



BCA Assessment Report for Development Application Approval.



Project: Alterations and Additions to Existing Lodge Berti's Mountain Inn Thredbo .

REPORT NO: 20001

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EXECUTIVE SUMMARY

The proposed alterations and additions to Berti's Mountain Inn have been assessed for compliance against Volume 1 of the 2019 National Construction Code. This report is provided for submission with Development Application (DA10114) to indicate the architectural plans provided are capable of compliance to the provisions of the building code.

As part of the development application approval, Clause 94 of the Environmental Planning and Assessment Regulations 2000 must also be considered by the consent authority.

Clause 94 requires the exits and fire separation to be considered if the measures contained in the building are; 1) inadequate to protect persons using the building, and facilitate their egress from the building or 2) to restrict the spread from fire to other buildings nearby.

Any performance solutions developed for the alterations and additions are to consider the requirements of clause 94 of the EPA regulations for the existing building.

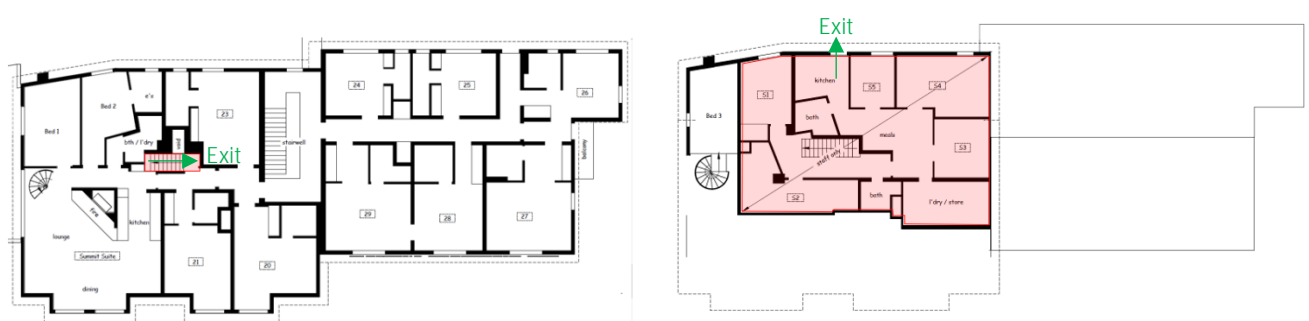
In 2015, the existing building was subject to a fire safety upgrade and a satisfactory statement was issued by the Department of Planning on 21 June 2016. Floor plans indicating egress paths for the existing building are provided in Appendix 2 and a copy of the completion statement is provided in Appendix 3.

The Department of Planning (Alpine Team) has also requested the staff accommodation area on the top floor of the building be included with this report for assessment.

The existing building is also currently subject to a separate development approval (DA10031) for the change of use of an existing lounge area to a residential apartment and massage spa room.

The entrance stair to the staff accommodation on the top floor of the building was also enclosed to create a separate suite of rooms for these occupants. A fire engineered performance solution prepared by Florian Fire consulting (Report No 402/10 Rev 8 dated 9th March 2020) was submitted to the department that also addresses egress from the existing building. (Excerpt from this report is provided in Appendix 4.)

Reference to the staff accommodation area is included in Appendix 1.



Staff accommodation Sole occupancy unit. (suite of rooms as defined in the BCA)

The recent internal repair works to the staff area, combined with the recommendations of the fire engineered solution prepared by Florian Fire consulting have made significant improvement to life safety for these occupants.



1. INTRODUCTION

Complete Certification Pty Ltd have been commissioned to undertake an assessment of the proposed development application architectural plans for the alterations and additions to Bert's Mountain Inn Thredbo, against the Deemed to Satisfy provisions of the Building Code of Australia 2019 (BCA).

If compliance with the deemed-to-satisfy provisions is not achievable or desirable, Performance Solutions could be further developed and verified by an appropriately qualified Fire Safety Engineer.

2. EXISTING DEVELOPMENT

Bernt's Mountain Inn is a 5 storey building containing class 3 accommodation and class 6 restaurants (parts). The building was constructed in two stages. The first stage of construction was the Southern wing the second stage was the Northern wing.



Site Location Map – Six Maps

COMMERCIAL IN CONFIDENCE

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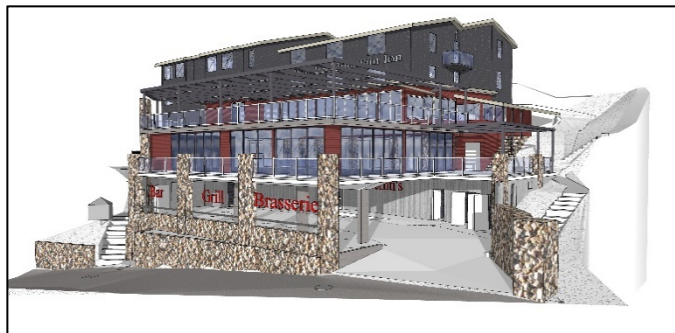
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External Photos



3D Perspectives



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 Michael Weigman Design Service

Drawing Title	Drawing No	Revision no	Dated
Perspective View			17/2/2020
Site Plan	1212-2		17/2/2020
Level 1 – Plan	1212-3		17/2/2020
Level 2 – Plan	1212-4		17/2/2020
Level 3 – Plan	1212-5		17/2/2020
Level 4 – Plan	1212-6		17/2/2020
Level 5 – Plan	1212-7		17/2/2020
Level 6 – Plan	1212-8		17/2/2020
Roof Plan	1212-9		17/2/2020
Front Elevation – Mowamba Place	1212-10		17/2/2020
North Elevation	1212-11		17/2/2020
West Elevation	1212-12		17/2/2020
East Elevation	1212-13		17/2/2020
South Elevation	1212-14		17/2/2020

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 building owner should be satisfied that their obligations under the DDA have been addressed.
- 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.
- 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.

8. LEGISLATIVE REQUIREMENTS:

The requirements of Clause 94 of the EPA Regulations are as follows;

Clause 94 - Environmental Planning and Assessment Regulation 2000

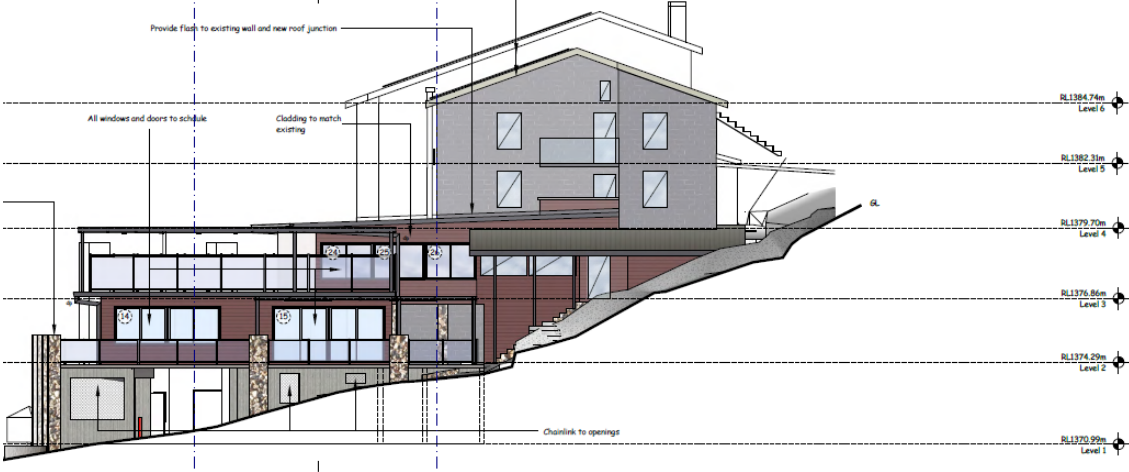
Consent authority may require buildings to be upgraded

