COMPLETE CERTIFICATION

NCC COMPLIANCE ASSESSMENT REPORT

Project: Alterations & Additions to Existing Lodge

Clancy Alpine Lodge
21 Plum Pine Road, Smiggin Holes NSW 2624
Lot 180 DP756697

PREPARED FOR: CLANCY SKI LODGE C/- ROBERT MATHER
PREPARED BY: MS | COMPLETE CERTIFICATION PTY LTD | BCA CONSULTING
REPORT NO: 21007
REVISION: 01

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EXECUTIVE SUMMARY

Complete Certification Pty Ltd have been commissioned to undertake an assessment of architectural plans for the proposed alterations at, 21 Plum Pine Road, Smiggin Holes against the Deemed to Satisfy provisions of the National Construction Code 2019 Amd 1 (NCC 2019).

A site inspection was undertaken at the property on 7 July 2021.

The following works are proposed to the existing ski lodge.

- Addition of a managers bedroom to the existing managers units.
- Enclosure under the existing deck to create a wood storage room
- Renovation of the existing ensuite's in rooms 1 to 8.

The walls and ceilings to the sole occupancy units (bedrooms 1 to 10) have been provided with 2 layers of 13mm fire rated plasterboard as part of a previous upgrade to the building.

Due to the minor nature of the proposed works, a performance-based solution has also undertaken by an accredited access consultant indicating unjustifiable hardship in relation to the extent of rectification work that would be required to make the building comply to the current accessibility provisions of the NCC. A copy of the performance solution is provided at the end of this report.

The following summary points are to be read in conjunction with the body of this report.

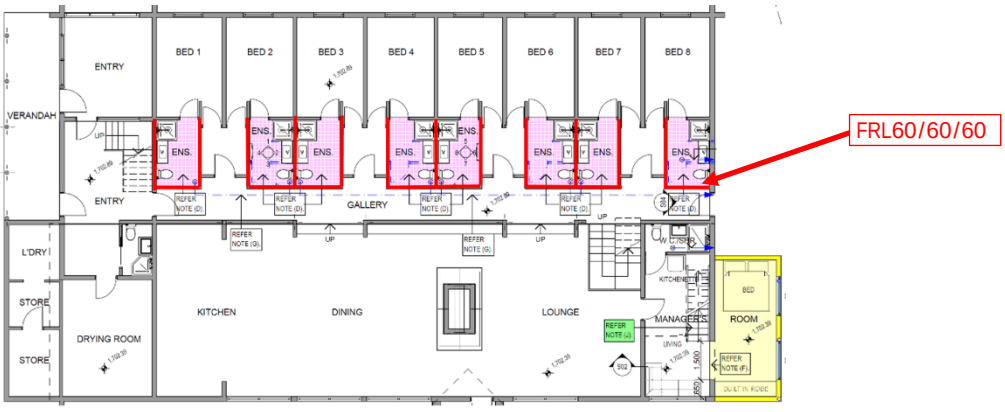
1) Structural engineer is to provide structural drawings/details and accompanying structural design certificate to demonstrate that all building elements will comply with Section B of the BCA.

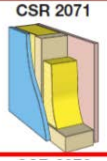
2) **Fire Resistance**

   a) **Fire Ratings of Walls Separating the Ensuits (SOU's)**

   The internal walls separating the ensuits to achieve FRL60/60/60. (CSR2071)

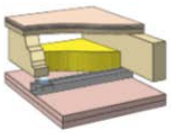
   Note: To satisfy the sound rating requirements a higher FRL will be achieved.



SYSTEM OPTIONS Refer to GYP547 Gyprock Residential Installation Guide for further information			ACOUSTIC OPINION: PKA Predictor V16				
FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	70	90	120	140
			CAVITY INFILL (Refer to TABLE B13)	R_w / R_w+C_{tr}			
– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2071 	SIDE ONE • 1 x 16mm Gyprock Fyrchek MR Plasterboard. SIDE TWO • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	35/28	37/30	39/33	40/34
			(b) 75 Gold Batts 1.5	40/31	42/33	44/36	45/37
			(c) 70 Soundscreen 2.0	41/32	43/34	45/37	45/37
			(d) MSB3 Polyester	38/30	40/32	42/35	42/35
			Wall Thickness mm	102	122	152	172

b) **Fire & Sound Ratings of Ensuite Ceilings.**

The floor separating the units is to achieve FRL30/30/30 or a RISF 60.
The required sound rating construction achieving Rw+Ctr50 is to be provided.

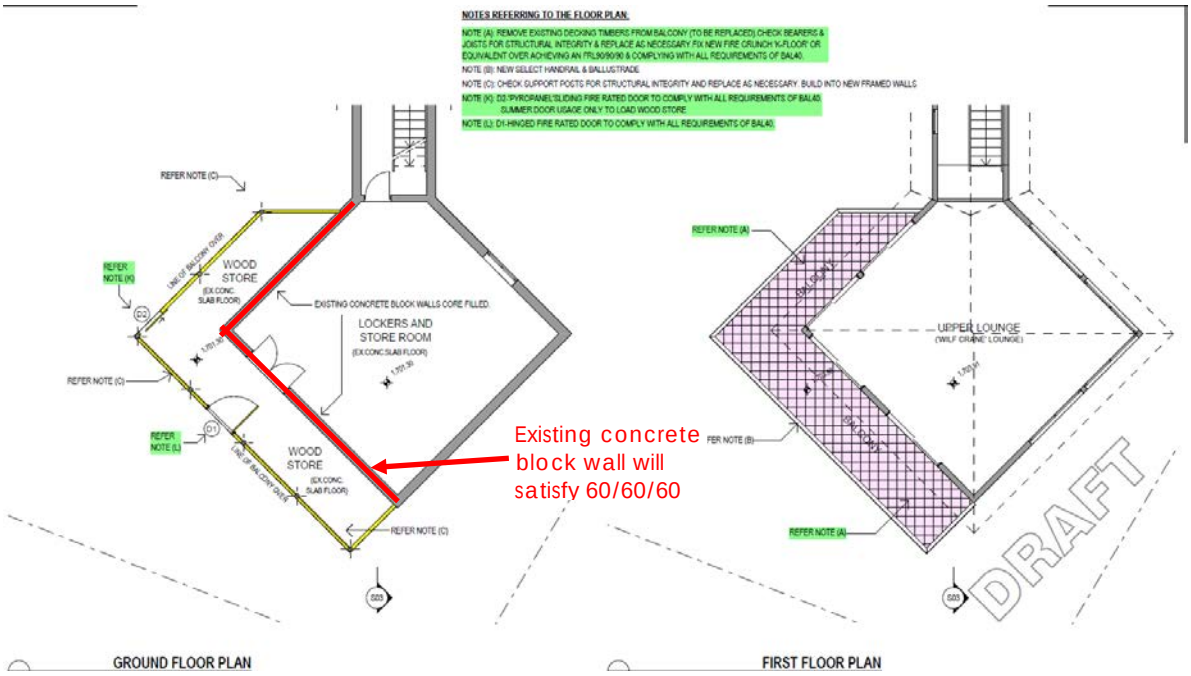
SYSTEM SPECIFICATION Refer to GYP548, Gyprock Commercial Installation Guide for further information			ACOUSTIC OPINION: PKA – A122			
FRL Report/Opinion	SYSTEM N°	CEILING LININGS	CAVITY INFILL (Refer to TABLE B13)	Rw/Rw+Ctr	Bare Floor Ln,w	Carpet + Underlay Ln,w
60/60/60 +RISF 60 minutes EWFA 26162	CSR 6221 	• 1 x 13mm Gyprock Fyrchek Plasterboard. • 1 x 16mm Gyprock Fyrchek Plasterboard (any order).	(a) Nil	50/44	70 – 75	55 – 60
			(b) 90 Gold Batts 2.0	59/51	60 – 62	45 – 50
			(c) 70 Soundscreen 2.0	59/51	60 – 62	45 – 50

c) Fire Separation External Deck/woodstore.

- The existing separating wall between the new store room and the locker storage are is constructed using core filled concrete block construction, which will satisfy the required FRL60/60/60 construction.

- The floor separating the new wood store and the balcony is required to achieve FRL30/30/30 or RISF 60.

  Fire Crunch K-Floor is proposed and will achieve FRL90/90/90.
  Refer to note A.



7. **Smoke Detection**

a. Smoke detectors compliant to AS1670.1 are to be provided in the managers bedroom addition and the woodstore, connected to the existing detection system.

b. An Accredited Practitioner (Fire Safety) holding Fire System Design accreditation is to be engaged to endorse plans and specifications for the smoke detection system for compliance to AS1670.1 and occupant warning system compliant to clause 7. As required by clause 146B of the EP&A Regulations for the construction approval.

8. Bathrooms and laundries in Class 3 buildings must be provided with a floor waste, and the floor of such areas must be graded to the floor waste.

9. New works within the wet areas to comply to AS3740.

10. **Sound Separation**

a) Floors

The separating floors must have an Rw + Ctr (airborne) not less than 50 and an Ln,w (impact) not more than 62

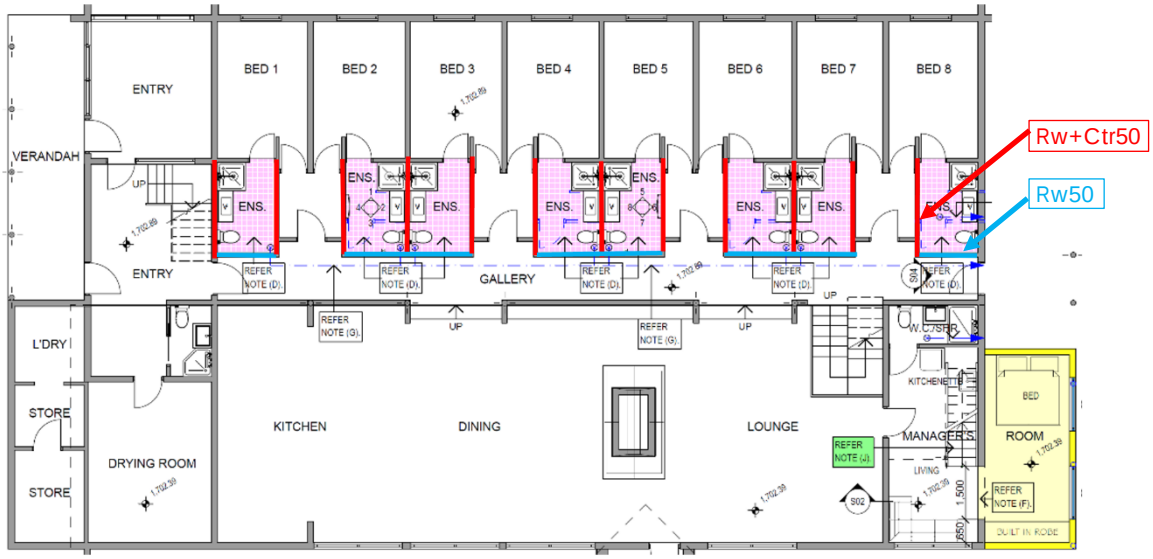
Example provided in Appendix 4. **Ref CSR 6221.**

b) Walls

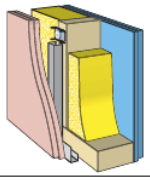
A wall in a Class 3 building must-

- have an Rw + Ctr (airborne) not less than 50, if it separates sole-occupancy units; and **Ref CSR 2161.** Example provided in Appendix 2

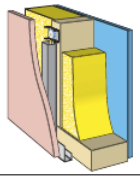
- have an Rw (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification;
Ref CSR 2151.



Example achieving sound rating **Rw+Ctr 50**. CSR Redbook 2017. Ref CSR 2161.

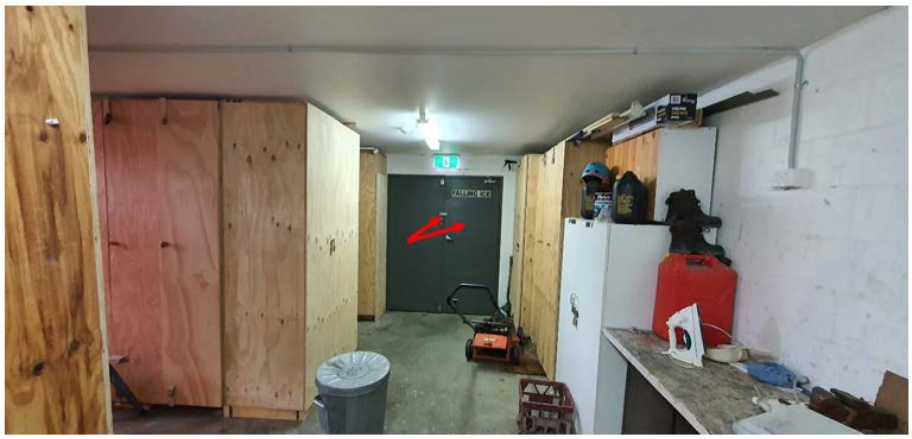
SYSTEM SPECIFICATION Refer to GYP547 Gyprock Residential Installation Guide for further information			ACOUSTIC OPINION: PKA Predictor V16 Not Deemed Discontinuous Construction				
FRL Report/Opinion	SYSTEM Nº	WALL LININGS	STUD DEPTH mm	70	90	120	140
			CAVITY INFILL (Refer to TABLE B13)	Rw / Rw+Ctr			
– /120/120 90/90/90 (from both sides) FAR 2303	CSR 2161 	SIDE ONE • 2 x 13mm Gyprock Fyrchek Plasterboard. SIDE TWO • 2 x 13mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	49/43	49/43	50/44	51/45
			(b) 75 Gold Batts 1.5	**57/49**	**57/49**	**58/50**	**58/50**
			(c) 70 Soundscreen 2.0	~~59/50~~	~~59/50~~	**49/50**	**60/51**
			(d) MSB3 Polyester	53/46	53/46	53/46	54/47
			Wall Thickness mm	150	170	200	220

Example achieving sound rating **Rw 50**. CSR Redbook 2017. Ref CSR 2151.

SYSTEM SPECIFICATION Refer to GYP547 Gyprock Residential Installation Guide for further information			ACOUSTIC OPINION: PKA Predictor V16 Not Deemed Discontinuous Construction				
FRL Report/Opinion	SYSTEM Nº	WALL LININGS	STUD DEPTH mm	70	90	120	140
			CAVITY INFILL (Refer to TABLE B13)	Rw / Rw+Ctr			
– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2151 	SIDE ONE • 1 x 16mm Gyprock Fyrchek Plasterboard. SIDE TWO • 1 x 16mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	42/35	44/38	45/39	45/39
			(b) 75 Gold Batts 1.5	~~50/44~~	**52/44**	53/45	52/44
			(c) 70 Soundscreen 2.0	52/42	54/45	54/45	54/45
			(d) MSB3 Polyester	46/38	48/41	48/41	48/41
			Wall Thickness mm	130	150	180	200

The construction plans are to demonstrate NCC DTS compliance or rationalised under a performance based solution developed by an accredited acoustic consultant,

11) External doors to existing locker storage room.



Bolt latch to be removed and door open inward signage to be provided to existing doors within the locker storage room.

12) Mechanical Ventilation to Ensuites

a) The ensuites mechanical ventilation system is to comply to the requirements of AS1668.2.

b) Where the ductwork for the mechanical ventilation penetrates walls or floors it is to be provided with a compliant fire damper achieving FRL60/60/60.

