 66 625000					

4. Any outdoor lighting shall be appropriately located or shielded so no additional light is cast on adjoining land or distracts traffic as specified in Australian Standard 4282 - 1997 *The Obtrusive Effects of Outdoor Lighting*.

*Reason: To preserve the amenity of the area and traffic safety. (EPA Act Sec 79C(b))*

5. Carparking, as shown on the approved plan, shall be clearly marked on the ground and a suitably sized sign shall be erected and remain in place while the business is operating, to clearly indicate off-street parking is available **prior to the release of an Occupation Certificate**.

*Reason: To ensure the free flow of traffic and comply with traffic regulations. (EPA Act Sec 79C(c))*

6. The development shall provide on site vehicle parking for all tradesmen, plant and equipment and the storage of materials. No street parking of construction vehicles or storage of materials or barricading of footpaths shall occur without the written consent of Council.

*Reason: To provide adequate off street parking space for the anticipated traffic that will be generated by the development. (EPA Act Sec 79C(a))*

7. All deliveries, loading and unloading of goods shall occur within the designated loading and parking area(s) to the rear of the premises via Redwood Lane. Hours of deliveries shall be limited from 7am to 7pm Monday to Saturday

*Reason: To ensure the free flow of traffic along Street/Road/Lane.*

#### **BUILDING**

8. A Construction Certificate must be obtained from Council or an accredited certifier at least two (2) days prior to any building or ancillary work commencing. Where the Construction Certificate is obtained from an accredited certifier the determination and all appropriate documents must be notified to Council within seven (7) days of the date of determination.

*Reason: Required by Section 81A of the Environmental Planning and Assessment Act, 1979 and Part 8, Division 2 of the Environmental Planning and Assessment Regulation, 2000.*

9. Notice of Commencement of work at least two (2) days prior to any building or ancillary work being carried out must be submitted to Council on the relevant form.

*Reason: Required by Section 81A(2) of the Environmental Planning and Assessment Act, 1979 and Clause 136 of the Environmental Planning and Assessment Regulation, 2000.*

10. Consolidation of all separate parcels of land into the one allotment **prior to the issue of a Construction Certificate OR** an alternate solution to Performance Requirement CP1 and CP2 must be submitted and approved by the Principal Certifying Authority **prior to the issue of the Construction Certificate**.

*Reason: To meet fire separation provisions of the Building Code of Australia.*

# Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



**Please note:**

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

## Section 1: Type of statement

This is (mark applicable box):  an annual fire safety statement (complete the declaration at Section 8 of this form)  
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

## Section 2: Description of the building or part of the building

This statement applies to:  the whole building  part of the building

Address (Street No., Street Name, Suburb and Postcode)  
99-103 RIVER STREET, WOODBURN NSW 2472

Lot No. (if known)	DP/SP (if known)	Building name (If applicable)
4	759110 & 361175	ROD N REEL HOTEL

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

HOTEL/MOTEL

## Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name) \*

ROD N REEL PTY LTD ATF RIVER ST UNIT TRUST

\* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

91-93 WOODBURN ST, EVANS HEAD NSW 2473

## Section 4: Fire safety measures

Fire safety measure	Minimum standard of performance	Date(s) assessed	APFS *
PORTABLE FIRE EXTINGUISHERS/FIRE BLANKETS	AS2444-2001, AS3676	24.05.2023	F032349A
EMERGENCY LIGHTING	AS2293.2-1995	24.05.2023	F032349A
EXIT SIGNS	AS2293.2-1995	24.05.2023	F032349A
SMOKE ALARMS	AS3786-1993	24.05.2023	F032349A
FIRE HOSE REEL SYSTEM	AS2441 - 2005	24.05.2023	F032349A

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

## Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Part of the building inspected	Date(s) inspected	APFS *
PATHS OF TRAVEL (ALL)	24.05.2023	F032349A
FIRE EXITS AND FIRE DOORS (ALL)	24.05.2023	F032349A

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

## Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)\*

Full name (Given Name/s and Family Name)	Address	Phone	APFS*	Signature
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# Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form