- (1) *This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where-*
 - (a) *The proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or*
 - (b) *the measures contained in the building are inadequate—*
 - (i) *to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
 - (ii) *to restrict the spread of fire from the building to other buildings nearby.*
- (2) *In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.*
- (3) *The matters prescribed by this clause are prescribed for the purposes of section 4.15(1)(a)(iv) of the Act.*



9. CLASSIFICATION

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 Class 6: Restaurant/bar Class 6: Restaurant (part) – External deck. Class 7a Carpark
Rise in Storeys:	5 (as per C1.2 of BCA)
Type of Construction:	Type A (as per C2.2 of BCA)
Effective Height:	<ul style="list-style-type: none"> • 14.7m for Existing Building (RL1384.7 - RL1370.99) • 5.87m for Proposed Addition (RL1376.86- RL1370.99)
	
Gross floor areas & volume	Does not exceed limits set by table C2.2 for Type A construction. Class 6 & 7 -5000m ² / 30000m ³ .



10. CLAUSE-BY-CLAUSE BCA ASSESSMENT OF THE PROPOSED ADDITIONS

KEY	REFERENCE
Capable of Compliance to DTS / Compliance to be verified for CC.	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 did 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

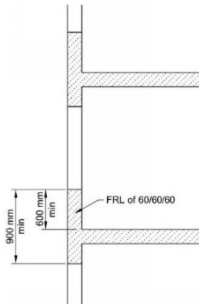
CLAUSE	REFERENCE	COMMENT
SECTION A	GENERAL PROVISIONS	
Part A3.1	Principles of Classification	Noted
Part A3.2	Classification	Class 3, 6, 7a
Part A3.3	Multiple Classifications	Noted

SECTION B	STRUCTURE	
<i>Part B1</i>	<i>Structural Provisions</i>	
B1.2	Determination of Individual actions	Noted In order to determine compliance with this clause, a structural engineer will be engaged to verify that the building structure is adequate having regard to the proposed loads imposed.
B1.4	Materials & Forms of Construction	Noted In order to determine compliance with this clause, a structural engineer will be engaged to verify that the building structure is adequate having regard to the loads imposed.

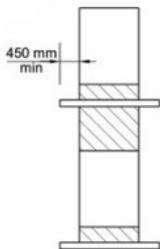


SECTION C		FIRE RESISTANCE
Part C1		Fire Resistance and Stability
C1.1 – Type of construction required	The minimum type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1.	Noted Refer to specification C1.1 for schedule of FRL's for Type A Construction.
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	Noted The building contains a RIS of Five (5).
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
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.	Noted
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.	Not Applicable
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
C1.7 - Open 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
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 utilised for the fire separating walls are to be compliant to the requirements of this clause.
C1.9 – Non-Combustible Building Elements	This clause identifies the building elements in buildings of Type A & B Construction which are required to be non-combustible. Notwithstanding, some building elements although being combustible may be used where non combustible elements are required including: <ul style="list-style-type: none"> • Plasterboard, • Perforated Gypsum lath with normal paper finish, • Fibre- reinforced cement sheeting 	Noted The DA architectural plans indicate the proposed addition will be predominately concrete construction. Structural engineers design and FRLs to be provided for the construction certificate approval.
C1.10 - Early Fire Hazard Properties	The fire hazard properties of the following linings, materials and assemblies in a Class 2 to 9 building must comply with Specification C1.10 and the additional requirements of the NSW Provisions of the Code. Any floor, wall or ceiling lining must comply with the specific provisions of Specification C1.10 & C1.10a.	Capable of Compliance to DTS /Compliance to be verified for CC. Any new carpets, floor and wall linings to be certified to comply with Spec C1.10a. - Floor linings & floor coverings - Wall linings and ceiling linings Test reports to be provided demonstrating compliance for construction approval.
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	<i>Repealed</i>	



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.	Not Applicable
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.	Noted. For Type A Construction, the external wall and its attachments must be of non-combustible construction. Any attachments are to demonstrate compliance for construction approval.
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 for Type A construction for the Class 6 & 7 part.
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
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
C2.6 Vertical separation of openings in external Walls	<p>In a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by and horizontal or vertical spandrel with an FRL of 60/60/60, and for the purposes of C2.6, window or other opening means that part of the external wall of a building that does not have an FRL of 60/60/60 or greater.</p> <p>Vertical spandrel - They are protected with a 900mm high (FRL 60/60/60) spandrel extending at least 600mm above the separating slab (as per below), or</p> 	Capable of Compliance to DTS /Compliance to be verified for CC. The architectural plans indicate compliance can be achieved. Compliance to be verified on construction certificate plans.



	<p>Horizontal projecting slab - They are provided with a 1.1m horizontal projection (FRL 60/60/60) also extending at least 450mm either side of the opening.</p> 	
C2.7 - Separation by fire walls	<p>C2.7(a) sets out the requirements for the construction of fire walls that are to provide the separation of buildings.</p> <p>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.</p>	<p>Noted. The proposed additions are within the compartment size requirements of C2.2</p>
C2.8 – Separation of Classifications in the Same Storey	<p>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.</p> <p>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),</p>	<p>Capable of Compliance to DTS /Compliance to be verified for CC. Refer to specification C1.1 for schedule of FRL's for Type A Construction. CC plans to demonstrate BCA DTS compliance. FRL's are to be indicated on the construction certificate plans.</p>
C2.9 – Separation of Classifications in different Storeys	<p>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.</p>	<p>Capable of Compliance to DTS /Compliance to be verified for CC. Refer to specification C1.1 for schedule of FRL's for Type A Construction. CC plans to demonstrate BCA DTS compliance. FRL's are to be indicated on the construction certificate plans.</p>
C2.10 - Separation of lift shafts	<p>This clause applies to all classes of buildings and specifies the protection requirements for openings for lift shafts and lift landing doors.</p>	<p>Capable of Compliance to DTS /Compliance to be verified for CC. The lift is to be enclosed in a fire separated shaft. Refer to specification C1.1 for schedule of FRL's for Type A Construction. The CC plans to demonstrate BCA DTS compliance. FRL's are to be indicated on the construction certificate plans.</p>
C2.11 Stairways and Lifts in one shaft	<p>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.</p>	<p>Not Applicable No stairways located in the same shaft as a lift.</p>
C2.12 - Separation of equipment	<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>



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.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
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 to proposed additions.