13) Balustrade to existing storage area in Managers Residence,

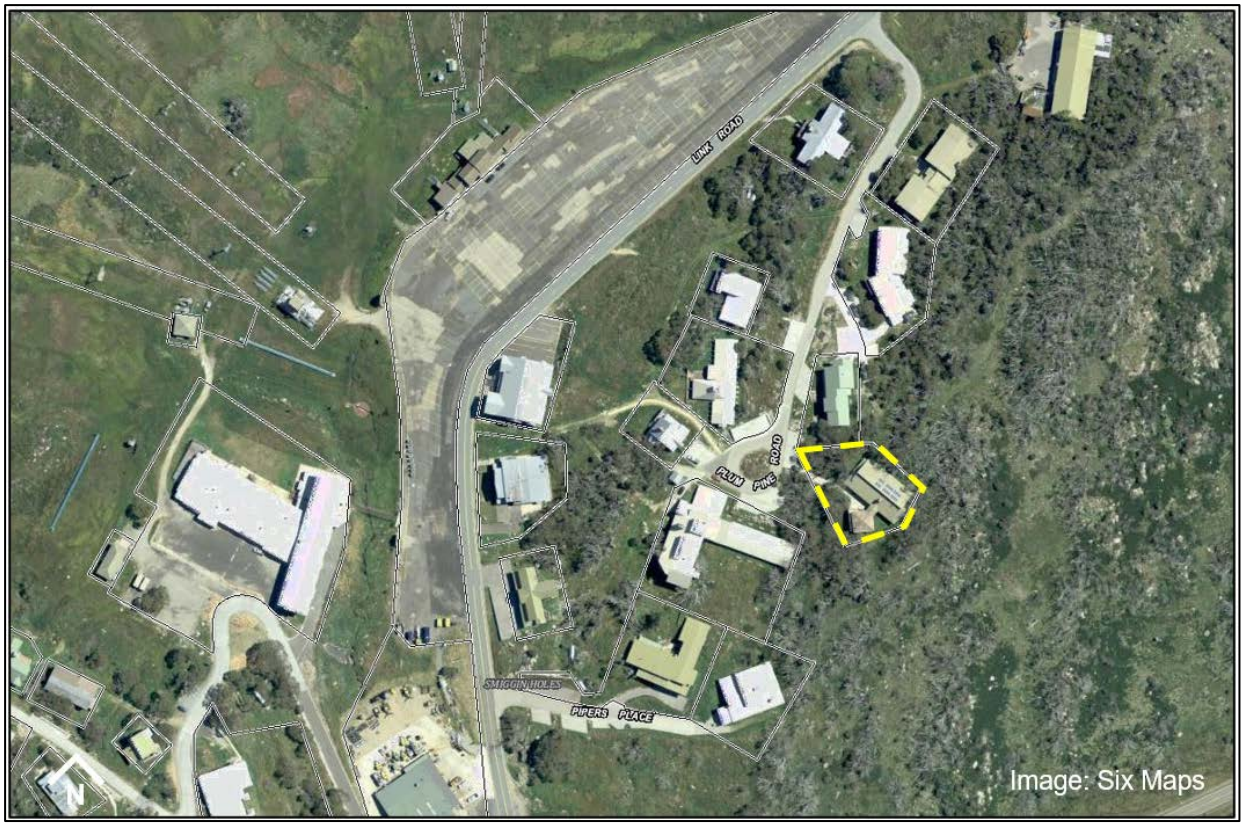
REVISION STATUS				
REVISION	DATE	STATUS	WRITTEN	CHECKED
01	20/08/2021	ISSUE TO CLIENT	MS	MS

1. INTRODUCTION

Complete Certification Pty Ltd have been commissioned to undertake an assessment of architectural plans for the proposed alterations at 21 Plum Pine Road, Smiggin Holes against the Deemed to Satisfy provisions of the National Construction Code 2019 Amd 1 (NCC 2019).

A site inspection was undertaken at the property on 7 July 2021.

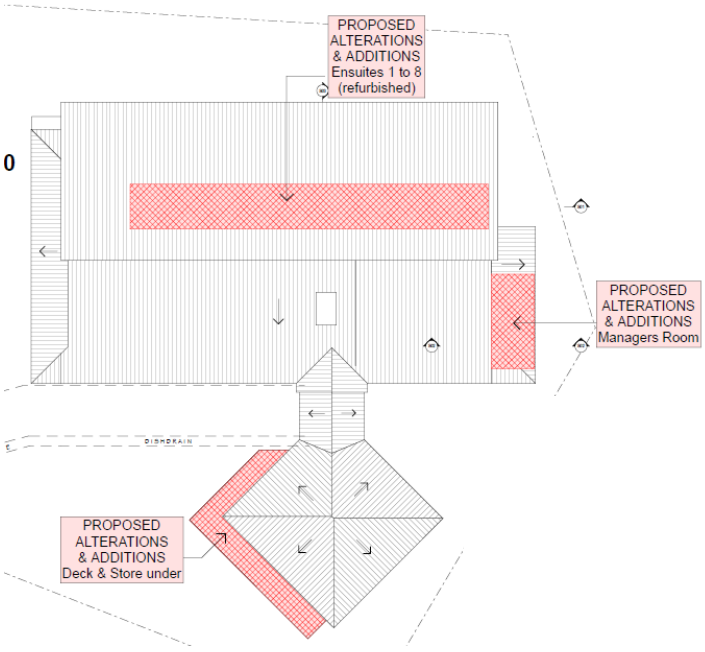
Site Location

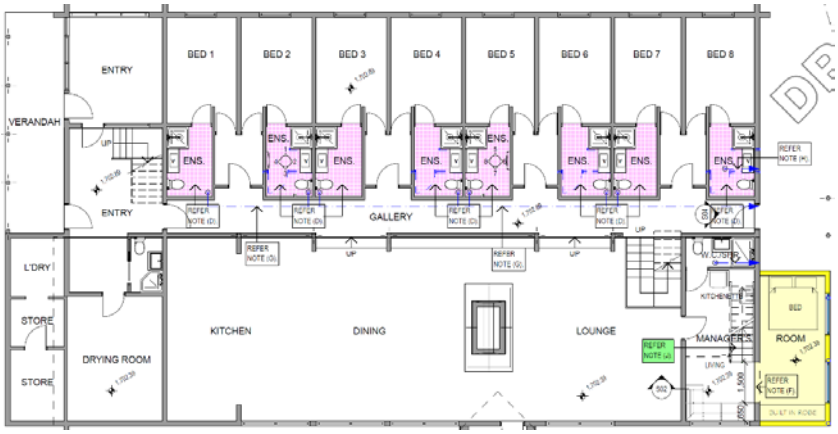


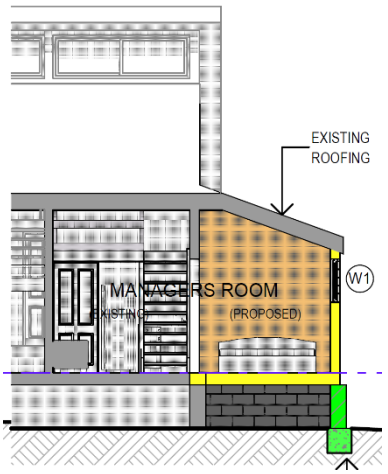
2. DEVELOPMENT DESCRIPTION

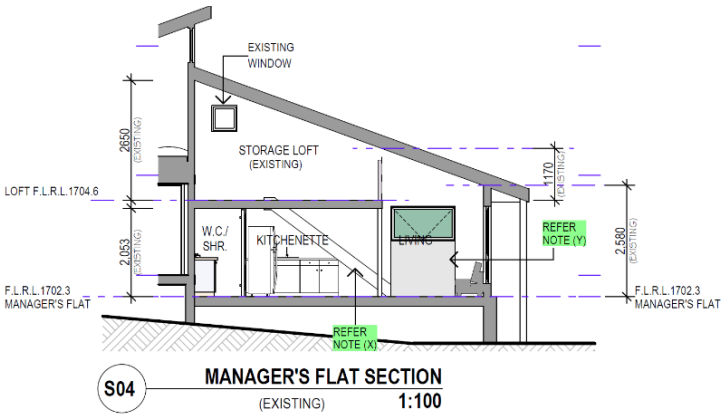
The following works are proposed to the existing ski lodge.

- Addition of a manager's bedroom to the existing managers units.
- Enclosure under the existing deck to create a wood storage room
- Renovation of the existing ensuites to rooms 1 to 8.









Proposed enclosure underneath deck to form storeroom.

Removal of existing woodstore to create managers bedroom

3. Referenced Documentation

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- Building Code of Australia 2019 Vol 1 (BCA) and Guide to the BCA 2019 (BCA).
- Architectural drawings prepared by LKS Design & Drafting, dated 20/07/2020.

Drawing Title	No.		
Locker, Store & Lounge Floor Plans	1911/DA03 Rev A	North Western and South Eastern Elevations	1911/DA07 Rev A
Ground Floor Plan	1911/DA04 Rev A	North Eastern and South Western Elevation and Section S02	1911/DA08 Rev A
Loft Floor Plan	1911/DA05 Rev A	Window & Door Schedules & Managers Flat Section S04	1911/DA11 Rev A

4. Limitations And Exclusions

The limitations and exclusions of this report are as follows:

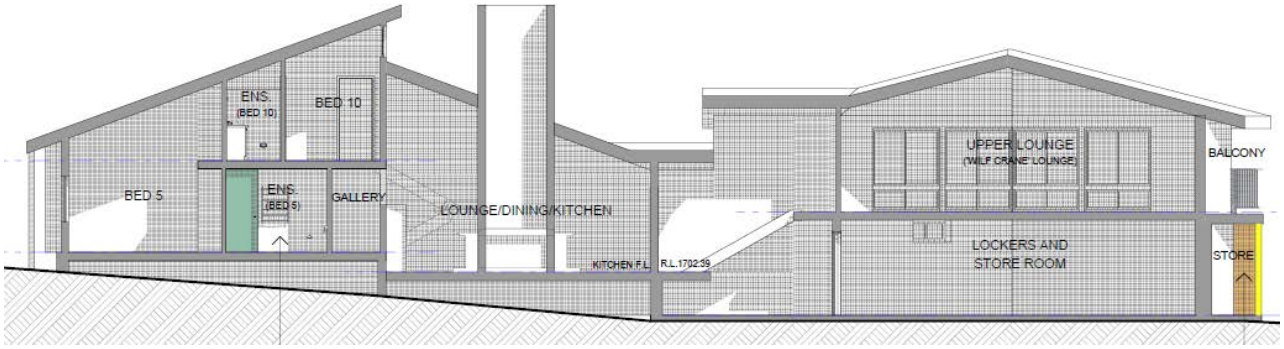
- No assessment has been undertaken with respect to the Disability Discrimination Act 1992 (DDA, or the Disability (Access to Premises – Buildings) Standards 2010 for the existing building.
- The Report does not address matters in relation to the following.
  - Local Government Act and Regulations:
  - Occupational Health and Safety Act and Regulations.
  - Work Cover Authority requirements.
  - Water, drainage, gas, telecommunications and electricity supply authority requirements.
  - Disability Discrimination Act 1992.
- Complete Certification Pty Ltd do not guarantee acceptance of this report by Local Council, NSW Fire Brigades or other approval / Government Authorities or Consent Authorities.
- No part of this document may be reproduced in any form or by any means without written permission from Complete Certification Pty Ltd. This report is based solely on client instructions, and therefore should not be used by any third party without prior knowledge of such instructions.

The following items are outside the scope of this report:

- Reporting on hazardous materials, OH&S matters or construction site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Assessment of any fire services operations (including hydraulic, electrical, or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems, or security systems
- Heritage significance
- Consideration of energy or water authority requirements
- Full compliance for access for people with disabilities under Part D3 and F2.4 of the BCA (a separate compliance report is to be provided from a specialist access consultant if deemed necessary/required.)
- Consideration of local planning policies
- Environmental, planning or heritage issues
- Requirements of statutory authorities
- Pest inspection or assessment of building damage caused by pests.
- Energy efficiency Part J.

8.0 BCA - CLAUSE-BY-CLAUSE BCA ASSESSMENT

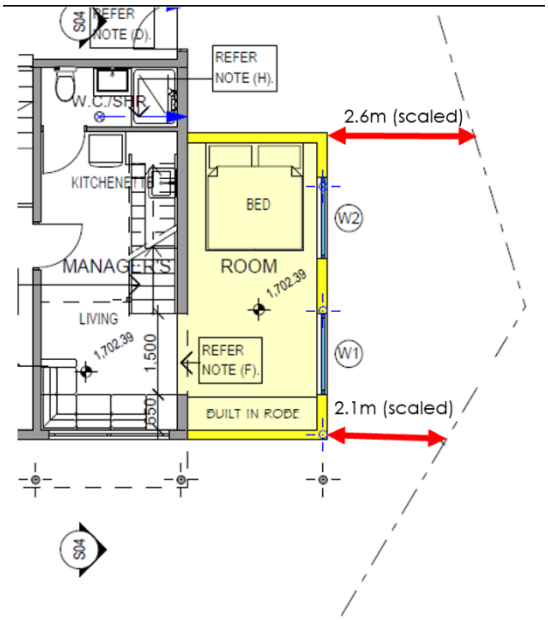
The building has been classified in accordance with the following table:

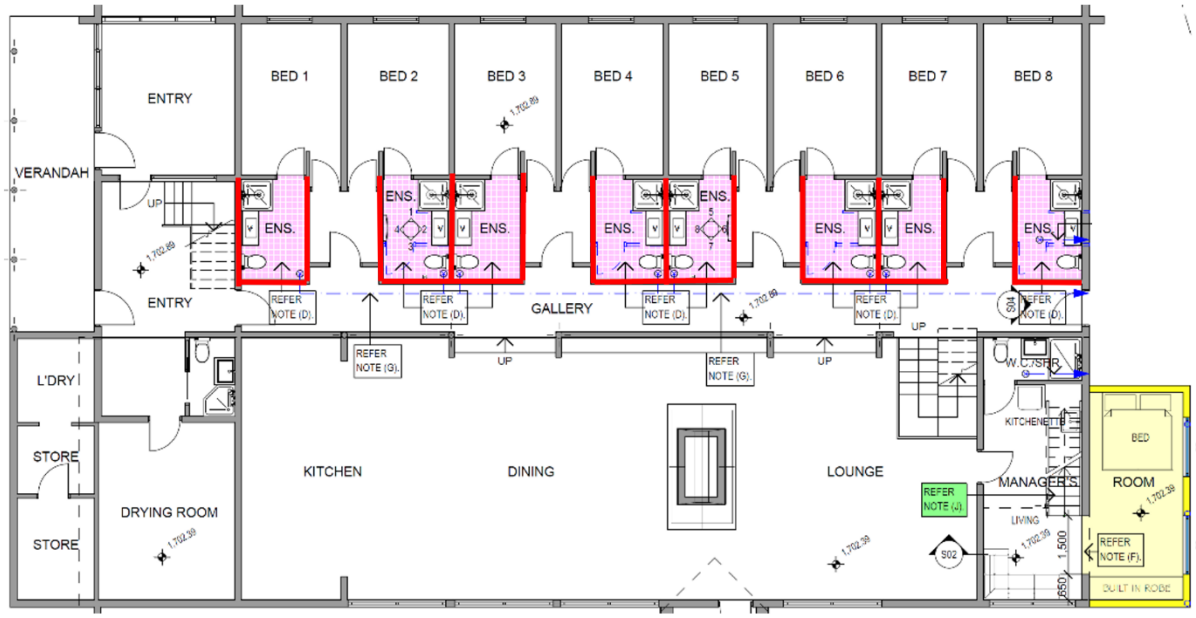
Part A3 - Classification of Buildings and Structures	Clause A3.2 Classification – **Class 3: Ski Lodge**
Rise in Storeys:	2 (as per C1.2 of BCA)
	
Type of Construction:	Type C (as per C2.2 of BCA) Note: concession C1.5 has been applied.
Effective Height:	<12m *Effective height means the vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey.*
Gross floor areas & volume	Does not exceed limits set by table C2.2 for Type C construction.

