ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING
HELD ON WEDNESDAY 18 DECEMBER 2024

PLANNING AND ENVIRONMENTAL SERVICES REPORTS

02 BIC-17086 - Building Infromation Certificate Application for Modular Buildings and Building Alterations - 62 Osman Street, Blayney

CHURCH STREET

STREET

OSMAN

ADELAIDE LANE

PROPOSED LOT 1
DP 1289395
(SUBJECT TO REGISTRATION)

2 STOREY BRICK AND METAL BUILDING

METAL ROOF BBQ AREA

MODULAR UNIT
VERANDAH
BATHROOMS

3 DP875801
1 DP875801
2 DP875801
79 DP1137273
7 DP565215
1 DP392038
1 DP797891
6 DP653720
21 DP569741
22 DP569741
4 SEC 13 DP758121
3 SEC 13 DP758121
A DP359321
B DP359321
A DP337788
151 DP1001865
1 DP718479
1 DP792419
17 DP1157785

NOTE:
BOUNDARIES SHOWN HEREON ARE BASED ON AN UNREGISTERED PLAN OF CONSOLIDATION PREPARED BY SHANNON DAWSON ON 4/10/22 AND ARE SUBJECT TO REGISTRATION WITH NSW LAND REGISTRY SERVICES.

(A) RIGHT OF CARRIAGEWAY 9.195 WIDE (BK4443 No. 613)
(B) EASEMENT FOR SERVICES 9.195 WIDE (BK4443 No. 613)
(C) RIGHT OF CARRIAGEWAY 9.195 WIDE (AB 228153)
(D) EASEMENT FOR SERVICES 9.195 WIDE (AB 228153)
(E) EASEMENT FOR UNDERGROUND ELECTRIC CABLES 1 WIDE (DP603036)
(S) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (DP 1288773)
(T) EASEMENT FOR MULTIPURPOSES ELECTRICAL INSTALLATION 4.2 WIDE (DP 1288773)

DENOTES 450ø CONCRETE PAD FOOTING FOR DISABLED UNITS.

REGISTERED SURVEYOR

SKETCH SHOWING BUILDING OFFSETS

PROPOSED NEW MOTEL DEVELOPMENT
No.62 OSMAN STREET, BLAYNEY
CLIENT: ROVEST HOLDINGS

LEVELS SHOWN ARE TO N/A DATUM. LGA BLAYNEY SHIRE

CRAIG JAQUES & ASSOC (ORANGE) P/L
Land Surveying Consultants
P.O. Box 8526
ORANGE NSW 2800
TEL: (02) 6362 1900
E-MAIL: admin@cja.net.au

DATE: 01/05/23 REF: 3564/23

FOR APPROVAL

62 OSMAN STREET BLAYNEY NSW

ROVEST HOLDINGS PTY LTD
BLAYNEY MOTEL DEVELOPMENT

DRAWINGS IN SUPPORT OF A BUILDING INFORMATION CERTIFICATE
EXISTING ACCOMMODATION BLOCKS PLANS

SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
A001	TITLE, SITE LOCALITY AND SCHEDULE OF DRAWINGS	A	20.05.2023
A002	EXISTING SITE PLAN	A	20.05.2023
A003	PLANS BLOCKS 1-23	A	20.05.2023
A004	PLAN BLOCK 24	A	20.05.2023

ATTACHMENT: AUSCO STANDARD DRAWINGS OF BLOCKS 1-23

SITE LOCALITY
NOT TO SCALE

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
A	20.05.2023	JB	JB	EXISTING ACCOMMODATION BLOCKS - PLANS

	INITIALS	DATE
ARCHITECTURAL APPROVAL	JB	20.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: TITLE SHEET & SITE LOCALITY

PROJECT NUMBER 220022	DRAWING FILE 220022_15A_A001_A004_BIC_ACCOM_BLOCKS.dwg		
ORIGINAL SIZE A1	A1 SCALE:	A3 SCALE:	SET 15A
IMAGE SOURCE -			
STATUS FOR APPROVAL	SHEET A001 OF 04		

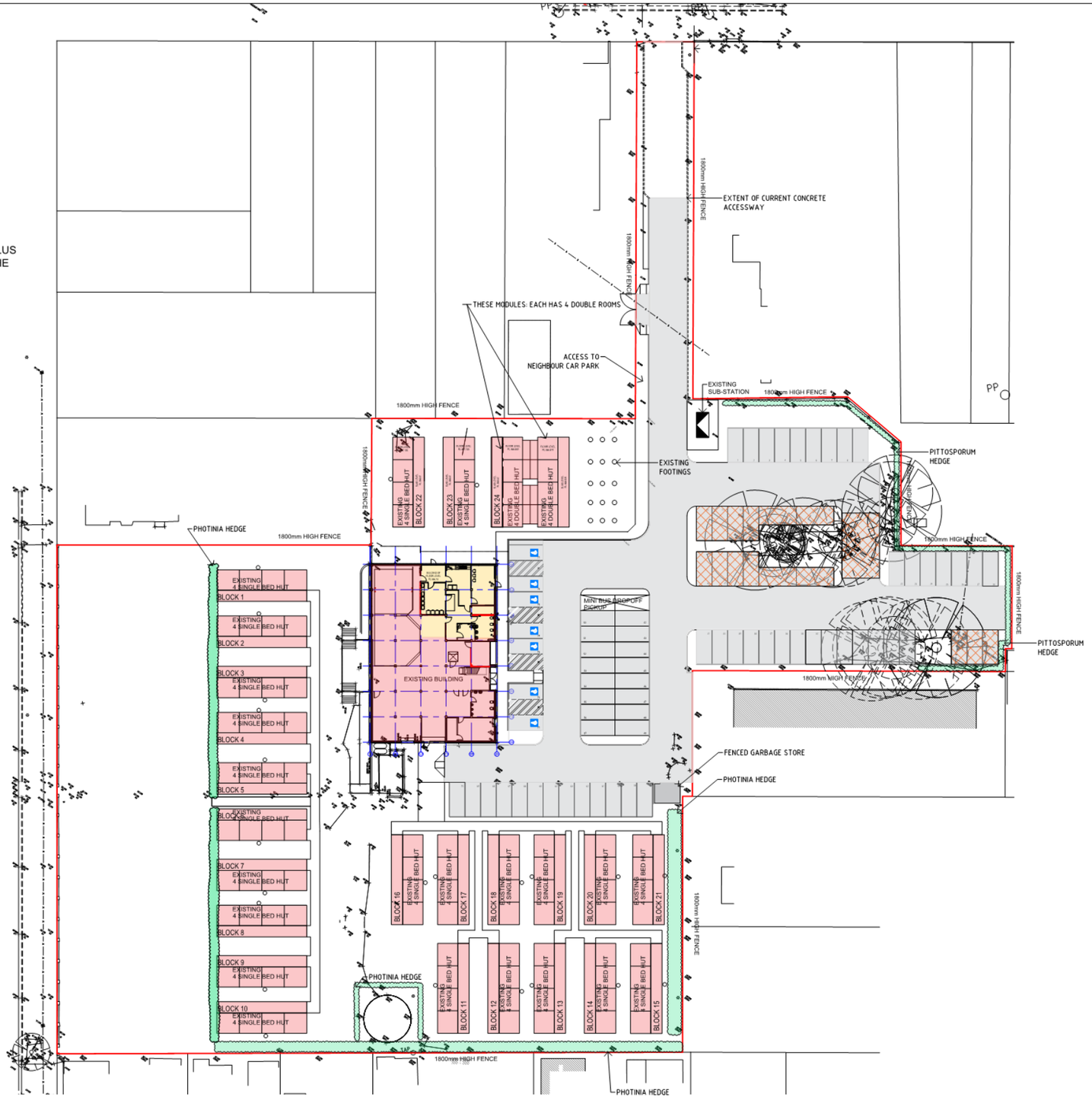
FOR APPROVAL

concrete paving

proposed permeable paving

TO THE AREA MARKED ON THE DRAWINGS AS PERMEABLE PAVING PROVIDE TRUE GRID PRO PLUS COMMERCIAL PAVING FILLED WITH GRAVEL TO THE MANUFACTURER'S PRINTED INSTRUCTIONS TO PROVIDE A FREE DRAINING PAVEMENT.

W: TRUEGRIDPAVER.COM.AU
P: 1300 796 018



GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
A	20.05.2023	JB	JB	EXISTING ACCOMMODATION BLOCKS - PLANS

ARCHITECTURAL APPROVAL — INITIALS: JB — DATE: 20.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL
CLIENT: ROVEST HOLDINGS
PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

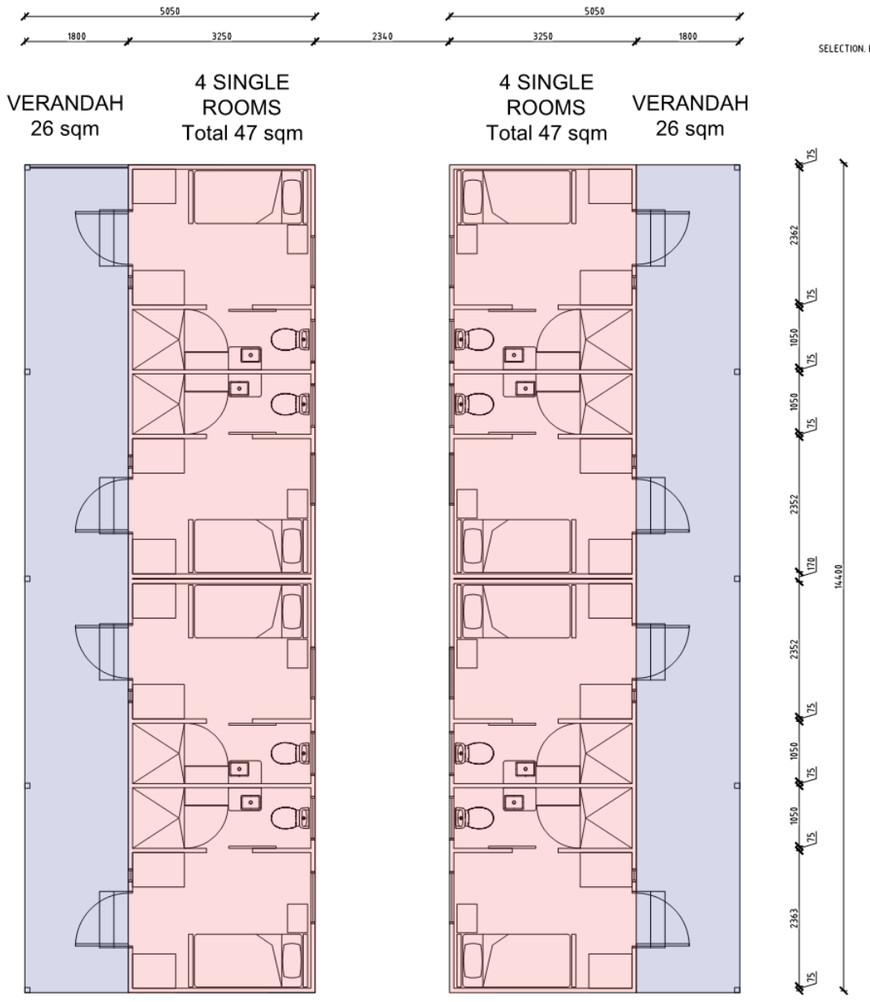
Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT: JAMES BUCKLEY, NSW ARB 8504

DRAWING: EXISTING SITE PLAN

PROJECT NUMBER 220022	DRAWING FILE 220022_15A_A001_A004_BIC_ACCOM_BLOCKS.dwg
ORIGINAL SIZE A1	A1 SCALE: 1:350 A3 SCALE: 1:700
IMAGE SOURCE	
STATUS FOR APPROVAL	SHEET A002 OF 04

SET 15A

FOR APPROVAL



01 - TYPICAL 4 SINGLE BED CLUSTER - PLAN
1:50 @ A1, 1:100 @ A3

02 - TYPICAL - ELEVATIONS
1:50 @ A1, 1:100 @ A3

Refer Ausco Standard Drawings for finishes descriptions and detailed descriptions

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
A	20.05.2023	JB	JB	EXISTING ACCOMMODATION BLOCKS - PLANS

ARCHITECTURAL APPROVAL — INITIALS: JB — DATE: 20.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: PLANS BLOCKS 1-23

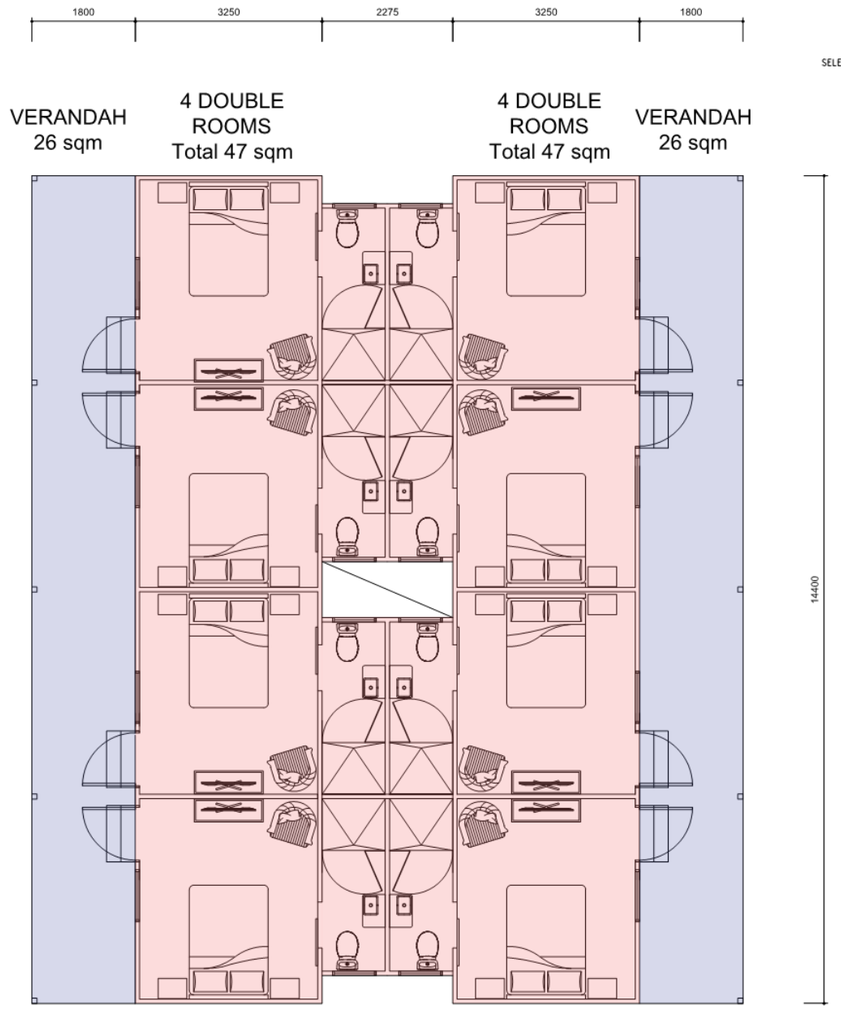
PROJECT NUMBER 220022 | DRAWING FILE 220022_15A_A001_A004_BIC_ACCOM_BLOCKS.dwg

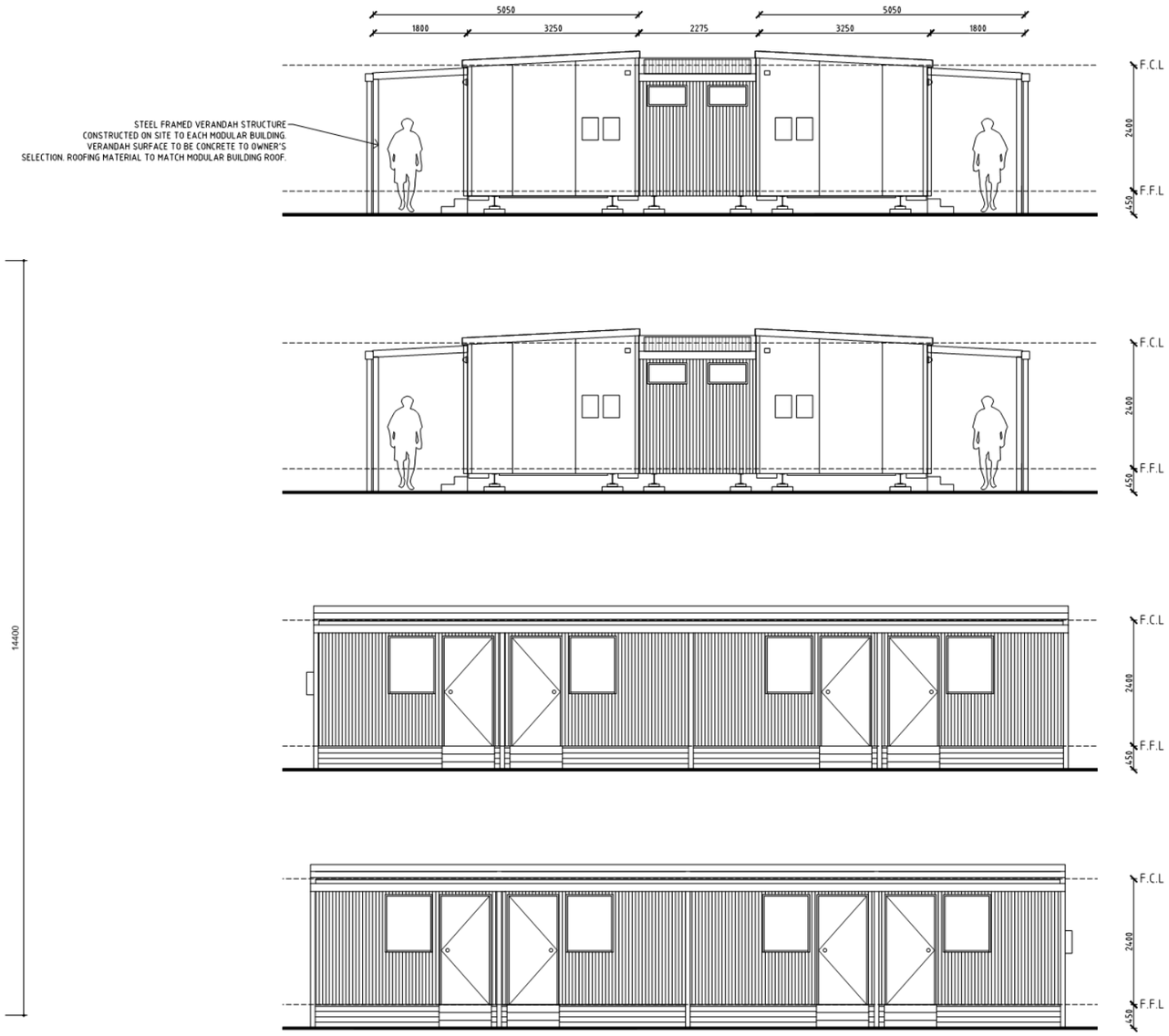
ORIGINAL SIZE A1 | A1 SCALE: 1:100 | A3 SCALE: 1:200 | SET 15A

IMAGE SOURCE

STATUS FOR APPROVAL | SHEET A003 OF 04

FOR APPROVAL





01 - BLOCK 24 - PLAN
1:50 @ A1, 1:100 @ A3

02 - BLOCK 24 - ELEVATIONS
1:50 @ A1, 1:100 @ A3

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
A	20.05.2023	JB	JB	EXISTING ACCOMMODATION BLOCKS - PLANS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	20.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: PLANS BLOCK 24

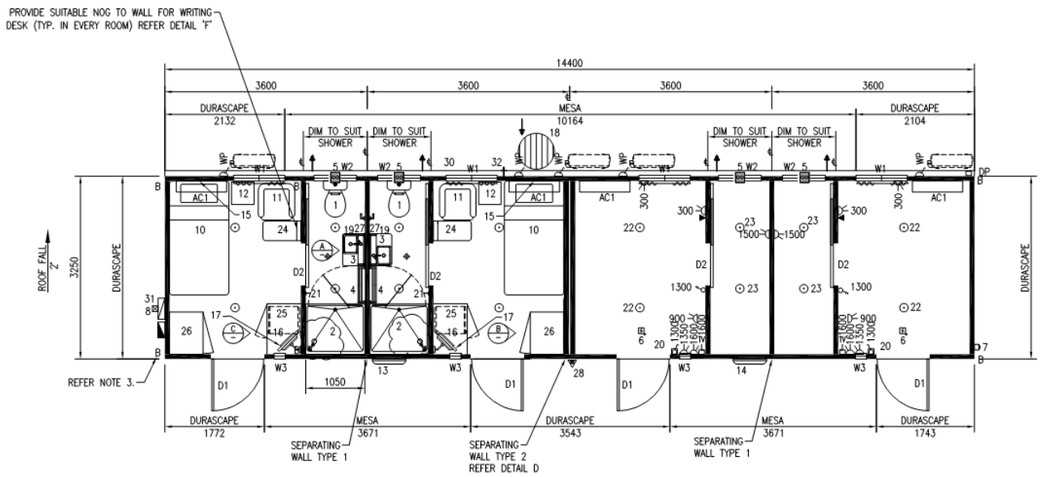
PROJECT NUMBER 220022	DRAWING FILE 220022_15A_A001_A004_BIC_ACCOM_BLOCKS.dwg		
ORIGINAL SIZE A1	A1 SCALE: 1:100	A3 SCALE: 1:200	SET 15A
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET A004	OF 04	

REFERENCE DRAWING

FINISHES SCHEDULE

CHASSIS	200UB18 @ 2000mm CRS	SUBFRAME BLACK
	FLOORING	
FLOORING	15mm T&G F11 PLYWOOD	–
FLOOR COVERING	PLANET SUPREME CARPET,	COALCLIFFE
	C/W UNDERLAY	
SUBFLOOR INSUL.	R1.5 GLASSWOOL W/ STEEL PAN	–
	EXCLUDING BATHROOM	
ABLUTION AREAS:		
FLOOR COVERING	2.0mm SEAMLESS VINYL, NON-SLIP	
	WITH 100mm COVING UP WALLS	BLACK OPAL
	WALLS	
WALL STUDS	75mm STEEL FRAME @ 400 CRS	–
EXTERNAL WALL:		
PART DURASCAPE/ PART MESA		
EXT. LINING	CCS MESA PROFILE	REFER NOTE '15'
EXT. CORNER	CCS	REFER NOTE '15'
EXT. LINING	DURASCAPE W/ EXPRESS JOINTS &	REFER NOTE '15'
	SISALATION	
EXT. CORNER	ALUMINIUM EXTRUSION	TO MATCH CLADDING
INSUL. EXT WALLS	R2.0 G'WOOL 75mm ACOUSTITHERM	–
INSUL. INT WALLS	R2.0 G'WOOL 75mm ACOUSTITHERM	–
INT. LINING	3.6mm PREFINISHED PLYWOOD	WHITE SMOKE
SKIRTING	70mm PVC MOULD, 2 PART	BLACK
INT. CORNERS	SOFT LEGGED TEE	WHITE SMOKE
CORNICE	PINE SHADOWLINE W/ 7x13 REBATE	MATCH CEILING
SEPARATING WALL TYPE 1:		
INSULATION	R2.0 G'WOOL 75mm ACOUSTITHERM	–
SEPARATING WALL TYPE 2:		
INT. LINING (BOTH	1x16mm FIRECHECK P/BRD UNDER	
SIDES OF WALL)	3.6mm PREFINISHED PLYWOOD	WHITE SMOKE
INSULATION	R2.0 G'WOOL 75mm ACOUSTITHERM	–
	REFER DETAIL D	
	ROOF/CEILING	
CEILING STUDS	75mm STEEL FRAME @ 400 CRS	–
ROOF SHEETING	SUPERDEK	SURFMIST
EXT FASCIA BARGE	CCS	REFER NOTE '15'
EXT FASCIA EAVE	CCS	REFER NOTE '15'
FASCIA GUTTER	CCS	REFER NOTE '15'
DOWNPIPE	CCS	REFER NOTE '15'
INSUL. CEILING	R4.0 GLASSWOOL 190mm BATTS	–
CEILING LINING	3.6mm PREFINISHED PLYWOOD	MIRAGE PEARL
INSULATION ROOF	R1.8 GLASSWOOL BLANKET 75mm	
	OVER PURLINS	–
	ELECTRICAL	
LOAD CENTRE	36 POLE WP LOCKABLE W/DIN SKT	–
	1500mm AFL, 3 PHASE	
ELECTRICAL	DOUBLE POLE TO SOCKET OUTLETS	–
	ONLY	
	CABINETRY	
WARDROBE	MELAMINE	NEW GRAPHITE
WRITING SHELF	MELAMINE	NEW GRAPHITE
FRIDGE CABINET	MELAMINE	NEW GRAPHITE
BEDSIDE TABLE	MELAMINE	NEW GRAPHITE

ITEM	DESCRIPTION	COLOUR



23 OFF REQ'D

SN: MQB-0604870-01
SN: MQB-0604870-02
SN: MQB-0604870-03
SN: MQB-0604870-04
SN: MQB-0604870-05

SN: MQB-0604871-01
SN: MQB-0604871-02
SN: MQB-0604871-03
SN: MQB-0604871-04
SN: MQB-0604871-05

SN: MQB-0604872-01
SN: MQB-0604872-02
SN: MQB-0604872-03
SN: MQB-0604872-04

SN: MQB-0604873-01
SN: MQB-0604873-02
SN: MQB-0604873-03
SN: MQB-0604873-04
SN: MQB-0604873-05

SN: MQB-0604874-01
SN: MQB-0604874-02
SN: MQB-0604874-03
SN: MQB-0604874-04

BUILDING INFORMATION

SERIAL NUMBER	REFER PLAN
CEILING HEIGHT	2405mm
BUILDING HEIGHT	2930mm
DESTINATION/STATE	MUSWELLBROOK, NSW

ENGINEERING INFORMATION

DESIGN WIND SPEED	B190
LIFTING CAPACITY	7.0t
DISTRIBUTED FLOOR LOAD	3.0kPa
CONCENTRATED FLOOR LOAD	2.7kN

DWG DISTRIBUTION

CONT.	PURCH.	MANU.	ELECT.	PLUMB.	Q/A.
–	–	–	–	–	–
TRANS.	SITE	HIRE	CONSU.	SPARE	SPARE
–	–	–	–	–	–

APPROVED FOR MANUFACTURE ON BEHALF OF:

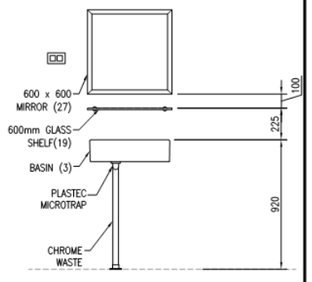
NAME (PRINT):.....