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 – (a) If the distance between the opening and the fire-source feature to which it is exposed is less than – (i) 3 m from a side or rear boundary of the allotment; or (ii) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or (iii) 6 m from another building on the allotment that is not a Class 10, be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally; and (b) If the required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand.	Compliance to be verified for CC. Openings to the carpark within 3m of the property boundary and less than 6m from the far side of Mowamba Place are to demonstrate compliance with BCA C3.4 or addressed as part of a fire engineered performance solution at Construction Certificate stage.
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.	Capable of Compliance to DTS /Compliance to be verified for CC.
C3.4 - Acceptable Methods of Protection	Where protection is required, doorways, windows and other openings must be protected as follows: • Windows – -Internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or -/60/- automatic closing fire shutters.	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.	Noted The development application architectural plans do not propose separation with fire walls.
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



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 additions do not propose a fire isolated exit. The
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.
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 35000mm ²	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
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.	Not Applicable. This clause is not applicable to the proposed alterations/additions.
C3.12 - Openings in floors and Ceilings for services	Penetrations through certain floors and ceilings in buildings of Type A Construction must be protected to limit the spread of fire though openings in these building elements.	Capable of Compliance to DTS /Compliance to be verified for CC. Service penetrations through the fire rated floors and ceilings are to be protected to limit the spread of fire. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans.
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).	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans.
C3.14	<i>Repealed</i>	
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.	Capable of Compliance to DTS /Compliance to be verified for CC. Service penetrations through the fire walls floors are to be protected to limit the spread of fire. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans.
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
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SPECIFICATION C1.1 – FIRE RESISTING CONSTRUCTION

2.1	Exposure to fire source feature	Noted	
2.2	Fire protection for a support of another part	✓	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	✓	Lintel to achieve same FRL as the wall
2.4	Attachments not to impair fire resistance	✓	Attachments to exterior of building required to comply with Spec 1.10a for fire hazard properties.
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	NA	Concession noted but NA
2.6	Mezzanine Floors: Concession	NA	Concession noted but NA
2.7	Enclosure of shafts	✓	Details required prior to CC
2.8	Car parks in Class 2 and 3 buildings	NA	Concession noted but NA
2.9	Residential care buildings	NA	Concession noted but NA

3.0 TYPE A CONSTRUCTION

3.1(a)	Fire resistance of building elements	Noted	Refer table 3 extract below.
3.1(b)	*****		BCA clause not used.
3.1(c)	Internal walls required to have an FRL	Noted	Must extend to underside of ceiling with RISF or roof with FRL.
3.1(d)	Load-bearing internal walls or fire walls.	Noted	Required to be of concrete or masonry.
3.1(e)	*****		BCA Clause not used.
3.1(f)	FRL's to internal and external columns	NA	No internal columns within 1.5m of a window exposed to FSF.



Specifications				
Table 3 Type A construction: FRL of building elements				
Building element	Class of building — FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For <i>loadbearing</i> parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 60	120/ 90/ 90	180/180/120	240/240/180
3 m or more	90/ 60/ 30	120/ 60/ 30	180/120/ 90	240/180/ 90
For non- <i>loadbearing</i> parts—				
less than 1.5 m	-/ 90/ 90	-/120/120	-/180/180	-/240/240
1.5 to less than 3 m	-/ 60/ 60	-/ 90/ 90	-/180/120	-/240/180
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-
EXTERNAL COLUMN not incorporated in an <i>external wall</i> —				
For <i>loadbearing</i> columns—	90/-/-	120/-/-	180/-/-	240/-/-
For non- <i>loadbearing</i> columns—	-/-/-	-/-/-	-/-/-	-/-/-
COMMON WALLS and FIRE WALLS —	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS —				
<i>Fire-resisting</i> lift and stair <i>shafts</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Non- <i>loadbearing</i>	-/ 90/ 90	-/120/120	-/120/120	-/120/120
Bounding <i>public corridors</i> , public lobbies and the like—				
<i>Loadbearing</i>	90/ 90/ 90	120/-/-	180/-/-	240/-/-
Non- <i>loadbearing</i>	-/ 60/ 60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/-/-	180/-/-	240/-/-
Non- <i>loadbearing</i>	-/ 60/ 60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion—				
<i>Loadbearing</i>	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
Non- <i>loadbearing</i>	-/ 90/ 90	-/ 90/ 90	-/120/120	-/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS —				
FLOORS	90/ 90/ 90	120/120/120	180/180/180	240/240/240
ROOFS	90/ 60/ 30	120/ 60/ 30	180/ 60/ 30	240/ 90/ 60
3.2 Concession for floors	Noted			
3.3 Floor Loading of Class	Noted			
3.4 Roof superimposed on concrete slab: concession,	Noted			
3.5 Roof Concession	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px; color: red; font-weight: bold;">DARE ISSUE</div>  </div> <p>This clause permits the ceiling below the new roofs to the restaurant additions on level 3 to be provided with a resistance to the incipient spread of fire to the roof space of not less than 60 minutes in lieu of the requirement of the roof structure to achieve an FRL of 180/60/30.</p>			
3.6 Roof Lights	No roof lights proposed			
3.7 Internal Columns and walls: concession	Noted Internal columns and walls, the storey immediately below the roof may be lowered to FRL60/60/60			
3.8 Open spectator stands and indoor sports stadiums: concession	Not applicable			



3.9 Carparks	Noted. Details demonstrating compliance with this clause may be incorporated into the construction certificate plans / specification.
3.10 Class 2 & 3 buildings: concession	Noted. Details demonstrating compliance with this clause may be incorporated into the construction certificate plans / specification.

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.	Compliance to be verified for CC. 2 exits are indicated on the development application architectural plans. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans or addressed as part of a fire engineered performance solution.
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. Class 9b – every stairway must be fire isolated if it connects more than 2 consecutive storeys. Concessions apply to inclusion of an additional storey, or sprinklers, as per the above.	Not Applicable. A class 3 building must not connect more than 2 consecutive storeys. The development application architectural plans propose a stair connecting the carpark to the reception area that does not connect more 2 floors.
D1.4 - Exit Travel Distances	<ul style="list-style-type: none"> - Clause specifies the permitted travel distances allowable from Class 2 to Class 9 buildings - Maximum 20m to an exit or 20m to a point of choice between alternative exits. Maximum distance to one of those exits is 40m. - Notwithstanding the above in a Class 5 or 6 part, the distance to a single exit serving a tenancy or storey which opens to open space may be increased to 30m. 	Compliance to be verified for CC. Travel distances demonstrating compliance are to be demonstrated on the construction certificate plans or addressed as part of a fire engineered performance solution.
D1.5 Distances between alternative exits	Exits required as alternative exits must be – <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> - not less than 9m apart; and - not more than – <ul style="list-style-type: none"> • in a Class 2 or 3 building - 45m apart; or • In a Class 9a health-care building, if such required exit serves a patient care area – 45m apart; or • <u>In all other cases</u>, i.e. the non-patient care areas – 60m apart. • Located so that the alternative paths of travel do not converge such that they become less than 6m apart. 	Capable of Compliance to DTS /Compliance to be verified for CC. Exits to be nominated on the construction certificate plans and comply to the requirements of this clause.