KEY	REFERENCE
Capable of Compliance to DTS.	The proposed architectural plans provided for the development application approval indicate DTS compliance can be achieved for construction approval. Plans to be finalised for construction approval.
Compliance to be Verified	The architectural plans provided for development application approval documentation are not at a stage where compliance can be determined. Additional information will be required to be demonstrated on the architectural plans/specifications prior to construction approval. If DTS compliance cannot be achieved, a performance solution is to be developed for the construction approval.
Does Not Comply/Compliance Issue	The referenced plans / building does not comply with this Clause.
Noted	Provisions contained within this BCA clause are provided for guidance or are to be read in conjunction with other BCA Clauses.
Not Applicable	This clause is not applicable to the proposed development

CLAUSE	REFERENCE	COMMENT
SECTION A	GENERAL PROVISIONS	
Part A3.1	Principles of Classification	Noted
Part A3.2	Classification	Class 3.
Part A3.3	Multiple Classifications	Noted

SECTION B	STRUCTURE	
Part B1	*Structural Provisions*	
Part B1: Structural Provisions	Structural Provisions. Structural engineer to provide structural drawings/details to demonstrate that all building elements will comply with Section B of the BCA.	Structural certification to be provided for construction approval

SECTION C	FIRE RESISTANCE	
Part C1	*Fire Resistance and Stability*	
C1.1 – Type of construction required	The minimum type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1. Refer to specification C1.1 for schedule of FRL's for Type C Construction.  External walls are not required to have an FRL as not located within 1.5m of boundary.	**Compliance to be Verified For CC** A copy of Table 5 Type C FRL of Building Elements has been provided in Appendix 1 of this report. <u>Ensuite Separating Walls</u> Fire rated plasterboard is to be provided to ensuite walls achieving FRL60/60/60. The walls are to extend to the underside of the floor above achieving FRL30/30/30. <u>Ensuite Ceilings</u> Ensuite ceilings to achieve FRL30/30/30. Example provided in appendix 1 of this report. (CSR 2071 or the like) • Internal Walls between Sole Occupany Units (SOU's) have been provided with 2 layers of 13mm fire rated plaster board, as part of a previous building upgrade. • 2 Layers of 13mm fire rated plasterboard has been installed to ceilings of SOU's **Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification**.



Fire Separation

- Ensuite walls are to be provided with moisture resistant fire rated plasterboard.
  Example provided in appendix 1 of this report. (CSR 2071 or the like)

- Ensuite ceilings to be provide with
  Example provided in appendix 2 of this report. (CSR 2071 or the like)

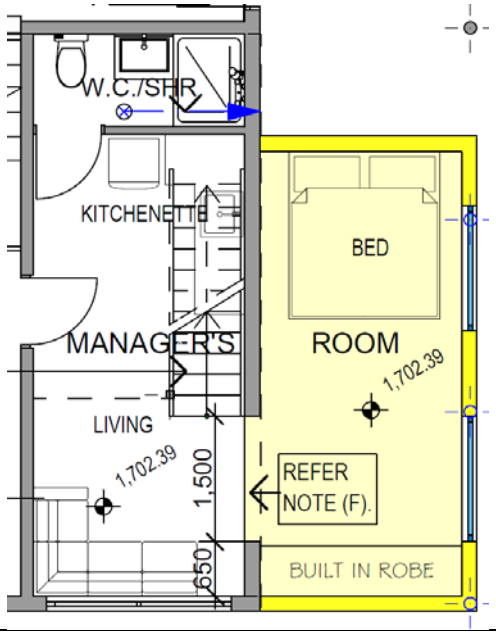
Rooms 1 to 8

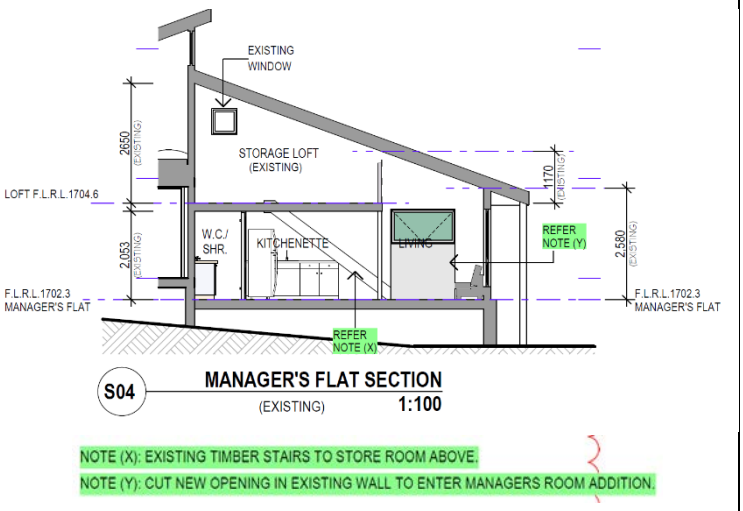
- Internal Walls between Sole Occupany Units (SOU's) have been provided with 2 layers of 13mm fire rated plaster board, as part of a previous building upgrade. (highlighted in pink)

- 2 Layers of 13mm fire rated plasterboard has been installed to ceilings of SOU's

Photo 1.

Proposed Managers Flat – Bed Room Addition





Existing wood store to be removed and reconstructed as managers bedroom.

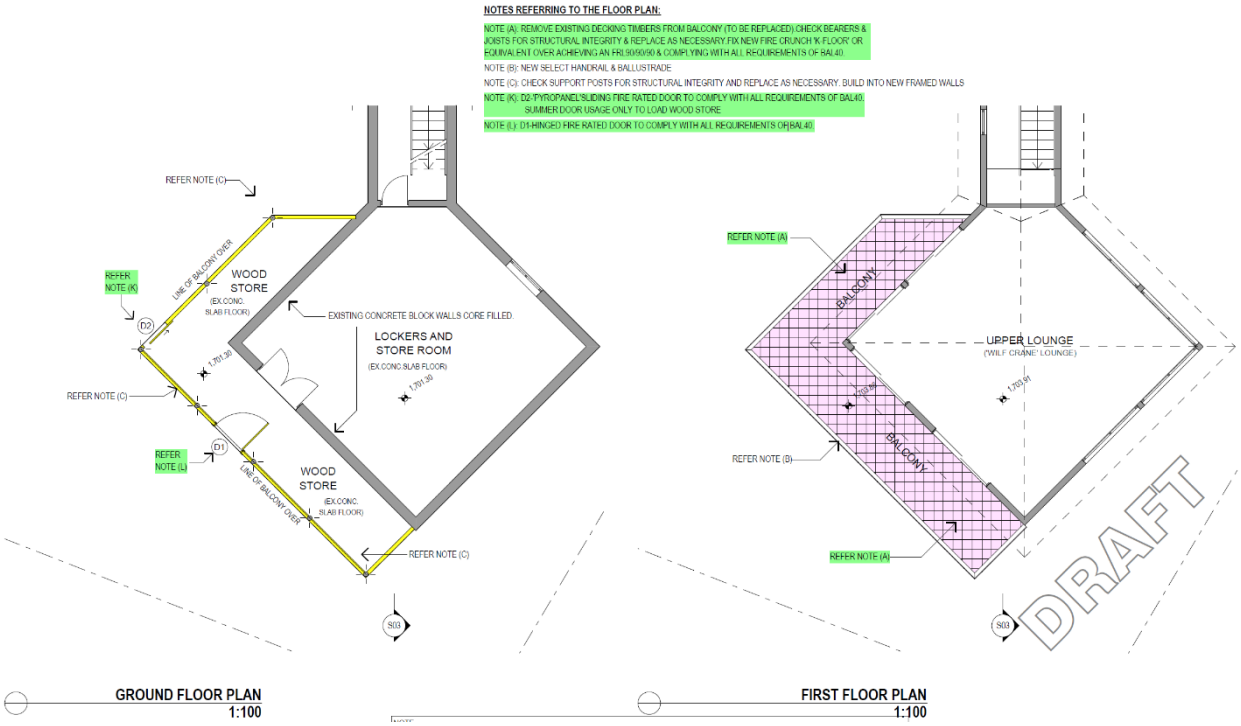
Existing stair and loft to remain. (Balustrade to be made compliant)

New opening to be created in existing external walls to create manager bedroom.

Enclosure of Area Under Existing Deck to Create Wood Store.

The floor separating the storeys must have

- An FRL30/30/30 or
- 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;



- Core filled block wall and concrete floor slab.
- **Note: Latch to be removed and door open inward signage to be provided**.

C1.2 – Calculation of Rise in Storeys	The rise in storeys of a building is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space calculated in accordance with the requirements set out in this clause.	The building contains a Rise in Storeys (RIS) of Two (2).

C1.3 – Buildings of multiple classifications	In a building of multiple classifications, the type of construction required for the building is the most fire-resisting type resulting from the application of Table C1.1 on the basis that the classification applying to the top storey applies to all storeys.	Noted The building is class 3.
C1.4 – Mixed types of construction	A building may be of mixed types of construction where it is separated in accordance with C2.7 and the type of construction is determined in accordance with C1.1 or C1.3.	Mixed type of construction is not proposed.
C1.5 – Two storey Class 2, 3 or 9c buildings	A building having a rise in storeys of two may be of Type C construction provided that it complies with the requirements set out in this clause. A building having a rise in storeys of 2 may be of Type C construction if- (a) it is a Class 2 or 3 building or a mixture of these classes and each sole-occupancy unit has- (i) access to at least 2 exits; or (ii) its own direct access to a road or open space;	Concession can be applied. Each SOU has access to two exits.
C1.6 – Class 4 parts of buildings	For the type of construction required by C1.3, a Class 4 part of a building requires the same FRL for building elements and the same construction separating the Class 4 part from the remainder of the building as a Class 2 part in the same type of construction.	Not Applicable to a class 3 building.
C1.7 – Spectator stands & Indoor Sports Stadiums	An open spectator stand or indoor sports stadium may be of Type C construction subject to the provisions set out in sub-clauses (a) & (b)	Not Applicable to this building
C1.8 - Lightweight Construction	Lightweight construction must comply with Specification C1.8 if used in a wall system in accordance with sub-clauses (a) & (b).	Noted. Lightweight construction to comply to the requirements of this clause.
C1.9 – Non-Combustible Building Elements	(a) In a building *required* to be of Type A or B construction, the following building elements and their components must be *non-combustible*: (i) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. (ii) The flooring and floor framing of lift pits. (iii) Non-*loadbearing internal walls* where they are *required* to be *fire-resisting*. (b) A *shaft*, being a lift, ventilating, pipe, garbage, or similar *shaft* that is not for the discharge of hot products of combustion, that is non-*loadbearing*, must be of *non- combustible* construction in—	Not Applicable. The building construction is not Type A or B.

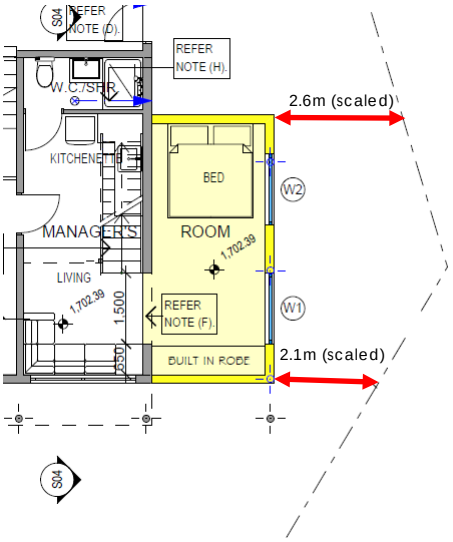
	(i) a building *required* to be of Type A construction; and (c) A *loadbearing internal wall* and a *loadbearing fire wall*, including those that are part of a *loadbearing shaft*, must comply with Specification C1.1.	
C1.10 – Early Fire Hazard Properties	The fire hazard properties of the following – Linings, materials and assemblies – must comply with Specification C1.10 by way of test reports / certificates provided from a *registered testing authority* (within the meaning of the BCA): Except that: 1. Paint or fire-retardant coatings must not be used to achieve compliance with the required fire hazard properties; and 2. The requirements of this clause are exempted to the martials and assemblies listed under C1.10(c)(i) to (xiv)	**Compliance to be Verified For CC** CC plans/documentation to demonstrate compliance for (i) Floor linings and floor coverings. (ii) Wall linings and ceiling linings. **Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.**
C1.11 - Performance of External walls in Fire	Concrete external walls that could collapse as complete panels (e.g. tilt-up & pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification C1.11	Not Applicable No pre-cast concrete panels proposed.
C1.12	*Repealed*	
C1.13 – Fire Protected Timber: Concession	This clause specifies that fire protected timber in a Class 2, 3 or 5 building may be used providing it meets particular criteria and is provided with fire services set out under this clause.	Fire protected timber has not been indicated on the architectural plans.
C1.14 – Ancillary Elements	This Clause specifies that ancillary elements such as claddings, awnings, shade structures or the like which are fixed to or attached to the external wall must be of non-combustible construction.	Not applicable to a Type C building.

Part C2	*Fire Compartmentation & Separation*	
C2.1 – Application of Part	C2.2, C2.3 &C2.4 do not apply to a carpark provided with a sprinkler system complying with Specification E1.5, an open deck carpark or an open spectator stand.	Noted
C2.2 – General Floor Area Limitations	This clause sets out the parameters for the area and volume of Class 5, 6, 7, 8 & 9 buildings as required by sub-clauses (a), (b) & (c).	Noted Fire compartment floor area and volume limitations do not exceed the limitations set by Table C2.2.
C2.3 – Large Isolated Buildings	The size of a fire compartment in a building may exceed that specified in Table C2.2 where the provisions of sub-clauses (a), (b) & (c) of this Part apply.	Not a large isolated building

C2.4 – Requirements for Open Spaces and Vehicular Access	An open space and vehicular access required by C2.3 must comply with the requirements of subclauses (a) & (b) of this Part, i.e. generally an unobstructed path of 6m in width is to be provided around all buildings. Differences apply whether the building is provided with a sprinkler system.	Not Applicable to this building. Not a large isolated building.
C2.5 – Class 9a & 9c Buildings	Class 9a and Class 9c buildings must comply with the provisions of sub-clauses (a) & (b) of this Part and the NSW Provisions of the Code.	Not Applicable. Not a 9a or 9c building.
C2.6 – Vertical separation of openings in external Walls	*The intent of this clause is to prevent the risk of fire spreading from one floor to another via openings in external walls in buildings of Type A construction.*	Not applicable to Type C construction
C2.7 – Separation by fire walls	C2.7(a) sets out the requirements for the construction of fire walls that are to provide the separation of buildings. C2.7(b) Indicates the extent a fire wall divides a building into separate buildings for the purposes of the Deemed-to-Satisfy provisions of Sections C, D & E.	N/A A C2.7 fire wall is not proposed to divide the building into separate buildings.
C2.8 – Separation of Classifications in the Same Storey	If a building has parts of different classifications located alongside one another in the same storey, each element must have the required **higher FRL** for the classifications concerned. Alternatively, the parts may be separated by a fire wall having the higher FRL for the classifications prescribed in Table 5 of BCA Specification C1.1 (for Type C Construction),	Not applicable No separate classes proposed in the same storey.
C2.9 – Separation of Classifications in different Storeys.	This clause specifies the required separation between parts of a building which are of a different classification, situated one above another, to minimise the risk of a fire in one classification causing the failure of building elements in another classification in a different storey. Type B or C construction — If one of the adjoining parts is of Class 2, 3 or 4, the floor separating the part from the storey below must- (i) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or (ii) *have an FRL of at least 30/30/30; or* (iii) *have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.*	Not Applicable This clause applies to fire separation of different classes located above and below each other. Clause 5.1 (e) of Specification C1.1 applies to the floor separating class 3 parts.