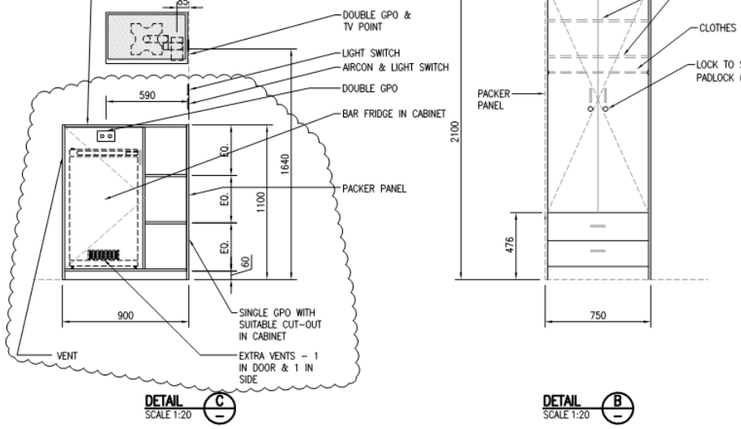
COMPANY POSITION:.....

SIGNATURE:.....

DATE:.....

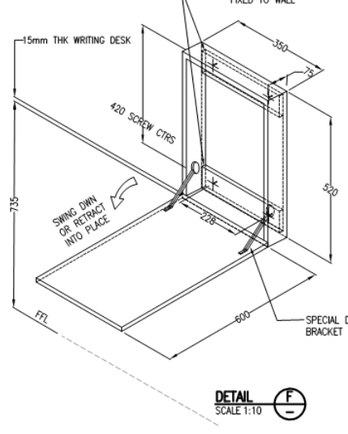
X – X ⇨		Y – Y ⇩	
REQ'D	5.0kN	REQ'D	23.9kN
ACH'D	9.7kN	ACH'D	33.2kN



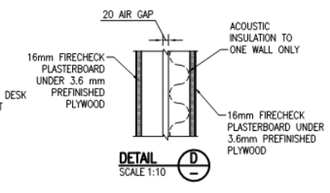


DETAIL C SCALE 1:20

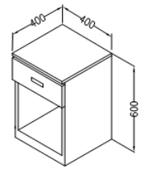
DETAIL B SCALE 1:20



DETAIL F SCALE 1:10



DETAIL D SCALE 1:10



DETAIL E SCALE 1:10

DETAIL A SCALE 1:20

SYMBOL LEGEND

18W FLUORO	LIGHT SWITCH	TV	TELEVISION OUTLET
36W FLUORO	LIGHT SWITCH WP		
2x36W FLUORO	LIGHT SW 2 WAY	TP	TELEPHONE OUTLET
DIFFUSED FLUORO	LIGHT SW DBL		
18W FLUORO WP	S/OUTLET 10amp	DC	DATA CONN. OUTLET
EXT 18W VANDALITE	S/OUTLET 10A DBL		
EXT 18W VANDALITE	S/OUTLET 15amp		DRAW WIRE
8W BED LAMP	S/OUTLET 20amp		FIRE EXTINGUISHER
BULKHEAD LIGHT	ISOLATOR SWITCH		WATER INLET
INCAND' LIGHT	SWITCHBOARD		WASTE OUTLET
WELL GLASS LHT	POWER ENTRY		HOSE COCK
OYSTER LIGHT	JUNCTION BOX		FLOOR WASTE
EXIT LIGHT	SD SMOKE ALARM		COAT HOOK
EMERG' LIGHT	EXTRACTOR FAN		DUAL COAT HOOKS

Issue	Date	Description	By	Check
I	01/05/12	CONDENSER ON WALL BRACKET, SHOWER HEAD IN CORNER	RH	
B	01/05/12	ISSUED FOR MANUFACTURE	CW	
C	30/04/12	MD REDGE	RH	
B	20/04/12	BEDHEAD BY AUSCO, RELOCATE HWS, ADD PEEP HOLE, CHANGE TO DOUBLE POLE	RH	
A	AS NOTED	ORIGINAL		

FORM No: CDNSFY03

AUSCO MODULAR

Title: FLOOR PLAN (B190) QTY 23

Project: 14.4 x 3.25m 4 ROOM ACCOMMODATION UNIT

Client: AUSCO MODULAR

Drawn By	Drawn Date	Scale	
LW	17/04/12	1:50	A1
Checked By	Check Date	DIMENSIONS ARE IN MM DO NOT SCALE	

Project No.: IP29007 Order No.: REFER SHEET 4

Dwg No.: 14830 Sheet: 1 OF 4 Issue: 1

GENERAL NOTES

1. PLEASE REFER TO AUSCO SALES QUOTATION FOR ENERGY & ENGINEERING CERTIFICATION REQUIREMENTS.
2. NO FLOOR GRADING TO ENSUITE.
3. PLUMBING HARNESSED TO 4 POINTS.
4. PROVIDE NOGGING FOR BEDHEAD AT 950mm AFFL. BEDHEAD SUPPLIED BY DECORATE BY DESIGN & FITTED IN FACTORY BY AUSCO.
5. FLY LEAD CABLE TO BE INCLUDED WITH TV (F TYPE).
6. AC BRACKET (4). FIT MOUNTING STRUT & PACK LEGS.
7. AIR-CONDITIONING HEADS ARE TO BE INSTALLED BY AUSCO IN FACTORY. CONDENSORS ARE TO BE PACKED INTO THE BUILDING AND INSTALLED ON SITE BY CONSTRUCTION. STOP/START INTERFACE CARD IS TO BE INSTALLED ON ALL AIR-CONDITIONERS WITH CABLING CONCEALED IN WALLS. INSTALL INTERFACE CARD TO MANUFACTURER'S SPECIFICATIONS. SALTO ENERGY SAVING DEVICE IS TO CONTROL AIR-CONDITIONERS AND INTERNAL LIGHTS. OCCUPANT TO INSERT ROOM CARD BEFORE ACTIVATING LIGHTS AND AIR-CONDITIONING.
8. AUSCO CONSTRUCTION IS TO SUPPLY & INSTALL GUTTERS & DOWNPIPES ONSITE.
9. 'SALTO' SWIPE CARD ENTRY DEVICE (WIDE STILE ESCUTCH MIFARE) TO OPERATE 'D1' W/ LATCH & '9650' HARDWARE. DEVICE TO BE INSTALLED TO MANUFACTURE SPECIFICATIONS. CARD READER TO BE INTERLINKED TO 'SALTO' SOFTWARE ON SITE.
10. TUB CHAIR, & LAMP (DECORATE BY DESIGN) – SUPPLIED & DELIVERED STRAIGHT TO SITE BY STAYOVER.
11. FACTORY TO PACKED FIRE EXTINGUISHERS INTO BUILDING & INSTALLED BY AUSCO CONSTRUCTION.
12. FACTORY IS TO ONLY PRIME PAINT THE DURASCAPE AND AUSCO CONSTRUCTION IS TO FINISH OF THE PAINTING WITH TEXTURE ONSITE.
13. ALLOW EXTRA NOGGING TO FIX THE BATHROOM MIRROR & FIRE EXTINGUISHER CABINET.
14. DO NOT ALLOW THE STANDARD AUSCO STICKER LABEL (STAYOVER WILL SUPPLIED & INSTALLED THERE OWN).
15. REFER TO SHEET 4 'COLOUR SCHEDULE' FOR BUILDING COLOURS.
16. CHICKEN WIRE TO GO AROUND DOWNLIGHTS IN ROOF SPACE TO PROTECT ROOF INSULATION.

A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE

TAG	QTY	DESCRIPTION
AC1	4	AIR-CONDITIONER, 2.5kW RC, 'DAIKIN' SS INVERTER, R09AWN10 (REFER NOTE '7')

A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE

TAG	QTY	DESCRIPTION
32	1	HOSE COCK
31	1	WEATHERPROOF COMMS CABINET 380x300x120mm
DP	1	DOWNPIPE (REFER NOTE '8') (REFER TO FINISHES SCHEDULE)
30	4.4m	GUTTER (REFER NOTE '8') (REFER TO FINISHES SCHEDULE)
29	4	TABLE LAMP 1 x 15W LOW ENERGY WHITE FLUORESCENT BULB W/ INBUILT SWITCH ON TOP OF BASE – DECORATE BY DESIGN (SUPPLIED & INSTALL BY STAYOVER) (REFER NOTE '10')
28	1	FIRE EXTINGUISHER, DRY CHEM-9KG W/CABINET(REF TO NOTE 11)
27	4	ALUMINIUM FRAME 600x600x4mm THICK MIRROR(REFER NOTE 13)
26	4	WARDROBE W/ HANGING SPACE & DRAWERS REFER DETAIL B
25	4	FRIDGE CABINET REFER DETAIL C (PROVIDE VENT FOR FRIDGE)
24	4	WRITING SHELF MOUNTED AT 735 AFFL (REFER DETAIL 'F')
23	8	IP65 RECESSED DOWNLIGHT – 6 x 2W LED (REFER NOTE '16')
22	8	STD RECESSED DOWNLIGHT – 11W COMPACT FLURO(REF NOTE16)
21	4	VIRTU CUBIT ROBE HOOK WITH BACKPLATE, CHROME(@1750 AFL) (REFER NOTE '7')
20	4	ENERGY CONTROL CARD READER – ESD92UI, OFFLINE (REFER NOTE '7')
19	4	CUBIT GLASS SHELF 600mm
18	1	HWS RHEEM 325L HEATPUMP W/ ISOLATOR SWITCH – PACKED & INSTALLED ONSITE
17	4	TELEVISION 26" LCD FIXED W/ WALL BRACKET @ 1470 AFFL (REFER NOTE '5')
16	4	BAR FRIDGE 129L LG
15	4	BEDHEAD K.S COMMERCIAL VINYL (REFER NOTE '4')

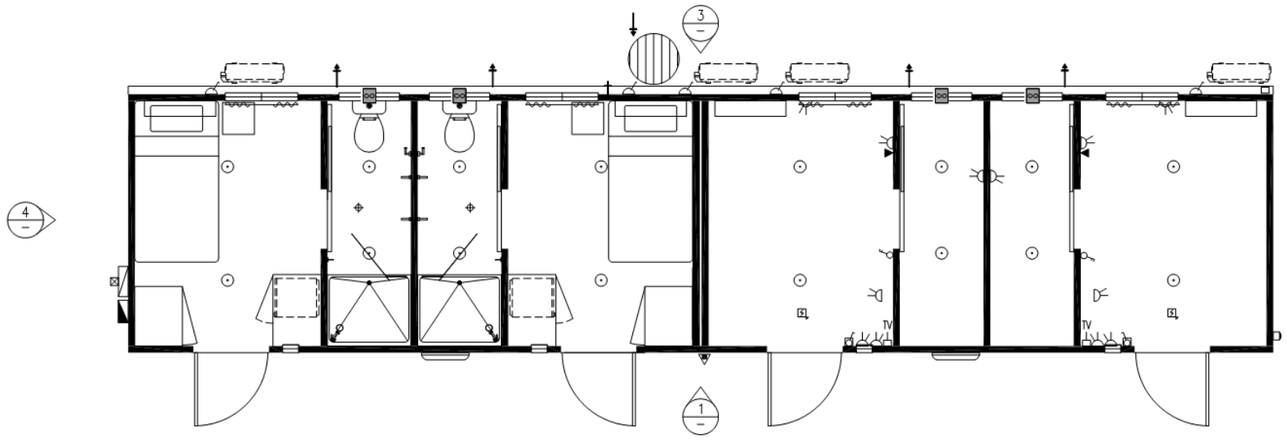
A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE

TAG	QTY	DESCRIPTION
14	1	LIGHT, FLUORO, VANDALITE, 2x18W, MAINTAINED – EMERGENCY, YELLOW TUBE
13	1	LIGHT, FLUORO, VANDALITE, 1x18W – YELLOW TUBE
12	4	TABLE, BEDSIDE W/ SHELF, 400x400 (REFER DETAIL 'E')
11	4	TUB CHAIR FULLY UPHOLSTERED IN CUSHION COMMERCIAL CHAIR, SUPPLIER – (REFER NOTE '10')
10	4	BED, KING Sz ENSEMBLE 2030x1055 W/INNERSPRING MATTRESS EXEC SERIES, LOCK IN LEGS CASTORS
9	8	DRAW WIRE, TO FINISH UNDER FLOOR
8	1	SPLITTER BOX, 4-WAY FOR TV POINTS (INSIDE COMMS CABINET)
7	1	PE CELL FOR EXTERNAL VANDALITE(S)
6	4	SMOKE ALARM, INTERLINKED & WIRED THRU SWITCHBOARD
5	4	EXHAUST FAN, 150mm WALL MOUNT
4	4	VIRTU CUBIT DOUBLE TOWEL RAIL 600mm CHROME FINISH @1000 AFL
3	4	CAROMA CUBE EXTENSION WALL BASIN RHS (1 TAPHOLE)
2	4	570x395mm, W/ TERAMO BASIN MIXER CHROME (PT122) & PLASTEC CP MICROTRAP TRAP & POPUP PLUG
1	4	TOILET SUITE DUAL FLUSH W/ VIRTU CUBIT TOILET ROLL HOLDER (CHROME)

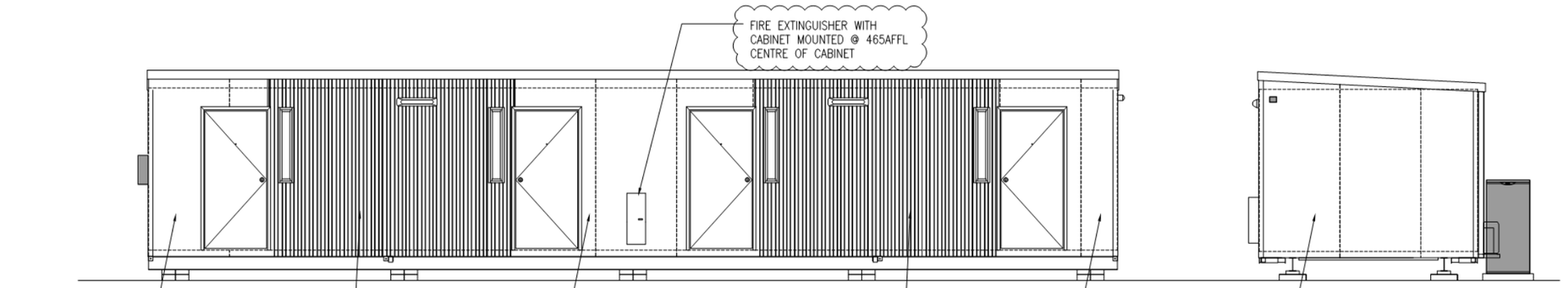
DOOR & WINDOW SCHEDULE

TAG	QTY	ITEM	DESCRIPTION	COLOUR
W3	4	WINDOW 1075x200	FF ALUM. FIXED W/ TRIM	BLACK
		GLASS	FLOAT	GREY
		ACCESSORY	BLOCKOUT CURTAIN	NAVY BLUE
W2	4	WINDOW 350x755	FF ALUM. HS PV W/ TRIM	BLACK
		FLYSCREEN	FRAME ALUM/MESH FGLASS	BLACK
		GLASS	FLOAT	OBS
W1	4	WINDOW 1075x900	FF ALUM. HS W/ TRIM	BLACK
		FLYSCREEN	FRAME ALUM/MESH FGLASS	BLACK
		GLASS	FLOAT	GREY
		ACCESSORY	BLOCKOUT CURTAIN	NAVY BLUE
D2	4	DOOR INT 2040x820	820 TIMBER HOLLOW CORE	WHITE
		SLIDING FACE FIXED		
		FRAME/TRIM	ALUMINIUM/ALUMINIUM	BLACK
		HANDLE	FLUSH PULL	SATIN CHROME
		TRACK/PELMET	POWDERCOATED ALUMINIUM	WHITE
D1	4	DOOR EXT 2040x920	CCS SOLIDCORE MAXIGUARD	REF NOTE '15'
		FRAME/TRIM	STEEL/ALUMINIUM	BLACK
		LOCKING DEVICE	'SALTO' SWIPE ENTRY (REFER NOTE '9')	–
		HANDLE	9650 ELECTRONIC LOCK	–
		ACCESSORY	PEEP HOLE	1500mm AFL
		DOOR SEALS	RP4T & RP95	–

REFERENCE DRAWING

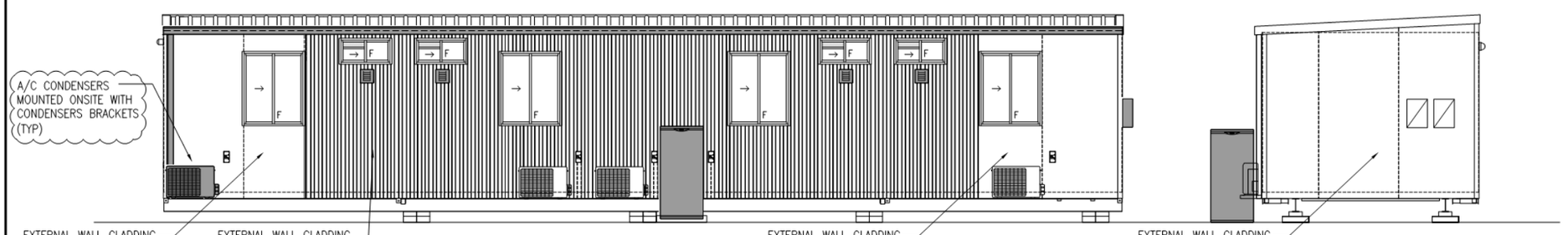


PLAN
SCALE 1:50



ELEVATION 1
SCALE 1:50

ELEVATION 2
SCALE 1:50



ELEVATION 3
SCALE 1:50

ELEVATION 4
SCALE 1:50

GENERAL NOTES:

1. FOR FURTHER DETAILS REFER FLOOR PLAN DRAWING

SYMBOL LEGEND

18W FLUORO	LIGHT SWITCH	TV TELEVISION OUTLET
36W FLUORO	LIGHT SWITCH WP	
2x36W FLUORO	LIGHT SW' 2 WAY	TP TELEPHONE OUTLET
DIFFUSED FLUORO	LIGHT SW' DBL	
18W FLUORO WP	S/OUTLET 10amp	DC DATA COM. OUTLET
EXT 18W VANDALITE	S/OUTLET 10A DBL	
EXT 18W VANDALITE	S/OUTLET 15amp	DRAW WIRE
8W BED LAMP	S/OUTLET 20amp	FIRE EXTINGUISHER
BULKHEAD LIGHT	ISOLATOR SWITCH	WATER INLET
INCAND' LIGHT	SWITCHBOARD	WASTE OUTLET
WELL GLASS LHT	POWER ENTRY	HOSE COCK
OYSTER LIGHT	JUNCTION BOX	FLOOR WASTE
EXIT LIGHT	SMOKE ALARM	COAT HOOK
EMERG' LIGHT	EXTRACTOR FAN	DUAL COAT HOOKS

Issue	Date	Description	By	Check
1	01/05/12	CONDENSER ON WALL BRACKET, SHOWER HEAD IN CORNER	RH	
0	01/05/12	ISSUED FOR MANUFACTURE	CW	
B	30.04.12	MD RELEASE	RH	
A	AS NOTED	ORIGINAL		

FORM No GDWGPFCO

Title
ELEVATIONS
QTY 23

Project
14.4 x 3.25m
4 ROOM ACCOMMODATION UNIT

Client
AUSCO MODULAR

Drawn By	Drawn Date	Scale	
RH	24.04.12	1:50	A2
Checked By	Check Date	DIMENSIONS ARE IN MM DO NOT SCALE	

Project No. IP29007
Order No. REFER SHEET 4
Dwg No. 14830–001
Sheet 2 of 4
Issue 1

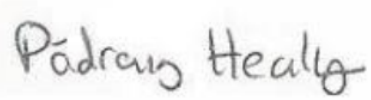
CREDWELL

Project	62 Osman St, Blayney
Report	230396C-Section J-J1V3 (NCC2022)
Reference	230396C-J1V3-r2
Date	06/10/2023
Client	Rovest Holdings Pty Ltd
Contact	Raine Whittle
	Raine@divgroup.com.au

Credwell Consulting Pty Ltd
Suite 6.03, Level 6, 233 Castlereagh Street, Sydney NSW 2000
P. (02) 9281 8555 E. Info@credwell.com.au W. www.credwell.com.au

Contents

Document Control

Reference/Revision	Date	Description	Section J Energy Efficiency Assessment
230396C-J1V3-r1 *Draft Issued for review*	04/10/2023	**Prepared by**	**Reshma Punjabi** ESD/ Sustainability Engineer
		Approved by	**Padraig Healy** Director
230396C-J1V3-r2 *Final Issued*	17/10/2023	**Prepared by**	
			Reshma Punjabi ESD/ Sustainability Engineer
		Approved by	
			Padraig Healy Director

Disclaimer

This Section J, J1V3 report outlines the estimated energy performance of the building based on dynamic energy modelling based on standardised inputs. The building is modelled on the idealised representation of the buildings components and its systems and cannot fully replicate the nuances of the actual building such as off axis scenarios, controls, and usage patterns of the building services in operation. Thus, the translation of these results is only a predictor of possible energy performance of the building and should not be regarded as an actual energy estimation.

Executive Summary

Compliance with performance requirements J1P1 of Section J of the NCC 2022 is achieved using the J1V3 Verification Method as the annual carbon emissions of the proposed development using the Proposed Building fabric and Reference Services (Model 2) is less than the annual energy consumption for the Reference Building (Model 1) (See Annexure E).

	Total Annual Energy Consumption (kg C2/yr)	Compliance
Model 1 - Reference Building	472,415	**Yes**
Model 2 - Proposed Building with Reference Services	**465,716**	

Solar Panel System output to have a minimum 134 MWh peak are required to comply.

It is recognized that Blocks 1 to 24 have been constructed according to the information provided in the referenced design documents. the following measures were considered which complies with this J1V3 Performance Solution and thereby Section J of the NCC 2022.