<p>D1.6 Dimensions of exits</p>	<p>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.</p> <p>For a Class 5 or 6 building, the following exits dimensions are required:</p> <ul style="list-style-type: none"> • Doorways – unobstructed width of not less than 850mm, whilst the door height must be not less than 1980mm. • Corridors – Exits or paths of travel leading to an exit must achieve a minimum unobstructed width of not less than 1m. 	<p>Compliance to be verified for CC.</p> <p>Population numbers to be verified for CC.</p> <p>Exit door widths are to be demonstrated on the construction certificate plans or addressed as part of a fire engineered performance solution.</p>
<p>D1.7 Travel via Fire Isolated Exits</p>	<p>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.</p> <p>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 right angles to the path of travel, that part of the wall must have –</p> <ul style="list-style-type: none"> • 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. 	<p>Not Applicable</p>
<p>D1.8 External stairways in lieu of fire-isolated exits</p>	<p>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).</p>	<p>Not Applicable</p>
<p>D1.9 Travel by non fire isolated stairways or ramps</p>	<p>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.</p> <p>Upon discharge of a non-fire isolated stairway, the distance from the door leading to open space from the stair is 20m (or 40m to one of 2 such doorways if travel to each of them from the stair or ramp is in opposite directions).</p>	<p>Not Applicable</p>
<p>D1.10 Discharge from exits</p>	<p>An exit must not be blocked at the point of discharge. Barriers such as bollards must be installed to prevent vehicles from blocking the discharge from exits.</p> <p>This clause also provides the methods of construction, location and separation, at exit discharge points for all building classes.</p> <p>The intent of this clause is to provide safe discharge from an exit to a road or open space.</p>	<p>Compliance to be verified for CC.</p> <p>Paths of travel to the from exits area are to be provided with a compliant ramp or stair.</p> <p>Compliance is to be demonstrated on the construction certificate plans or addressed as part of a fire engineered performance solution.</p>



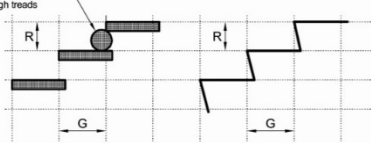
D1.11 Horizontal Exits	<p>Horizontal exits must not be counted as required exits between sole-occupancy units or in an early childhood centre, primary or secondary school.</p> <p>Horizontal exits may be counted as required exits in Class 9a-health care building or a Class 9c aged care building if the path of travel from a fire compartment leads by one or more horizontal exits directly into another fire compartment which has at least one required exit which is not a horizontal exit.</p> <p>In addition, horizontal exits must have a clear area on the side of the fire wall to which occupants are evacuating, to accommodate the total number of persons serviced by the horizontal exit of not less than 2.5m² per patient.</p>	<p>Not applicable No horizontal exits proposed.</p>
D1.12 Non Required Stairways, Ramps and Escalators	<p>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.</p> <p>A non-required stairway cannot be used to connect patient care areas in a class 9a building or resident use areas in a class 9c building.</p>	Not Applicable
D1.13 Number of persons accommodated	<p>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.</p>	Population numbers to be verified for CC.
D1.14 Measurement of distances	<p>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.</p>	Noted
D1.15 Method of measurement	<p>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.</p>	Noted
D1.16 Plant rooms & lift motor rooms Concession	<p>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.</p>	Not Applicable
D1.17 Access to Lifts Pits	<p>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.</p>	Not Applicable

PART D2	Construction of Exits	
D2.1 Application of Part	<p>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.</p>	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
D2.3 Non-Fire Isolated stairways and ramps	This clause requires that required non-fire-isolated stairways and ramps must be either constructed in accordance with D2.2 or the alternative options set out in D2.3(a) to (c).	
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
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
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.	Capable of Compliance to DTS /Compliance to be verified for CC. 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.	Not Applicable Development application architectural plans do not identify any enclosures under stairs or ramps.
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 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
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 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 The development application architectural plans do not propose using a roof as open space.																											
D2.13 Goings and risers	<p>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.</p> <table border="1" data-bbox="440 510 967 600"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Riser (R)</th> <th colspan="2">Going (G) ⁽²⁾</th> <th colspan="2">Quantity (2R+G)</th> </tr> <tr> <th>Max</th> <th>Min</th> <th>Max</th> <th>Min</th> <th>Max</th> <th>Min</th> </tr> </thead> <tbody> <tr> <td>Public stairways</td> <td>190</td> <td>115</td> <td>355</td> <td>250</td> <td>700</td> <td>550</td> </tr> <tr> <td>Private stairways⁽¹⁾</td> <td>190</td> <td>115</td> <td>355</td> <td>240</td> <td>700</td> <td>550</td> </tr> </tbody> </table> <p>125 mm sphere must not pass through treads</p> 		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	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
	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																							
D2.14 Landings	<p>The dimensions and gradients of landings in stairways are set out in this clause; for example:</p> <ul style="list-style-type: none"> 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 border="1" data-bbox="448 1167 967 1330"> <thead> <tr> <th rowspan="2">Application</th> <th colspan="2">Surface conditions</th> </tr> <tr> <th>Dry</th> <th>Wet</th> </tr> </thead> <tbody> <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> </tbody> </table>	Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.										
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Nosing or landing edge strip	P3	P4																											
D2.15 Thresholds	<p>The threshold of a doorway must not:</p> <ul style="list-style-type: none"> 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. 	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification. The development application architectural plans do not indicate steps in the doorway thresholds.																											
D2.16 Balustrades	This clause details where balustrades are required to be provided and sets out in specific detail the construction requirements.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.																											
D2.17 Handrails	This Clause sets out the requirements regarding the location, spacing and extent of handrails required to be installed in buildings.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans.																											



D2.18 Fixed platforms, walkways stairways and ladders	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	Not Applicable
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.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
D2.20 Swinging doors	A swinging door in a required exit or forming part of a required exit <i>must swing in the direction of egress and must not otherwise impede egress</i> . A door swinging into a fire isolated exit must not encroach more than 500mm into the required exit width and not more than 100mm when fully open. In addition, a door is required to swing in the direction of egress where it opens to a fire isolated stairway / external stairway, or the final discharge door to open space where the tenancy exceeds 200m ² .	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification. Clause G4.3 to be applied.
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. Where fitted with a fail-safe device which automatically unlocks the door upon the activation of a sprinkler system or detection system, the above need not apply.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
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.
D2.23 Signs on doors	This clause requires the use of signs to alert persons that the operation of fire doors and doors discharging from fire isolated exits, must not be impaired and must be installed where they can be readily seen.	Not applicable
D2.24 Protection of Openable Windows	This clause relates to the restriction of openings to windows in a Class 2, 3, 4 & 9b building where the floor below the window is 2m or more above the surface below.	Not Applicable to the proposed alterations and additions
D2.25 Timber Stairways - Concession	This clause relates to the concession applied to timber stairways where the building is sprinkler protected	Not Applicable. Timber stair not indicated on architectural plans.