C2.10 – Separation of lift shafts	This clause applies to all classes of buildings and specifies the protection requirements for openings for lift shafts and lift landing doors.	Not Applicable No lift proposed.
C2.11 – Stairways and Lifts in one shaft	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft.	Not Applicable No lift and stair contained in one shaft.
C2.12 – Separation of equipment	Equipment as listed below must be separated from the remainder of the building with construction that achieves an FRL of 120/120/120 and doorways being self-closing -/120/30 fire doors: • Lift motors and lift control panels; or • Emergency generators used to sustain emergency equipment operating in the emergency mode; or • Central smoke control plant; or • Boilers; or • A battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours. • Separation of on-site fire pumps must comply with the requirements of AS 2419.1.	Not applicable No emergency equipment proposed.
C2.13 – Electricity supply system	To ensure certain types of electrical equipment to operate during an emergency the requirements of sub-clauses (a), (b) (c), (d) & (e) must be complied with relating to sub-stations, sub-mains and main switchboards.	Not applicable.
C2.14 – Public Corridors in Class 2 and 3 Buildings	In a Class 2 or 3 building a public corridor, if more than 40m in length, must be divided at intervals of not more than 40m with smoke-proof walls complying with Clause 2 of Specification C2.5.	Not Applicable. No corridors more than 40m have been indicated in the class 2 part.

Part C3	*Protection of Openings*	
C3.1 – Application of Part	Openings listed in C3.1(a) need not comply with the Deemed-to-Satisfy Provisions of Part C3. Openings listed in C3.1(b) & (c) must comply with the relevant Part C3 Deemed-to-Satisfy Provisions	Noted

C3.2 – Protection of openings in external walls	Openings in an external wall that is required to have an FRL must be protected as follows; <u>Windows:</u> a) Internal or external wall-wetting sprinklers as appropriate used with *windows that are automatic closing or permanently fixed in the closed position*; or b) -/60/- fire windows that are automatic closing or permanently fixed in the closed position or c) -/60/- automatic closing fire shutters.	**Complies** Architectural plans do not indicate window openings are within 3m of the lease boundary. 
C3.3 – Protection of Openings in External Walls in Different Fire Compartments	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must be not less than that set out in Table C3.3.	Not applicable. No separate fire compartments are proposed.
C3.4 – Acceptable Methods of Protection	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must be not less than that set out in Table C3.3.	Noted.
C3.5 – Doorways in Fire Walls	Doorways in fire walls, that are not part of a horizontal exit, must be protected by a fire door or fire shutter that has an FRL of not less than that required for the firewall except that the insulation rating must be at least 30.	Not applicable No doorways are proposed in fire walls required under clause C2.7.
C3.6 – Sliding Fire Doors	If a doorway in a fire wall is fitted with a sliding fire door which is open when the building is in use it must be activated in accordance with the requirements of this clause and warning signs must be installed on either side of the doorway.	Not Applicable. No sliding doors in fire walls required under clause C2.7 required.
C3.7 – Protection of Doorways in Horizontal Exits	Horizontal exits must be protected by a single fire door unless the subject building is a Class 7 or 8. The doors are to have an FRL as required by Specification C1.1.1 for the wall. The doors must be self-closing or automatic-closing and gives details of the deemed-to-satisfy methods of activation.	Not Applicable No horizontal exits proposed.

C3.8 – Openings in Fire Isolated Exits	Doorways that open into fire-isolated exits must be protected by -/60/30 fire doors that are self-closing or automatic closing upon fire trip. A window in the external walls of fire-isolated exits must be protected in accordance with C3.4 if it is within 6m of and exposed to a window or other opening in a wall of the same building other than in the same fire-isolated enclosure.	Not Applicable The development does not require fire isolated exits.
C3.9 – Service Penetrations in Fire Isolated Exits	Fire isolated exits must not be penetrated by any services other than electrical wiring as permitted by D2.7(e), ducting associated with a pressurisation system or water supply pipes for fire services.	Not Applicable The development does not require fire isolated exits.
C3.10 – Openings in Fire Isolated Lift Shafts	Lift shafts are required to be fire-isolated and the entrance doorway must be protected by -/60- fire doors and the lift indicator panels must be backed by construction having an FRL of not less than /60/60 if it exceeds 35000mm².	Not Applicable The development does not require fire isolated lift shaft.
C3.11 – Bounding Construction for Class 2, 3 and 4 Buildings	This clause provides the requirements for the level of protection to the bounding walls of sole occupancy units or public corridors in Class 2 & 3 buildings and Class 4 portions of buildings of Types A, B & C Construction.	Applies A sliding fire door is proposed
C3.12 – Openings in floors and Ceilings for services	Penetrations through certain floors and ceilings must be protected to limit the spread of fire though openings in these building elements.	Service penetrations through the fire rated floors / ceilings are to be protected to limit the spread of fire. **Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.**
C3.13 – Openings in Shafts	This clause specifies that in buildings of Type A Construction, openings in shafts must be protected (generally with 1 hour fire rated shafts and doors).	No fire shafts proposed.
C3.14	*Repealed*	
C3.15 – Openings for service installations	Services which pass through or intersect building elements that have an FRL, must be suitably protected to prevent the spread of fire. This clause applies only to an element required to have an FRL with respect to integrity or insulation. Specification C3.15 prescribes materials and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL.	Noted. Where services pass through an element which is required to achieve a FRL (other than an external wall or roof), the service must be fire protected in accordance with this clause. The proposed works do not propose any penetrations through the floor. If however, during the works penetrations are required they are to be in accordance with the requirements of this clause.
C3.16 – Construction Joints	Construction joints, spaces and the like in and between building elements required to be fire resisting with respect to integrity and insulation must be protected in a manner identical with a prototype tested in accordance with AS 1530.4 to achieve the required FRL.	Noted

C3.17 – Columns Protected with Lightweight Construction to Achieve an FRL	A column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire.	Noted No internal columns requiring fire protection within 1.5 of an opening.

SPECIFICATION C1.1 – FIRE RESISTING CONSTRUCTION			
2.1	Exposure to fire source feature	Noted	
2.2	Fire protection for a support of another part To minimise the risk that a building element required to have a fire-resistance level (FRL) will fail during the failure of another element required to give it vertical or lateral support.	Noted	Any element required to have an FRL and depends upon vertical or lateral support to maintain its FRL is to comply with this clause.
2.3	Lintels	Noted	Lintel to achieve same FRL as the wall
2.4	Attachments not to impair fire resistance. To minimise the risk that the method of attaching or installing a finish, lining, ancillary element or service installation will compromise the fire-resistance of a building element.	Noted	No external works are proposed.
2.5	General concessions	Noted	Noted
2.5(a)	Steel columns	Noted	Concession noted but NA
2.5(b)	Timber structures	Noted	Concession noted but NA
2.5(c)	Structures on roofs	Noted	Concession noted but NA
2.5(d)	Curtain walls and panel walls	Noted	Concession noted but NA
2.5(e)	*****		Blank
2.5(f)	Balconies and verandas. *<u>Concession 2.5(f)</u>* *A balcony, verandah or the like and any incorporated supporting part, which is attached to or forms part of a building, need not comply with Tables 3, 4 and 5 if-* *(i)it does not form part of the only path of travel to a required exit from the building; &* *(ii)in Type A construction—* *(A)it is situated not more than 2 storeys above the lowest storey providing direct egress to a road or open space; and* *(B)any supporting columns are of non-combustible construction.*	Applies.	Concession Applies. The proposed balconies do not form the only path of travel to a required exit and the building is not Type A construction
2.6	Mezzanine Floors: Concession	NA	Concession noted but NA
2.7	Enclosure of shafts	N/A	
2.8	Car parks in Class 2 and 3 buildings	NA	Concession noted but NA.
2.9	Residential care buildings	NA	

TYPE C - CONSTRUCTION

5.0	Type C Construction		
5.1(a)	Fire resistance of building elements	Noted	Refer table 5 extract below.
5.1(b)	External walls need only be tested from outside	Noted	Fire rating required to outside only
5.1(c)	Internal walls required to have an FRL	Noted	Can be lightweight construction.
5.1(d)	Load-bearing internal walls	Noted	Must extend to underside of ceiling with RISF or roof with FRL.
5.1(e)	**In a Class 3 building, a *floor* separating storeys**, must— (i) have an FRL of at least 30/30/30; or (ii) have a fire-protective covering on the underside of the floor including beams incorporated in it and around the column, if the floor or column is combustible or of metal;	Noted	**Compliance to be Verified For CC** • The floor separating storeys must have FRL30/30/30 or • have a fire-protective covering on the underside of the floor including beams incorporated in it and around the column, if the floor or column is combustible or of metal;
5.1(f)	Floor in a Class 9c Building	NA	

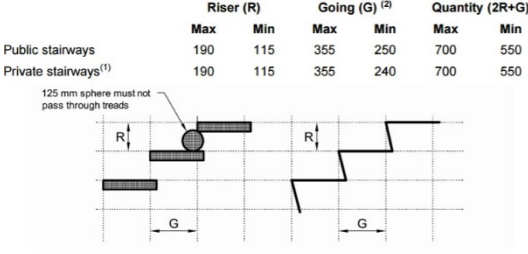
Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS				
Building element	**Class of building—FRL: (in minutes)**			
	Structural adequacy/Integrity/Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is—				
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	**–/–/–**	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is—				
Less than 1.5 m	90/–/–	90/–/–	90/–/–	90/–/–
1.5 to less than 3 m	–/–/–	60/–/–	60/–/–	60/–/–
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	**90/ 90/ 90**	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
INTERNAL WALLS-				
Bounding public corridors, public lobbies and the like—	60 / 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding sole-occupancy units—	**60/ 60/ 60**	–/–/–	–/–/–	–/–/–
Bounding a stair if required to be rated—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
ROOFS	–/–/–	–/–/–	–/–/–	–/–/–

SECTION D	ACCESS AND EGRESS	
PART D1	Provisions for Escape	
D1.1 – Application of part	The Deemed-to-Satisfy provisions of this Part do not apply to the internal parts of a sole-occupancy unit of a Class 2 or 3 building or a Class 4 part of a building.	Noted
D1.2 – Number of Exits Required	This clause requires the provision of sufficient exits to enable safe egress in case of an emergency. Clause D1.2 provides that all buildings must have at least one exit from each storey and sets out circumstances in which more than one exit may be required.	Complies. Each SOU is provided with at least one exit.
D1.3 – When Fire isolated exits are required	This clause indicates when fire isolated stairways and ramps are required to enable safe egress from a building in the case of a fire, setting out the limits to which non-fire isolated exits can be used in Class 2, 3, 5, 6, 7, 8 and 9 buildings.	Not Applicable. A fire isolated stair is not required
D1.4 – Exit Travel Distances	• Clause specifies the permitted travel distances allowable from Class 2 to Class 9 buildings. • Class 2 buildings, 6m from a single exit of any SOU. • Maximum 20m to an exit or 20m to a point of choice between alternative exits. Maximum distance to one of those exits is 40m.	Each SOU on the ground floor has access to 2 exits. The first floor SOU's are within 6m of an exit.
D1.5 – Distances between alternative exits	Exits required as alternative exits must be – Distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and - not less than 9m apart; and - not more than – • in a Class 2 or 3 building - 45m apart; or	Noted
D1.6 – Dimensions of exits	This clause sets out the minimum dimensions such as height and width of paths of travel from Class 2 to 9 buildings. It also specifies the minimum dimensions of doorways from the various compartments and the width of exit doors from buildings depending on the uses and functions carried out therein.	Complies. Architectural plans indicate sufficient exits width will be provided.
D1.7 – Travel via Fire Isolated Exits	This clause sets out the requirements for safe discharge from various compartments and areas within a building, into a fire isolated stairway or passageway or ramp. Where a path of travel from the point of discharge of a fire isolated exit necessitates passing within 6m of any part of an external wall of the same building, measured horizontally at	Not Applicable A Fire isolated exit is not required.

	right angles to the path of travel, that part of the wall must have – • an FRL of not less than 60/60/60; and • Any openings protected internally in accordance with BCA Clause C3.4, • For a distance of 3m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.	
D1.8 – External stairways in lieu of fire-isolated exits	An external stairway or ramp may serve as a required exit in lieu of a fire-isolated exit serving a storey below an effective height of 25m provided that it is constructed in accordance with the requirements of sub-clauses (a) to (d).	Not Applicable to this building.
D1.9 – Travel by non fire isolated stairways or ramps	A non-fire isolated stairway or ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is available. In a Class 2, 3 or 4 building, the distance between the doorway of a room or *sole-occupancy unit* and the point of egress to a road or *open space* by way of a stairway or ramp that is not fire-isolated and is *required* to serve that room or *sole-occupancy unit* must not exceed— (i) 30 m in a building of Type C construction; or (ii) 60 m in all other cases.	Complies.
D1.10 – Discharge from exits	The intent of this clause is to provide safe discharge from an exit to a road or open space. a) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it. b) If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than— (i) the minimum width of the required exit; (ii) or 1 m, whichever is the greater.	Noted Minimum 1m paths of travel provided.
D1.11 – Horizontal Exits	Horizontal exits must not be counted as required exits between sole-occupancy units or in an early childhood centre, primary or secondary school.	Not applicable to this building. No horizontal exits proposed.
D1.12 – Non Required Stairways, Ramps and Escalators	This clause sets out the requirements for the application of non-required exits and the circumstances under which they may be utilised. Clause D1.12 only applies to escalators, moving walkways and travelators, non-required non-fire isolated stairways and non-required non-fire isolated ramps.	Not Applicable for this building.