## **Please note:**

**The following information has been provided to help building owners complete the fire safety statement template and does not comprise part of the form. The following pages do not have to be displayed in the building and need not be submitted to the local council and the Commissioner of Fire and Rescue NSW.**

## **General**

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- An 'APFS' is an accredited practitioner (fire safety) as defined in the Dictionary in the Regulation.
- The completed fire safety statement form must be submitted to both the local council and Fire and Rescue NSW.
- Please contact your local council for further information about how to submit the completed statement.
- Completed statements need to be emailed to Fire and Rescue NSW at [afss@fire.nsw.gov.au](mailto:afss@fire.nsw.gov.au). For further information about this process, please visit the 'Lodge a fire safety statement' page at [www.fire.nsw.gov.au](http://www.fire.nsw.gov.au).
- As soon as practicable after issuing the fire safety statement, the building owner must ensure a copy (together with a copy of the current fire safety schedule) is displayed in a prominent location within the building.
- Further information about building fire safety is available on the 'Fire safety in buildings' page of the Department's website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).

## **Section 1: Type of statement**

- Mark the applicable box to identify if the statement being issued is an annual fire safety statement or a supplementary fire safety statement.
- An annual fire safety statement is issued under Part 12 of the Regulation and relates to each essential fire safety measure that applies to the building.
- A supplementary fire safety statement is issued under Part 12 of the Regulation and relates to each critical fire safety measure that applies to the building.

## **Section 2: Description of the building or part of the building**

- Mark the applicable box to identify whether the statement relates to the whole building or part of the building.
- In addition to the address and other property identifiers, a brief description of the building or part is to be provided. This could include the use(s) of the building (e.g. retail, offices, residential, assembly, carparking), number of storeys (above and/or below ground), construction type or other relevant information.
- If the description relates to part of a building, the location of the part should be included in the description.

## **Section 3: Name and address of the owner(s) of the building or part of the building**

- Provide the name and address of each owner of the building or part of the building.
- The owner of the building or part of the building could include individuals, a company, or an owner's corporation.

## **Section 4: Fire safety measures**

- The purpose of this section is to identify all of the fire safety measures that apply to a building or part of a building.
- The statutory fire safety measures are listed in section 79 of the Regulation.
- Fire safety measures include both essential fire safety measures and critical fire safety measures. They include items such as portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- Essential fire safety measures are those fire safety measures which are assessed on an annual basis, while critical fire safety measures are those which are required to be assessed at more regular intervals (as detailed on the fire safety schedule). These terms are defined in the Dictionary in the Regulation.
- For annual fire safety statements, the table in section 4 must list each of the essential fire safety measures that apply to the building or part of the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the annual fire safety statement is issued.

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# Fire Safety Statement

Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



JOSEPH MCKONE

0450644089

F032349A

\* Where applicable - see notes on page 4 for further information

## Section 7: Details of the person making the declaration in section 8 or 9 \*

Full name (Given Name/s and Family Name)

DANIEL SIMPSON

Organisation (if applicable)

Simpson Hospitality Pty Ltd

Title/Position (if applicable)

Managing Director

Address (Street No, Street Name, Suburb and Postcode)

91 WOODBURN ST EVANS HEAD NSW 2473

Phone

0406420020

Email

manager@rodneer.com.au

\* The person making the declaration in section 8 or 9 must not be an APFS listed in section 6 or their employer/employee or direct associate

## Section 8: Annual fire safety statement declaration

I, DANIEL SIMPSON

(insert full name) being the:  owner  owner's agent

declare that:

- a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing:
  - i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or
  - ii. for an essential fire safety measure applicable to the building but not specified in the fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose grounds for a prosecution under Part 15 of the Regulation.

Owner/Agent Signature

Date issued

25/5/23

## Section 9: Supplementary fire safety statement declaration

I, Click here

(insert full name) being the:  owner  owner's agent

declare that each critical fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing to at least the standard required by the current fire safety schedule for the building.