PART D3 Access for People with a Disability		
D3.0 DTS Provisions		Noted
D3.1 General access requirements	Access to the class 6 parts to be to and within the all areas normally used by the occupants.	The development application architectural plans indicate a lift will be provided to service the additions to the existing building. An access report has also been provided with the development approval.
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.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
D3.3 Parts of the building to be accessible	Stairs, ramps, accessways and passenger lifts are to comply to AS1428.1	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
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.	1 accessible parking space is proposed.
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	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
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		
<i>Part E1 Fire Fighting Equipment</i>		
E1.1	Left Blank	
E1.2	Left Blank	
E1.3 Fire Hydrants	A fire hydrant system must be provided to serve a building having a total floor area greater than 500m ² and where a fire brigade is available to attend a building fire, installed in accordance with the provisions of AS2419.1-2005	Compliance to be verified for CC A Hydraulic Consultant is to be engaged to check, coverage, pressure and flow rates from the available hydrants for the construction certificate approval. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.



E1.4 Fire Hose Reels	<p>This clause requires that the fire hose reel system must be installed in accordance with AS 2441.12005 and sets out the detail for location and uses of fire hose reels</p> <p>A fire hose reel system must be provided to serve a building where one or more internal fire hydrants are installed or in a building with a floor area greater than 500m²</p> <p>Where system coverage is not achieved by the above, additional FHR may be located in paths of travel to an exit.</p>	<p>Compliance to be verified for CC</p> <p>A Hydraulic Consultant is to be engaged to check, coverage, pressure and flow rates from the available fire hose reels for the construction certificate approval.</p> <p>Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>
E1.5 Sprinklers	<p>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.</p>	<p>Compliance to be verified for CC</p> <p>Table E1.5 requires a sprinkler system to be provided throughout the whole building, including any part of another class, if the building has a rise in storeys of 4 or more. A sprinkler system is to be provided throughout the building or a fire engineered performance solution is to be developed at the construction certificate stage.</p>
E1.6 Portable Fire Extinguishers	<p>Portable fire extinguishers must be provided as listed in Table E1.6 and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444</p>	<p>Capable of Compliance to DTS /Compliance to be verified for CC.</p> <p>The location, distribution and type of fire extinguishers to comply with the requirements of AS2444.</p>
E1.7	<i>Left blank</i>	
E1.8 Fire Control Centres	<p>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.</p>	Not Applicable
E1.9 Fire precautions during construction	<p>In buildings under construction at least one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to a required exit and if the building has reached an effective height of 12m the required hydrant and hose reel systems must be installed, as set out in (b)(ii) and be operational and any required booster connections must be installed</p>	Noted
E1.10 Provisions for Special Hazards	<p>Suitable provision must be made if special problems of fire fighting could arise because of;</p> <p>(a) The nature or quantity of materials stored, displayed or used in a building on the allotment; or</p> <p>(b) The location of the building in relation to a water supply for fire fighting purposes.</p>	Not applicable

Part E2	Smoke Hazard Management	
E2.1 Application of Part	<p>(a) The Deemed-to-Satisfy Provisions of this Part do not apply to any open deck carpark or open spectator stand.</p> <p>(b) The smoke exhaust and smoke-and-heat vent provisions of this part do not apply to any area not used by occupants for an extended period of time such as a storeroom with a floor area of less than 30m², sanitary compartment, plant room or the like.</p>	Noted



E2.2 General requirements for smoke hazard management (including Tables E2.2a & E2.2b)	<p>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.</p> <p>The details relating to the installation and operation of the applicable systems are set out in Specifications E2.2a, E2.2b and E2.2c.</p>	<p>Capable of Compliance to DTS /Compliance to be verified for CC. AS1670.1-2015 smoke detection system to be provided to the additions.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans.</p>
E2.3 – Provision for Special Hazards	<p>Additional smoke hazard management measures may be necessary due to the nature of a buildings special characteristic, its use, the nature of materials being stored in them and special mix of classifications.</p> <p>Where the building or part is provided with a mechanical air handling system, the mechanical air handling system will be required to automatically shut down on the activation of any smoke detection system or any other fire alarm system. Note: the above provisions do not relate to the following:</p> <ul style="list-style-type: none"> • Non ducted individual room units with a capacity not more than 1000l/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 11 of AS/NZS 1668.1. 	<p>Noted</p> <p>The mechanical ventilation contained in the existing class 3 part has been provided with automatic shutdown as part of the previous fire safety upgrade to the building.</p>

Part E3	Lift Installations	
E3.1	<i>Left blank</i>	
E3.2 Stretcher Facilities in Lifts	<p>Stretcher facilities, complying with this clause, must be provided in lifts in at least one emergency lift as required by E3.4 or in a storey above an effective height of 12m.</p> <p>A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level.</p>	<p>Not Applicable</p> <p>The lift does not service a part of the building with an effective height above 12m.</p>
E3.3 Warning against use of lifts in fire	<p>Warning signs required to be provided must be displayed where they can be readily seen and must comply with the details and dimensions of</p>	<p>Noted</p>
E3.4 Emergency Lifts	<p>An emergency lift (complying with AS1735.2 or Appendix A of AS1735.1) must be installed in: A building exceeds 25m in effective height; and</p> <p>A class 9a building which has patient care areas located on a level that does not have direct egress to a road or open space.</p>	<p>Not Applicable</p>
E3.5 Landings	<p>Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Part D.</p>	<p>Capable of Compliance to DTS /Compliance to be verified for CC.</p> <p>Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.</p>



E3.6 Passenger lifts	In an accessible building, every passenger lift must be one of the types identified in Table E3.6a, have accessible features in accordance with Table E3.6b and not rely on a constant pressure device for its operation if the lift car is fully enclosed.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
E3.7 Fire service controls	In passenger lifts designed in accordance with AS 1735 Parts 1 and 2, all lift cars serving any storey above an effective height of 12m must be provided with fire service controls.	The lift does not service part of the building with an effective height of more than 12m
E3.8 Aged Care Buildings	Where residents in an aged care building are on levels which do not have direct access to a road or open space a building must be provided with either at least one lift to accommodate a stretcher in accordance with E3.2(b) or a ramp in accordance with AS1428.1 and the ramp must discharge to a level providing direct access to a road or open space	Not Applicable
E3.9 Fire Service recall switch	This Clause looks at the specific requirements relating to Fire service control switches and the need for operation.	Not Applicable
E3.10 Lift car drive recall switch	This clause identifies the requirements for the position and location of a service drive control switch.	Not Applicable

Part E4		Emergency Lighting, Exit Signage and Warning Systems
E4.1	<i>Repealed</i>	
E4.2 Emergency Lighting	This clause details when emergency lighting must be installed in Class 2 to 9 buildings.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
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.	Capable of Compliance to DTS /Compliance to be verified for CC.
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 from a building. Sub-clauses (a) to (d) set out the situations where exit signs are required to be installed	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
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.	Capable of Compliance to DTS /Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
E4.7 Class 2 & 3 Buildings and Class 4 parts exemptions.	This clause grants an exemption for Class 2, 3 and Class 4 parts of buildings from the need to comply with E4.5 if the provisions of sub-clauses (a) & (b) are complied with.	Noted