D1.13 – Number of persons accommodated	Clause D1.13 and Table D1.13 are used to calculate the anticipated number of people in particular types of buildings so that minimum exit widths and the required number of sanitary and other facilities can be calculated.	Noted.
D1.14 – Measurement of distances	This clause describes the point at which an exit commences with respect to both non-fire-isolated and fire-isolated exits providing the parameters for measuring travel distance.	Noted
D1.15 – Method of measurement	This clause sets out the method of measuring travel distance to an exit in various circumstances by determining the path that a person would walk.	Noted
D1.16 – Plant rooms & lift motor rooms Concession	A ladder may be used in lieu of a stairway to provide egress from a plant room with a floor area of not more than 100m²; or all but one point of egress from a plant room or a lift machine room with a floor area not more than 200m². Sub-clause (b) sets out the parameters for the ladders permitted to be used in this circumstance.	Not Applicable. No access to plant room requiring ladders.
D1.17 – Access to Lifts Pits	This clause provides the requirements for access to lift pits not more than 3m deep and the requirements of construction of access for lift pits that are more than 3m deep. The requirements for signage to lift pits are also set out.	Not applicable to this building. Not lift provided.

PART D2	***Construction of Exits***	
D2.1 – Application of Part	With the exception of specified clauses in this part the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of sole-occupancy units Class 2 & Class 3 buildings and Class 4 parts of buildings, however applies to all other Classifications.	Noted
D2.2 – Fire Isolated Stairways & Ramps	A stairway or ramp, including landings that are required to be within a fire-resisting shaft must be constructed of non-combustible materials to protect the structural integrity of the shaft.	Not Applicable to this building. No fire isolated stair or ramp required.
D2.3 – Non-Fire Isolated stairways and ramps	The non-fire isolated stairways must be constructed according to D2.2, or only of- (a) reinforced or prestressed concrete; or (b) steel in no part less than 6 mm thick; or (c) compliant timber (44mm thick)	Not applicable. A non-fire isolated stairway or ramp is not proposed.
D2.4 – Separation of Rising & Descending Stairs	If a stairway serving as an exit is required to be fire isolated, there must be no direct connection between the rising and descending flights of stairs at the level from which egress is obtained. This clause also prescribes the level of construction required to achieve separation.	Not Applicable to this building
D2.5 – Open Access Ramps & Balconies	This clause allows the use of an open access ramp to meet the smoke hazard management requirements of Table E2.2(a) by allowing smoke to vent naturally through an open access ramp or balcony before it reaches a fire-isolated exit. Subclauses (a) and (b) set out the ventilation requirements if this method is used in lieu of stairwell pressurisation.	Not Applicable to this building.

D2.6 – Smoke Lobbies	This clause only applies to a smoke lobby required by D1.7. A smoke lobby required by D1.7 must be constructed in accordance with each of the requirements of sub-clauses (a) to (d)	Not Applicable
D2.7 – Installations in exits and paths of travel	This clause restricts the installation of certain services in fire-isolated exits, non-fire-isolated exits and certain paths of travel to exits. It prescribes which services shall not be installed as well as the circumstances in which certain services may be installed in fire-isolated and non-fire-isolated exits. If installed in a path of travel to an exit, Electrical distribution boards, Communication cupboards and the like containing motors, etc are to be enclosed with non-combustible construction, and doors are to be provided with smoke seals to the perimeter.	No installations were observed in the path of travel to an exit. EDB cupboards, MSB or the like located within the path of travel must be enclosed in non-combustible construction and be suitably smoke sealed to prevent smoke spreading from the enclosure.
D2.8 – Enclosure of space under stairs and ramps	A space below a required fire-isolated stairway or ramp in a fire-isolated shaft must not be enclosed to form a cupboard or other enclosed space. If the required stairway or ramp is non-fire-isolated, (including an external stairway) any cupboard underneath must have an FRL of 60/60/60, with a self-closing -60/30 door.	No storage enclosures under required exits were observed.
D2.9 – Width of stairways	A required stairway or ramp that exceeds 2m in width is counted as having a width of only 2m unless it is divided by a handrail, balustrade or other barrier continuous between landings and each division has a width of not more than 2m.	Not Applicable to this building. No stairs wider than 2m proposed.
D2.10 – Pedestrian ramps	A fire-isolated ramp may be substituted for a fire isolated stairway if the construction enclosing the ramp and the dimensions comply with the requirements for a fire-isolated stairway.	Not Applicable to this building.
D2.11 – Fire Isolated Passageways	This clause requires that a fire-isolated passageway must have a FRL at least equivalent to the part of the building in which it is situated and, in any case, not less than 60/60/60.	Not Applicable to this building. No fire isolated stairs proposed.
D2.12 – Roof as Open Space	If an exit discharges to a roof of a building, the roof must have an FRL of not less than 120/120/120; and not have any roof lights or other openings within 3m of the path of travel of persons using the exit to reach a road or open space.	Not Applicable to this building The architectural plans do not propose using a roof as open space.
D2.13 – Goings and risers	This clause sets out the detailed requirements for the construction and geometry of the goings and risers in required stairways (as detailed below). These details are set out in sub-clauses (a) to (c) and Table D2.13 Riser and Going Dimensions.  Riser (R) / Going (G) [2] / Quantity (2R+G) Max Min Max Min Max Min Public stairways 190 115 355 250 700 550 Private stairways[1] 190 115 355 240 700 550 	No new stairs are proposed.

<table>
<tr>
<td>D2.14 – Landings</td>
<td>The dimensions and gradients of landings in stairways are set out in this clause; for example:
• The landings must not have a gradient any steeper than 1:50,
• The length of the landing must not be any less than 750mm long,
• Must have a non-slip finish throughout or a non-skid strip near the edge of the landing where it meets the flight below in accordance with the following table:

Table D2.14.
<table><tr><th rowspan="2">Application</th><th colspan="2">Surface conditions</th></tr><tr><th>Dry</th><th>Wet</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table></td>
<td>No new landing proposed.</td>
</tr>
<tr>
<td>D2.15 – Thresholds</td>
<td>The threshold of a doorway must not:

• incorporate a step or ramp at any point closer to the doorway than the width of the door leaf, and
• Not incorporate a step unless the doorway opens to the road or open space, and
• Where there is a difference in levels at the threshold, then either a threshold ramp or a step ramp may be provided in accordance with AS1428.1-2009, where required to be accessible.</td>
<td>Noted.

Architectural plans do not indicate a step at the doorway.</td>
</tr>
<tr>
<td>D2.16 – Barriers to prevent falls.</td>
<td>This clause details where balustrades are required to be provided and sets out in specific detail the construction requirements.</td>
<td>Compliance to be Verified For CC

The new barrier to prevent falls for the external deck is to comply to the requirements of D2.16.

The existing barrier to the mezzanine in the managers room is to be upgraded to comply to the requirements of D2.16.

Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</td>
</tr>
<tr>
<td>D2.17 – Handrails</td>
<td>This Clause sets out the requirements regarding the location, spacing and extent of handrails required to be installed in buildings.</td>
<td>No new handrails proposed.</td>
</tr>
<tr>
<td>D2.18 – Fixed platforms, walkways stairways and ladders</td>
<td>A fixed platform, walkway, stairway, ladder, any going and riser, any balustrade or other barrier attached thereto may comply with AS1657 if it only serves a machinery or plant room or non-habitable part of a sole-occupancy unit in a Class 2 building or Class 4 part.</td>
<td>Noted.
Not applicable to this building.</td>
</tr>
</table>

D2.19 – Doorways and doors	This clause applies to all doorways and refers to the types of doors that cannot be used in buildings of prescribed uses, the use of power operated doors and the force required to operate sliding doors.	Complies.
D2.20 – Swinging doors	A swinging door in a required exit or forming part of a required exit *must swing in the direction of egress and must not otherwise impede egress*. (class 2 exempt)	Complies.
D2.21 – Operation of latch	A door in a required exit or forming part of a required exit and in a path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single downward action or pushing action on a single device which is located between 900mm & 1100mm from the floor. This clause prohibits the use of devices such as deadlocks and knobs (rather, lever latches are required). D2.21 also sets out exceptions in relation to buildings where special security arrangements are required in relation to the uses carried out.	Noted. These requirements are not required within the SOU for class 3.
D2.22 – Re-entry from Fire Isolated Exits	This clause details instances where fire isolated exit doors are required to provide re-entry from within the stairway.	Not Applicable to this building.
D2.23 – Signs on doors	This clause requires the use of signs to alert persons that the operation of fire doors and doors discharging form fire isolated exits, must not be impaired and must be installed where they can be readily seen.	Applies to fire and smoke doors. Doors opening inward signage required as per clause
D2.24 – Protection of Openable Windows	Class 3 (Bedrooms) A window opening in a bedroom of a Class 3 SOU must be provided with protection if: • the level of the floor outside the window is below 2m or more; and • the lowest level of the window opening is less than 1.7m above the inside floor level. A window required to be protected must comply with any of the following methods: 1. The window is designed such that any opening does not allow a 125mm sphere to pass through (E.g. louvres); or 2. The window is fitted with a fixed or dynamic device that is capable of restricting the window opening so it does not allow a 125mm sphere to pass through and is difficult for a young child to operate. The restricting device must be capable of resisting a 250 N force when directed against the window such as a casement window or in attempting to push a sliding window open. An internal screen with similar parameters may be installed; or The window is fitted with an internal or	Not applicable to the new works.

	external screen that does not permit a 125 mm sphere to pass through and is capable of resisting an outward horizontal force of 250 N against the window restrained by a device or screen protecting the opening.	
D2.25 – Timber Stairways - Concession	This clause relates to the concession applied to timber stairways where the building is sprinkler protected.	Noted. Not applicable to this building.

PART D3	**Access for People with a Disability**	
D3.0 – DTS Provisions		Noted
D3.1 – General access requirements	**<u>Class 3 Residential</u>** <u>Common Areas</u> From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— (a) to the entrance doorway of each *sole-occupancy unit*; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. <u>Sole Occupancy Units</u> 1 to 10 *sole-occupancy units* To and within— 1 accessible sole-occupancy unit.	A performance solution has been provided from an accredited access consultant in relation to access to the existing building. Unjustifiable hardship has been proposed in relation to the minor nature of the works and the extent of rectification to the existing building that would be required to make it accessible.
D3.2 – Access to buildings	Access to be provided from the main point of pedestrian entry at the allotment and from any accessible carparking space on the allotment.	A performance solution has been provided from an accredited access consultant in relation to access to the existing building. Unjustifiable hardship has been proposed in relation to the minor nature of the works and the extent of rectification to the existing building that would be required to make it accessible.

D3.3 – Parts of the building to be accessible	Stairs, ramps, accessways and passenger lifts are to comply to AS1428.1	No new stairs, ramps, accessways and passenger lifts are proposed.
D3.4 – Exemptions	Certain area of buildings are exempted from access requirements	Noted.
D3.5 – Car parking	Table D3.5 sets the requirements for carparking for people with a disability.	Existing parking is provided at the front of the premises.
D3.6 – Signage	Compliant signage to be provided.	Noted.
D3.7 – Hearing augmentation	NA	
D3.8 – Tactile Indicators	Tactile indicators for the vision impaired to be provided	Noted.
D3.9 – Wheelchair seating in class 9b buildings	N/A	Not a 9b assembly building
D3.10 – Swimming pools	N/A	No swimming pools proposed.
D3.11 – Ramps	Ramps must not rise more than 3.6m.	N/A no series of access ramps proposed
D3.12 – Glazing on an accessway	No Glazing on accessways	N/A

SECTION E	SERVICES AND EQUIPMENT	
Part E1	*Fire Fighting Equipment*	
E1.1	Left Blank	
E1.2	Left Blank	
E1.3 – Fire Hydrants	fire hydrant system must be provided to serve a building having a total floor area greater than 500m² and where a fire brigade is available to attend a building fire, installed in accordance with the provisions of AS2419.1-2005.	The building is serviced by external hydrants (street)
E1.4 – Fire Hose Reels	This clause requires that the fire hose reel system must be installed in accordance with AS 2441.1 - 2005 and sets out the detail for location and uses of fire hose reels.	The existing fire hose reels are serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement. No changes to the hose reel system is proposed.

E1.5 – Sprinklers	A sprinkler system must be installed in a building or part of a building when required by Table E1.5 and comply with Specification E1.5.	Sprinklers are not required to service the building.
E1.6 – Portable Fire Extinguishers	Portable fire extinguishers must be provided in accordance with Table E1.6 of the BCA and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444-2001.	The existing fire extinguishers are serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement. No changes to the existing fire extinguishers is proposed.
E1.7	*Left blank*	
E1.8 – Fire Control Centres	A fire control centre facility in accordance with Specification E1.8 must be provided for a building having an effective height of more than 25m and in a Class 6, 7, 8 or 9 building with a total floor area of more than 18,000m².	Not Applicable to this building.
E1.9 – Fire precautions during construction	• During construction, not less than one portable fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required / temporary exit:	noted.
E1.10 – Provisions for Special Hazards	Suitable provision must be made if special problems of firefighting could arise because of. (a) The nature or quantity of materials stored, displayed or used in a building on the allotment; or (b) The location of the building in relation to a water supply for firefighting purposed.	Not applicable. The building is not considered to contain any special hazards.

Part E2	*Smoke Hazard Management*	
E2.1 – Application of Part	(a) The Deemed-to-Satisfy Provisions	Noted
E2.2 – General requirements for smoke hazard management (including Tables E2.2a & E2.2b)	Class 2 to 9 buildings must comply with the provisions of this Clause to remove smoke during a fire, to control the operation of air handling systems and to prevent the spread of smoke between compartments. a) Alarms must be installed within each *sole-occupancy unit*, and located on or near the ceiling in any *storey*— 1. containing bedrooms— (aa) between each part of the *sole-occupancy unit* containing bedrooms and the remainder of the *sole-occupancy unit*; and (bb) where bedrooms are served by a hallway, in that hallway; and 2. not containing any bedrooms, in egress paths.	**Compliance to be verified for CC.** An Accredited Practitioner (Fire Safety) holding Fire System Design accreditation is to be engaged to endorse plans and specifications for the smoke detection system for compliance to AS1670.1 and occupant warning system compliant to clause 7. As required by clause 146B of the EP&A Regulations for the construction approval. ***Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification***

	i) Where there is more than one alarm installed within a *sole-occupancy unit*, alarms must be interconnected within that *sole-occupancy unit*. Inbuilt sounders to the alarms to achieve 85dB(A) at the entry door to the SOU.	
E2.3 – Provision for Special Hazards	No special hazards	Noted

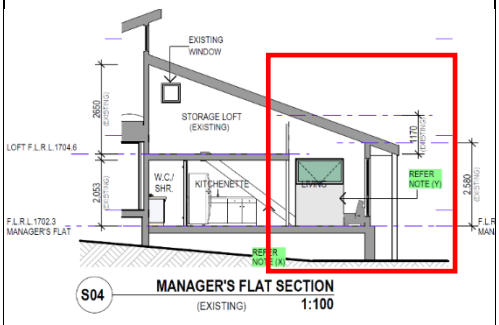
Part E3	*Lift Installations*
	Not applicable to this building.

Part E4	*Emergency Lighting, Exit Signage and Warning Systems*	
E4.1	*Repealed*	
E4.2 – Emergency Lighting	This clause details when emergency lighting must be installed in Class 2 to 9 buildings.	No changes are required to the existing emergency lighting system for the proposed works. The existing emergency lighting is serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.
E4.3 – Measurement of distances	Distance, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.	Noted
E4.4 – Design and operation of emergency lighting	Every required emergency lighting system must comply with AS2293.1. Design Certification should be provided by the electrical consultant verifying compliance.	Noted
E4.5 – Exit Signs	An exit sign must be clearly visible to persons approaching the exit and must be installed on, above or adjacent to each door providing egress form a building. Sub-clauses (a) to (d) set out the situations where exit signs are required to be installed	No changes are required to the existing exit signage for the proposed works. The existing illuminated exit signs are serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.
E4.6 – Direction Signs	If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.	Not required for this building
E4.7 – Class 2 & 3 Buildings and	This clause grants an exemption for Class 2, 3 and Class 4 parts of buildings from the need to	Noted.