Note: The construction parameters provided below were used in the development of the Proposed Model (Model 2) and to represent the existing construction specifications. Credwell is not accountable for ensuring the uniformity of the existing construction or compliance with NCC Section J 2022 clauses.

Section	Building fabric on envelope	Compliance
J3	**Energy Efficiency**	Thermal Breaks
J4	**Roof solar absorptance**	The upper surface of a roof must be not more than 0.45.
	Roof (Metal roof)	Min total R6.65 for a downward direction of heat flow.
	External Wall (Metal Wall)	Min total R-value of R1.31 including thermal bridging with Insulation R-Value of R2.0.
	Solar Admittance of Externally Facing Wall-Glazing Construction	Must not be greater than 0.07
	Suspended Floor	**Suspended floors**: Total R-Value of R1.86, Additional R1.5 insulation
	Glazing	**Total (Including frame) U-value/SHGC:** All glazing U-value 1.78 & SHGC 0.55 or less.
J5	**Building Sealing**	Building Sealing
J6	**Air-Conditioning & Ventilation Systems**	A/C & Ventilation
J7	**Artificial Lighting & Power**	Artificial Lighting
J8	**Heated Water Supply and Swimming Pool & Spa Pool Plant**	Heated Water
J9	**Energy Monitoring and on-site distributed energy resources**	-20% of 81 total carparking spaces must have 16 EV carparking provisions with 1 electrical distribution board. -The main electrical switchboard must contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for: a solar photovoltaic system; and a battery system Energy Monitoring

Introduction

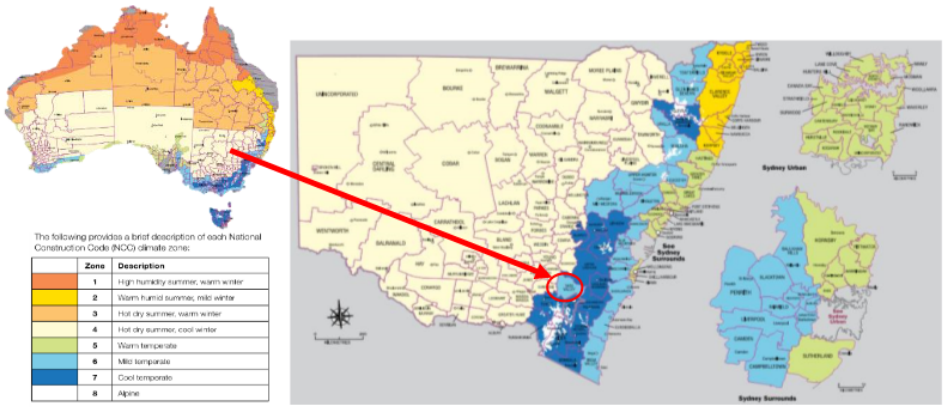
Credwell Energy has been engaged to assess the proposed development for Rovest Holdings Pty Ltd at 62 Osman St, Blayney, against the Section J requirements of the National Construction Code 2022 using the J1V3 Verification Performance Pathway.

Reviewed Documentation

This assessment is based on drawings and files:

Drawing Name	Number	Revision
General Notes & Wall Type Legend	A002	G
Pre-Development Site Plan	A003	G
Existing Site Plan	A004	G
Existing Building-Lower Ground Floor Plan	A005	G
Internal Elevations Sheet 1 of 3	A006	G
Internal Elevations Sheet 2 of 3	A007	G
Internal Elevations Sheet 3 of 3	A008	G
Joinery Details	A009	G
Door and Window Schedule	A010	G
Electrical and Mechanical Drawings	A011	G

Project Information



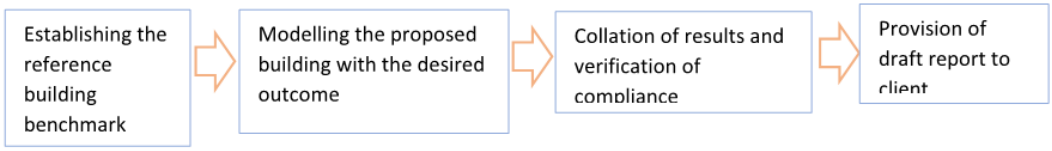
Climate Zone	Council
Climate 7	Blayney Local Gov Area

Building NCC Classification

Building Class	Use	Area
3	Detached motel rooms	GF

Section J - J1V3 Performance Solution Methodology

This section specifies the methodology used to model both the reference and proposed buildings.



For this development compliance is verified when it is determined that the annual GHG emissions consumption of the proposed building with its services is not more than the annual GHG emissions of a reference building when:

i. The proposed building is modelled with the proposed services and
ii. The proposed building is modelled with the same services as the reference building.

AND

For the proposed building a thermal comfort level measured in PMV (Predicted Mean Vote) must be between -1 to +1 for not less than 95% of the floor area of all occupied zones for not less than 98% of the annual hours of operation of the building.

Model 1: Reference Building with Reference Services

Model 1 is based on the current architectural design of the building. The inputs for the building fabric and HVAC building services are in accordance with the min DtS NCC 2022 SJ Amendment 1 Volume One requirements.

Model 2: Proposed Building with Reference Services

Model 2 is modelled on the same architectural design as model 1 but with the proposed changes to the building fabric (thermal properties, shading etc). The building services will be modelled the same as model 1.

Model 3: Proposed Building with Proposed Services

Model 3 is modelled on the same architectural design as model 1-2 and with the proposed changes to the building fabric (thermal properties, shading etc) as model 2 however the building services will be modelled as per the proposed design.

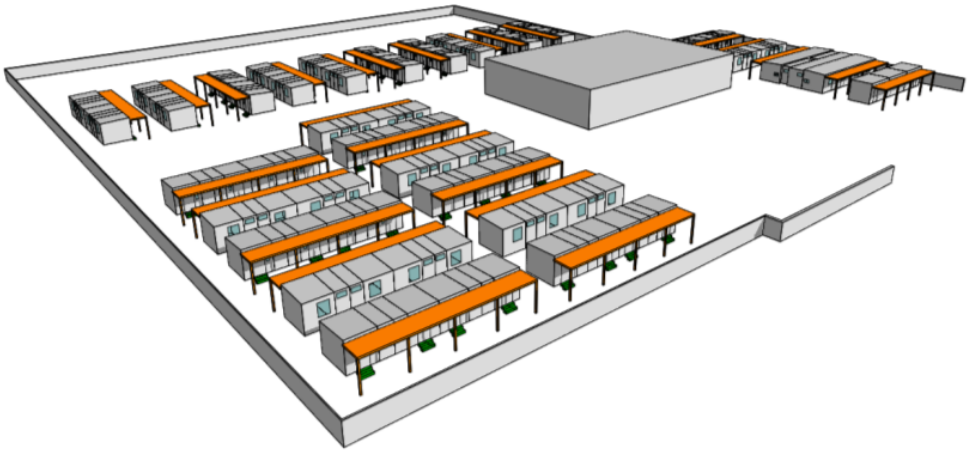
N.B - If the proposed services are assumed to meet the min DtS requirements or better then only Models 1 & 2 are required to be simulated.

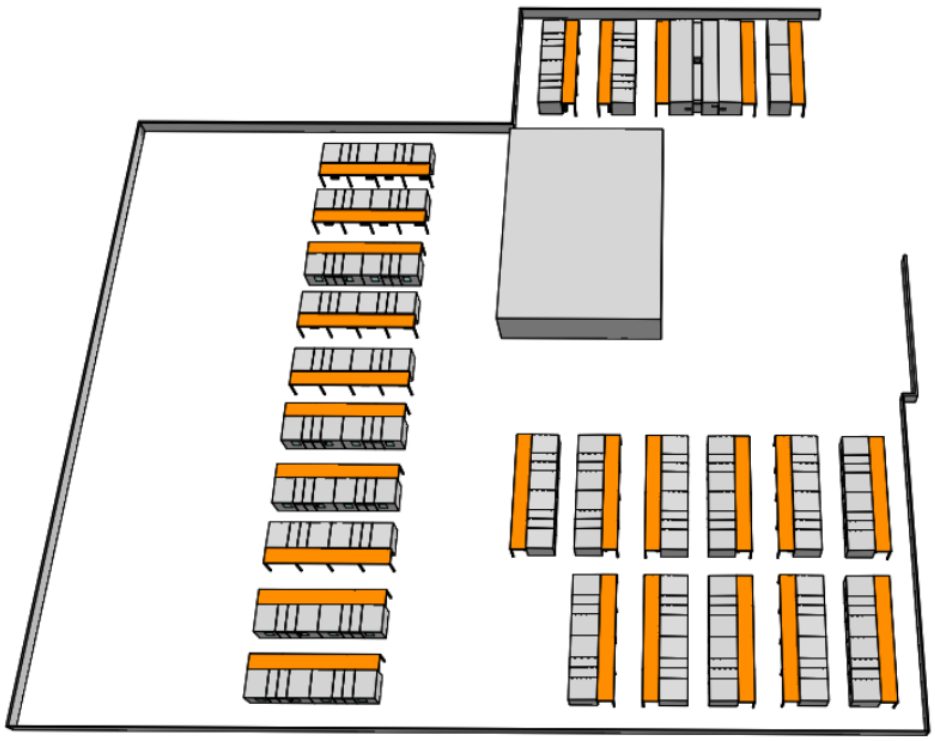
The annual energy consumption of the proposed building in (a) may be reduced by the amount of energy obtained from –

i. An on-site renewable energy source; or
ii. Another process as reclaimed energy.

Modelling Software

The annual GHG consumption has been calculated using a simulation software that complies with the ABCB protocol and ANSI/ASHRAE Standard 140 for Building Energy Efficiency, namely in this instance IESVE 2021.





Modelling Inputs

Below is a detailed list of the inputs for the J1V3 modelling.

Reference & Proposed Inputs

The annual GHG Emissions for the reference building and the proposed building has been calculated as per Spec S34C4 using the same:

- Annual GHG calculation method
- GHG emissions factors
- Location
- Adjacent structures and features
- Environmental conditions
- Orientation
- Building form
- External doors
- Testing standards
- Thermal resistance of air films
- Dimensions of all walls
- Quality of insulation
- Assumptions and calculations relating to A/C zone boundaries
- Floor coverings
- Internal artificial lighting
- Internal heat gains
- A/C system configuration
- Daily and annual occupancy and service profiles
- Hot water system
- Infiltration values
- Range and type of services

Internal heat gains for appliance and equipment

Application	Internal sensible heat gain
Class 3 (sole-occupancy unit)	160 W per room

Occupant Density

The occupant density was calculated based on Table D2D18 of NCC 2022 which was consistently used throughout modelling the design requirements:

Type of Use	Area per person
Hostel, hotel, motel, guest house	15 m^2

Heated Water Supply Consumption Rates

Domestic hot water energy consumption is assumed to be the same for both DtS and proposed buildings and therefore is omitted from the energy modelling.

Lift & Escalators- N/A

Input Parameters for Building Simulation

The following table outlines the properties of the building fabric elements for both the reference and proposed buildings. The thermal performance of the proposed building fabric has been estimated based on the design intent. The properties of the reference building are in accordance with BCA DTS as per Specification S34C2. To meet compliance with Section J-J1V3, all façade total system U-values and SHGCs must be equal to or less than those stated, and all R-values must be equal to or greater than those stated values.

The glazing specifications of the facade which are specified below were calculated using Method 2 for U-value and Method 1 for SHGC which are in accordance with Specification 37. These DtS façade calculation can be found in Appendix B.

Part	Element	Reference Building (Model 1)	Proposed Building with Reference Services (Model 2)
J4. Building Fabric	Roof Solar Absorptance (-1)	Must not be greater than 0.45.	0.45
	Roof (Metal Roof)	Min Total R-Value of R3.70.	Total R-Value of R6.65.
	Roof Lights Total system U-value (frame & glass) & SHGC	N/A	N/A
	External Wall Solar Absorptance	0.60	0.60
	External Wall (Metal Wall)	Min Total R-Value of R2.8.	Total R-Value of R1.31 inclusive of R2.0 insulation
	Solar Admittance of Externally Facing Wall-Glazing Construction	Must not be greater than 0.07.	0.07.
	Shading	Modelled without any shading.	Modelled as per design
	Suspended Floor	Total R-Value of R2.0.	Total R1.86 inclusive of R1.5 insulation
	Glazing Specification --Total system U-value (frame & glass) & SHGC	U-Value: 5.8 SHGC: 0.75	U-Value: 6.4 SHGC:0.55

J6. Air-Conditioning & Ventilation Systems	Min Cooling EER	2.90	2.90
	Min Heating COP	2.90	2.90
	Cooling and Heating Fuel	Electricity	Same as Model 1
	HVAC System Type	VRF/VRV VAV and Reheat Mutli-Split Ducted A/C	Same as Model 1
	Temperature Set Points	21-24 CBD for conditioned spaces & 18-25 CBD for conditioned spaces with transitory occupancy	Same as Model 1
J7. Artificial Lighting & Power	Artificial Lighting	Must be the maximum illumination power density without applying the control device adjustment factors.	Same as Model 1

Results

Annual GHG Emissions

The comparison between the Reference Building (Model 1) and Proposed Building with Reference Services (Model 2) are shown below.

The annual energy consumption for the models can be found in Appendix D.

Element	Energy Source	GHG Emissions	
		Model 1 Reference Building with Reference Services	Model 2 Proposed Building with Reference Services
Heating	Electricity	400 MWh	553 MWh
Cooling	Electricity	10 MWh	7 MWh
Lighting	Electricity	17 MWh	17 MWh
Other Demand	Electricity	16 MWh	16 MWh
Total	Electricity	491 MWh	661 MWh
PV Generation	Solar	-	134 MWh
NET TOTAL		**472,415 kg CO2/yr**	**465,716 kg CO2/yr**

Thermal Comfort Analysis

To verify the model, the comfort analysis was calculated through Predicted Mean Vote (PMV) in accordance with Specification 34 Clause in the temperature of the Reference Building must be within the range of 18 CDB to 26 CDB for 98% of the plant operation time.

The hours modelled have been determined as the peak hours of operations which are defined as the number of hours in the building when the occupancy is greater than 20% of the peak occupancy.

The thermal comfort analysis results referenced in Annexure D for the SOUs shows an average PMV of 99.7 for peak occupancy hours of 12am to 10am and 4pm to 12am.

Conclusion:

The existing thermal properties of the current built construction of the detached Class 3 Buildings was replicated in Model 2 and Model 3. Whilst Model 1 was modelled as per DTS requirements.

The table above demonstrates compliance with the NCC 2022 Section J since the estimated annual GHG Emissions of Model 3 is lower than Model 1 with **465,716kg CO2/yr** and **472,415kg CO2/yr** respectively.

To show compliance with the J1V3 requirements of Section J the thermal comfort requirement and the GHG Emissions requirement was achieved.

Annexure A – DtS Clause by Clause

Part J3 – Thermal Breaks

Compliance with building fabric can be met by:

Roof thermal break	Compliance
Metal roof on metal purlins/rafters	no further thermal break required if reflected roof blanket was specified.
Metal roof on timber purlins/rafters	N/A
Concrete Roof	N/A

Wall thermal break	Compliance
Concrete Wall	N/A.
Lightweight metal external cladding fixed to a timber frame	N/A.
Lightweight metal external cladding with internal plasterboard on top hats	N/A.

Thermal breaks are not specified for internal and external walls.

Part J4 - Building Fabric

Roof and ceiling construction compliance can be met by:

Solar Absorptance Value	
Climate Zone 7	The upper surface of a roof must be not more than 0.45. Light colours like surfmist or woodland grey by colorbond are an example of SA less than 0.45.

Part J5 - Building Sealing

Compliance with building sealing can be met by:

Building Element	Compliance
External doors and windows	Must be sealed when forming part of the envelope or comply with AS 2047. A seal must be installed to restrict air infiltration. For the bottom edge of the door this must be a draft protection device and for other edges of windows or doors may be foam, rubber, fibrous seal or the like.
Roof-light/Skylight	N/A
Walls, Floors	Minimise air leakage in roofs, walls and floor with internal lining systems that are close fitting at ceiling, wall and floor junctions or sealed by caulking, skirting, architraves, cornices or the like.
Rapid roller doors	N/A

Part J6 - Air-Conditioning & Ventilation Systems

Compliance with Air conditioning and mechanical ventilation systems can be met by:

Air Conditioning Systems

Building Element	Compliance
System Control	Ability to be inactive when the area is not occupied.
	When serving more than one zone, thermostatically control temp of each zone.
	Does not control temp by mixing actively heated and cooled air.
	Limit reheating to not more than a 7.5K rise in temperature.
	When mechanical ventilation is provided an air-economy cycle is required if the total air flow rate through any airside component is greater than or equal to 2,500L/s in Climate Zone 7 in accordance with Table J6D3.
	Which contains more than one water heater, chiller or coil, must be capable of stopping the flow of water to those not operating.
	With airflow over 1000 L/s must have a VSD fan when air supplied is varied.
	Must have the ability to use direct signals from the control components responsible for the delivery of comfort conditions in the building to regulate the operation of the central plant.
	Must have a control dead band of not less than 2 degrees Celsius, except where a smaller range is required for specialised application.
	Must be provided with balancing dampers and balancing valves that ensure the max design air or fluid flow is achieved but not exceeded by more than 15% above design at each component; or group of components operating under a common control in a system containing multiple components as required to meet the needs of the system at its max operating condition.
	Must ensure that each independently operating space of more than 1000m^2 and every separate floor of the building has provision to terminate airflow independently of the remainder of the system to allow for different operating times.
	Must have automatic variable temperature operation of heated water and chilled water circuits.
	When deactivated any motorised outside air and return dampers must close.
	When two or more air-conditioning systems serve the same space, they must use control sequences that prevent the systems from operating in opposing heating and cooling modes.

Mechanical Ventilation Systems

Building Element	Compliance
System Control	Ability to be inactive when the area is not occupied.
	In accordance with Table J6D4, when serving a conditioned space in Climate Zone 7 of greater than 250 l/s must have modulation control like DCV as per AS 1668.2 or be an energy reclaiming system with a minimum sensible heat transfer effectiveness of 60%.
	Not exceed the min outdoor air quality required by Part F6 by more than 20% except if additional free cooling is provided, additional mechanical vent is needed to balance the system or if an energy reclaiming system preconditions all the outdoor air.
	For an airflow of more than 1000 L/s have a variable speed fan unless the downstream airflow is required by Part F6 to be constant.

	An exhaust system with an air flow rate of more than 1000L/s must be capable of stopping the motor when the system is not needed.
	A time switch must be provided to a mechanical ventilation system with an airflow rate of more than 1000 L/s. The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days. This does not apply if the mech ventilation serves only one SOU.

Fan systems

Building Element	Compliance
Minimum required static efficiency (installation type A & C)	Fans with a static pressure of 200 Pa or less must have a system static efficiency at their full load of not less than that in J6D4. See J6D4 in detailed assessment for percentages based off different fan types. Fans with a static pressure over 200Pa must not have a min required system static efficiency lower than that specified from J6D5. See J6D5 in detailed assessment for percentages based off different fan types.
Minimum required system total efficiency (installation type B & D)	Fans with a static pressure of 200 Pa or less must have a system total efficiency at their full load of not less than that in J6D5. See J6D5 in detailed assessment for percentages based off different fan types. Fans with a static pressure over 200Pa must not have a min required system total efficiency lower that specified from J6D5 (c). See J6D5 (2) in detailed assessment for percentages based off different fan types.
Ductwork	The pressure drop in the index run across all straight sections of rigid ductwork and all sections of flexible ductwork must not exceed 1 Pa/m when averaged over the entire length of straight rigid duct and flexible duct. The pressure drop of flexible ductwork sections may be calculated as if the flexible ductwork is laid straight. Flexible ductwork must not account for more than 6m in length in any duct run. The upstream connection to ductwork bends, elbows and tees in the index run must have an equivalent diameter to the connected duct. Turning vanes must be included in all rigid ductwork elbows of 90 degrees or more in the index run except where the inclusion of turning vanes presents a fouling risk; or a long radius bend in accordance with AS 4254.2 is used.
Ductwork components in the Index run	Pressure drops across components on the index run must not exceed the values stated in J6D5(4.d) across coils, the values stated in J6D5(4.c) for filters and other pressure drops identified for each component type in J6D5(4).
Ductwork insulation	Ductwork and fittings in an A/C system must be provided with insulation complying with AS/NZS 4859.1.

	Insulation for flexible ductwork an R-value of R1.0. Insulation of min R-value R1.20 in a conditioned space, R3.0 when exposed to direct sunlight & R2.0 in all other locations. Ductwork insulation requirements do not apply to the only or last room served by the system or for packaged air conditioners, split systems and VRF equipment complying with MEPS.
Ductwork sealing	AS 4254 Part 1 details that all connections to flexible ductwork must be both air sealed with adhesive tape and fixed with drawbands or the like.

Pump systems

Building Element	**Compliance**
Circular Pumps - Energy Efficiency Index	Circulator pumps - A glandless impeller pump, with a rated hydraulic power output of less than 2.5kW and that is used in closed loop systems must have an energy efficiency Index (EEI) not more than 0.27 calculated in accordance with European Union Commission Regulation No. 622/2012.
Other Pumps - MEI	Other pumps - Pumps that are in accordance with Articles 1 and 2 of European Union Commission Regulation No. 547/2012 must have a minimum efficiency index (MEI) of 0.4 or more when calculated in accordance with European Union Commission Regulation No. 547/2012
Pipework pressure drop	Must achieve the average pressure drop of not more than the values nominated in J6D8.
Pipework insulation	All piping, vessels, heat exchangers and tanks must meet those requirements by AS/NZS 4859.1. Any components that are not covered by MEPS must meet the relevant values in J6D9. Insulation provided to piping must be protected by a vapour barrier on the outside of the insulation.

Space heating

Building Element	**Compliance**
Heating type	A heater used for A/C or as part of an A/C system must be either a solar heater, a gas heater, a heat pump heater, a heater using reclaimed energy or an electric heater if the heating capacity is not more than the table below.

Maximum electric heating capacity					
Floor area of the conditioned space	**W/m2 of floor area in climate zone 3**	**W/m2 of floor area in climate zone 4**	**W/m2 of floor area in climate zone 5**	**W/m2 of floor area in climate zone 6**	**W/m2 of floor area in climate zone 7**
<= 500m2	50	60	55	65	70
> 500 m2	40	50	45	55	60

Refrigerant chillers

Building Element	Compliance
Energy Efficiency Ratio's	An air-conditioning system refrigerant chiller must comply with MEPS and the full load operation energy efficiency ratio and integrated part load energy efficiency ratio as per the tables in J6D11 when determined in accordance with AHRI 551/591.

Unitary A/C

Building Element	Compliance
Energy Efficiency Ratio's	Unitary A/C equipment including PAC, split systems, and VRF systems must comply with MEPS and for a capacity greater than or equal to 65kWr must comply with the values in J6D12.

Heat rejection equipment

Building Element	Compliance
Max fan input power	The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in J6D13.

Part J7 - Artificial Lighting & Power

Compliance with building sealing can be met by:

Building Element	Compliance
New Lighting	Must not exceed the "maximum lighting wattage" in the lighting calculations table in J7D3. LED lighting on motion sensors and/or timers will likely be compliant.
Artificial Lighting Switch	Must be in a visible position in the room being switched or located in an adjacent room where the lighting being switched can be seen. For multiple functional spaces, not operate lighting for an area more than 250m^2 in a class 7a & 9b building.
Artificial Lighting	A time switch or an occupant sensing device such as a security key card reader or a motion detector in accordance with Spec J7 must control 95% of artificial lighting in a building or storey of a building of more than 250m2 (for exceptions see J7D4 in the detailed assessment).
Lighting in a fire isolated passageway	Must have a motion detector.
Interior Decorative & Display Lighting	Controlled separately from other artificial lighting by a manual switch for each area. Controlled by a time switch where display lighting exceeds 1kW.
Artificial Lighting Perimeter	Controlled by a daylight sensor or time switch. When the total perimeter lighting load exceeds 100W, have an average light source efficiency of not less than 100 lumens/W or to be controlled by a motion detector (for exceptions see J7D6 in the detailed assessment).
Decorative External Lighting	Must have a separate time switch.
Boiling Water & Chilled Water Storage Units	Must be controlled by a time switch.

Specification J6	All time switches, motion detectors, occupant sensing devices & daylight sensors must meet Specification J7 standards.
Heated water & chilled water storage	Power supply to a boiling water or chilled water storage unit must be controlled by a time switch in accordance with Specification J7.