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

Part F2 - SANITARY & OTHER FACILITIES

F2.0 DTS Provisions	Noted
F2.1 Facilities in residential buildings	Not a residential building.
F2.2 Calculation of number of occupants and facilities.	Number of occupants to be confirmed for construction approval.
F2.3 Facilities in Class 3 to 9 Buildings, Table F2.3	Number of occupants to be confirmed for construction approval. Compliant number of facilities are to be demonstrated on the construction certificate plans or addressed as part of a performance solution.
F2.4 Facilities for people with disabilities	Facilities are to be constructed to comply to AS1428.1 Compliant number of facilities are to be demonstrated on the construction certificate plans or addressed as part of a performance solution.
F2.5 Construction of sanitary compartments	Noted
F2.6 Interpretation: urinals and wash basins	Noted
F2.7 NSW Warm water installations	Hot water, warm water and cooling water systems to be installed in accordance with AS 3666.1.
F2.8 Waste Management	Not a class 9a or 9c building.
F2.9 Accessible adult change facilities	Not applicable
F3.0 Deemed-to-Satisfy Provisions	Noted
F3.1 Height of rooms	Rooms have sufficient height
F4.0 Deemed-to-Satisfy Provisions	Noted
F4.1 Provision of Natural light	Noted Proposed additions are not a class 3,4,9a or 9c
F4.2 Methods and extent of natural lighting	Noted
F4.3 Natural light borrowed from adjoining room	Noted
F4.4 Artificial lighting	Artificial lighting to be designed and installed in accordance with AS 1680.0.
F4.5 Ventilation of rooms	DA Architectural plans indicate natural ventilation provided.
F4.6 Natural ventilation	DA Architectural plans indicate natural ventilation provided.
F4.7 Ventilation borrowed from adjoining rooms	Noted
F4.8 Restriction on position of water closets and urinals	Compliance to be indicated on construction certificate plans.
F4.9 Airlocks	Not required if mechanical ventilation provided.



F4.10 *****	Repealed
F4.11 Car parks	Capable of Compliance to DTS /Compliance to be verified for CC. 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. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.
F4.12 Kitchen local exhaust ventilation	Capable of Compliance to DTS /Compliance to be verified for CC. The commercial kitchens are to be provided with a kitchen exhaust hood compliant to AS1662.1 and AS1668.2. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.

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	Architectural plans indicate 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.	Capable of compliance / Compliance to be verified for CC. Emergency lighting to be provided to external exit doors. 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;	Compliance to be verified for CC. Compliance is to be demonstrated on the construction certificate plans or addressed as part of a fire engineered performance solution.	
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.	Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification.	
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.	Capable of compliance / Compliance to be verified for CC. Details demonstrating compliance with this clause to be incorporated into the construction certificate plans/ specification	
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.	Details demonstrating compliance with this clause to be incorporated into the construction certificate plans / specification	



Matthew Stewart
A1 Accredited Building Certifier
April 2020



APPENDIX 1 – STAFF ACCOMMODATION SOU

The existing building is also subject to a separate development approval (DA10031) for the change of use of an existing lounge area to a residential apartment and massage spa room. The entrance stair to the staff accommodation on the top floor of the building was also enclosed to create a **separate suite of rooms** for these occupants.

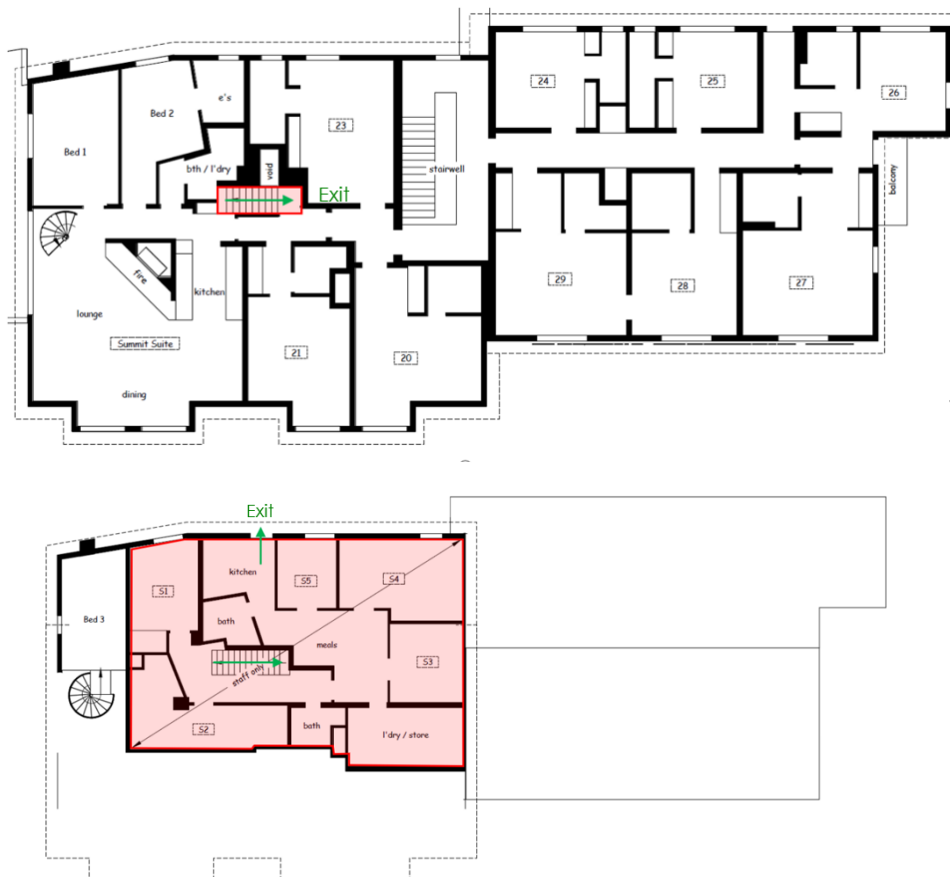
A fire engineered performance solution prepared by Florian Fire consulting (Report No 402/10 Rev 8 dated 9th March 2020) was submitted to the department that also addresses egress from the existing building. Including the egress from the staff accommodation area.

Enclosing the entrance stair creates a separate suite of rooms for the staff as defined from the BCA below.