Class 4 parts exemptions.	comply with E4.5 if the provisions of sub-clauses (a) & (b) are complied with.	E4.5 does not apply to an entrance door of a sole occupancy unit in a Class 2 building.
E4.8 – Design and operation of exit signs	Every required exit sign must comply with AS/NZS 2293.1 and be clearly visible at all times when the building is occupied by any person having the legal right of entry into the building.	Noted
E4.9 – Emergency Warning & Intercom systems	This clause sets out the types of buildings requiring the installation of a sound system and intercom system to assist with the emergency evacuation of occupied. This clause specifies that sound and intercom systems must comply with AS 1670.4	Not Applicable

SECTION F – HEALTH AND AMENITY.		
Part F1	*Damp & Weatherproofing*	
F1.0 Deemed -to-Satisfy Provisions	Performance Requirements FP1.4, for the prevention of the penetration of water through external wall, must be complied.	Noted.
F1.1 Stormwater Drainage	Stormwater drainage must comply with AS/NZS 3500.3- 2015.	Noted. If provided stormwater to be disposed in accordance with AS3500.
F1.4 External above ground membranes	Any external above ground membranes must be waterproofed as per AS 4654 Parts 1 and 2-2012.	Noted. Any external above ground membranes for the external deck must be waterproofed as per AS 4654 Parts 1 and 2-2012.
F1.5 Roof coverings	Information clause relevant to the Australian Standards applicable to different types of roof coverings.	Noted. New roof covering is to comply to AS1562.1
F1.6 Sarking	Sarking-type materials used for weatherproofing must comply with AS/NZS 4200 Part 1 and 2-1994.	Noted. Sarking-type materials used for weatherproofing must comply with AS/NZS 4200 Part 1 and 2-1994.
F1.7 Waterproofing of wet area	Wet areas must be waterproofed in accordance with AS 3740-2010 and F1.7 of the BCA.	Noted. New works within the wet areas to comply to AS3740.
F1.9 Damp-proofing	Where a damp-proof course is required, it must consist of a material that complies with AS/NZS 2904-1995; or impervious sheet material in accordance with AS 3660.1- 2014	Noted.
F1.10 Damp-proofing of floors on the ground	If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870-2011 (N/A to areas that do not require weatherproofing – refer specific clause exemptions).	Noted. Compliant moisture barrier to be provided.

F1.11 Provision of Floor Wastes	Bathrooms and laundries in Class 2 buildings must be provided with a floor waste, and the floor of such areas must be graded to such floor waste. Drainage (puddle) flanges are required to be installed to all floor wastes as required under AS3740-2010.	*The class 3 residential apartments are to be provided with floor wastes.* and the floor of such areas must be graded to the floor waste. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F1.12 Sub Floor Ventilation	Not applicable.	
F1.13 Glazed Assemblies	Refer to Part B1.	

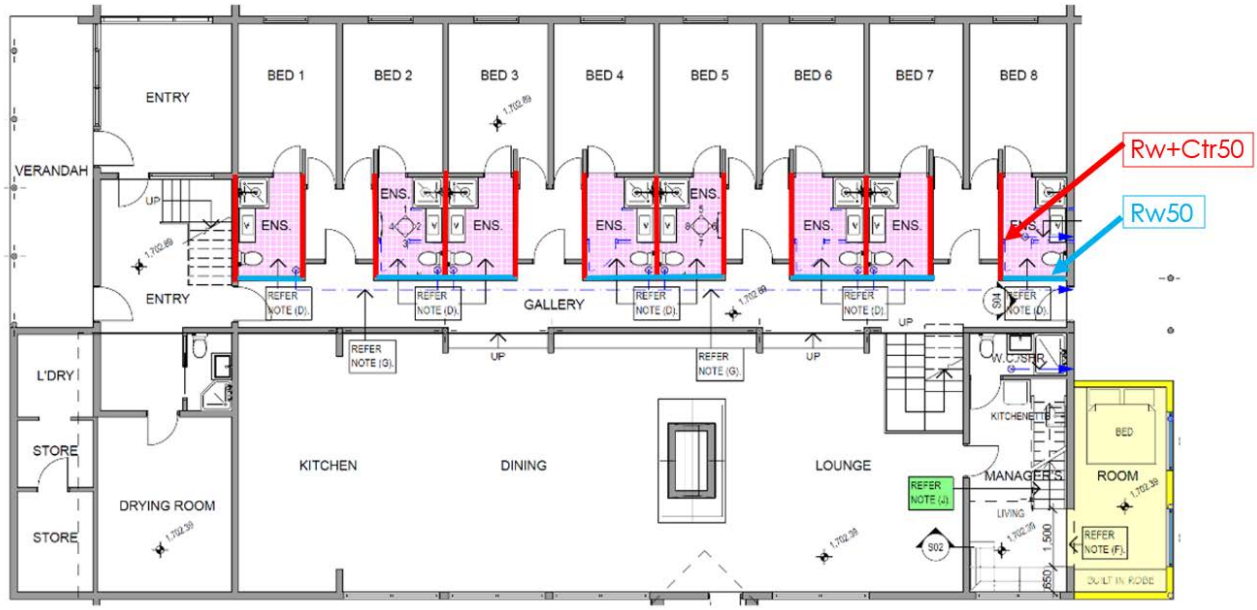
PART F3 - ROOM HEIGHTS		
F3.0 – DTS	Noted	
F3.1 – Height of rooms	The ceiling height must be not less than— a) in a Class 3 building— b. a kitchen, laundry, or the like -2.1m; and c. a corridor, passageway, or the like — 2.1 m; and d. a habitable room excluding a kitchen - 2.4m.	Architectural plans indicate the room heights for the new managers room are compliant. 

PART F4 - LIGHT AND VENTILATION		
F4.0 – DTS Provisions	Noted	
F4.1 – Provision of Natural light	Noted Class 2 habitable rooms must be provided with natural light.	Plans indicate the provision of natural light will comply to the managers room.
F4.2 – Methods and extent of natural lighting		Plans indicate the provision of natural light will comply.
F4.3 – Natural light borrowed from adjoining room	Borrowed" light can be used to calculate natural light.	Noted
F4.4 – Artificial lighting	Artificial lighting to be designed and installed in accordance with AS 1680.0.	Artificial lighting will be provided to the ensuites and wood store.

F4.5 – Ventilation of rooms	All rooms to be provided with Clause F4.6 compliant natural ventilation OR a mechanical ventilation or air-conditioning system complying with AS 1668.2-2012.	Plans indicate the provision of natural ventilation will comply to the managers room. Mechanical ventilation will be provided to the ensuites. Fire dampers are to be provided where ducting penetrates the fire rated walls.
F4.6 – Natural ventilation	(a) Natural ventilation provided in accordance with F4.5(a) must consist of permanent openings, windows, doors or other devices which can be opened— (i) with ventilating area not less than 5% of the floor area of the room required to be ventilated; and (ii) open to— (a) a suitably sized court, or space open to the sky; or (b) an open veranda, carport, or the like; or (c) an adjoining room in accordance with F4.7.	Plans indicate the provision of natural ventilation will comply for the managers room addition.
F4.7 – Ventilation borrowed from adjoining rooms	Natural ventilation to a room may come through a window, opening, ventilating door or other device from an adjoining room (including an enclosed veranda) if both rooms are within the same sole-occupancy unit or the enclosed veranda is common property	Noted
F4.8 – Restriction on position of water closets and urinals	Rooms containing closet pans or urinals must not open directly into kitchen / pantry areas and a workplace occupied by more than one person.	Noted
F4.9 – Airlocks	Not required if mechanical ventilation provided.	Noted
F4.10 ******	Repealed	
F4.11 – Car parks	The carpark is to be provided with mechanical ventilation compliant to AS1662.2 or be provide with a system of natural ventilation complying with section 4 of AS1668.4.	No underground carpark proposed.
F4.12 – Kitchen local exhaust ventilation	The commercial kitchens are to be provided with a kitchen exhaust hood compliant to AS1662.1 and AS1668.2.	No commercial kitchen proposed.

PART F5 - SOUND TRANSMISSION		
F5.1 Application of Part	The provisions of this Part apply to the Class 3 Part.	
F5.2 Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must— (a) have the required value for weighted sound reduction index (Rw) or weighted sound reduction index with spectrum adaptation term (Rw + Ctr) determined in accordance with AS/NZS 1276.1 or ISO 717.1 using results from laboratory measurements; or (b) comply with Specification F5.2.	Noted.

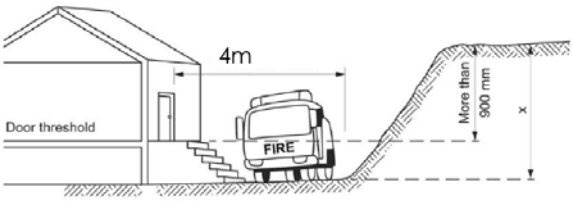
F5.3 Determination of impact sound insulation ratings	(a) A wall in a building required to have an impact sound insulation rating must— (i) for a Class 3 building be of discontinuous construction; and (b) For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and (i) for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and (ii) for other than masonry, there is no mechanical linkage between leaves except at the periphery.	Noted.



F5.4 Sound Insulation of floors between units	A floor in a Class 3 building part must achieve an $R_w + C_{tr}$ (airborne) not less than 50, and an $L_{n,w}+C_I$ (impact) not more than 62, if separating: • SOU's; or • An SOU from a plant room, lift shaft, public corridor, public lobby or parts of a different classification.	**Compliance to be verified for CC.** Sound separation for floors to achieved $R_w + C_{tr}$ (airborne) not less than 50, and an $L_{n,w}+C_I$ (impact) not more than 62. **Example provided in Appendix 1. Ref CSR 6222** **Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.**

F5.5 Sound insulation of walls between units	(a) A wall in a Class 3 building must- (i) have an Rw + Ctr (airborne) not less than 50, if it separates sole-occupancy units; and (ii) 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 (iii) comply with F5.3(b) if it separates— a. a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or b. a sole-occupancy unit from a plant room or lift shaft.	**Compliance to be verified for CC.** Example provided in Appendix 2 **Ref CSR 2161 for construction achieving Rw+Ctr 50.** Example achieving sound rating **Rw 50**. CSR Redbook 2017. Ref CSR 2151. The construction plans are to demonstrate NCC DTS compliance or rationalised under a performance based solution developed by an accredited acoustic consultant.
F5.6 Sound insulation rating of services	Ducts and pipes must achieve an $R_w + C_{tr}$ (airborne) of no less than 40 if the adjacent room is habitable or 25 if non- habitable.	Noted. No service shafts proposed.
F5.7 Sound isolation of pumps	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating pump.	Noted No service shafts proposed.

Part G4	*Construction in Alpine Areas*	
G4.0 Deemed to satisfy provisions	Relevant DTS provisions	Noted
G4.1 Application of part	The provisions of this section apply to any building constructed in an alpine area.	The building is in an alpine area.
G4.2 ******	Clause not utilised in BCA	
G4.3 External Doors	External doorways that are subject to the build up of snow are to open inwards and be provided with compliant signage	Complies Architectural plans indicate required external doors open inwards. **Signage to be provided for OC.**
G4.4 Emergency Lighting	Additional emergency lighting to be provided to enable people to evacuate a building in an alpine area in an emergency without being impaired by lack of light.	**Compliance to be verified for CC.** Emergency lighting to be provided to external exit doors from wood store **Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.**

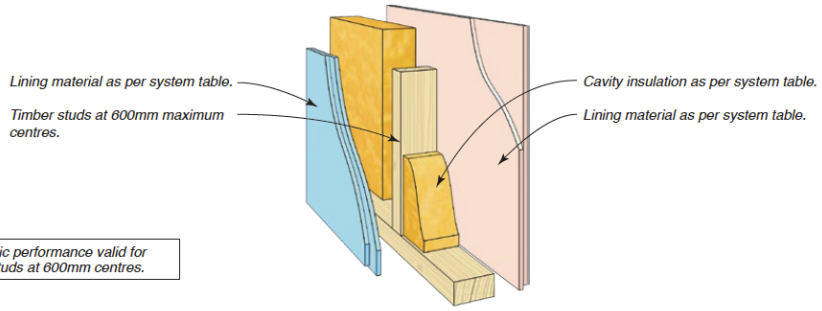
G4.5 External Trafficable structures	External stairways, ramps, access bridges or other trafficable structures serving the building must— (a)have a floor surface that consists of expanded mesh if it is used as a means of egress; and (b)have any required barrier designed so that its sides are not less than 75% open:	Noted No external trafficable structures are proposed.
G4.6 Clear Space Around Buildings	To enable people to evacuate and emergency services to access a building in an alpine area in an emergency without being impeded by snow build-up around the building.  	Complies. The exits are not discharging into a court between wings of the building. The existing exit door at the rear of the building will be protected by the existing awning and is not within 4m of an embankment.
G4.7 ********		
G4.8 fire fighting services and equipment	To provide for the installation of adequate fire safety equipment suitable to the conditions experienced in alpine areas. (a) A Class 3, building must have— (i) a manually operated fire alarm system with call-points complying with AS 1670.1; and (ii) fire hydrants installed in accordance with E1.3(b); and (iii) fire hose reels installed in accordance with E1.4(b) to (g), except that— (A) in a Class 2 or 3 building— (aa) for the purpose of E1.4(b), a sole-occupancy unit is considered to be a fire compartment; and (bb) for the purpose of E1.4(c)(ii), a sole-occupancy unit may be served by a single fire hose reel located at the level of egress from that sole-occupancy unit; and (cc) for the purpose of E1.4(f), a fire hose may pass through a doorway in bounding construction referred to in C3.11.	Noted The building has manually operated fire alarm system with call-points complying with AS 1670.1; serviced by fire hydrants and fire hose reels.

G4.9 Fire Orders	Fire orders are required to enable occupants to evacuate a building in an alpine area in an emergency without being impeded by lack of knowledge of the fire safety system, egress routes or evacuation procedures. Every Class 2, 3 or 9 building must display a notice clearly marked “FIRE ORDERS” in suitable locations near the main entrance and on each storey, explaining- (a) the method of operation of the fire alarm system and the location of all call-points; and (b) the location and methods of operation of all fire-fighting equipment; and (c) the location of all exits (d) the procedure for evacuation of the building.	Noted. Fire orders compliant to the requirements of G4.9 are provided in the building.

Matthew Stewart
A1 Accredited Building Certifier
August 2021.

APPENDIX 1 Fire Separation FRL 60/60/60.