Lifts	N/A
Escalators and moving walkways	N/A

Part J8 - Heated Water Supply and Swimming Pool & Spa Pool Plant

Compliance with artificial lighting & power can be met by:

Building Element	Compliance
Heated Water	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Part J9 - Energy monitoring and on-site distributed energy resources

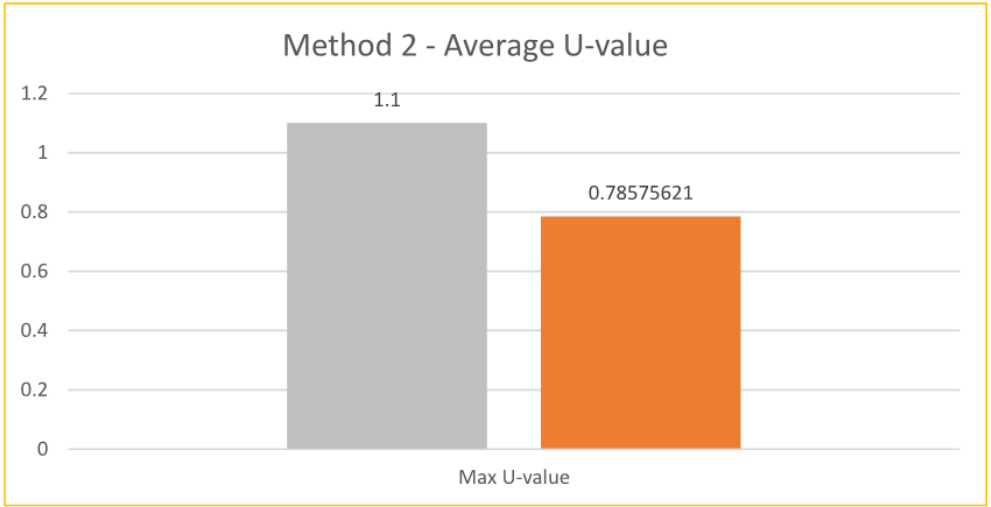
Compliance with energy monitoring can be met by:

Building Element	Compliance
Gas & Electricity	N/A
Sub-metering	N/A
Facilities for electric vehicle charging	A carpark associated with a Class 3 building must be provided with electrical distribution boards dedicated to electric vehicle charging. When associated with a Class 3 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 48kWh from 11:00pm to 7:00am daily; and Be sized to support the future installation of a 7kW (32A) type 2 electric vehicle charger in 20% of the car parking spaces associated with a Class 3 building; and Contain space of at least 36mm width of DIN rail per outgoing circuit for individual sub-circuit electricity metering to record electricity use of electric vehicle charging equipment; and Be labelled to indicate the use of the space required by (d) is for the future installation of metering equipment.
Facilities for Solar Photovoltaic and Battery System	At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels, **except** for buildings: With installed solar photovoltaic panels on: -At least 20% of the roof area; or -Equivalent generation capacity elsewhere on-site; or

	-Where 100% of the roof area is shaded for more than 70% of daylight hours; or -With a roof area of not more than 55m^2; or -Where more than 50% of the roof area is used as a terrace, carpark, roof garden, roof light or the like.

Annexure B - Façade Calculations - DTS

Class 3 – Detached Motel Rooms | U-Value: 5.8



Max U-value	1.1
Average Total U-value	0.79

Method 1

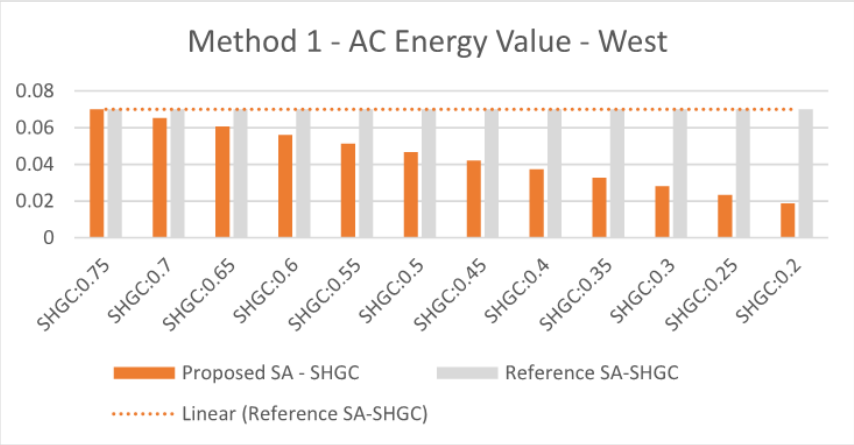
Locations = 8	**Façade Area**	**% of facade**	**Façade U-value**	
Ground North	8.45	0.103325997	0.357142857	Compliant
Ground East	27.44	0.33553436	0.555497709	Compliant
Ground South	8.45	0.103325997	0.357142857	Compliant
Ground West	37.44	0.457813646	1.147985348	Non Compliant
Total Area	81.78	100.00%		

Note: These values are for DTS reference only. See summary page for proposed specs

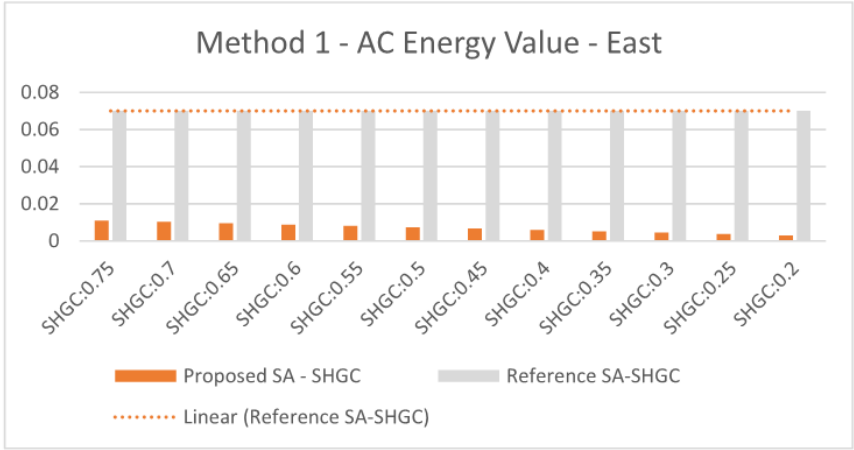
NO:

SHGC – Method 1 used since gazing area was under 20% | Class 3- SHGC of 0.75

SA - West	Method 1 - Single Aspect		Reference
SHGC:0.75	0.069912	Compliant	0.07
SHGC:0.7	0.065251	Compliant	0.07
SHGC:0.65	0.06059	Compliant	0.07
SHGC:0.6	0.055929	Compliant	0.07
SHGC:0.55	0.051269	Compliant	0.07
SHGC:0.5	0.046608	Compliant	0.07
SHGC:0.45	0.041947	Compliant	0.07
SHGC:0.4	0.037286	Compliant	0.07
SHGC:0.35	0.032626	Compliant	0.07
SHGC:0.3	0.027965	Compliant	0.07
SHGC:0.25	0.023304	Compliant	0.07
SHGC:0.2	0.018643	Compliant	0.07



SA - East	Method 1 - Single Aspect		Reference
SHGC:0.75	0.010933	Compliant	0.07
SHGC:0.7	0.010204	Compliant	0.07
SHGC:0.65	0.009475	Compliant	0.07
SHGC:0.6	0.008746	Compliant	0.07
SHGC:0.55	0.008017	Compliant	0.07
SHGC:0.5	0.007289	Compliant	0.07
SHGC:0.45	0.00656	Compliant	0.07
SHGC:0.4	0.005831	Compliant	0.07
SHGC:0.35	0.005102	Compliant	0.07
SHGC:0.3	0.004373	Compliant	0.07
SHGC:0.25	0.003644	Compliant	0.07
SHGC:0.2	0.002915	Compliant	0.07

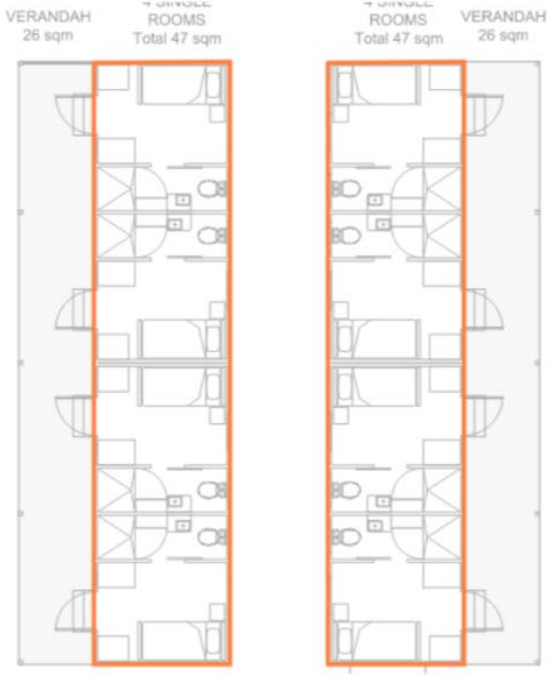


Note: These values are for DTS reference only. See summary page for proposed specs.

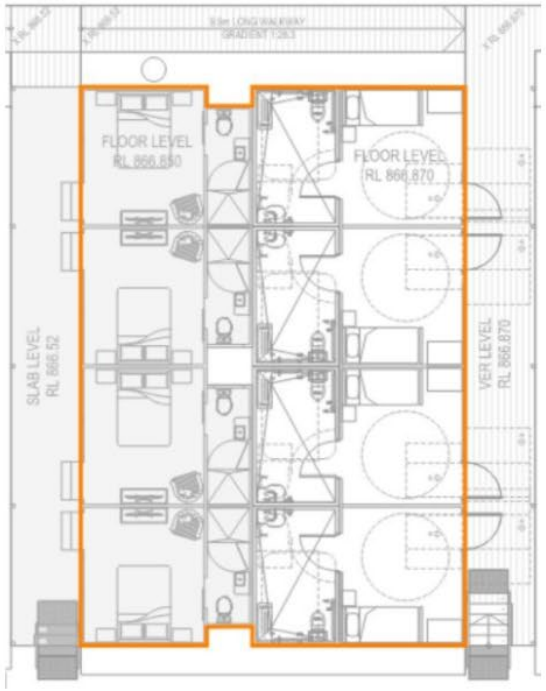
NO:

Annexure C - Building Envelope

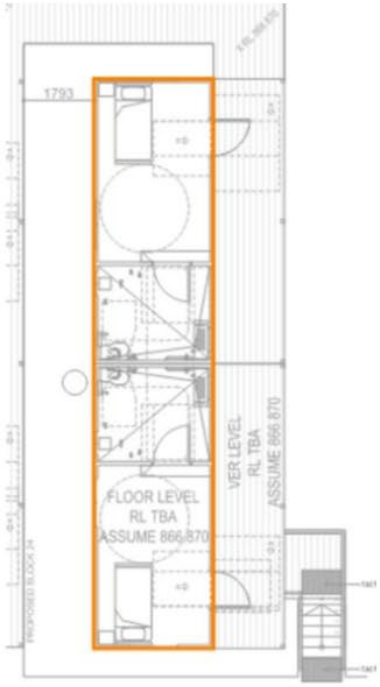
Ground Floor: Orange outline notates wall R-value of R1.4



Block 1-23



Block 24



Block 25

NO:

Existing Building Construction

For roof & ceiling systems in this climate zone 7, a total R-value of R6.65 can comply with insulation installed as per following table:

Non-ventilated metal roof with horizontal ceiling with pitch of ≤5°

Building Element	R-value downwards
Outside air-film	0.03
Metal Roof	0.00
Additional roof blanket insulation	1.80
Non-ventilated 20mm reflective air space (E 0.9/0.05)	0.60
Additional batt insulation	4.00
Plasterboard (10mm)	0.06
Internal air-film	0.16
Total R-value	**R6.65**

Exposed Suspended Floor to SOUs (no insulation to bathrooms)

Building Element	R-value
Internal air film	0.16
Plywood	0.14
Carpet C/W underlay	0.03
Cavity	0.00
Glasswool Insulation	1.50
External air-film	0.03
Total R-value	**1.86**

NO:

Existing Wall built up with thermal bridging.

Calculator

Wall Systems

Ventilation		Slightly Ventilated	A slightly ventilated air space is derated by 45% for each layer between the cavity and layer 1to account for lower thermal resistance				
Material	Aluminium - sheeting	Airspace - non-reflective	R2.0 Glasswool Insulation	Gypsum plasterboard			
Thickness (mm)	13	90	90	13			
Conductivity (W/mK)	210.000		0.045	0.170			
Framing Material			Steel				
Metal Frame, Web Thickness (mm)			0.55				
Metal Frame, Flange Width (mm)			36				
Framing Area %			11.0%				
Thermal Break Material							
Thermal Break Thickness (mm)							
Thermal Break Overlap Area %							
Resistance (m².K/W)	0.00	0.00	1.07	0.08	0	0	0
Wall Construction			**External Surface Resistance (moving air, not more than 3m/s wind speed)**				0.04
						Internal Surface Resistance (still air, on a wall)	0.12
						System R-Value (m².K/W)	1.31
						System U-Value (W/m².K)	0.76

NO:

Annexure D – Thermal Comfort Analysis Results

Peak occupancy hours between 4pm to 12am.

Location	Predicted mean vote - % hours in range <= -1.00	Predicted mean vote - % hours in range >-1.00 to <=1.00	Predicted mean vote - % hours in range > 1.00
block 24-SOU	0	99.8	0.2
block 24-SOU	0	99.8	0.2
block 25-SOU	0	99.3	0.7
block 25-SOU	0	99.2	0.8
block 8-SOU	0	99.6	0.4
block 8-SOU	0	99.7	0.3
block 8-SOU	0	99.7	0.3
block 8-SOU	0	99.4	0.6
block 3-SOU	0	99.6	0.4
block 3-SOU	0	99.7	0.3
block 3-SOU	0	99.7	0.3
block 3-SOU	0	99.5	0.5
block 7-SOU	0	99.6	0.4
block 7-SOU	0	99.7	0.3
block 7-SOU	0	99.7	0.3
block 7-SOU	0	99.5	0.5
block 11-SOU	0	99.6	0.4
block 11-SOU	0	99.7	0.3
block 11-SOU	0	99.7	0.3
block 11-SOU	0	99.5	0.5
block 23-SOU	0	99.6	0.4
block 23-SOU	0	99.7	0.3
block 23-SOU	0	99.7	0.3
block 23-SOU	0	99.5	0.5
block 6-SOU	0	99	1
block 6-SOU	0	99.1	0.9
block 6-SOU	0	99	1
block 6-SOU	0	98.6	1.4
block 5-SOU	0	99	1
block 5-SOU	0	99	1
block 5-SOU	0	98.7	1.3
block 10-SOU	0	98.9	1.1
block 10-SOU	0	99	1
block 10-SOU	0	99	1
block 10-SOU	0	98.4	1.6
block 2-SOU	0	99	1
block 2-SOU	0	99.1	0.9
block 2-SOU	0	99	1
block 2-SOU	0	98.6	1.4
block 9-SOU	0	99	1
block 9-SOU	0	99.1	0.9
block 9-SOU	0	99	1
block 9-SOU	0	98.6	1.4
block 18-SOU	0	99.4	0.6
block 18-SOU	0	99.6	0.4
block 18-SOU	0	99.6	0.4
block 18-SOU	0	99.4	0.6
block 20-SOU	0	99.4	0.6
block 20-SOU	0	99.6	0.4
block 20-SOU	0	99.6	0.4
block 20-SOU	0	99.4	0.6
block 21-SOU	0	99.4	0.6
block 21-SOU	0	99.6	0.4
block 21-SOU	0	99.6	0.4
block 21-SOU	0	99.4	0.6
block 17-SOU	0	99.4	0.6
block 17-SOU	0	99.6	0.4
block 17-SOU	0	99.6	0.4
block 17-SOU	0	99.4	0.6
block 14-SOU	0	99.4	0.6
block 14-SOU	0	99.6	0.4
block 14-SOU	0	99.6	0.4
block 14-SOU	0	99.4	0.6
block 12-SOU	0	99.7	0.3
block 12-SOU	0	99.9	0.1
block 12-SOU	0	99.9	0.1
block 12-SOU	0	99.7	0.3
block 13-SOU	0	99.7	0.3
block 13-SOU	0	99.9	0.1
block 13-SOU	0	99.9	0.1
block 13-SOU	0	99.7	0.3
block 15-SOU	0	99.7	0.3
block 15-SOU	0	99.9	0.1
block 15-SOU	0	99.9	0.1
block 15-SOU	0	99.7	0.3
block 16-SOU	0	99.7	0.3
block 16-SOU	0	99.9	0.1
block 16-SOU	0	99.9	0.1
block 16-SOU	0	99.7	0.3
block 19-SOU	0	99.7	0.3
block 19-SOU	0	99.9	0.1
block 19-SOU	0	99.9	0.1
block 19-SOU	0	99.7	0.3
block 22-SOU	0	98.8	1.2
block 22-SOU	0	99	1
block 22-SOU	0	99	1
block 22-SOU	0	98.5	1.5
block 1-SOU	0	98.9	1.1
block 1-SOU	0	99	1
block 1-SOU	0	99	1
block 1-SOU	0	98.6	1.4
block 4-SOU	0	99.6	0.4
block 4-SOU	0	99.7	0.3
block 4-SOU	0	99.7	0.3
block 4-SOU	0	99.4	0.6
block 5-SOU	0	99	1
Total hours (% of sum)		**99.41**	

Peak occupancy hours between 12am to 10am.

NO:

Peak occupancy hours between 12am to 10am.

Location	Predicted mean vote - % hours in range <= -1.00	Predicted mean vote - % hours in range >-1.00 to <=1.00	Predicted mean vote - % hours in range > 1.00
block 24-SOU	0	100	0
block 24-SOU	0	100	0
block 25-SOU	0	100	0
block 25-SOU	0	100	0
block 8-SOU	0	100	0
block 8-SOU	0	100	0
block 8-SOU	0	100	0
block 8-SOU	0	100	0
block 3-SOU	0	100	0
block 3-SOU	0	100	0
block 3-SOU	0	100	0
block 3-SOU	0	100	0
block 7-SOU	0	100	0
block 7-SOU	0	100	0
block 7-SOU	0	100	0
block 7-SOU	0	100	0
block 11-SOU	0	100	0
block 11-SOU	0	100	0
block 11-SOU	0	100	0
block 11-SOU	0	100	0
block 23-SOU	0	100	0
block 23-SOU	0	100	0
block 23-SOU	0	100	0
block 23-SOU	0	100	0
block 6-SOU	0	100	0
block 6-SOU	0	100	0
block 6-SOU	0	100	0
block 6-SOU	0	100	0
block 5-SOU	0	100	0
block 5-SOU	0	100	0
block 5-SOU	0	100	0
block 10-SOU	0	100	0
block 10-SOU	0	100	0
block 10-SOU	0	100	0
block 10-SOU	0	100	0
block 2-SOU	0	100	0
block 2-SOU	0	100	0
block 2-SOU	0	100	0
block 2-SOU	0	100	0
block 9-SOU	0	100	0
block 9-SOU	0	100	0
block 9-SOU	0	100	0
block 9-SOU	0	100	0
block 18-SOU	0	100	0
block 18-SOU	0	100	0
block 18-SOU	0	100	0
block 18-SOU	0	100	0
block 20-SOU	0	100	0
block 20-SOU	0	100	0
block 20-SOU	0	100	0
block 20-SOU	0	100	0
block 21-SOU	0	100	0
block 21-SOU	0	100	0
block 21-SOU	0	100	0
block 21-SOU	0	100	0
block 17-SOU	0	100	0
block 17-SOU	0	100	0
block 17-SOU	0	100	0
block 17-SOU	0	100	0
block 14-SOU	0	100	0
block 14-SOU	0	100	0
block 14-SOU	0	100	0
block 14-SOU	0	100	0
block 12-SOU	0	100	0
block 12-SOU	0	100	0
block 12-SOU	0	100	0
block 12-SOU	0	100	0
block 13-SOU	0	100	0
block 13-SOU	0	100	0
block 13-SOU	0	100	0
block 13-SOU	0	100	0
block 15-SOU	0	100	0
block 15-SOU	0	100	0
block 15-SOU	0	100	0
block 15-SOU	0	100	0
block 16-SOU	0	100	0
block 16-SOU	0	100	0
block 16-SOU	0	100	0
block 16-SOU	0	100	0
block 19-SOU	0	100	0
block 19-SOU	0	100	0
block 19-SOU	0	100	0
block 19-SOU	0	100	0
block 22-SOU	0	100	0
block 22-SOU	0	100	0
block 22-SOU	0	100	0
block 22-SOU	0	100	0
block 1-SOU	0	100	0
block 1-SOU	0	100	0
block 1-SOU	0	100	0
block 1-SOU	0	100	0
block 4-SOU	0	100	0
block 4-SOU	0	100	0
block 4-SOU	0	100	0
block 4-SOU	0	100	0
block 5-SOU	0	100	0
Total hours (% of		100.00	

NO:

Annexure E – Simulation Results

Dts – Energy

	Total system energy (MWh)	Total lights energy (MWh)	Total equip energy (MWh)	Boilers energy (MWh)	Chillers energy (MWh)	Total electricity (MWh)	Total energy (MWh)
Date	230396E-BlayneyD	230396E-BlayneyD	230396E-BlayneyD	230396E-BlayneyD	230396E-BlayneyD	230396E-BlayneyD	230396E-BlayneyD
Jan 01-31	19.2634	1.4314	1.3942	10.0262	2.6996	22.0889	22.0889
Feb 01-28	19.3777	1.2928	1.2593	11.8214	1.8553	21.9297	21.9297
Mar 01-31	24.6127	1.4314	1.3942	17.0534	1.4568	27.4383	27.4383
Apr 01-30	39.9446	1.3852	1.3492	34.1850	0.2572	42.6790	42.6790
May 01-31	51.3325	1.4314	1.3942	45.6281	0.0827	54.1581	54.1581
Jun 01-30	62.4738	1.3852	1.3492	57.0344	0.0200	65.2083	65.2083
Jul 01-31	64.7487	1.4314	1.3942	59.1277	0.0209	67.5743	67.5743
Aug 01-31	60.1219	1.4314	1.3942	54.4511	0.0578	62.9474	62.9474
Sep 01-30	48.4840	1.3852	1.3492	42.8545	0.1609	51.2184	51.2184
Oct 01-31	38.1672	1.4314	1.3942	31.9362	0.4728	40.9927	40.9927
Nov 01-30	28.6790	1.3852	1.3492	21.6426	1.2030	31.4134	31.4134
Dec 01-31	22.1290	1.4314	1.3942	14.2975	1.6584	24.9545	24.9545
Summed total	479.3345	16.8532	16.4154	400.0580	9.9455	512.6030	512.6030

Dts - C02 Emissions

	Total system CE (kgCO2)	Total lights CE (kgCO2)	Total equip CE (kgCO2)	Total elec. CE (kgCO2)	Total CE (kgCO2)
Date	230396E-BlayneyDTSS-a	230396E-BlayneyDTSS-a	230396E-BlayneyDTSS-a	230396E-BlayneyDTSS-a	230396E-BlayneyDTSS-a
Jan 01-31	17753	1319	1285	20357	20357
Feb 01-28	17858	1191	1161	20210	20210
Mar 01-31	22683	1319	1285	25287	25287
Apr 01-30	36813	1277	1243	39333	39333
May 01-31	47308	1319	1285	49912	49912
Jun 01-30	57576	1277	1243	60096	60096
Jul 01-31	59672	1319	1285	62276	62276
Aug 01-31	55408	1319	1285	58012	58012
Sep 01-30	44683	1277	1243	47203	47203
Oct 01-31	35175	1319	1285	37779	37779
Nov 01-30	26431	1277	1243	28951	28951
Dec 01-31	20394	1319	1285	22998	22998
Summed total	441755	15532	15128	472415	472415

NO:

Proposed (Model 2) - Energy

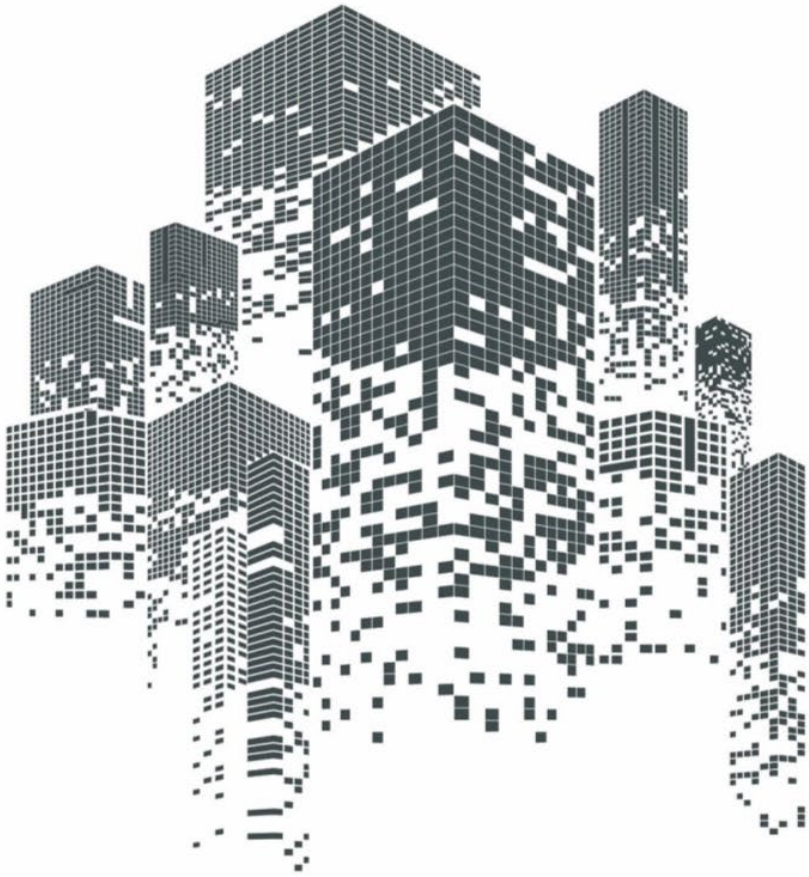
	Total system energy (MWh)	Total lights energy (MWh)	Total equip energy (MWh)	Boilers energy (MWh)	Chillers energy (MWh)	PV generated electricity (MWh)	Total electricity (MWh)	Total energy (MWh)
Date	230396E-Blayney	230396E-Blayney	230396E-Blayney	230396E-Blayney	230396E-Blayney	230396E-Blayney	230396E-Blayney	230396E-Blayney
Jan 01-31	23.4618	1.4314	1.3942	14.8914	2.2056	-13.0333	26.2873	13.2541
Feb 01-28	24.1279	1.2928	1.2593	17.1768	1.4071	-11.5903	26.6800	15.0897
Mar 01-31	31.1617	1.4314	1.3942	24.3374	0.9123	-12.8832	33.9872	21.1040
Apr 01-30	53.1758	1.3852	1.3492	47.6950	0.0507	-11.1322	55.9102	44.7780
May 01-31	68.1006	1.4314	1.3942	62.4991	0.0065	-9.6491	70.9262	61.2771
Jun 01-30	81.9337	1.3852	1.3492	76.5212	0.0002	-7.8489	84.6683	76.8194
Jul 01-31	85.4026	1.4314	1.3942	79.8096	0.0002	-9.0594	88.2282	79.1687
Aug 01-31	79.4828	1.4314	1.3942	73.8818	0.0061	-9.3379	82.3084	72.9705
Sep 01-30	65.1081	1.3852	1.3492	59.6346	0.0453	-11.8173	67.8425	56.0252
Oct 01-31	50.6609	1.4314	1.3942	44.8244	0.1806	-12.5271	53.4865	40.9594
Nov 01-30	37.6091	1.3852	1.3492	31.0113	0.8781	-12.5426	40.3435	27.8009
Dec 01-31	27.9136	1.4314	1.3942	20.9278	1.0319	-13.2577	30.7391	17.4814
Summed total	628.1384	16.8532	16.4154	553.2106	6.7245	-134.6791	661.4075	526.7285

Proposed (Model 2) - C02 Emissions

	Total system CE (kgCO2)	Total lights CE (kgCO2)	Total equip CE (kgCO2)	Total elec. CE (kgCO2)	Total CE (kgCO2)
Date	230396E-Blayney-Propose	230396E-Blayney-Propose	230396E-Blayney-Propose	230396E-Blayney-Propose	230396E-Blayney-Propose
Jan 01-31	21622	1319	1285	24226	10307
Feb 01-28	22236	1191	1161	24588	12210
Mar 01-31	28719	1319	1285	31323	17563
Apr 01-30	49007	1277	1243	51527	39638
May 01-31	62762	1319	1285	65366	55060
Jun 01-30	75510	1277	1243	78030	69648
Jul 01-31	78707	1319	1285	81311	71636
Aug 01-31	73251	1319	1285	75855	65883
Sep 01-30	60004	1277	1243	62524	49903
Oct 01-31	46689	1319	1285	49293	35914
Nov 01-30	34661	1277	1243	37181	23785
Dec 01-31	25725	1319	1285	28329	14170
Summed total	578893	15532	15128	609553	465716

NO:

CREDWELL



Project	62 Osman Street, Blayney
Report	BCA Assessment Report (BCA 2022) For DA Lodgement
Reference	230296-BCA-r1
Date	18/10/2023
Client	Raine Whittle
Email	raine@divgroup.com.au

Contents

Document Control

Reference/Revision	Date		BCA Assessment Report
230296-BCA-r1 Draft BIC report issued for review	18/10/2023	Prepared by	Adam Southwell Building Surveyor – Unrestricted (A1) BDC 3305

1 Introduction

1.1 Objectives

The purpose of this report is to support a Building Information Certificate application to Council and to provide commentary on the compliance, or otherwise, of the new or modified buildings on site with Volume 1 of the Building Code of Australia (BCA).

The report will identify where the subject building achieves compliance and non-compliance with the BCA, and provide an upgrade strategy for any non-compliances which is to be accepted at the discretion of council.

Part 3 'Assessment Summary' of this report outlines the identified compliance matters that require further information or consideration and/or assessment as a Performance Solution (to be prepared separately).

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, and understood by the reader. Credwell Consulting are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and further, Credwell Consulting take no responsibility for misinterpretation of any of the content herein.

1.2 Limitations

This report does not include, nor imply, any audit, assessment, or upgrading of:

1. The structural adequacy or design of the building (unless specifically referred to);
2. The capacity or design of any electrical, fire, hydraulic or mechanical services (unless specifically referred to); and
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to);

This report does not include, nor imply, any assessment of, or compliance with:

1. The National Construction Code – Plumbing Code of Australian Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to),
3. The provision of disabled access to the subject development, being any assessment of the Deemed-to-Satisfy provisions of Part D3 and Clauses E3.6, F2.4 & F2.9;
4. Any Development Consent conditions;
5. The Liquor Licencing Act 2007;
6. The Work Health and Safety Act 2011;
7. The Swimming Pools Act 1992; and
8. Requirements of Authorities including, but not limited to, Fire and Rescue NSW, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.
9. Requirements of BCA Section J.

Interpretations

A number of matters within the BCA are known to be interpretive. Where these matters are encountered, interpretations have been used that are consistent with Credwell Consulting's understanding of standard industry practice.

Dimensions and Tolerances

In some instances, the BCA specifies minimum dimensions for construction. The assessment of plans and specifications includes a review of such minimum dimensions that are relevant to the project, but Credwell Consulting does not guarantee that all relevant minimum dimensions have been assessed where they are not clearly and explicitly denoted/marked on the architectural drawings.

The relevant designer(s) and builder(s) should confirm that all minimum dimensions are achievable on site prior to works and consideration/attention should be given to construction tolerances impacted by wall set outs, applied finishes, and skirtings to corridors and bathrooms. For example, tiling bed thickness on walls and floors can adversely impact critical minimum dimensions relating to access for people with disabilities, stair and corridor widths, and balustrade heights.

1.3 Reviewed documentation

This report is based on documentation referenced in Annexure A.

2 Development Particulars

2.1 Building location

The buildings, the subject of this report, are located at 62 Osman Street, Blayney.

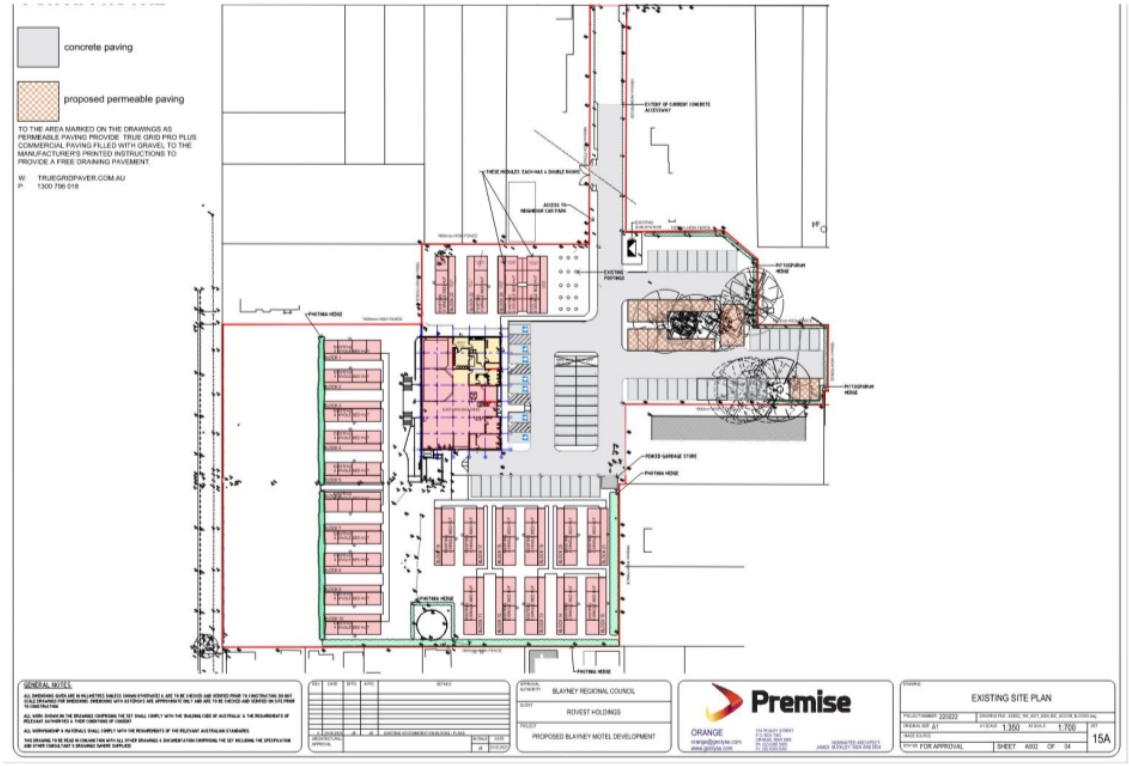


Figure | Image of the Site | source: architectural plans

2.2 Proposal

The development consists of a new motel with motel rooms in detached modular buildings.

2.3 Building description

For the purposes of the BCA, the buildings are described as follows:

Building Classification	3 (detached motel rooms), 6 (amenities) 6 (restaurant building)	Levels Contained	1 (detached rooms in modular buildings) 2 (amenities/restaurant building)
Rise in Storeys	1 (detached huts) 2 (amenities/restaurant building)	Effective Building Height (m)	0m
Type of Construction	Type C	Climate Zone	7 Blaney local government area

2.4 Classification

Class	Use	Floor Area
3	25 detected rooms in modular buildings (102 rooms)	N/A
6	Amenities (as part of the restaurant building)	130m^2

3 Assessment Summary

3.1 Assessment

The reviewed documentation referenced in Annexure A of this report has been assessed against the Deemed-to-Satisfy (DtS) provisions of the BCA. This assessment has identified the following areas where compliance with the BCA will require further consideration.

Annexure B of this report provides a detailed assessment of the proposal against each of the relevant DtS provisions of the BCA.

3.2 Possible Performance Solutions (Fire Safety)

The following items relate to areas where a Performance Solution has been provided to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	An interconnect smoke alarm system is installed throughout the complex so that each room in the individual modular motel building is interconnected as part of a fire engineering report to justify the lack of fire separation of the motel rooms.	E2D8	C1P1, C1P2, E2P1

3.3 Performance Solutions (Other)

The following items relate to areas where a non-fire engineered Performance Solution has been provided to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	JV3 assessment to determine level of energy efficiency within the modular motel rooms. This will require physical inspection.	Section J	JV3

3.4 Design amendments

The following items have been identified as departures from the BCA deemed-to-satisfy provisions, and Credwell recommend these items to be resolved with minor design amendments:

Item	Amendments required	DtS Provision
1.	The development has currently not been provided with any accessible motel rooms. As there are currently 102 motel rooms there will need to be 6 accessible rooms provided. If there is between 81-100 motel rooms then the number of accessible rooms required is 5. The DA submission for the development shows 6 accessible rooms on the plans.	D4D2

3.5 Design verification

The following items cannot be determined as being compliant based off the plans provided. Details are either to be provided on the plans or otherwise checked via physical inspection.

Item	Design verification required	DtS Provision
1.	Structure – Structural engineer is to confirm structural adequacy of the building.	Part B1
2.	Fire Hazard Properties – These are currently unknown for the floor, wall, ceiling and any potential sarking/insulation. Details of what is installed may be able to provide satisfactory justification to council. Physical inspection may identify products to help close out some of these items.	C2D11
3.	Fire Extinguishers – Fire extinguishers are to be located within 10m of the entry doors to each of the motel rooms.	E1D14
4.	Stormwater – certification is to be provided from the engineer and from the plumber who completed the works.	F1D3
5.	Sound insulation between motel rooms – An acoustic engineer has prepared a report for the acoustic rating between the motel rooms.	F7D6

4 Statement of Compliance

The architectural design documentation prepared for submission for the Development Application (as referred to in Annexure A of this report) have been assessed against the relevant provisions of the BCA. This assessment was limited to an assessment of the BCA in order to identify any items that may necessitate a modified development consent or additional key items that must be included in the design. It is considered that the documentation complies or is capable of complying with the BCA as outlined in Annexure B subject to resolution of items identified in this Report.

As identified in the Clause by Clause assessment, sufficient construction documentation is required in order to undertake a full assessment prior to the application for the Building Information Certificate.

5 Disability (Access to Premises - Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 (the "Premises Standards") was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within "Schedule 1 Access Code for Buildings".

The Premises Standards provides a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals prior to 1 May 2011). However, the term "affected part" is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

a) *the principal pedestrian entrance of an existing building that contains a new part; and*
b) *any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building result in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within "Schedule 1 Access Code for Buildings". It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the BCA). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the BCA applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development results in the creation of an affected part within the existing building. Therefore, the new part, the principal pedestrian entry to the building, and the continuous accessible path of travel from the principal pedestrian entry to the new part must all comply with the Premises Standards. This may require upgrading existing parts of the building to achieve compliance.

An assessment of the building against the relevant requirements of the BCA applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against "Schedule 1 Access Code for Buildings" of the Premises Standards. Therefore, confirmation of compliance with the BCA should also be taken as confirmation of compliance with the Premises Standards.

6 Clause by Clause Assessment

An assessment of the proposal has been undertaken against each clause of the BCA and the following abbreviations have been used.

PS	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	"Compliance Readily Achievable" – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the BCA the proposed design is capable of comply subject to noting the requirements of the Clause. Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification. See Appendix D for a proposed specification
Complies	The proposal shows compliance with the Deemed-to-Satisfy Clause.
DNC	The design does not comply with the Deemed-to-Satisfy Clause and design amendments are required
FI	Further information is required for assessment of the proposal relative to the DtS Clause
N/A	The DtS Clause is not applicable at this stage to this design.
Noted	The DtS Clause provides information not requiring specific assessment of the proposed design.
To be assessed at CC stage	An assessment against this provision is not included in a DA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.

6.1 Assessment of the Ancillary Building

SECTION B - STRUCTURE				
Clause	**[2019]**	**Description**	**Comments**	**Assessment**
Part B1 – Structural Provisions				
A Certificate of Structural Sufficiency has been issued by Design Construct Industries to confirm the structural adequacy of the motel rooms.				

SECTION C – FIRE RESISTANCE				
Clause	**[2019]**	**Description**	**Comments**	**Assessment**
Part C1 – Fire resistance				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
Part C2 – Fire resistance and stability				
C2D1	C1.0	DtS Provisions	Information only.	Noted
C2D2	C1.1	Type of construction required	The restaurant/amenities building is Type C Construction. The motel rooms buildings are Type C Construction.	Noted
C2D3	C1.2	Calculation of rise in storeys	The rise in storey of the restaurant/amenities building is 2. The rise in storey of the motel rooms buildings is 1. The rise in storey is the sum of storeys at any part of the external wall of the building and any storey within the roof space.	Noted
C2D4	C1.3	Buildings of multiple classifications	The top storey of the restaurant/amenities building contains a Class 6 part. Note that only the administration part of the building on the ground floor is subject to the BIC.	Noted
C2D5	C1.4	Mixed types of construction	All buildings are Type C construction.	Noted
C2D6	C1.5	Two storey Class 2, 3 and 9c buildings	None of the buildings are a two storey class 2, 3 or 9c building and therefore this clause does not apply.	N/A
C2D7	C1.6	Class 4 parts of buildings	None of the buildings does not contain a class 4 part and therefore this clause does not apply.	N/A
C2D8	C1.7	Open spectator stands and indoor sports stadiums	None of the buildings contain an open spectator stands or indoor sports stadiums and therefore this clause does not apply.	N/A
C2D9	C1.8	Lightweight construction	Based off the documentation provided there is inadequate fire separation between the adjoining motel rooms. Any existing lightweight fire separation is not likely to comply with the requirements of this clause. A Fire Engineering Report has been prepared by Credwell Performance to resolve the lack of fire separation between the motel rooms.	**PS**
C2D10	C1.9	Non-combustible building elements	This requirement does not apply to Type C construction.	N/A
C2D11	C1.10	Fire hazard properties	The following fire hazard property details are currently known about the motel room buildings. • Floor: An installation certificate has been provided for the vinyl floors from the date of manufacture of the motel room buildings in 2012. The certificate does not provide any details about compliance with BCA Clause C1.10 and Specification C1.10. • Wall: Currently unknown • Ceiling linings: Currently unknown • Air-handling ductwork: Currently unknown • Sarking; Currently unknown • Insulation: Currently unknown	Noted

Clause	[2019]	Description	Comments	Assessment
			As the motel room buildings were constructed in 2012 it will not be possible to be provided with documentation to confirm that the fire hazard properties have been complied with.	
C2D12	C1.11	Performance of external walls in fire	The buildings do not include any pre cast or tilt up panels.	N/A
C2D13	C1.13	Fire-protected timber: Concession	The buildings do not include any fire protected timber.	N/A
C2D14	C1.14	Ancillary elements	As the external walls are not required to be non-combustible the ancillary elements to the external walls are not required to comply with the requirements of this clause.	N/A
C2D15	-	Fixing of bonded laminated cladding panels	The buildings are Type C Construction and therefore this requirement does not apply.	N/A
Part C3 – Compartmentation and separation				
C3D1	C2.0	DtS Provisions	Information only.	Noted
C3D2	C2.1	Application of Part	C3D3, C3D4, C3D5 do not apply to a carpark provided with an AS 2118 sprinkler system complying with Specification 17, an open deck carpark, or an open spectator stand.	Noted
C3D3	C2.2	General floor area and volume limitations	The proposal is within the area and volume limitations of this clause.	N/A
C3D4	C2.3	Large isolated building	The allotment does not include any large isolated buildings.	N/A
C3D5	C2.4	Requirements for open spaces and vehicular access	The allotment does not include any large isolated buildings.	N/A
C3D6	C2.5	Class 9 buildings	The allotment does not include any class 9 buildings.	N/A
C3D7	C2.6	Vertical separation of openings in external walls	The buildings are not of Type A construction and therefore this clause does not apply.	N/A
C3D8	C2.7	Separation by fire walls	Fire walls are not proposed to be used within the development to reduce the sizes of fire compartments.	N/A
C3D9	C2.8	Separation of classifications in the same storey	The alterations to the restaurant/amenities building does not affect the fire rated elements.	N/A
C3D10	C2.9	Separation of classifications in different storeys	Separation of floors is not required in any buildings in this allotment.	N/A
C3D11	C2.10	Separation of lift shafts	The existing lift in the restaurant/amenities building only connects 2 storeys and therefore this clause does not apply.	N/A
C3D12	C2.11	Stairways and lifts in one shaft	There are no fire isolated stairs proposed as part of the development.	N/A
C3D13	C2.12	Separation of equipment	The development does not include any equipment that requires separation.	N/A
C3D14	C2.13	Electricity supply system	The development does not include any electrical supply systems that requires separation.	N/A
C3D15	C2.14	Public corridors in a Class 2 and 3 buildings	There are no public corridors proposed in the development.	N/A
Part C4 – Protection of openings				
C4D1	C3.0	DtS Provisions	Information only.	Noted
C4D2	C3.1	Application of Part	Information only.	Noted

Clause	[2019]	Description	Comments	Assessment
C4D3	C3.2	Protection of openings in external walls	There are no openings in external walls of the buildings considered to be exposed to a fire source feature.	N/A
C4D4	C3.3	Separation of external walls and associated openings in different fire compartments	The development does not contain different fire compartments separated by a fire wall and therefore this clause does not apply.	N/A
C4D5	C3.4	Acceptable methods of protection	There are no openings that require protection.	N/A
C4D6	C3.5	Doorways in fire walls	There are no doorways in fire walls proposed as part of the works.	N/A
C4D7	C3.6	Sliding fire doors	There are no doorways in fire walls proposed as part of the works.	N/A
C4D8	C3.7	Protection of doorways in horizontal exits	There are no doorways in fire walls proposed as part of the works.	N/A
C4D9	C3.8	Openings in fire-isolated exits	There are no fire isolated exits proposed as part of the works.	N/A
C4D10	C3.9	Service penetrations in fire-isolated exits	There are no fire isolated exits proposed as part of the works.	N/A
C4D11	C3.10	Openings in fire-isolated lift shafts	There are no fire isolated lift shafts proposed as part of the works.	N/A
C4D12	C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The doorways to the motel rooms are not required to be fire rated.	N/A
C4D12	C3.12	Openings in floors and ceilings for services	No openings are proposed to be protected as part of the proposed works.	N/A
C4D14	C3.13	Openings in shafts	No openings are proposed to be protected as part of the proposed works.	N/A
C4D15	C3.15	Openings for service installations	Service penetrations through fire rated building elements are to be sealed in accordance with a tested system and manufacturer specifications in accordance with this Clause. No service penetrations through fire rated elements have been done as part of these works.	N/A
C4D16	C3.16	Construction joints	The motel rooms are not required to be provided with fire rated external walls.	Noted
C4D17	C3.17	Columns protected with lightweight construction to achieve an FRL	No new columns with lightweight construction were constructed as part of the works.	N/A
Specification 5 – Fire-resisting construction [2019: Spec C1.1]				
S5C1	1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
	2	General Requirements	-	-
S5C2	2.1	Exposure to FSF	The building is not exposed to FSF to each of the boundaries or from the other buildings on the allotment.	N/A

Clause	[2019]	Description	Comments	Assessment
S5C3	2.2	Fire protection for support of another part	None of the buildings require an FRL to depend on direct vertical or lateral support from another part to maintain its FRL.	N/A
S5C4	2.3	Lintels	No new fire rated lintels required.	N/A
S5C5	2.4	Method of attachment reduce the fire-resistance of building element	The external walls are not required to be fire rated.	N/A
S5C6	2.5	General concessions	Information only	N/A
S5C7	2.6	Mezzanine floors: Concession	The building does not contain a mezzanine and therefore this clause does not apply.	N/A
S5C8	2.7	Enclosure of Shafts	Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building.	N/A
S5C9	2.8	Carparks in Class 2 and 3 buildings	The development does not include a carpark	N/A
S5C10	2.9	Residential aged care building: Concession	The building does not contain a residential aged care building and therefore this clause does not apply.	N/A
	3	Type A Construction		
The development only includes Type C buildings.				
	4	Type B Construction		
The development only includes Type C buildings.				
	5	Type C Construction		
S5C24	5.1	Fire resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Part 4 of the Report. It is noted that FRLs for external walls need only be measured from the external side of the wall. The external walls of the motel rooms buildings are located over 1.5m from a fire source feature and do not require an FRL. The walls between the rooms of the motel rooms building are required to be fire rated to achieve an FRL of 60/60/60 and is required to extend to the underside of the roof covering. It is unknown if the bounding walls of the motel rooms achieve the required FRL of 60/60/60 or if they extend to the underside of the roof covering. During a site inspection it was determined that the bounding walls did not extend to the ground level and therefore the walls did not comply with the requirement. A Fire Engineering Report has been prepared by Credwell Performance to justify the use of smoke alarms in lieu of ensuring the bounding walls between motel rooms are fully fire rated.	PS
S5C25	5.2	Carparks	This concession may be applied where applicable	N/A
Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]				
Lightweight construction has been shown on the plans for the construction of the bounding walls. Credwell Performance has prepared a FER to resolve the lack of fire separation between the motel rooms.				
Specification 7 – Fire hazard properties [2019: Spec C1.10]				
Insufficient details have been provided to determine if the existing linings complies with these requirements. As these linings were installed in 2012 it will not be possible to be provided with documentation.				