Owner/Agent Signature

Date issued

25/5/23

## Note:

- A fire safety statement for a building must not be issued unless the statement is accompanied by a fire safety schedule for the building in accordance with the Regulation.
- The building owner(s) are also responsible for ensuring that essential fire safety measures are maintained in accordance with section 81 of the Regulation. An agent cannot be made responsible for this requirement.

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# Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form



- In addition, only the building owner(s) can determine that a person is competent to perform the fire safety assessment functions where there is no person who holds accreditation.

## Section 8: Annual fire safety statement declaration

- The person completing this section is the person who is making the required declaration for the annual fire safety statement in accordance with section 88 of the Regulation and is the same person as detailed in section 7. The person making this required declaration must identify if they are the owner or the owner's agent.
- In making the required declaration, the building owner or agent is **not** declaring that each fire safety measure meets the minimum standard of performance, but rather that each fire safety measure has been assessed, and was found by an APFS to be capable of performing to that standard, as listed in section 4. In performing this function, the building owner or owner's agent could obtain documentation from each APFS to verify that the standard of performance has been met, prior to completing the form.
- The person who makes the required declaration by completing section 8 or section 9 of the form must not be an APFS who was involved in the assessment of any of the fire safety measures, or inspection of the building for the purposes of the statement, or their employer/employee or direct associate. This is to ensure that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

## Section 9: Supplementary fire safety declaration

- The person completing this section is the person who is making the required declaration for the supplementary fire safety statement in accordance with section 90 of the Regulation and is the same person as detailed in section 7. The person making this required declaration must identify if they are the owner or the owner's agent.
- The information provided above in relation to section 8 on what the owner is declaring also applies to a supplementary fire safety statement.

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# Fire Safety Statement

Information to help building owners complete the Fire Safety Statement form



- For supplementary fire safety statements, the table in section 4 must list each of the relevant critical fire safety measures that apply to the building or part and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within 1 month prior to the date the supplementary fire safety statement is issued.
- The accreditation number of the APFS who assessed a fire safety measure listed in section 4 must be nominated against the relevant measure(s) in the column titled 'APFS'. If the APFS is not required to hold accreditation, the name of the APFS must be listed. Further information relating to the accreditation of practitioners is provided at section 6.

## Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

- This section applies only to an annual fire safety statement.
- The purpose of this section is to identify that an APFS has inspected the fire safety notices, fire exits, fire exit doors and the paths of travel to fire exits in the building or part of the building and found there has been no breach of Part 15 of the Regulation.
- The table in section 5 must detail the parts of the building that were inspected. The date(s) of the inspection(s) must be within the 3 months prior to the date the annual fire safety statement is issued.
- The accreditation number of the APFS who inspected the whole or part of the building listed in section 5 must be nominated against the relevant part in the column titled 'APFS'. Further information relating to the accreditation of practitioners is provided at section 6.

## Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)

- An APFS is a person engaged by the building owner(s) to undertake the assessment of fire safety measures in section 4 and the inspection of the buildings exit systems in section 5 (for an annual fire safety statement).
- The purpose of this section is to record the name, address and contact details of each APFS who assessed a fire safety measure listed in section 4 or inspected the building or part of the building as specified in section 5.
- Each APFS listed in the table must also sign the fire safety statement. Alternatively, an APFS could provide the building owner or agent with a separate signed document to indicate their assessment of the fire safety measure/s and the relevant standard of performance. In addition, where the relevant practitioner that inspected the matters in section 5 did not sign the fire safety statement, they would need to address section 5 in a separately signed document.
- A building owner must select an APFS from a register of practitioners accredited under an approved industry accreditation scheme. The accreditation number of each relevant APFS must be listed on the form.
- If the building owner has determined the competence of a person to act as a APFS because the Commissioner for Fair Trading is satisfied there are no practitioners accredited under an industry approved accreditation scheme to assess a specific fire safety measure and has authorised the owner to do so, there is no requirement to include an accreditation number on the form.
- Further information about the approved industry accreditation schemes can be found on the 'Fire safety practitioners' page of the NSW Fair Trading website at [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au).