SYSTEM SPECIFICATIONS Timber Frame Internal Wall Systems – Single Stud

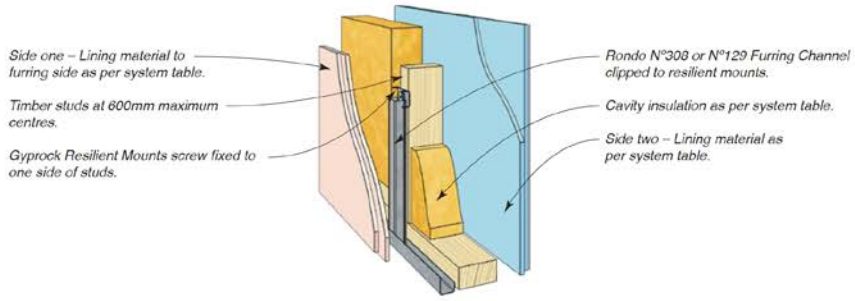


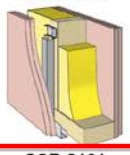
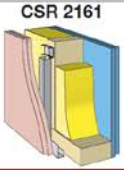
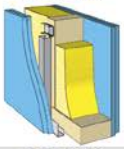
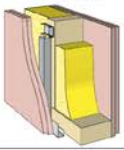
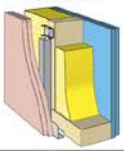
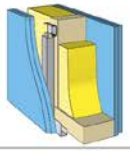
NOTE: Acoustic performance valid for 35mm width studs at 600mm centres.

SYSTEM OPTIONS (Refer to GYP547 Gyprock Residential Installation Guide for further information)			ACOUSTIC OPINION: PKA Predictor V16				
FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	70	90	120	140
			CAVITY INFILL (Refer to TABLE B13)	R_w / R_w+C_{tr}			
– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2070	BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	33/26	36/29	38/32	38/32
			(b) 75 Gold Batts 1.5	38/29	41/32	43/35	43/35
			(c) 70 Soundscreen 2.0	39/30	42/33	44/36	43/35
			(d) MSB3 Polyester	36/28	39/31	41/34	40/33
			Wall Thickness mm	102	122	152	172
– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2071	SIDE ONE • 1 x 16mm Gyprock Fyrchek MR Plasterboard. SIDE TWO • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	35/28	37/30	39/33	40/34
			(b) 75 Gold Batts 1.5	40/31	42/33	44/36	45/37
			(c) 70 Soundscreen 2.0	41/32	43/34	45/37	45/37
			(d) MSB3 Polyester	38/30	40/32	42/35	42/35
			Wall Thickness mm	102	122	152	172
– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2072	BOTH SIDES • 1 x 16mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	37/30	38/31	40/34	41/35
			(b) 75 Gold Batts 1.5	42/33	43/34	45/37	46/38
			(c) 70 Soundscreen 2.0	43/34	44/35	46/38	46/38
			(d) MSB3 Polyester	40/32	41/33	43/36	43/36
			Wall Thickness mm	102	122	152	172
– /90/90 60/60/60 (from both sides) FAR 2303	CSR 2075	SIDE ONE • 1 x 16mm Gyprock Fyrchek Plasterboard. SIDE TWO • 2 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	38/31	40/33	41/35	42/36
			(b) 75 Gold Batts 1.5	43/34	45/36	46/38	47/39
			(c) 70 Soundscreen 2.0	44/35	46/37	47/39	47/39
			(d) MSB3 Polyester	41/33	43/35	44/37	44/37
			Wall Thickness mm	118	138	168	188
– /90/90 60/60/60 FAR 2303	CSR 2080	BOTH SIDES • 1 x 6mm CeminSeal Wallboard (against studs). • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	42/36	43/37	44/38	45/39
			(b) 75 Gold Batts 1.5	47/39	48/40	49/41	50/42
			(c) 70 Soundscreen 2.0	48/40	49/41	50/42	50/42
			(d) MSB3 Polyester	45/38	46/39	47/40	47/40
			Wall Thickness mm	114	134	164	184
– /90/90 60/60/60 (from both sides) FAR 2303	CSR 2085	SIDE ONE (ANY ORDER) • 1 x 6mm CeminSeal Wallboard. • 1 x 16mm Gyprock Fyrchek plasterboard. SIDE TWO • 2 x 16mm Gyprock Fyrchek plasterboard.	(a) Nil	42/36	43/37	44/38	45/39
			(b) 75 Gold Batts 1.5	47/39	48/40	49/41	50/42
			(c) 70 Soundscreen 2.0	48/40	49/41	50/42	50/42
			(d) MSB3 Polyester	45/38	46/39	47/40	47/40
			Wall Thickness mm	124	144	174	194

APPENDIX 2 - WALL SOUND SEPARATION ACHIEVING Rw+Ctr 50

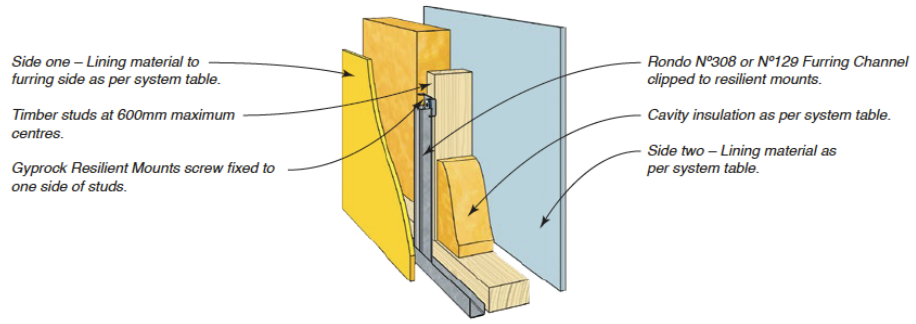
SYSTEM SPECIFICATIONS Timber Frame Internal Wall Systems – Single Stud with Resilient Mount

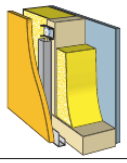
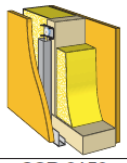
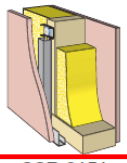
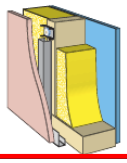
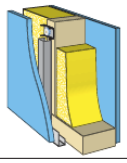


SYSTEM SPECIFICATION (Refer to GYP547 Gyprock Residential Installation Guide for further information)			ACOUSTIC OPINION: PKA Predictor V16 (Not Deemed Discontinuous Construction)				
FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	70	90	120	140
			CAVITY INFILL (Refer to TABLE B13)	Rw / Rw+Ctr			
–/120/120 90/90/90 (from both sides) FAR 2303	CSR 2160 	BOTH SIDES • 2 x 13mm Gyprock Fyrchek Plasterboard.	(a) Nil	48/42	49/43	50/44	51/45
			(b) 75 Gold Batts 1.5	56/48	**57/49**	**58/50**	**58/50**
			(c) 70 Soundscreen 2.0	58/49	**59/50**	**59/50**	**60/51**
			(d) MSB3 Polyester	52/45	53/46	53/46	54/47
			Wall Thickness mm	150	170	200	220
–/120/120 90/90/90 (from both sides) FAR 2303	CSR 2161 	SIDE ONE • 2 x 13mm Gyprock Fyrchek Plasterboard. SIDE TWO • 2 x 13mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	49/43	49/43	50/44	51/45
			(b) 75 Gold Batts 1.5	**57/49**	**57/49**	**58/50**	**58/50**
			(c) 70 Soundscreen 2.0	**59/50**	**59/50**	**49/50**	**60/51**
			(d) MSB3 Polyester	53/46	53/46	53/46	54/47
			Wall Thickness mm	150	170	200	220
–/120/120 90/90/90 (from both sides) FAR 2303	CSR 2162 	BOTH SIDES • 2 x 13mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	49/43	49/43	50/44	51/45
			(b) 75 Gold Batts 1.5	**57/49**	**57/49**	**58/50**	**58/50**
			(c) 70 Soundscreen 2.0	**59/50**	**59/50**	**59/50**	**60/51**
			(d) MSB3 Polyester	53/46	53/46	53/46	54/47
			Wall Thickness mm	150	170	200	220
–/120/120 120/120/120 (from both sides) FAR 2303	CSR 2170 	BOTH SIDES • 2 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	48/42	49/43	50/44	50/44
			(b) 75 Gold Batts 1.5	56/48	**57/49**	**58/50**	**57/49**
			(c) 70 Soundscreen 2.0	58/49	**59/50**	**59/50**	**59/50**
			(d) MSB3 Polyester	52/45	53/46	53/46	53/46
			Wall Thickness mm	162	182	212	232
–/120/120 120/120/120 (from both sides) FAR 2303	CSR 2171 	SIDE ONE • 2 x 16mm Gyprock Fyrchek Plasterboard. SIDE TWO • 2 x 16mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	49/43	50/44	51/45	51/45
			(b) 75 Gold Batts 1.5	**57/49**	**58/50**	**59/51**	**58/50**
			(c) 70 Soundscreen 2.0	**59/50**	**60/51**	**60/51**	**60/51**
			(d) MSB3 Polyester	53/46	54/47	54/47	54/47
			Wall Thickness mm	162	182	212	232
–/120/120 120/120/120 (from both sides) FAR 2303	CSR 2172 	BOTH SIDES • 2 x 16mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	50/44	51/45	52/46	53/47
			(b) 75 Gold Batts 1.5	**58/50**	**59/51**	**60/52**	**60/52**
			(c) 70 Soundscreen 2.0	**60/51**	**61/52**	**61/52**	**62/53**
			(d) MSB3 Polyester	54/47	55/48	55/48	**56/49**
			Wall Thickness mm	162	182	212	232

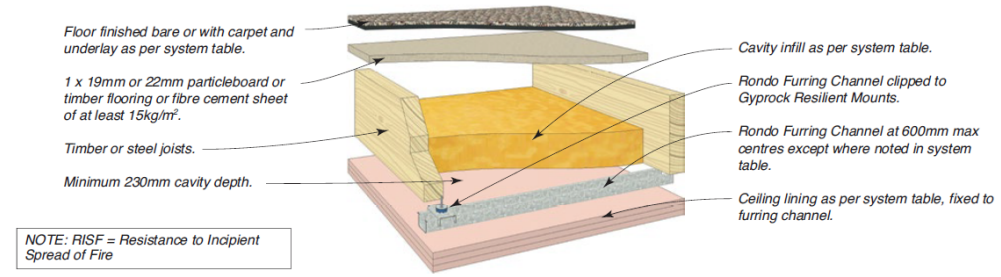
APPENDIX 3 - WALL SOUND SEPARATION ACHIEVING Rw 50

SYSTEM SPECIFICATIONS Timber Frame Internal Wall Systems – Single Stud with Resilient Mount

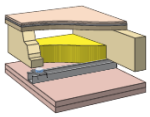
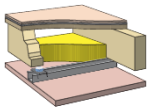
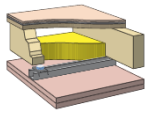
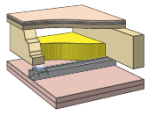
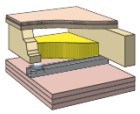


SYSTEM SPECIFICATION Refer to GYP547 Gyprock Residential Installation Guide for further information			ACOUSTIC OPINION: PKA Predictor V16 Not Deemed Discontinuous Construction				
FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	70	90	120	140
			CAVITY INFILL (Refer to TABLE B13)		Rw Rw+Ctr		
– / – / –	CSR 2130 	SIDE ONE • 1 x 13mm Gyprock Soundchek Plasterboard. SIDE TWO • 1 x 6mm CeminSeal Wallboard.	(a) Nil	42/35	43/36	45/38	45/39
			(b) 75 Gold Batts 1.5	50/41	51/42	53/44	52/44
			(c) 70 Soundscreen 2.0	52/42	53/43	54/44	54/45
			(d) MSB3 Polyester	46/38	47/39	48/40	48/41
			Wall Thickness mm	117	137	167	187
– / – / –	CSR 2135 	BOTH SIDES • 1 x 13mm Gyprock Soundchek Plasterboard.	(a) Nil	42/35	44/38	45/39	46/40
			(b) 75 Gold Batts 1.5	50/41	52/44	53/45	53/45
			(c) 70 Soundscreen 2.0	52/42	54/45	54/45	55/46
			(d) MSB3 Polyester	46/38	48/41	48/41	49/42
			Wall Thickness mm	124	144	174	194
– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2150 	BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	41/34	43/37	44/38	44/38
			(b) 75 Gold Batts 1.5	49/40	51/43	52/44	51/43
			(c) 70 Soundscreen 2.0	51/41	53/44	53/44	53/44
			(d) MSB3 Polyester	45/37	47/40	47/40	47/40
			Wall Thickness mm	130	150	180	200
– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2151 	SIDE ONE • 1 x 16mm Gyprock Fyrchek Plasterboard. SIDE TWO • 1 x 16mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	42/35	44/38	45/39	45/39
			(b) 75 Gold Batts 1.5	50/41	52/44	53/45	52/44
			(c) 70 Soundscreen 2.0	52/42	54/45	54/45	54/45
			(d) MSB3 Polyester	46/38	48/41	48/41	48/41
			Wall Thickness mm	130	150	180	200
– /60/60 60/60/60 (from both sides) FAR 2303	CSR 2152 	BOTH SIDES • 1 x 16mm Gyprock Fyrchek MR Plasterboard.	(a) Nil	43/36	45/39	46/40	46/40
			(b) 75 Gold Batts 1.5	51/42	53/45	54/46	53/45
			(c) 70 Soundscreen 2.0	53/43	55/46	55/46	55/46
			(d) MSB3 Polyester	47/39	49/42	49/42	49/42
			Wall Thickness mm	130	150	180	200

SYSTEM SPECIFICATIONS — Floor/Ceiling – Joists with Resilient Mounted Furring



NOTE: RISF = Resistance to Incipient Spread of Fire

SYSTEM SPECIFICATION Refer to GYP548, Gyprock Commercial Installation Guide for further information			ACOUSTIC OPINION: PKA – A122			
FRL Report/Opinion	**SYSTEM N°**	**CEILING LININGS**	**CAVITY INFILL** (Refer to TABLE B13)	**R_w/R_w+C_{tr}**	**Bare Floor $L_{n,w}$**	**Carpet + Underlay $L_{n,w}$**
60/60/60 +RISF 30 minutes EWFA 26162	**CSR 6217** 	• 2 x 13mm Gyprock Fyrchek Plasterboard.	(a) Nil	50/44	70 – 75	**55 – 60**
			(b) 90 Gold Batts 2.0	59/**51**	**60 – 62**	**45 – 50**
			(c) 70 Soundscreen 2.0	59/**51**	**60 – 62**	**45 – 50**
30/30/30 +RISF 30 minutes EWFA 26162	**CSR 6220** 	• 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	47/41	75 – 80	**55 – 60**
			(b) 90 Gold Batts 2.0	56/48	65 – 70	**50 – 55**
			(c) 70 Soundscreen 2.0	56/48	65 – 70	**50 – 55**
60/60/60 +RISF 60 minutes EWFA 26162	**CSR 6221** 	• 1 x 13mm Gyprock Fyrchek Plasterboard. • 1 x 16mm Gyprock Fyrchek Plasterboard (any order).	(a) Nil	50/44	70 – 75	**55 – 60**
			(b) 90 Gold Batts 2.0	59/**51**	**60 – 62**	**45 – 50**
			(c) 70 Soundscreen 2.0	59/**51**	**60 – 62**	**45 – 50**
90/90/90 +RISF 60 minutes EWFA 26162	**CSR 6222** 	• 2 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	50/44	70 – 75	**55 – 60**
			(b) 90 Gold Batts 2.0	59/**51**	**60 – 62**	**45 – 50**
			(c) 70 Soundscreen 2.0	59/**51**	**60 – 62**	**45 – 50**
120/120/120 +RISF 60 minutes EWFA 26162	**CSR 6223** 	• 3 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	52/46	70 – 75	**55 – 60**
			(b) 90 Gold Batts 2.0	60/**52**	**60 – 62**	**45 – 50**
			(c) 70 Soundscreen 2.0	60/**52**	**60 – 62**	**45 – 50**

PSE ACCESS CONSULTING
Access/**B**uilt **E**nvironment
Architectural **A**dvice/**T**raining
Adaptation/**C**ertification/**B.C.A**
ACAA Accredited.