Clause	[2019]	Description	Comments	Assessment
Specification 8 – Performance of external walls in fire [2019: Spec C1.11]				
This clause does not apply to this development.				
Specification 9 – Cavity barriers for fire-protected timber [2019: Spec C1.13]				
This clause does not apply to this development.				
Specification 10 – Fire-protected timber [2019: Spec C1.13a]				
This clause does not apply to this development.				
Specification 11 – Smoke-proof walls in health-care and residential care buildings [2019: Spec C2.5]				
This clause does not apply to this development.				
Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]				
This clause does not apply to this development.				
Specification 13 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.15]				
This clause does not apply to this development.				

SECTION D – ACCESS AND EGRESS

Clause	[2019]	Description	Comments	Assessment
Part D1 – Access and egress				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
Part D2 – Provision for escape				
D2D1	D1.0	DtS Provisions	Information only.	Noted
D2D2	D1.1	Application of Part	Information only.	Noted
D2D3	D1.2	Number of exits required	The provision of exits throughout the building complies.	Complies
D2D4	D1.3	When fire-isolated stairways and ramps are required	Fire isolated stairs are not required for this development.	N/A
D2D5	D1.4	Exit travel distances	The exit travel distances for the areas of the new works are within the limitations of this clause.	Complies
D2D6	D1.5	Distance between alternative exits	The distances between alternative exits for the new works are within the limitations of this clause.	Complies
-	D1.6	Dimensions of exits and paths of travel to exits		
D2D7	D1.6(a)	Height of exits, paths of travel to exits and doorways	The required exit or path of travel to an exit must be not less than 2m in height. The reduction in height to 1980mm is permitted at any doorway.	CRA
D2D8	D1.6(b), (c), (d) and (e)	Width of exits and paths of travel to exits	A minimum clear width of 1m has been provided.	Complies
D2D9	D1.6(f)	Width of doorways in exits or paths of travel to exits	The minimum width of 750mm through a doorway is required unless otherwise specified in this clause.	Complies
D2D10	D1.6(g)	Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel.	Complies
D2D11	D1.6(h) & (i)	Determination and measurement of exits and paths of travel to exits	A required stairway and/or ramp must have an unobstructed width (measured clear of handrails) of no less than 1,000mm.	N/A
D2D12	D1.7	Travel via fire-isolated exits	The development does not require new fire isolated exits.	N/A
D2D13	D1.8	External stairways or ramps in lieu of fire-isolated exits	There are no external stairways in lieu of fire-isolated stairways in the development.	N/A
D2D14	D1.9	Travel by non-fire-isolated stairways or ramps	The development does not require new non-fire isolated stairways or ramps.	N/A

Clause	[2019]	Description	Comments	Assessment
D2D15	D1.10	Discharge from exits	The discharge from exits must comply with the requirements of this clause.	Complies
D2D16	D1.11	Horizontal exits	There are no horizontal exits in the development.	N/A
D2D17	D1.12	Non-required stairways, ramps or escalators	There are no escalator, moving walkway or non-required non fire-isolated stairway or pedestrian ramp proposed in the development.	N/A
D2D18	D1.13	Number of persons accommodated	The motel rooms do not require occupant calculations.	Noted
D2D19	D1.14	Measurement of distances	Information only.	Noted
D2D20	D1.15	Method of measurement	Information only.	Noted
D2D21	D1.16	Plant rooms, lift machine rooms, electricity network substations: Concession	The development does not include any new plant rooms, lift machine rooms, electricity network substations.	N/A
D2D22	D1.17	Access to lift pits	There are no new or altered lifts in the development.	N/A
D2D23	D1.18	Egress from primary schools	The building does not incorporate a Class 9b primary school and therefore this clause does not apply	N/A
Part D3 – Construction of Exits				
D3D1	D2.0	DtS Provisions	Information only.	Noted
D3D2	D2.1	Application of Part	Information only.	Noted
D3D3	D2.2	Fire-isolated stairways and ramps	There are no fire-isolated stairs within the development.	N/A
D3D4	D2.3	Non-fire-isolated stairways and ramps	The construction of non-fire-isolated exit stairway(s) must be in accordance with this provision	N/A
D3D5	D2.4	Separation of rising and descending stair flights	The development does not incorporate rising and descending stair flights and therefore this clause does not apply.	N/A
D3D6	D2.5	Open access ramps and balconies	The development is not proposed to be provided with open access ramp or balconies to meet the smoke hazard management requirements of E2D4-E2D13 and therefore this clause does not apply.	N/A
D3D7	D2.6	Smoke lobbies	The development is not required to be provided with a smoke lobby required by D2D12 and therefore this clause does not apply.	N/A
D3D8	D2.7	Installations in exits and paths of travel	Access to services must be in accordance with this provision.	N/A
D3D9	D2.8	Enclosure of space under stairs and ramps	The development does not include any stairways which can have the undersides enclosed.	N/A
D3D10	D2.9	Width of required stairways and ramps	The plans do not show a required stairway or ramp with a width over 2m.	N/A
D3D11	D2.10	Pedestrian ramps	There are no ramps within the buildings serving as a required exit shown on the current plans.	N/A
D3D12	D2.11	Fire-isolated passageways	The development does not include any new fire isolated passageways.	N/A
D3D13	D2.12	Roof as open space	There is no roof that has been assessed as open space.	N/A
D3D14	D2.13	Goings and risers	The Building Information Certificate application does not include any stair construction.	N/A

Clause	[2019]	Description	Comments	Assessment
D3D15	D2.14	Landings	The Building Information Certificate application does not include any stair construction.	N/A
D3D16	D2.15	Thresholds	The door threshold from the non-accessible motel rooms includes a step of up to two risers in lieu of being provided with a landing. This is a technical non-compliance as the maximum change in level from the door sill is meant to be 190mm. The additional step at the doorway to the non-accessible rooms complies with Performance Requirement *DP2 Safe movement to and within a building* as: • the walking surface still has a safe gradient, • the door does not have any additional risk of the egress being impeded or occupants being trapped in the building, and • the stairs still have suitable walking surfaces.	Compliance with Performance Requirement achieved.
	D2.16	Barriers to prevent falls		N/A
D3D17	D2.16(a), (b) and (c)	Barriers to prevent falls	Trafficable surfaces above a meter in height are to be provided with a barrier. The Building Information Certificate application does not include any surfaces which requires barriers to prevent falls.	N/A
D3D18	Table D2.16a	Height of barriers	Generally, the minimum barrier height required is 1m in height. However, on stairways and ramps the minimum barrier height required is 865mm. The Building Information Certificate application does not include any surfaces which requires barriers to prevent falls.	N/A
D3D19		Openings in barriers	The openings are to comply with the requirements of this clause. The Building Information Certificate application does not include any surfaces which requires barriers to prevent falls.	N/A
D3D20		Barrier climbability	Barriers required on a floor more than 4m above the surface beneath must not incorporate climbable elements between 150mm to 760mm. The Building Information Certificate application does not include any surfaces which requires barriers to prevent falls.	N/A
D3D21		Wire barriers	Wire barriers must be in accordance with this provision The Building Information Certificate application does not include any surfaces which requires barriers to prevent falls.	N/A
D3D22	D2.17	Handrails	Handrails are to comply with this Clause. The Building Information Certificate application does not require handrails.	N/A
D3D23	D2.18	Fixed platforms, walkways, stairways and ladders	This requirement is not proposed in the development.	N/A
D3D24	D2.19	Doorways and doors	The new doorways and doors throughout the building comply.	Complies
D3D25	D2.20	Swinging doors	The swinging exit doors throughout the building comply.	Complies
D3D26	D2.21	Operation of latch	All new exit doorways in the modified part of the administration building have been provided with latches compliant with the requirements of this clause.	Complies
D3D27	D2.22	Re-entry from fire-isolated exits	The development does not propose any new fire-isolated stairways.	N/A
D3D28	D2.23	Signs on doors	Signage is to be located on all fire and smoke doors in accordance with this Clause. For self-closing doors the sign is to stay “FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN” and for the door discharging from a fire-isolated exit “FIRE SAFETY DOOR – DO NOT OBSTRUCT”.	N/A

Clause	[2019]	Description	Comments	Assessment
			The text is to be a minimum of 20mm in height and a colour contrasting to the background of the sign.	
D3D29	D2.24	Protection of openable windows	Windows to the bedrooms of the Class 2 and 3 parts are to be provided with window locks in accordance with this Clause. As the motel rooms are at ground level this clause does not apply.	N/A
D3D30	D2.25	Timber stairway: Concession	No fire-isolated stairways provided on the current plans therefore this concession is not available.	N/A
Part D4 – Access for People with a Disability				
D4D1	D3.0	DtS Provisions	Information only.	Noted
D4D2	D3.1	General building access requirements	Access must be provided to each Classification within the building in accordance with the following: <u>Class 3 motel rooms</u> As there are 102 sole occupancy units under Table D4D2b at least 6 of the units are to be made accessible. In the DA for the development post BIC there are now 6 accessible rooms shown.	CRA
			<u>Class 3 motel rooms continued</u> As the motel rooms are all accessed from ground level access should be provided to the door of each motel room. As the non-accessible rooms are elevated and require steps to access the rooms they do not meet the accessibility requirements as the accessible path of travel is not provided to the door. Given that a visitor to these motel rooms are not required to be provided access to within the rooms it is reasonable to only require a wheelchair person the ability to reach the door (to knock or otherwise notify the occupant) rather than provide a circulation space at the door. As such it is reasonable to show discretion to not require an accessible path of travel to the non-accessible motel rooms as part of the BIC.	CRA
			<u>Class 3 common areas</u> To and within not less than one (1) of each type of room or space for use in common by the residents.	CRA
			Where a ramp complying with AS 1428.1-2009 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. The Building Information Certificate does not include any areas that are required to be accessible via a lift or ramp.	N/A
			<u>Class 6</u> Access is to be provided to and within all areas normally used by the occupants. The restaurant area does not form part of the Building Information Certificate application.	N/A
D4D3	D3.2	Access to buildings	An accessway must be provided to a building required to be accessible - i. from the main points of a pedestrian entry at the allotment boundary; and	Noted

Clause	[2019]	Description	Comments	Assessment
			ii. from another accessible building connected by a pedestrian link; and iii. from any required accessible carparking space on the allotment. Also, access must be provided through the principal pedestrian entrances of the building. Pathways have been provided throughout the development from the street, to the carpark and to each building which are to be finalised as part of the Construction Certificate works. These works fall outside the scope of the Building Information Certificate.	
D4D4	D3.3	Part of buildings to be accessible	Pathways have been provided throughout the development from the street, to the carpark and to each building which are to be finalised as part of the Construction Certificate works. These works fall outside the scope of the Building Information Certificate.	Noted
D4D5	D3.4	Exemptions	No parts of the new works have been exempted under this clause.	Noted
D4D6	D3.5	Accessible carparking	Class 3 In Class 3 where a carpark is associated with the building, for each accessible unit in the development, an accessible car parking space is to be provided. 6 accessible carparking spaces have been shown. Class 6 In a class 6 building a single accessible bay is to be provided for every 50 car parking spaces. This would require an additional accessible carparking space.	Complies
D4D7	D3.6	Signage	Braille and tactile signage is to be provided in accordance with this Clause and Specification D3.6, throughout the building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have: a) the line of tactile (braille) characters not less than 1250 mm and not higher than 1350 mm above the floor; and b) be located on the latch side of the door 50-300mm from the architrave. Where this is not possible and only when this is not possible the sign may be placed on the door itself. Where illuminated exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating “Exit” and the level number and/or/or both descriptors, for example “Basement Level, Carpark”.	CRA
D4D8	D3.7	Hearing augmentation	Required in auditoriums, conference room, or the like, ticket booths, reception areas, areas where the public is screened off from the service provider and in class 9b buildings.	N/A
D4D9	D3.8	Tactile indicators	Tactile indicators are to be provided to warn people that they are approaching a stairway, ramp or overhead obstruction. Tactiles are to comply with this Clause and AS/NZS1428.4.1-2009.	CRA
D4D10	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	There is no Class 9b part in the development.	N/A
D4D11	D3.10	Swimming pools	The development does not include a swimming pool.	N/A
D4D12	D3.11	Ramps	On an access way, a series of connected ramps are not to have a combined vertical rise of 3.6m or more. A landing for a step ramp may not overlap a landing for another step ramp or ramp.	N/A

Clause	[2019]	Description	Comments	Assessment
D4D13	D3.12	Glazing on an accessway	On an access way, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS/NZS1428.4.1-2009.	CRA
Specification 14 - Non-required stairways, ramps and escalators [2019: Spec D1.12]				
There are no non-required stairs within the new works.				
Specification 15 – Braille and tactile signs [2019: Spec D3.6]				
Tactile indicators are to be provided to warn people that they are approaching a stairway, ramp or overhead obstruction. Tactiles are to comply with this Clause and AS/NZS1428.4.1-2009.				
Specification 16 – Accessible water entry/exit from swimming pools [2019: Spec D3.10]				
The development does not include a swimming pool.				

SECTION E – SERVICES AND EQUIPMENT				
Clause	**[2019]**	**Description**	**Comments**	**Assessment**
Part E1 – Fire fighting equipment				
E1D1	E1.0	DtS Provisions	Information only.	Noted
E1D2	E1.3	Fire hydrants	The restaurant/amenities building is required to be provided with a Hydrant System in accordance with this provision and AS 2419.1. This is outside the scope of the Building Information Certificate. The hydrant system is not required for the new motel room buildings.	N/A
E1D3	E1.4	Fire hose reels	The restaurant/amenities building is required to be provided with a Fire Hose Reel System in accordance with this provision and AS 2441. This is outside the scope of the Building Information Certificate. The hose reel system is not required for the new motel room buildings.	N/A
NSW E1D4	E1.5	Sprinklers	A sprinkler system must— (a) be installed in a building or part of a building when required by E1D5 to E1D12 as applicable; and (b) comply with Specification 17 and Specification 18 as applicable	N/A
E1D5	Table E1.5	Where sprinklers are required: all classifications	The buildings do not have an effective height of more than 25m and therefore this clause does not apply.	N/A
E1D6	Table E1.5	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	The buildings contains less than 4 storeys and therefore this clause does not apply.	N/A
E1D7	Table E1.5	Where sprinklers are required: Class 3 building used as a residential care building	The buildings do not contain class 3 residential care areas and therefore this clause does not apply.	N/A
E1D8	Table E1.5	Where sprinklers are required: Class 6 building	Sprinklers are not required as the building contains a class 6 part with a fire compartment less than: (a) A floor area of 3 500 m2, (b) A volume of 21 000 m3.	N/A
E1D9	Table E1.5	Where sprinklers are required: Class 7a building, other than an open-deck carpark	The buildings do not contain class 7a carpark with a fire compartment that accommodates more than 40 vehicles and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
E1D10	Table E1.5	Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	The buildings do not contain class 9a or 9c use and therefore this clause does not apply.	N/A
E1D11	Table E1.5	Where sprinklers are required: Class 9b buildings	The buildings do not contain class 9b use and therefore this clause does not apply.	N/A
E1D12	Table E1.5	Where sprinklers are required: additional requirements	The buildings do not contain an atrium and has not been assessed as a large isolated building and therefore this clause does not apply.	N/A
E1D13	Table E1.5 (note 4)	Where sprinklers are required: occupancies of excessive hazard	The buildings does not contain excessive hazards and therefore this clause does not apply.	N/A
E1D14	E1.6	Portable fire extinguishers	The buildings are to be provided with portable fire extinguishers in accordance with this provision and AS 2444. Portable fire extinguishers are to be provided within 10m of the entrance doorway of each sole-occupancy unit.	CRA
E1D15	E1.8	Fire control centres	The buildings have an effective height of less than 25m and therefore this clause does not apply.	N/A
E1D16	E1.9	Fire precautions during construction	In a building under construction not less than 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 each required exit or temporary stairway or exit. After the building has reached an effective height of 12m the fire hydrant and hose reels are to be operational in at least every storey covered by a roof or floor, except the 2 uppermost storeys. The fire hydrant booster connections must also be installed.	Noted
E1D17	E1.10	Provisions for special hazards	No special hazards have been identified at this time. Any proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation.	N/A
Part E2 – Smoke hazard management				
E2D1	E2.0	DtS Provisions	Information only.	Noted
E2D2	E2.1	Application of Part	Information only.	Noted
E2D3	E2.2	General requirements	An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must comply with the requirements of this clause	N/A
E2D4	Table E2.2a	Fire-isolated exits	The buildings are not required to be provided with fire isolated exits and therefore this clause does not apply.	N/A
E2D5	Table E2.2a	Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The buildings have an effective height of less than 25m and therefore this clause does not apply.	N/A
E2D6	Table E2.2a	Buildings more than 25 m in effective height:	The buildings have an effective height of less than 25m and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
		Class 5, 6, 7b, 8 or 9b buildings		
E2D7	Table E2.2a	Buildings more than 25 m in effective height: Class 9a buildings	The buildings have an effective height of less than 25m and therefore this clause does not apply.	N/A
E2D8	Table E2.2a	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The motel sole-occupancy units are to be provided with an automatic smoke alarm system. Installation certificates have been provided for smoke alarms based off the installation date of 2012. Credwell Performance has prepared a performance solution for heightened smoke alarm system be installed throughout the complex so that each block of motel rooms is interconnected to reduced construction of the fire separation of the motel rooms.	PS
E2D9	Table E2.2a	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	This clause does not apply to this development as the restaurant being Class 6 is not more than 2 storeys.	N/A
E2D10	Table E2.2a	Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4	This clause does not apply to this development as it is not a large-isolated buildings subject to C3D4	N/A
E2D11	Table E2.2a	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	This clause does not apply to this development as it is not a Class 9a and 9c buildings	N/A
E2D12	Table E2.2a	Class 7a buildings	This clause does not apply as the development does not include a carpark building.	N/A
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	This clause does not apply to this development as it does not contain a new basement.	N/A
E2D14	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	This clause does not apply to this development as it does not contain a Class 6 buildings in fire compartments more than 2000 m2 containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit.	N/A
E2D15	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall)	This clause does not apply to this development as it does not contain Class 6 buildings in fire compartments more than 2000 m2 containing an enclosed common walkway or mall.	N/A
E2D16	Table E2.2b	Class 9b – assembly buildings:	This clause does not apply to this development as it does not contain Class 9b assembly buildings nightclubs, discotheques and the like.	N/A

Clause	[2019]	Description	Comments	Assessment
		nightclubs, discotheques and the like		
E2D17	Table E2.2b	Class 9b – assembly buildings: exhibition halls	This clause does not apply to this development as it does not contain Class 9b assembly buildings exhibition halls.	N/A
E2D18	Table E2.2b	Class 9b – assembly buildings: theatres and public halls	This clause does not apply to this development as it does not contain Class 9b assembly buildings theatres and public halls.	N/A
E2D19	Table E2.2b	Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes	This clause does not apply to this development as it does not contain Class 9b assembly buildings theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes.	N/A
E2D20	Table E2.2b	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	This clause does not apply to this development as it does not contain Class 9b assembly buildings other assembly buildings (not listed in E2D16 to E2D19).	N/A
E2D21	E2.3	Provision for special hazards	No special hazards have been identified at this time.	N/A
Part E3 – Lift installations				
This development does not include a new lift. Therefore this Part has been removed from the assessment.				
Part E4 – Visibility in an emergency, exit signs and warning systems				
E4D1	E4.0	DtS Provisions	Information only.	Noted
E4D2	E4.2	Emergency lighting requirements	Emergency lighting is not required to be provided to the verandahs to the motel rooms. Emergency lighting is to be provided to the area of the works within the amenities building that is subject to the Building Information Certificate.	CRA
E4D3	E4.3	Measurement of distance	Information only.	Noted
E4D4	E4.4	Design and operation of emergency lighting	Emergency lighting is to be provided to the area of the works within the amenities building that is subject to the Building Information Certificate.	CRA
E4D5	E4.5	Exit signs	Exit signs are to be provided to the area of the works within the amenities building that is subject to the Building Information Certificate.	CRA
E4D6	E4.6	Direction signs	Directional signs are to be provided to the area of the works within the amenities building that is subject to the Building Information Certificate.	CRA
E4D7	E4.7	Class 2 and 3 buildings and Class 4 parts: Exemptions	Exit signs are not required to the motel rooms.	N/A
E4D8	E4.8	Design and operation of exit signs	Exit signs are to be provided to the area of the works within the amenities building that is subject to the Building Information Certificate.	CRA
E4D9	E4.9	Emergency warning and intercom systems	The buildings does not require EWIS.	N/A
Specification 17 – Fire sprinkler systems [2019: Spec E1.5]				
The buildings do not require sprinklers.				
Specification 18 – Class 2 and 3 buildings not more than 25 m in effective height [2019: Spec E1.5a]				

Clause	[2019]	Description	Comments	Assessment
The buildings do not require sprinklers.				
Specification 19 – Fire control centres [2019: Spec E1.8]				
This specification does not apply to the development as it is not required to have a fire control centre by clause E1D15.				
Specification 20 – Smoke detection and alarm systems [2019: Spec E2.2a]				
The installation of smoke alarms is subject to a proposed Fire Engineering Report.				
Specification 21 – Smoke exhaust systems [2019: Spec E2.2b]				
The buildings do not require smoke exhaust systems.				
Specification 22 – Smoke and heat vents [2019: Spec E2.2c]				
The buildings do not require smoke and heat vents				
Specification 23 – Residential fire safety systems [2019: Spec E2.2d]				
The buildings do not require sprinklers.				
Specification 24 – Lift installations [2019: Spec E3.1]				
This development does not propose a new lift.				
Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]				
Details of the exit signs are either to be provided on the plans or otherwise checked via physical inspection.				