## Section 7: Details of the person making the declaration in section 8 or 9

- The purpose of this section of the form is to detail the name, address and contact details of the person who is making the required declaration i.e., the person who completes and signs section 8 or section 9 of the form. This could be the owner(s) of the building or a nominated agent of the owner(s).
- Where a person makes the required declaration on behalf of an organisation (as the owner of the building), the name of the organisation and the title/position of the person must be provided. The person making the required declaration as a representative of the organisation must have the appropriate authority to do so.
- Where a person makes the required declaration on behalf of the owner(s) (as the owner's agent), this person must have the appropriate authority from the building owner(s) to undertake this function.
- In the case of a building with multiple owners, one owner may make the required declaration, however each of the other owners must authorise that owner to act as their agent.
- The person making the required declaration must not be an APFS who is listed in section 6 or their employer/employee or direct associate. This recognises the different roles and responsibilities for building owner(s) and the APFS in the fire safety statement process. This is important because the Regulation makes building owners responsible for declaring that fire safety measures have been assessed and the building inspected (for the purposes of section 5) by an APFS. This ensures that building owners, who are ultimately responsible, remain engaged in the fire safety statement process.

99-103 RIVER STREET, WOODBURN NSW 2472

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**From:** Justin Fox  
**Sent:** Thursday, 28 March 2024 7:44 AM  
**To:** Daniel Simpson  
**Cc:** Daniel Feist; Robert Hayes; Scott Boulton (via Google Docs)  
**Subject:** Re: Comments for BCA Consultant

Morning all.

Please see below comment for the BCA consultant in response to his query.

Under that definition, there is no boiler required for the project. I can confirm that no steam, vapor or liquid of any type is heated at a pressure above atmospheric.

Cheers, Juz

On Tue, 26 Mar 2024 at 15:01, Daniel Simpson <[manager@rodnreel.com.au](mailto:manager@rodnreel.com.au)> wrote:  
Thanks Justin - following out meeting with the BCA consultant he has provided a definition of what is considered to be a boiler.

**Boiler means a vessel or an arrangement of vessels and interconnecting parts, wherein steam or other vapour is generated, or water or other liquid is heated at a pressure above that of the atmosphere, by the application of fire, the products of combustion, electrical power, or similar high temperature means, and—**

1. **includes superheaters, reheaters, economisers, boiler piping, supports, mountings, valves, gauges, fittings, controls, the boiler settings and directly associated equipment; but**
2. **excludes a fully flooded or pressurised system where water or other liquid is heated to a temperature lower than the normal atmospheric boiling temperature of the liquid**

Chat tomorrow at 9:30

**Daniel Simpson** MANAGING DIRECTOR  
[manager@rodnreel.com.au](mailto:manager@rodnreel.com.au)  
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EVANS HEAD COASTAL CELLARS



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**From:** Justin Fox <[thegrainkeeper@gmail.com](mailto:thegrainkeeper@gmail.com)>

**Sent:** Tuesday, March 26, 2024 7:38 AM

**To:** Daniel Simpson <[manager@rodnreel.com.au](mailto:manager@rodnreel.com.au)>; Daniel Feist <[dfeist@brewxconsulting.com.au](mailto:dfeist@brewxconsulting.com.au)>; Robert Hayes <[hayesbuilding@hotmail.com](mailto:hayesbuilding@hotmail.com)>; Scott Boulton (via Google Docs) <[scottboulton2@gmail.com](mailto:scottboulton2@gmail.com)>

**Subject:** Comments for BCA Consultant

Morning all.

Some initial comments to clarify the operational aspects of the brewery equipment that will assist the BCA consultant in keeping the building class 6.

The brewery does not have a boiler, and there is no combustion of gas, nor ignition and creation of any flame involved in the project.

There are two tanks that involve Electric heating. These are the Hot Liquor Tank (HLT) and Kettle/Whirlpool (KWT). Both of these tanks have electric elements (much like a home kettle).

A brewery of this size can be likened to a small kitchen, that can make approximately 10 kegs of beer per week.

The volume of deliveries in and out of the venue will be very stable, as the ingredient deliveries will reduce the volume of kegs being ordered wholesale.

Please send through any specific questions that you have, or items to clarify to assist in the report.

Cheers, Juz