ACCESSIBILITY/COMPLIANCE/DESIGN STATEMENT

5th June 2020

SITE ADDRESS; Willow Rd Smiggins Hole. Clancy's Alpine Lodge

Accessibility; ACCESS TO PREMISES.

Accessibility requirements for people with disability.

This report is in regard to accessibility requirements at Willow Road Smiggins Hole. Clancy's Alpine Lodge with alterations and additions, "new building work", complying with Disability (Access to Premises-Buildings) Standard-2010, Part 2.1 and the relevant Australian Standard AS1428.1-2009 *Design for access and mobility disability* in addressing the requirements of BCA/NCC-2019 Part D3 *Access for people with disability*, Disability (Access to Premises-Buildings) Standard-2010 and Disability Discrimination Act 1992 (DDA) pertaining to the provision of appropriate accessibility under NCC-2019 Part D3 *Access for people with disability* including Table D3.1.

> *Class 3* — a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including:
>
> (a) a boarding-house, guest house, hostel, lodging-house or backpackers accommodation; or

The "Building" is a NCC-2019 class 3 building NCC 2019 Classification "A Class 3 building is a residential building which is a common place of short or long term living such as a guest house, hostel, lodging house" which in this case is used for club snow skiing or such activities.

- The building is situated well off a sealed road and a non-paved track (To "road boundary" which is not safe, dignified, slip resistant or safe incline NCC Clause DP2 *Safe movement to and within building* especially when snow is present) uphill to the building while during snow season the only access to the building is by skiing or powered snow mobile of some sort which would exclude a person with disability (wheelchair user who would need an accessible sanitary facility) frequenting Clancy's Alpine Lodge thus, for access to the building and requirement of an accessible (disabled) sanitary facility triggering exemption under Disability (Access to Premises-Buildings) Standard-2010 Part 1.3 *Objectives* (a) and Part 4 *Exemptions and Concessions* Point 1 *Unjustifiable hardship* (3) (a) (f) (j) & (m).

- This Class 3 building, Clancy's Alpine Lodge, is a long standing existing feature of the alpine snow area while being made up of multiple bedrooms with ensuite has targeted (When being built and currently) skiers during the snow season with multi-level for the ground level communal and sleeping and loft area for sleeping.
- The NCC-2019 Volume 1 covers, for Class 3 Buildings with for, access "*from a pedestrian entry required to be accessible*" "*to at least one floor containing sole-occupancy units* (Bedroom with ensuite in this instance) *to the entrance doorway of each sole-occupancy located on the level" and "to and within not less than one of each type of room or space for use in common by the residents*".
  - Due to gradient and topography of site (Disability (Access to Premises-Buildings) Standard-2010 Part 1.3 Objectives (a) and Part 4 *Exemptions and Concessions* Point 1 *Unjustifiable hardship* (g) it would be deemed unnecessary/unjustifiable the provision, in the refurbishment, of an accessible sanitary facility as one of the ensuite to one of the bedrooms.
  - Addition of a accessible sanitary compartment (AS1428.1 *Design for access and mobility* Clause 15.3.2 *Accessible sole occupancy unit* to 15.6 Circulation in an accessible sanitary facility Figure 50 2400mm X 2700mm) as one of the ensuite would require major alterations, additional costs for labour and fittings (Larger shower area, entry door, and circulation area for wheelchair users) with the loss of one ensuite area.
  - A ramp from the allotment boundary compliant with AS1428 Clause 10.3 Ramps to the steps onto veranda would be required to be in a zig zag pattern with 1: 14 incline ramps of over 50metres in length to give access in the non-snow season and the required handrails could be a safety hazard when covered, or partially covered, by snow.
- The "new building work" is proposed on a small percentage of the ensuite (Refurbishing a number of the ensuite to bedrooms rooms 1 to 8 of the 11) and renewing external cladding with an extension to managers room thus the "Affected part", under Disability (Access to Premises-Buildings) Standard-2010, Part 2.1 *Buildings to which standard apply* (1) (b) & (5) is triggered to require accessible path of travel through the "building" front door from the "new building work" however Disability (Access to Premises-Buildings) Standard-2010 Part 1.3 Objectives (a) and Part 4 *Exemptions and Concessions* Point 1 *Unjustifiable hardship* (3) (3) (a) (f) (g) (i) (j) as well as DDA Section 23 Access to Premises (2) (A) & (B) is applicable.

Summary;

It is demonstrated above the accessibility for people with disability cannot be achieved due to gradient and topography of site (excluding people with disability) and the "design and construction of premises" which activate both Disability (Access to Premises-Buildings) Standard-2010 Part 1.3 Objectives (a) and Part 4 *Exemptions and Concessions* Point 1 *Unjustifiable hardship* and DDA Section 23 Access to Premises (2) (A) & (B)

The requirement to upgrade accessibility under the NCC-2019 Volume 1 Part D3 Access for People with Disability or Disability (Access to Premises-Buildings) Standard-2010 but concessions are also available under Disability (Access to Premises-Buildings) Standard-2010 Part 1.3 Objectives (a) and Part 4 *Exemptions and Concessions* Point 1 *Unjustifiable hardship* thus it would be "unjustifiable" to require an accessible sanitary compartment or access to and within the building.

BCA/NCC-2019; Part D3 Access for People with disability

The BCA is referred to as a 'performance based' code, describing acceptable **Performance Requirements** that **buildings** and other structures throughout Australia must meet.

FUNCTIONAL STATEMENTS

DF1

A building is to provide, as far as is reasonable—

(a) safe; and

(b) equitable and dignified,

access for people to the services and facilities within.

D3.1 General building access requirements

Section D Access and egress

Performance Requirements

DP1 Access for people with a disability

Access must be provided, to the degree necessary, to enable—

(a) people to—

(i) approach the building from the road boundary and from any *accessible* carparking spaces associated with the building; and

(ii) approach the building from any *accessible* associated building; and

(iii) access work and public spaces, accommodation and facilities for personal hygiene; and

DP2 Safe movement to and within a building

So that people can move safely to and within a building, it must have—

(a) walking surfaces with safe gradients; and

(b) any doors installed to avoid the risk of occupants—

(i) having their egress impeded; or

(ii) being trapped in the building; and

(c) any stairways and ramps with—

(i) slip-resistant walking surfaces on—

(A) ramps; and

(B) stairway treads or near the edge of the nosing; and

(ii) suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and

(iii) suitable landings to avoid undue fatigue; and

(iv) landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction;

DV2 Access to and within a building

Compliance with DP1, DP2, DP6, EP3.4 and/or FP2.1, for access, is verified when it is determined that the proposed building provides an equivalent level of access as a reference building when using the following process:

(a) A performance-based design brief is completed to define the following:

(i) The occupant profile and *characteristics* based on the type and use of the building.

(ii) The appropriate method for determining the level of access.

DO1

The *Objective* of this Section is to—

(a) provide, as far as is reasonable, people with safe, equitable and dignified access to—

(i) a building; and

(ii) the services and facilities within a building; and

(b) safeguard occupants from illness or injury while evacuating in an emergency.

D3.1 General building access requirements

Table D3.1 Requirements for access for people with a disability

Class of building	Access requirements
Class 3 Common areas	From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— (a) to the entrance doorway of each *sole-occupancy unit*; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.
Sole-occupancy units	
If the building or group of buildings contain— 1 to 10 *sole-occupancy units* 11 to 40 *sole-occupancy units*	To and within— 1 *accessible sole-occupancy unit*. 2 *accessible sole-occupancy units*.

➢ Disability Discrimination Act 1992.

Part 3 Objects

The objects of this Act are:

(a) to **eliminate**, as **far as possible**, **discrimination** against persons on the ground of disability in the areas of:

(i) work, **accommodation**, education, **access to premises**, clubs and sport; and
(ii) the provision of goods, facilities, services and land; and
(iii) existing laws; and
(iv) the administration of Commonwealth laws and programs; and

(b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and

(c) to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

Part 23 Access to premises

Disability Discrimination Act 1992

Part 4 Interpretation

premises includes:

(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 referred to in paragraph (a) or (b)).

(1) It is unlawful for a person to discriminate against another person on the ground of the other person's disability or a disability of any of that other person's associates:

(a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether or payment or not); or
(b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or
(c) in relation to the provision of means of access to such premises; or
(d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or
(e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or
(f) by requiring the other person to leave such premises or cease to use such facilities.

(2) This section does not render it unlawful to discriminate against a person on the ground of the person's disability in relation to the provision of access to premises if:

(a) the premises are so designed or constructed as to be inaccessible to a person with a disability; and
(b) any alteration to the premises to provide such access would impose unjustifiable hardship on the person who would have to provide that access.

Part 25 Accommodation

(1) It is unlawful for a person, whether as principal or agent, to discriminate against another person on the ground of the other person's disability or a disability of any of that other person's associates:

(a) by refusing the other person's application for accommodation; or

(b) in the terms or conditions on which the accommodation is offered to the other person; or

(c) by deferring the other person's application for accommodation or according the other person a lower order of precedence in any list of applicants for that accommodation.

(2) It is unlawful for a person, whether as principal or agent, to discriminate against another person on the ground of the other person's disability or a disability of any of the other person's associates:

DIVISION 2-DISCIMINATION IN OTHER AREAS

SECTION 23 ACCESS TO PREMISES

(2) This section does not make it unlawful to discriminate against a person on the grounds of the persons disability in relation to the provision of access to premises if;

(A) the premises are so designed or constructed as to be inaccessible to a person with a disability; and

(B) any alteration to the premises to provide such access would impose *unjustifiable hardship* on the person who would have to provide that access

DDA;
PART 1 PRELIMENARY
SECTION 11 UNJUSTIFIABLE HARDSHIP

FOR THE PURPOSES OF THE ACT, IN DETERMINING WHAT CONSTITUTES ***UNJUSTIFIABLE HARDSHIP***, ALL RELEVANT CIRCUMSTANCES OF THE PARTICULAR CASE ARE TO BE TAKEN INTO ACCOUNT INCLUDING

(A)THE NATURE OF THE BENEFIT OR DETREMENT LIKELY TO ACRUE OR BE SUFFERED BY ANY PERSON CONCERNED and

(C) THE FINANCIAL CIRCUMSTANCES AND THE ESTIMATED AMOUNT OF EXPENDATURE REQUIRED TO BE MADE BY THE PERSON CLAIMING UNJUSTIFIABLE HARDSHIP

Disability (Access to Premises-Buildings) Standard-2010.

Purpose of the Premises Standards

4. The purpose of the Premises Standards is to provide:

- a nationally applicable set of provisions that detail what must be done to provide for non-discriminatory access to public buildings for people with disability

- the first and perhaps the most significant step in the development of consistent and uniform requirements for non-discriminatory building access — bringing together the access requirements under the DDA and building law, and

Premises Standards would harmonise the requirements of the Building Code and the Disability Discrimination Act in relation to access to buildings through incorporation of the Access Code into the Building Code. The Access Code forms Schedule 1 of the Premises Standards and contains its technical requirements.

Part 4 Exceptions and concessions

4.1 Unjustifiable hardship

(1) It is not unlawful for a person to fail to comply with a requirement of these Standards if, and to the extent that, compliance would impose unjustifiable hardship on the person.

(2) However, compliance is required to the maximum extent not involving unjustifiable hardship.

Example

While enlarging a lift may impose unjustifiable hardship, upgrading the lift controls panel to provide braille and tactile buttons may not.

(3) In determining whether compliance with a requirement of these Standards would involve unjustifiable hardship, all relevant circumstances of the particular case are to be taken into account, including the following:

(a) any additional capital, operating or other costs, or loss of revenue, that would be directly incurred by, or reasonably likely to result from, compliance with the requirement;

(b) any reductions in capital, operating or other costs, or increases in revenue, that would be directly achieved by, or reasonably likely to result from, compliance with the requirement;

(c) the extent to which the construction of the building has or will be financed by government funding;

(d) the extent to which the building:

(i) is used for public purposes; and

(ii) has a community function;

(e) the financial position of a person required to comply with these Standards;

(f) any effect that compliance with the requirement is reasonably likely to have on the financial viability of a person required to comply;

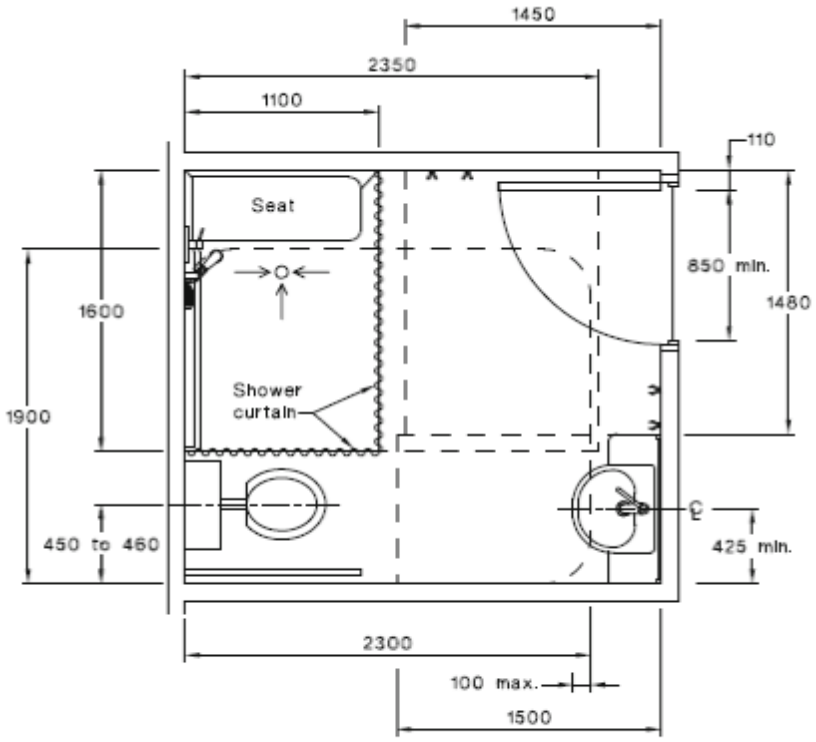
(g) any exceptional technical factors (such as the effect of load bearing elements on the structural integrity of the building) or geographic factors (such as gradient or topography), affecting a person's ability to comply with the requirement;

(h) financial, staffing, technical, information and other resources reasonably available to a person required to comply with these Standards, including any grants, tax concessions, subsidies or other external assistance provided or available;

(i) whether the cost of alterations to make a premises accessible is disproportionate to the value of the building, taking into consideration the improved value that would result from the alterations;

Yours sincerely

Peter Simpson
Accredited by,
Association of **C**onsultants in **A**ccess **A**ustralia
Accreditation No. 185.



DIMENSIONS IN MILLIMETRES

FIGURE 50 SANITARY COMPARTMENT SHOWING OVERLAP OF WASHBASIN FIXTURE INTO SHOWER CIRCULATION SPACE