Sole Occupancy Unit

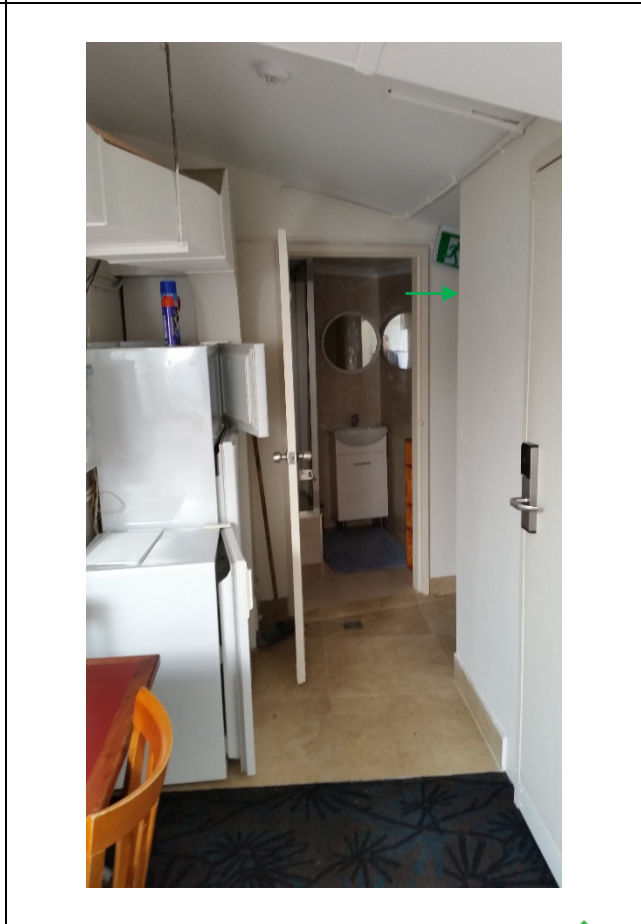
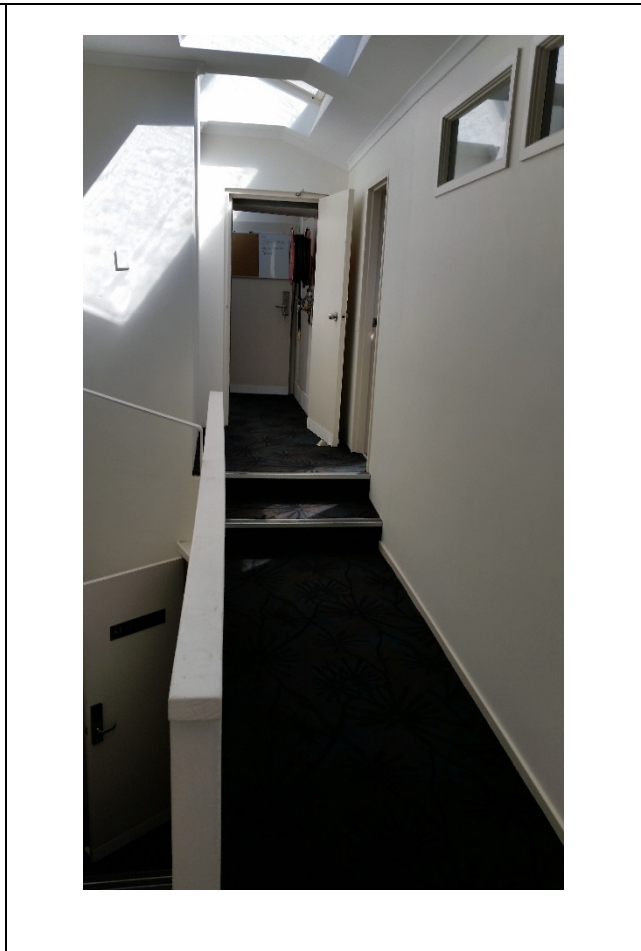
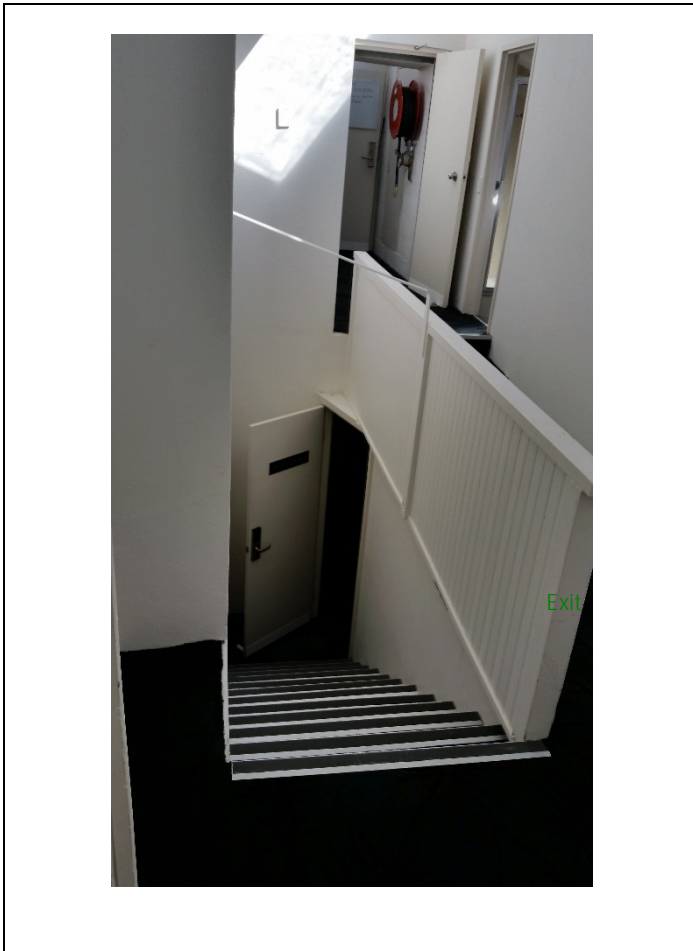
Sole-occupancy unit means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes-

- (a) a dwelling; or
- (b) **a room or suite of rooms in a Class 3 building which includes sleeping facilities: or**
- (c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building; or
- (d) a room or suite of associated rooms in a Class 9c building, which includes sleeping facilities and any area for the exclusive use of a resident.