SECTION F – HEALTH AND AMENITY

Clause	[2019]	Description	Comments	Assessment
Part F1 – Surface water management, rising damp and external waterproofing				
F1D1	F1.0	DtS Provisions	Information only.	Noted
F1D2	New	Application of Part	Information only	Noted
F1D3	F1.1	Stormwater drainage	Stormwater drainage has been designed by Barker Ryan Stewart. Design and installation certification is to be provided by the design engineer.	CRA
F1D4	New	Exposed joints	The roof sheets to the motel room buildings are existing and no further works are proposed.	N/A
F1D5	F1.4	External waterproofing membranes	No new external waterproofing membranes are proposed or required.	N/A
F1D6	F1.9	Damp-proofing	Moisture from the ground must be prevented from reaching the lowest floor timber and walls, above the damp proof course. The motel room buildings are elevated off the ground level and meet the requirements of this clause.	CRA
F1D7	F1.10	Damp-proofing of floors on the ground	The motel buildings are elevated above the ground level and therefore these requirements do not apply.	N/A
F1D8	F1.12	Subfloor ventilation	The motel buildings are to be provided with subfloor ventilation.	CRA
Part F2 – Wet areas and overflow protection				
F2D1	New	DtS Provisions	Information only.	Noted
F2D2	F1.7(a) and (b)	Wet area construction	The wet areas for the motel room buildings is existing and is not subject to this review. The waterproofing of the bathrooms in the altered Office building will require documentation for the works that have already been completed.	CRA
F2D3	F1.7 (c), (d) and (e)	Rooms containing urinals	There are no new urinals proposed for these works.	N/A
F2D4	F1.11	Floor wastes	There are no new floor wastes located over habitable space.	N/A
Part F3 – Roof and wall cladding				
F3D1	New	DtS Provisions	Information only.	Noted
F3D2	F1.5	Roof coverings	The roof coverings of the motel room buildings are existing.	N/A
F3D3	F1.6	Sarking	The motel room buildings are existing and therefore this clause does not apply.	N/A
F3D4	F1.13	Glazed assemblies	The motel room buildings are existing and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
			It is noted that glazing installation certificates have been provided from the time of installation in 2012.	
F3D5	New	Wall cladding	The motel room buildings are existing and therefore this clause does not apply.	N/A
Part F4 – Sanitary and other facilities				
F4D1	F2.0	DtS Provisions	Information only.	Noted
F4D2	F2.1	Facilities in residential buildings	Each sole-occupancy unit has been provided with a shower, closet pan and washbasin.	Complies
F4D3	F2.2	Calculation of number of occupants and facilities	The use of the buildings that are subject to this development do not require calculation under this clause.	Noted
F4D4	F2.3	Facilities in Class 3 to 9 buildings	Sanitary facilities are required for staff members. The number of staff members are to be nominated by the operator. There are currently 3 unisex toilets provided in lieu of providing separate male and female sanitary facilities.	Noted
F4D5	F2.4	Accessible sanitary facilities	The amenities part of the restaurant building includes a new accessible sanitary facility. The accessible toilet is suitably sized to achieve the required sanitary facilities. The building includes a single unisex ambulant facility in lieu of having an ambulant facility for both males and females. Given that it serves only to the laundry area and the administration area it is reasonable to only provide shared ambulant facilities.	CRA
F4D6	Table F2.4a	Accessible unisex sanitary compartments	An accessible toilet has been shown on the plans for the accessible sole-occupancy units. The accessible toilet is suitably sized to achieve the required sanitary facilities.	CRA
F4D7	Table F2.4B	Accessible unisex showers	An accessible toilet has been shown on the plans for the accessible sole-occupancy units. The accessible toilet is suitably sized to achieve the required sanitary facilities.	CRA
F4D8	F2.5	Construction of sanitary compartments	The sanitary compartments are capable of complying with the requirements of this clause.	Complies
F4D9	F2.6	Interpretation: Urinals and washbasins	The development does not include any new urinals. A trough of basins is counted based on the number of taps.	Noted
F4D10	F2.7	Microbial (legionella) control	This Clause is deleted from the BCA in NSW, as the installation of hot water, warm water and cooling water systems is regulated in the Public Health Regulation 2012.	Noted
F4D11	F2.8	Waste management	In a Class 9a health care building a slop hopper or other like device is to be provided in accordance with this Clause.	N/A
F4D12	F2.9	Accessible adult change facilities	The buildings are not required to be provided with accessible adult change facilities.	N/A
Part F5 – Room heights				
F5D1	F3.0	DtS Provisions	Information only.	Noted
F5D2	F3.1	Height of rooms and other spaces	The motel sole occupancy units have been shown on the plans as having 2.4m high ceilings.	Complies
Part F6 – Light and ventilation				
F6D1	F4.0	DtS Provisions	Information only.	Noted
F6D2	F4.1	Provisions of natural light	The motel sole occupancy units are to be provided with natural light.	Complies
F6D3	F4.2	Methods and extent of natural light	The motel sole occupancy units have been provided with sufficient windows and glazed doors to provide the required natural light.	Complies

Clause	[2019]	Description	Comments	Assessment
F6D4	F4.3	Natural light borrowed from adjoining room	Natural light is not required to be borrowed from adjoining rooms.	N/A
F6D5	F4.4	Artificial lighting	Artificial lighting is to be provided in accordance with this clause.	CRA
F6D6	F4.5	Ventilation of rooms	The motel sole-occupancy units have been provided with mechanical ventilation.	CRA
F6D7	F4.6	Natural ventilation	The motel sole-occupancy units have been provided with mechanical ventilation.	Noted
F6D8	F4.7	Ventilation borrowed from adjoining room	The motel sole-occupancy units have been provided with mechanical ventilation.	Noted
F6D9	F4.8	Restriction on location of sanitary compartments	The sanitary compartments do not open directly into the restricted areas per the requirements of this clause.	Complies
F6D10	F4.9	Airlocks	The sanitary facilities do not require air locks.	N/A
F6D11	F4.11	Carparks	The development does not include a carpark building.	N/A
F6D12	F4.12	Kitchen local exhaust ventilation	The building does not contain a commercial kitchen as part of these works and therefore this clause does not apply.	N/A
Part F7 – Sound transmission and insulation				
F7D1	F5.0	DtS Provisions	Information only.	Noted
F7D2	F5.1	Application of Part	The motel rooms are required to be provided with sound insulation from one another.	Noted
F7D3	F5.2	Determination of airborne sound insulation ratings	Information only.	Noted
F7D4	F5.3	Determination of impact sound insulation ratings	Information only.	Noted
F7D5	F5.4	Sound insulation rating of floors	The floors are not required to be provided with sound insulation.	N/A
F7D6	F5.5	Sound insulation rating of walls	The walls between the motel rooms are required to be provided with sound insulation. This requires an $R_w + C_{tr}$ of not less than 50. Under the Performance Requirement of Clause F7P2 the sole-occupancy unit bounding walls may have a site measured rating of $D_{nT,w} + C_{tr}$ of 45. On site measurements were taken by Acoustik on the 4 October 2023. These sound ratings ranged from around of $D_{nT,w} + C_{tr}$ of 40 between bedrooms of the motel rooms to an of $D_{nT,w} + C_{tr}$ of 21 between the ensuites of the motel rooms. The $D_{nT,w} + C_{tr}$ between ensuites was increased to approximately 40 between bedrooms when both ensuite doors are closed. While the sound measurements taken on site by Acoustik do not meet the minimum $D_{nT,w} + C_{tr}$ of 45 under Performance Requirement F7P2 based on the assessment of the Acoustik report the sound insulation provided by the walls and between the ensuites should be sufficient for sleeping where the following measures have been achieved: 1. Information is provided to occupants that the accommodation falls short of the NCC requirements regarding sound isolation between rooms 2. Noisy activity in bedrooms rooms is not permitted and especially during sleeping periods noting that shift	Alternative compliance proposed

Clause	[2019]	Description	Comments	Assessment
			workers may be sleeping during the day. Primarily the bedrooms are for sleeping and relaxation 3. Occupants are advised to close ensuite doors when ensuite is not in use to improve sound isolation to adjoining SOU 4. Signage will be posted in common areas of the development and in rooms regarding noise creation. Loud phone conversations in bedrooms are to be avoided.	
F7D7	F5.6	Sound insulation rating of internal services	The buildings are only single storey and therefore these requirements do not apply.	N/A
F7D8	F5.7	Sound isolation of pumps	No pumps are proposed as part of these works.	N/A
Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]				
See discussion under F4D6 for further information.				
Specification 27 – Accessible adult change facilities [2019: Spec F2.9]				
The buildings are not required to be provided with an accessible adult change facility and therefore is not required to be assessed against this specification.				
Specification 28 – Sound insulation for building elements [2019: Spec F5.2]				
See discussion under F5.5 for further information.				
Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]				
See discussion under F5.5 for further information.				

SECTION G – ANCILLARY PROVISIONS				
Clause	**[2019]**	**Description**	**Comments**	**Assessment**
Part G1 – Minor structures and components				
G1D1	G1.0	DtS Provisions	Information only.	Noted
G1D2	G1.1	Swimming pools	The development does not contain a swimming pool and therefore this clause does not apply.	N/A
G1D3	G1.2	Refrigerated chambers, strong-rooms and vaults	The development does not contain any refrigerated chambers, strong-rooms or and therefore this clause does not apply.	N/A
G1D4	G1.3	Outdoor play spaces	The development does not contain a Class 9b early childhood centre and therefore this clause does not apply.	N/A
NSW G1D5	NSW G1.101	Provision for cleaning windows	A building must be provided with a safe manner of cleaning any windows located 3 or more storeys above the ground level via either windows that can be cleaned wholly from within the building or provision for the cleaning of the windows by a method complying with the WH&S Act 2001 and regulations made under that Act.	N/A
Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues				
The buildings do not contain any boilers, pressure vessels, heating appliances, fireplaces, chimney or flues and therefore an assessment against this part has not been undertaken.				
Part G3 – Atrium construction				
The buildings do not contain an atrium that connects more than 2 storeys, or more than 3 storeys (if each storey is provided with a sprinkler system and one of those storeys is located at a level with direct egress to a road or open space). Therefore, an assessment against this part has not been undertaken and the remaining clauses have been removed from this report.				
Part G4 – Construction in alpine areas				
The buildings are not within an alpine area and therefore an assessment against this part has not been undertaken.				
Part G5 – Construction in bushfire prone areas				
The buildings are not within a bushfire prone area and therefore an assessment against this part has not been undertaken.				
Part G6 – Occupiable outdoor areas				
The buildings do not have any occupiable outdoor areas and therefore an assessment against this part has not been undertaken.				

Clause	[2019]	Description	Comments	Assessment
Part G7 – Livable housing design				
Part G7 does not apply in NSW and therefore this part has been removed from this report.				
Specification 30 – Installation of boilers and pressure vessels [2019: Spec G2.2]				
An assessment against this specification is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				

SECTION I– SPECIAL USE BUILDINGS

The proposed development does not incorporate any uses subject to the provisions of Section I and therefore this section has been removed from the report.

SECTION J – ENERGY EFFICIENCY

A JV3 assessment has been conducted by Credwell Energy. Please see report number 230396C-J1V3-r2 dated 17 October 2023 for the Section J requirements.

Annexure A – Reviewed Documentation

This report has been based on the documentation listed below:

Architectural Drawings in Support of a Building Information Certificate prepared by Premise, Project reference 220022 prepare on 20.05.2023		
Drawing Number	Revision	Title
A001	G	TITLE, SITE LOCALITY AND SCHEDULE OF DRAWINGS
A002	G	GENERAL NOTES & WALL TYPE LEGEND
A003	G	PRE-DEVELOPMENT SITE PLAN
A004	G	EXISTING SITE PLAN
A005	G	EXISTING BUILDING - LOWER GROUND FLOOR PLAN
A006	G	INTERNAL ELEVATIONS SHEET 1 OF 3
A007	G	INTERNAL ELEVATIONS SHEET 2 OF 2
A008	G	INTERNAL ELEVATIONS SHEET 3 OF 3
A009	G	JOINERY DETAILS
A010	G	DOOR & WINDOW SCHEDULE
A011	G	ELECTRICAL AND MECHANICAL DRAWING

Annexure B – Fire Safety Measures

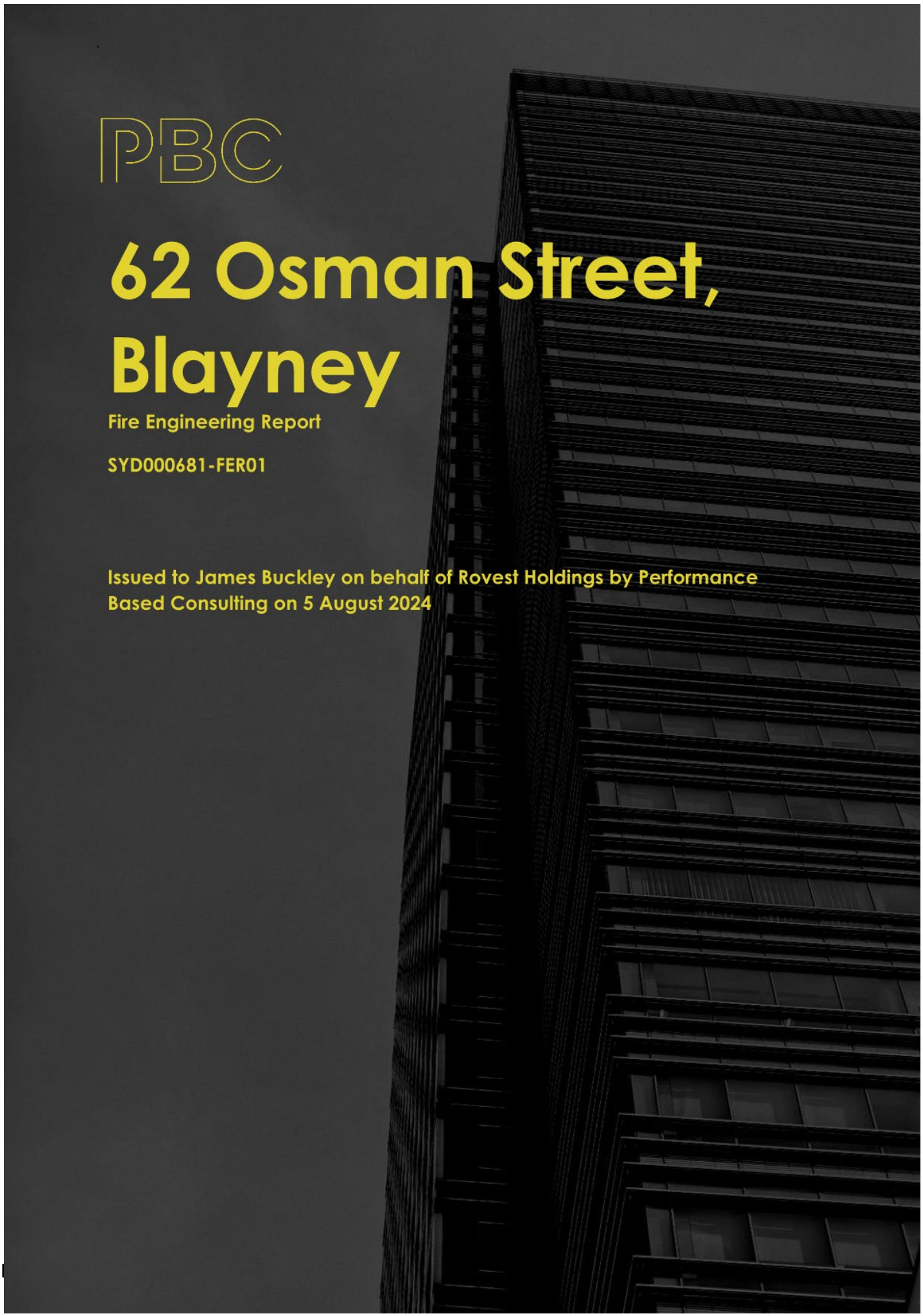
Given the assessment in this report, the following fire safety measures are required to be installed in the building. This list is subject to during the Construction Certificate (CC) and/or construction stages.

	Fire Safety Measure	Standard of Performance	Existing Vs Proposed
1.	Automatic fire detection and alarm systems	BCA 2022 Part E2 Clause E2D8, E2D9 and Specification 20 AS3786-2014 Fire Engineering Report prepared by Credwell Performance numbered SYD000681-FER01 dated 17 October 2023	Existing
2.	Emergency lighting	BCA 2022 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018 (amendment 1)	Existing
3.	Exit signs	BCA 2022 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018 (amendment 1)	Existing
4.	Fire hose reel systems	BCA 2022 Clause E1D3 AS 2441-2005 (amendment 1)	Existing
5.	Fire hydrant systems	BCA 2022 Clause E1D2 AS 2419.1-2021	Proposed (to be resolved at CC stage)
6.	Lightweight construction (fire rated)	BCA 2022 Clause C2D9 and Specification 6 Manufacturer's Specification	Existing
7.	Portable fire extinguishers	BCA 2022 Clause E1D14 AS 2444-2001	Proposed
8.	a) Performance Solutions	Fire Engineering Report prepared by Credwell Performance numbered SYD000681-FER01 dated 17 October 2023	Proposed

Annexure C – Fire Resistance Levels

The following fire resistance levels (FRLs) are required for the various elements of the building. Where the table below refers to a fire source feature (FSF), this is as defined in the BCA as the far boundary of a road, river, lake or the like adjoining the allotment, or a side or rear boundary of the allotment, or an external wall of another building on the allotment which is not a Class 10 building.

Building Element – Type C Construction	Class 2, 3 or 4	Class 5, 7a or 9	Class 6	Class 7b or 8
External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	90/90/90 -/-/- -/-/-	90/90/90 60/60/60 -/-/-	90/90/90 60/60/60 -/-/-	90/90/90 60/60/60 -/-/-
External Columns (not incorporated into an external wall) - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	90/-/- -/-/- -/-/-	90/-/- 60/-/- -/-/-	90/-/- 60/-/- -/-/-	90/-/- 60/-/- -/-/-
Common Walls and Fire Walls	90/90/90	90/90/90	90/90/90	90/90/90
Internal Walls - Fire resisting stair shafts –	60/60/60	60/60/60	60/60/60	60/60/60
Internal Walls – Bounding public corridors, public lobbies and the like -	60/60/60	-/-/-	-/-/-	-/-/-
Internal Walls – Between or bounding sole-occupancy units	60/60/60	-/-/-	-/-/-	-/-/-



PBC

62 Osman Street, Blayney

Fire Engineering Report

SYD000681-FER01

Issued to James Buckley on behalf of Rovest Holdings by Performance Based Consulting on 5 August 2024

Report Information

Client	Rovest Holdings Pty Ltd
Client ABN	36 005 288 163
Title	Fire Engineering Report
Reference	SYD000681-FER01
Date	5 August 2024

Table 1: Revision history

Revision	Revision Date	Details	AUTHOR / CHECKER / REVIEWER	AUTHORISER SIGNATURE & REGISTRATION #
A	10/10/2023	First Issue	Paul Laughlin-Hyde Anson Lo Penny Yang	
B	17/10/2023	Revised to incorporate stakeholders' comments	Paul Laughlin-Hyde Penny Yang Penny Yang	
C	24/10/2023	Revised to incorporate additional egress information	Paul Laughlin-Hyde Penny Yang Penny Yang	
D	17/07/2024	Revised to incorporate stakeholders' comments	Penny Yang Anson Lo Penny Yang	
E	24/07/2024	Revised to incorporate stakeholders' comments on Rev D	Penny Yang Anson Lo Penny Yang	
F	05/08/2024	Revised to incorporate Council's comments.	Penny Yang Anson Lo Penny Yang	Penny Yang BDC 04517 2024.08.05 16:28:18+10'00'

For and on behalf of Performance Based Consulting Pty Ltd, this Fire Engineering Report has been reviewed by a Certifier - Fire Safety (formerly C10) in accordance with the relevant legislation.

Prepared by
Performance Based Consulting Pty Ltd
Level 16, 175 Pitt Street, Sydney NSW 2000
P 02 8676 6949 | www.performbc.com | ABN 53 605 184 656

Executive Summary

The 62 Osman Street, Blayney project relates to the original Blayney Bowling Club site, which as the result of an invalidated DA (DA2021/004), and is now the subject of a new DA and a Building Information Certificate (BIC) Application. The new application seeks to regularise the buildings that were installed on site under the earlier DA.

The subject of this report is the 25 portable modular buildings installed to site, originally as Class 1B, but now assessed against Class 3 for motel accommodation.

Each modular building is divided into 4 SOU's, each separated by Type 1 or Type 2 wall partitions as shown in Figure 3. Although deconstructive investigation was undertaken in September 2023, the FRL of the type 2 construction has not been verified and it cannot be confirmed to comply with the requirements of the BCA. Accordingly, this report is prepared under the assumption that it does not comply with the BCA Deem-to-Satisfy P, and appropriate safety measures and Performance Solutions are specified and built into the design.

Performance Solutions

Table 2: Summary of performance solutions

Item	BCA DtS Provision Performance Requirement	Description	Assessment
1.	C2D2(2), S5C24(d) C1P1, C1P2, E2P1	BCA Specification S5C24(d) states that for Type C construction (required as part of BCA clause C2D2(2)), the FRL between or bounding SOUs is required to be 60/60/60 for a class 3 building. Within the proposed design, there is no verified fire rated bounding construction between Sole Occupancy Units (SOUs).	Section 5

1 Introduction

1.1 The Report

This project consists of 25 portable modular buildings which have not been designed or installed to be used under Class 3 classification, but are now required to achieve compliance with that standard with the intention of being used as Class 3 buildings.

As such, the modular buildings have no verified fire rated bounding construction is provided between Sole Occupancy Units (SOUs).

1.2 Scope

Credwell Performance has been appointed by Rovest Holdings Pty Ltd to develop Fire Engineering Performance Solutions to the BCA DtS provisions in Table 2. This is the demonstrate the premises meets the BCA Performance Requirements.

1.3 Project Stakeholders

The key project stakeholders participating in the fire engineering process are listed in Table 3.

Table 3: Project stakeholders

Name	Company	Role
C/O Raine Whittle (Div Group)	Rovest Holdings Pty Ltd	Client/ Project Manager
James Buckley	Premise	Architect
Mark Bakker BDC 0964	Blayney Shire Council	Certifier
Adam Southwell BDC 3305	Credwell Consulting	BCA consultant
Penny Yang (BDC04517)	Performance Based Consulting	Fire Safety Engineer

1.4 Fire Brigade Referral

The Fire Brigade (Fire Rescue NSW, FRNSW) have their own charter for the protection of life, property and environment.

Under BCA A2G2(4), all Performance Solutions must go through a briefing and reporting process which includes stakeholder consultation. FRNSW have indicated that as the responding fire authority to an incident, they are stakeholders for all fire safety related Performance Solutions. Therefore, a Fire Engineering Brief Questionnaire (FEBQ) was submitted to FRNSW as part of the performance-based design process.

The revision history of the fire brigade consultation is outlined in Table 4 below.

Table 4: FEBQ revision history

Ver.	Author	Organisation	Status	Date
01	Penny Yang	Credwell Performance (previous known as Performance Based Consulting)	Initial submission	8/09/2023
02	Kat Malapetsas	FRNSW	Comments not provided	22/09/2023

The FEBQ was also provided to the design team as part of the stakeholder consultation process, generally in accordance with A2G2(4) and the AFEG. The FEB process involved the collaborative development and agreement of the proposed Performance Solution. Comments and recommendations arising from this process have been incorporated into the Fire Engineering Report.

2 Reference Information

2.1 Regulatory Framework

The following Legislation is applicable:

[1] NSW Environmental Planning and Assessment Act, 1979 and subsequent amendments.
[2] NSW Environmental Planning and Assessment Regulation, 2021 and subsequent amendments.
[3] NSW Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation, 2021 and subsequent amendments.

This FER has been prepared by Performance Based Consulting to meet the legislative requirements of the above regulations.

2.2 References

[4] Building Code of Australia (BCA) 2022, Volume 1.
[5] Australian Fire Engineering Guidelines, Australian Building Code Board, 2021 (AFEG).

2.3 Building Reference Information

The building reference information, including drawings used in producing this report are listed in Table 5.

Table 5: Building reference information

#	Title	Company	Doc Reference	Date / Revision
[6]	Floor Plan (B190)	Ausco Modular	14830	17.04.12 / A1
[7]	Existing site plan	Premise	220022_13BA001_A012 A004	23.05.2023 / B
[8]	Proposed site plan	Premise	220022_13BA001_A012 A005	23.05.2023 / B
[9]	Plans and elevations of existing blocks 1-23	Premise	220022_13BA001_A012 A007	23.05.2023 / B
[10]	Plans and elevations block 24	Premise	220022_13BA001_A012 A008	23.05.2023 / B
[11]	Plans and elevations block 25	Premise	220022_13BA001_A012 A009	23.05.2023 / B
[12]	DA2023/55 – 62 Osman Street Blayney	Blayney Shire Council	n/a	23.04.2024 / -
[13]	62 Osman Street, Blayney 118847 – Peer Review	Jensen Hughes	n/a	12.02.2024 / -

3 Site and Occupant Characteristics

3.1 General Layout

The 62 Osman Street, Blayney project comprises the renovation of the main central building to provide shared laundry and kitchen amenity area and an office/reception area, with 25 modular buildings located around the perimeter of the site, that provide 92 single rooms, 4 double rooms and 6 disabled rooms, refer Figure 1.

The 8 accessible rooms are not onsite, and will be constructed in accordance with the BCA. The remaining buildings already installed to site, have been assessed under the presumption that the bounding construction does not comply, each modular building consists of 4 SOUs and each SOU is separated by either Type 1 or Type 2 wall partitions as shown in . The FRL of the wall partitions has not been verified and it cannot be confirmed to comply with the requirements of the BCA.