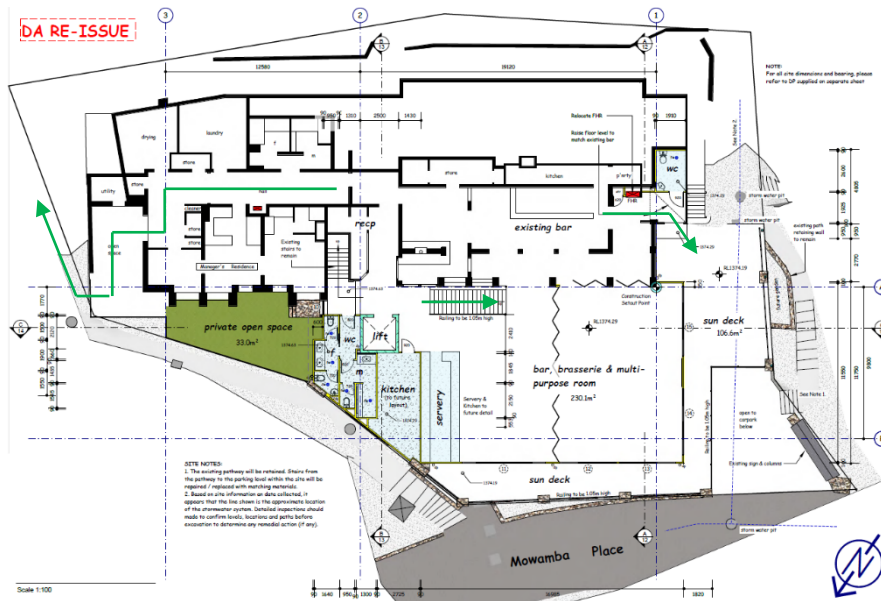


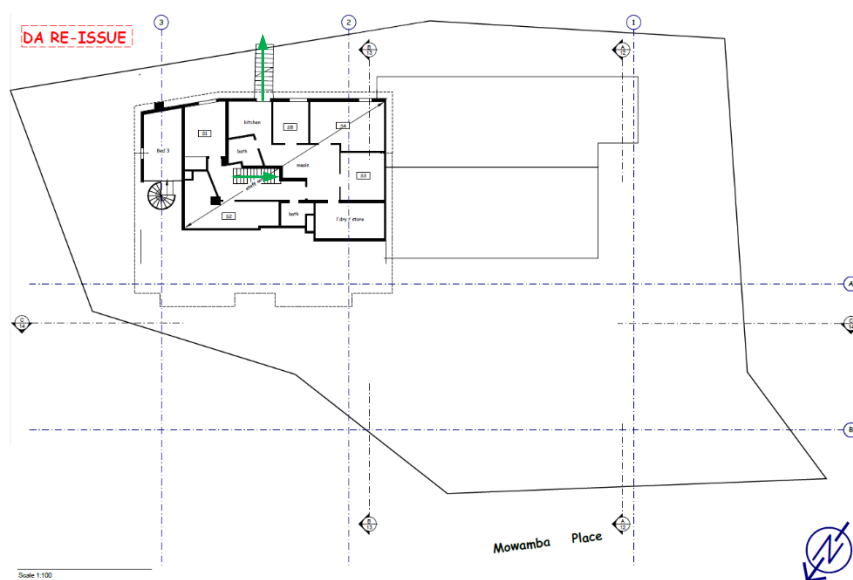
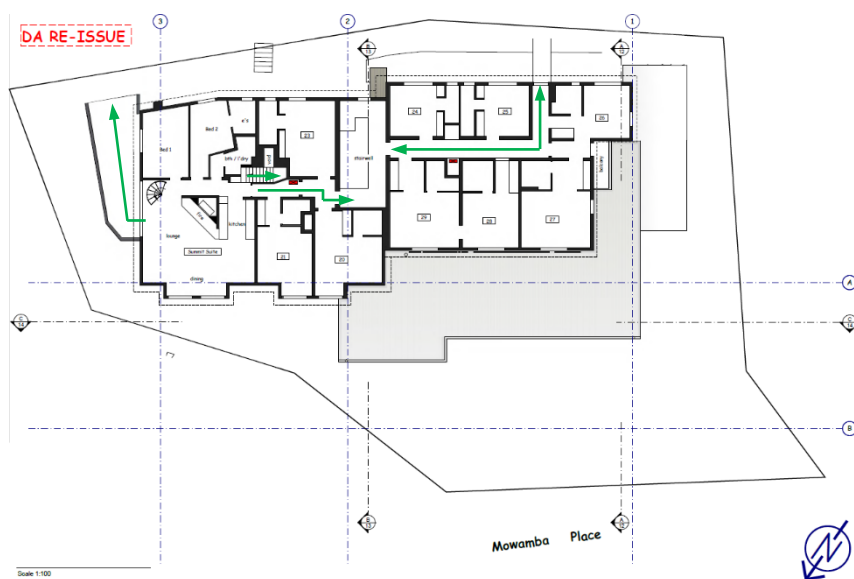
The recent internal repair works to the staff area as shown in the photos below, combined with the recommendations of the fire engineered solution prepared by Florian Fire consulting have made significant improvement to the life safety of these occupants.





APPENDIX 2 – EGRESS PATHS FROM EXISTING BUILDING





APPENDIX 3 – COMPLETION STATEMENT – 2016 FIRE SAFETY UPGRADE



Contact: Greg Cooney
 Phone: 02 6456 1733
 Fax: 02 6456 1736
 Email: Greg.Cooney@planning.nsw.gov.au

21 June 2016

Our ref: 15/09127

Harvton Pty Ltd
 T & D Gregorski
 Bernti's Mountain Lodge
 PO Box 87
 THREDBO NSW 2625

(email: reservations@berntis.com.au)

Dear Mr T & Mrs D Gregorski

**Re: Order No 6 – Fire Safety Upgrade
 Bernti's Mountain Lodge, Lot 817 DP 1119757 Mowamba Place, Thredbo,
 Kosciuszko National Park, NSW**

I am writing to confirm that the terms specified in the above Order issued by the Department on 23 June 2015 have been complied with.

I thank you for your attention to this matter.

If you have any enquiries in relation to this matter, please contact Greg Cooney, Senior Building Surveyor on 6456 1733.

Yours sincerely



Daniel James
Team Leader
Alpine Resorts Team

cc Andrew Harrigan
 Property Manager
 Kosciuszko Thredbo Pty Ltd

Karen Field
 Team Leader
 National Parks and Wildlife Service

Matt@completecertification.com.au

Department of Planning & Environment, Alpine Resorts Team,
 Shop 5A, 19 Snowy River Ave (PO Box 36), Jindabyne NSW 2627
 T 02 6456 1733 F 02 6456 1736 Website: planning.nsw.gov.au



APPENDIX 4 – FIRE ENGINEERED REPORT (EXCERPT) – DA 10031



REPORT NO: 402/10 REV 08
DATE: 9th March 2020

ISSUE 02

FIRE ENGINEERED REPORT

BERNTI'S MOUNTAIN INN, THREDBO



PREPARED FOR: LLOYD WILLIAMS

PREPARED BY: FLORIAN FIRE CONSULTING

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PO Box 536, Campbelltown, SA 5074
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www.florianfire.com.au
david.sloan@florianfire.com.au



Executive Summary

This report has been prepared for the building owner, Lloyd Williams.

Bernti's Mountain Inn is an existing building, which had been initially upgraded in the 1980s. Understood that "fire safety solutions" were then proposed and accepted during an upgrade in the 1990s. Following a BCA Compliance Report, prepared by Complete Certification in 2015, further building upgrading was undertaken.

Following a recent site inspection, the NSW Department of Planning, Industry and Environment identified several BCA non-compliances, and issued a "Show Cause – modifications and use without consent" letter, questioning whether a breach in the Environmental Planning and Assessment Act 1979 ^[1] had occurred. Florian has addressed three of these identified issues in this Report.

This report provides the fire engineering assessment of the Performance Solutions listed in the table below, to determine compliance with the Performance Requirements of the BCA, for approval by the Relevant Building Certifier, and describes the fire safety measures which are required in order to comply with the BCA.

Performance Solution	DTS Clause being varied	Relevant Performance Requirement
1. Justify the non-fire isolated passageway past the Ground Level recently enclosed corner of the Bar area	D2.11	DP5
2. The Level 1 non-load bearing separating (party) wall between the "Residence" and the "Spa Room" is not a tested wall system with a known FRL	BCA Specification C1.1 Table 3 (DTS FRL is -/60/60)	CP2
3. Justify the new Level 3 non-load bearing, non-fire rated wall, bounding the public corridor, and enclosing the entrance to the non-fire isolated stair, leading to the Staff Mezzanine Level	BCA Specification C1.1 Table 3 (Bounding public corridor DTS FRL is -/60/60; if Mezzanine stair had been fire-isolated, then DTS FRL would have been -/90/90)	CP2

This report addresses the BCA objectives which are life safety, protection of adjacent buildings and fire brigade intervention.

The premises owner is to make decisions on property protection and business continuity. It is recommended that they consult with their insurers.

BCA Objectives and Performance Requirements are provided (in part) in Appendix A.

All of the required fire safety measures described in this Report have been summarised in Appendix K.