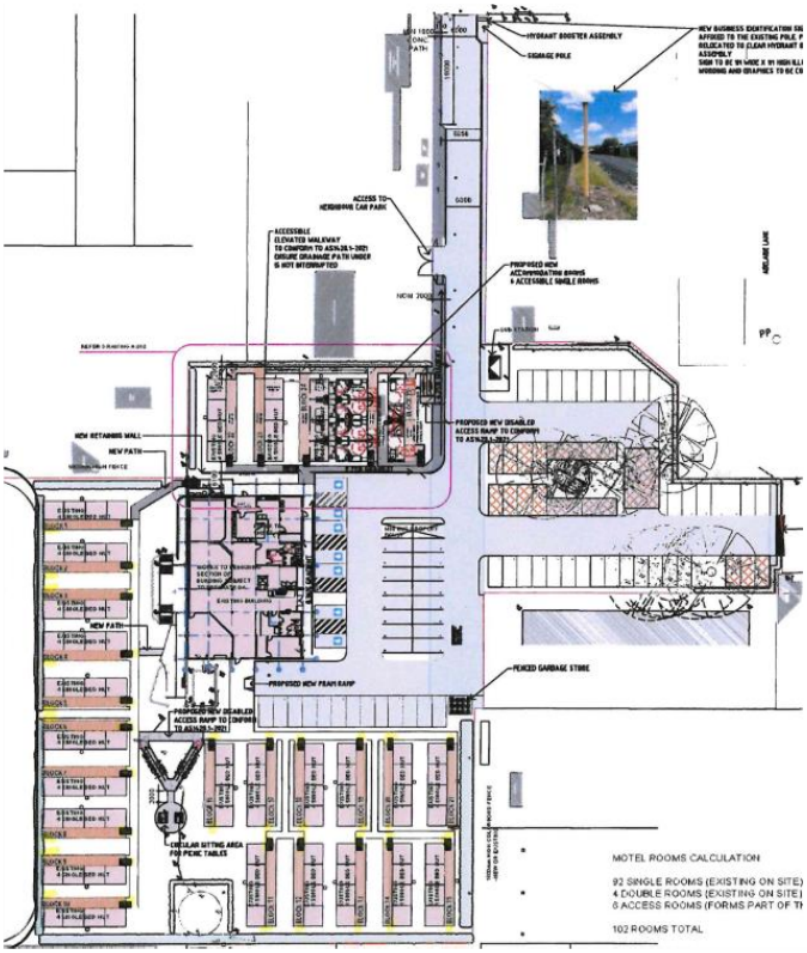


Figure 1: Site plan

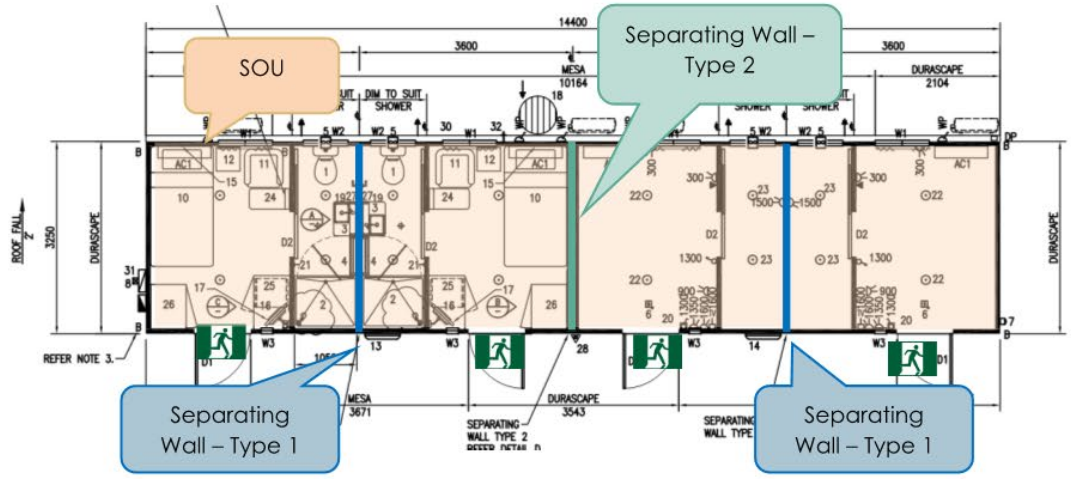


Figure 2: Modular building – typical (containing 4 SOUs)

This location of the site is shown in Figure 3.

Figure 3: Indicative location of 62 Osman Street Blayney from Google Maps

3.2 BCA DtS Reference Criteria

The BCA DtS reference criteria for the building is summarised below:

Table 6: BCA DtS reference criteria

BCA Clause		Description of Requirements
N/A	BCA Edition	BCA 2022
A6G1	Classification	3

C2D2	Construction Type	C
C2D3	Rise in Storeys	1 (modular rooms)
N/A	Number of Storeys Contained	1 (modular rooms)
Schedule 1	Effective Height	0 m

3.3 Occupant Characteristics and Population

The occupants within the SOUs will primarily be members of the public using the motel accommodation and members of staff working within the facility. Occupant characteristics are described in Table 7 and Table 8.

Table 7: Staff occupant characteristics

Characteristic	Description
Distribution – age, gender, location	Staff are considered to be representative of the general population with no specific or unusual distributions applicable in gender and physical or mental attributes. The majority of occupants are expected to be between 16 and 65 years of age.
State of awareness	This occupant group is expected to be awake, conscious of their surroundings.
Familiarity – egress routes, group roles. Training	This occupant group is generally expected to be familiar with egress routes, have particular group roles and have some emergency response training.
Mobility	The majority of this occupant group is considered to have a similar capability to evacuate as the general population and do not require special assistance for evacuation. A small percentage of this group may have some disabilities that may require some level of assistance for evacuation. It is required that all staff with a long-term evacuation impairment must have a Personal Emergency Evacuation Plan prepared for them in accordance with AS 3745:2010.

Table 8: Visitor occupant characteristics

Characteristic	Description
Distribution – age, gender, location	Members of the public are considered to be representative of the general population with no specific or unusual distributions applicable in gender and physical or mental attributes. The majority of occupants are expected to be mining workers between 16 and 65 years of age.
State of awareness	This occupant group is expected to be awake or could be asleep, they should be generally conscious of their surroundings and sober.
Familiarity – egress routes, group roles. Training	Visitors are expected to be awake and aware of their surroundings. This occupant group is generally expected to be unfamiliar with egress routes, and to not have particular group roles or emergency response training. Leaving a SOU leads to an outdoor space, so it is assumed members of the public will find an exit point.
Mobility	This occupant group is generally expected to be unfamiliar with egress routes, are unlikely to have particular group roles and will not have emergency response training. A small percentage of this group may have some disabilities that may require some level of assistance for evacuation. If significant assistance is required, it is anticipated that the visitor will be accompanied by their relevant carer.

3.4 Fire Hazards

Table 9 outlines the potential fire hazards associated with the proposed works to which occupants may be exposed.

Table 9: Potential fire hazards to occupants associations with proposed works

Location	Ignition Sources and Fire Hazards	Mitigation Measures
SOU	**Ignition Sources** Electrical faults Smoking **Fuel Load** Storage Electrical equipment Furniture	**Site and Building Management** General housekeeping Adherence to emergency procedures Evacuation plans **Fire Safety Systems** Portable fire extinguishers Smoke detection systems Exit signage

4 Fire Safety Design

4.1 Overview

The fire safety measures specified within this section are mainly those essential to the key performance-based design aspect of this project, however they do not necessarily reflect all the required fire-safety measures for the whole building. New works are to comply with the DtS provisions of the BCA including the referenced Australian Standards, except where they are varied as outlined below.

4.2 Fire Resistance and Compartmentation

Table 10: Fire resistance and compartmentation measures

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
1	Fire Resistance and Compartmentation	The building is required to be constructed in accordance with Type C construction as per S5C24 in Specification 5 of BCA 2022, with the following exceptions: - No Fire Resistance Level (FRL) is provided to the bounding construction between the SOUs. Note: No certified Fire Resistance Level (FRL) is provided to the bounding construction between the SOUs. The existing walls between the SOUs do not extend from the ground level and the existing condition cannot be confirmed if the fire walls extend all the way to the roofline and the external walls.	Structural Engineer	PS
2	Lightweight Construction	The building is provided with lightweight construction in accordance with BCA 2022 Clause C2D9 and Specification 6.	Structural Engineer	DtS

4.3 Access and Egress

Table 11: Access and egress

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
3	Egress	Every SOU has a single exit, with two alternate paths of travel and the following features are present: - The maximum travel distance to an exit within the rooms will not exceed 3.2 m. - All exit doorways have a minimum width of 750mm. - Exiting the SOU will lead to a place of safety (open space) where occupants can safely disperse.	Operator	DtS

4.4 Fire Services Equipment

Table 12: Fire fighting equipment and suppression

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
4	Automatic Fire Detection and Alarm System	Each modular building must be provided with a detection system in accordance with Part E2 and AS 1670.1:2018.	Fire Services (dry)	PS
5	Automatic Sprinkler System	A sprinkler head must be installed in each of the bedrooms in accordance with FPAA101D.	Fire Services (wet)	PS
6	Portable Fire Extinguishers	Portable fire extinguishers must be provided throughout each modular building in accordance with BCA Clause E1D14.	Fire Services (dry)	DtS

4.5 Fire Brigade Intervention

Table 13: Fire brigade intervention

ID	Fire Safety System	Fire Safety Measure	Owner	Origin
7	Fire Hydrant System	A hydrant system must be provided to the development in accordance with AS 2419.1:2021.	Fire Services (dry)	PS

5 Performance Solution 1 – FRL construction between SOUs

5.1 Performance Solution Summary

Table 14: Performance solution 1 summary

PS#	BCA DtS Clause	Solution Design
1	C2D2(2) S5C24(d)	BCA Specification S5C24(d) states that for Type C construction (required as part of BCA clause C2D2(2)), the FRL between or bounding SOUs is required to be 60/60/60 for a class 3 building. Within the proposed design, there is no verified fire rated bounding construction is provided between Sole Occupancy Units (SOUs).
Performance Requirements		
C1P1 – Structural stability during a fire C1P2 – Spread of fire E2P1 – Automatic warning for sleeping occupants		
BCA Methods of Assessment		
☒ A2G2(1)(a): Comply with all relevant performance requirements ☒ A2G2(1)(b): Be at least equivalent to the DtS provisions	☒ A2G2(2)(a): Evidence of suitability ☐ A2G2(2)(b)(i): Verification methods provided in the NCC ☒ A2G2(2)(b)(ii): Other verification methods accepted by the appropriate authority ☐ A2G2(2)(c): Expert judgement ☒ A2G2(2)(d): Comparison with the DtS provisions	
Assessment Type		
☒ Comparative ☒ Absolute	☒ Qualitative ☐ Quantitative	☒ Deterministic ☐ Probabilistic
Acceptance Criteria		
The performance solution is acceptable if it can demonstrate that the lack of verified fire rated construction between SOUs does not adversely affect occupant evacuation and fire brigade intervention.		
Assessment Summary		
The solution is based on • Providing a detection system in accordance with Part E2 and AS 1670.1:2018; • Approximately 3.2 m to exit from each SOU; • A sprinkler head installed in each of the bedrooms in accordance with FPAA101D; and • Full fire hydrant coverage.		

5.2 Background

5.2.1 Hazards

BCA Specification S5C24(d) states that for Type C construction (required as part of BCA clause C2D2(2)), the FRL between or bounding SOUs is required to be 60/60/60 for a class 3 building. This is to ensure that an appropriate type of construction is used according to a buildings purpose or classification. The major hazard associated with no verified fire rated bounding construction between sole occupancy units (SOUs) is

to avoid fire spread, where fire can occur and to maintain a level of structural stability during a fire for occupant evacuation and fire brigade intervention.

62 Osman Street consists of 25 portable modular buildings which has been established as motel accommodation but not been designed with the intention of being used as Class 3 buildings. Each modular building is split into 4 SOUs but there is no verified fire rated bounding construction provided between SOUs.

Separating walls been SOUs have type 1 and type 2 construction, however these existing walls have not been certified, they do not extend from the ground level and the existing condition cannot be confirmed. For the purposes of this report, it is assumed that (as a worst case), the unverified fire rated construction be treated as if no FRL exists.

5.3 Assessment

5.3.1 Fire Spread

In the performance based design, an automatic fire detection and alarm system in accordance with Part E2 and AS 1670.1:2018 will be provided to each of the modular buildings. In the case of fire spread between SOUs, these will be evacuated and occupants will be able to move away from the effects of any fire.

A sprinkler head will also be installed in each of the bedrooms in accordance with FPAA101D, it will further eliminate the risk of fire spread from the fire origin to the common corridor and potentially affect occupant evacuation.

In addition, table S5C24a for type C construction does not require FRL of parts of external walls for class 3 buildings for distances greater than 1.5 m. The modular buildings meet this requirement and therefore the likelihood of a fire spread between modules is considered at least same as a DtS compliant design.

5.3.2 Egress

The motel occupancy characteristics is expected to consist largely of occupants representative of the general population with no specific or unusual distributions. Evacuation times from each SOU is not expected to be hindered with the current design as each SOU has its own front door and leaving the SOU will lead directly to a place of safety (open space), where residents can safely disperse away from effects of fire. This means that the maximum travel distance within each SOU to a point of exit does not exceed 3.2 m.

The addition of the detection system within the modular buildings will enable early evacuation. Once occupants leave the building, they exit to the outdoor space and can move away from effects of the fire, refer to Figure 4. The detection and travel time will be low based on the small room sizes, e.g. the travel time from an SOU based on a conservative walking speed of 0.8m/s (SPFE handbook considers 1.1-1.3m/s for able bodies persons), will be 4 seconds, meaning persons will be in an outdoor space in a relatively fast time.

Figure 4: Modular building (typical)

5.3.3 Fire Brigade Intervention

Each modular building is a one storey standalone type C building which has a floor area of approximately 45 m^2. Fire brigade personnel are expected to be able to fight a modular/SOU fire from outside. Therefore, fire Brigade intervention is not considered to be impacted by the lack of fire bounding construction between adjoining SOUs as it is not expected to adversely impact firefighting practices.

In addition, a hydrant system in accordance with AS2419.1:2021 is to be provided to the site to assist with firefighting.

5.4 Conclusion

Based on the above assessment, the performance solution is acceptable. The design therefore achieves compliance with BCA Performance Requirements C1P1, C1P2 & E2P1.

6 Conclusion

This FER documents the fire engineering analysis for the Performance Solutions to the BCA DtS provisions.

The Fire Engineering Analysis demonstrates that the Performance Solutions meets the Performance Requirement of the BCA.

7 Validity and Limitations

a. This report is consistent with the fire safety provisions, objectives and limitations of the BCA:
    i. We have assumed or have been informed that building features not part of a Performance Solution will comply with the DtS provisions of the BCA.
    ii. This report excludes the analysis and design of fires including incendiary ones involving accelerants, explosives and/or multiple ignition sources, or acts of terrorism.
    iii. Egress and fire safety provisions for persons with disabilities including compliance with the Disability Discrimination Act (DDA) were considered to the same degree as the BCA.
    iv. Unless stated otherwise, protection of property (other than adjoining property), business interruption or losses, personal or moral obligations of the owner/occupier, reputation, environmental impacts, broader community issues, amenity or non-fire related matters in the building such as health, security, energy efficiency, and occupational health & safety are specifically excluded from this analysis.
b. This report is not a compliance or conformance audit for any fire safety system. For example, operational checks of fire safety equipment, verification of construction techniques, fire resistance levels or the witnessing of fire drills or exercises are specifically excluded from the scope of this report.
c. The recommendations in this report are based on information provided by others. Performance Based Consulting has not verified the accuracy and/or completeness of this information.

The recommendations, data and methodology apply to the subject building and must not be utilised for any other purpose. Any modifications or changes to the building, fire safety management system, or building usage from that described may invalidate the findings of this report necessitating a re-assessment.

JENSEN HUGHES

12 February 2024

Andrew Muir
Blayney Shire council
PO Box 62
Blayney NSW 2799
AMuir@blayney.nsw.gov.au

RE: 62 Osman Street, Blayney
118847- Peer Review

Dear Andrew,

Reference is made to engagement to peer review the Credwell BCA and Fire Engineering Reports to assist Council in the assessment of the Building Information Certificate (**BIC**) lodged with respect to the portable buildings used as motel units. Each building contains 4 sole occupancy units (**SOU**) consisting of a bedroom and ensuite.

With respect to the BIC and the Credwell Reports, I provide the following comments:

1.0 Egress

The landscaping plan (page 202 of the document provided) indicates that the space between the buildings is landscaped and not available for egress. The trees planted to the boundary have a height of 4m and a width of 3m, which indicates a pathway for egress between the units and the boundary also will not be available for egress.

The above is relevant with respect to the assessment of the external walls, access for people with disabilities and provision of stairs, landings and thresholds as outlined below.

*2.0 Credwell BCA Assessment Report (BCA2022) dated 18 October 2023 (**BCA Report**)*

The BCA report in Part 3 Assessment Summary identifies the following non compliances:

- 3.2 – Possible Performance Solution – DTS provision E2D8 relating to the interconnection of the smoke alarms. A performance solution report by Credwell has been submitted and is discussed below;

Jensen Hughes Pty Limited, Trading as BCA Logic
Suite 302, Level 3/151 Castlereagh St
Sydney NSW 2000, Australia
ABN 29 077 183 192
O: +61 02 9411 5360

- 3.3 – Performance Solutions – Section J – A performance assessment of the building has been prepared by Credwell and is assessed below
- 3.4 – Design Amendments – 6 accessible rooms required, however none are provided. No additional details as to whether these rooms have been provided or are proposed to be provided.

The report in the clause-by-clause assessment in Part 6.1 also requires the following additional requirements which have not been listed in the Part 3 Assessment Summary:

- C2D9 – lightweight construction – no fire rated walls provided between SOUs and therefore a performance solution required. See comments below regarding the Credwell FSE Report.
- C2D11 – the fire hazard properties of the wall, floor and ceiling linings are unknown.

  The finished schedule on plan 14830 Sheet 1 of 4 (page 339 of the document) indicates the internal lining of the walls and ceiling as 3.6mm prefinished plywood. The materials are installed and the manufacturer should be able to provide the product details and test reports. It is recommended that the report be updated to reflect the as installed materials.
- C4D12 – Bounding Construction – the BCA report indicates the doors to the motel rooms are not required to be fire rated.

  Clause C4D12(8) states that additional requirements are required where a path of travel to an exit does not provide a person with a choice of travel in different directions to alternative exits and is along an open balcony or the like and passes the external wall of a another SOU. In the subject development, it is necessary for occupants to pass along an open roofed walkway to the exit to open space at the end of the walkway. As such it is considered this clause of the BCA is applicable.

  Clause C4D12(9) requires the external wall adjacent the path of travel to be lined internally with a fire-protective covering (13mm fire grade plasterboard); have a self closing tight fitting solid core door of not less than 35mm thick; and have any windows protected internally or located at least 1.5m above the floor of the walkway. The plans do not indicate compliance with any of these required measures and the Credwell BCA Report does not address this clause.
- C4D14, C4D16 Penetrations in floors and through fire rated elements. The BCA Report states these clauses are not applicable however, the walls between the SOUs are required to be fire rated, therefore an assessment of any penetrations is considered necessary.
- S5C3 – Fire Protection for support of another part – the BCA Report indicates this clause as being not applicable. The internal walls are required to be fire rated, which are supported off the floor, therefore the floors are also required to be fire rated. The buildings as constructed do not comply with this provision.
- S5C24 – Fire Resistance of internal walls – the BCA Report does indicate a performance solution is required as the walls between the SOUs are not fire rated. See comments below regarding the FSE Report.
- D1.4 – Exit travel Distances – the report states that exit travel distances comply. This is not agreed as the length of the walkway from the rear SOU to open space at the front of each building is approximately 12.2m. this non-compliance has not been identified by Credwell.
- D3D14 – Goings and Risers – The BCA report states that the BIC does not include any stair construction, however in clause D3D16 it states the units do have a 2 risers stairway to each unit. This non-compliance has not been addressed by Credwell.

- D3D15 – Landings - The BCA report states that the BIC does not include any stair construction, however in clause D3D16 it states the units do have a 2 risers stairway to each unit. As such, a landing is required at the top and bottom of each stairway. Landings are to be a minimum of 1m x the width of the door. This non-compliance has not been addressed by Credwell.
- D3D16 – Thresholds – The BCA Report identifies that the thresholds are non-compliant and appears to undertake a performance solution within that clause. The solution has no justification and is not holistic as it does not address D315 and D314. It does not address that upon immediately opening the door to a unit the occupant must navigate 2 steps.
- D4D2 – Access for people with disabilities – Access is provided to the front door of the units. Each unit has 2 steps to the front door, therefore access is not provided to the entry door of each SOU. It is common practice to provide a raised deck with a ramp at one end to address this clause and clause D3D14, D3D15, and D3D16 as outlined above.
- D4D2 – 6 accessible units required – I do not have information as to whether these units have been provided.
- F7D6 – Sound Insulation rating of walls – The walls have been measured on site and fall well below the 45-sound reduction required. A performance solution is proposed. See comments below.
- Section J – A JV3 assessment has been undertaken by Credwell - See comments below.

*3.0 Credwell Fire Engineering Report dated 24 October 2023 (**FER**)*

The FER addresses the bounding walls between the SOUs which do not have a fire rating and do not extent to the footings of the building.

The FER references performance requirements C1P1, C1P2 and EP2P1, but does not list those requirements or how the performance solution satisfies those requirements.

Of particular concern is C1P2 which states:

— **C1P2 Spread of fire**

(1) A building must have elements which will, to the degree necessary, avoid the spread of fire—

(a) to exits; and

(b) to sole-occupancy units and public corridors; and

(c) between buildings; and

(d) in a building.

(2) Avoidance of the spread of fire referred to in (1) must be appropriate to—

(a) the function or use of the building; and

(b) the fire load; and

(c) the potential fire intensity; and

(d) the fire hazard; and

(e) the number of storeys in the building; and

(f) its proximity to other property; and

(g) any active fire safety systems installed in the building; and

(h) the size of any fire compartment; and

(i) fire brigade intervention; and

(j) other elements they support; and

(k) the evacuation time.

Applications

C1P2(1)(b) only applies to a Class 2 or 3 building or Class 4 part of a building.

Clause 1(b) of C1P32 is explicit in that the building must have elements which will avoid the spread of fire to SOUs. The FER has no discussion on why no FRL is appropriate other than interlinked smoke alarms will be provided.

An assessment to C1P2 is required with respect to the criteria listed, including fire brigade intervention, fire safety systems, and evacuation time to determine the level of FRL required. I am of the opinion that no FRL will not meet the performance requirements of C1P2 based on my experience, the time taken for fire brigade intervention, the lack of fire hydrants, and the likely percentage of occupants that respond to alarms.

I therefore am of the opinion that the FER is incomplete and has not demonstrated compliance with the performance requirements of the BCA.

*4.0 Credwell JV3 Reportdated 6 October 2023 (**JV3 Report**)*

The JV3 report compares the total energy usages of the subject building to that of a BCA compliant reference building which is the objective of JV3 and therefore is a valid assessment approach.

The JV3 assessment concludes that the following key features of the building are required:

- Roof cavity to have an R value of 6.65 which includes an R1.8 roof blanket and R4.0 ceiling insulation.

- External wall with an R value of R1.31 inclusive of R2.0 insulation.
- Floor with an R value of R1.86 inclusive of R1.5 insulation.

I refer to the Calare Civil report dated 1 September 2023 (p 332 of the bundle) which provides a description of the building and photographs. With respect to the above JV3 requirements I make the following comments:

4.1 ROOF CAVITY

From the Calare report the roof is constructed of 75mm rafters. An R4.0 insulation batt is between 190mm and 200mm and therefore will not fit into the cavity for approximately one third of the width of the building without being compressed. Therefore, the requirements of the JV3 will not be met as the compressed thickness of the insulation results in reduced R value.

The photographs also show a ceiling insulation batt fitting within the rafter zone of 75mm which would typically indicate an R value of approximately 1.5 has been used. It is considered further investigation is required as to whether the insulation required by the JV3 has been achieved.

Photo 3: Typical rafter

4.2 EXTERNAL WALL

The Calare report indicates the walls are constructed of 75mm studs. The JV3 report indicates that the studs are 90mm with a 90mm airgap and R2.0 insulation. R2.0 insulation is typically 90-100mm in thickness and if compressed into a 75mm gap the effectiveness of the insulation will be decreased. R1.5 insulation is typically 75mm in thickness.

It is therefore considered that the required R value of the wall cannot and does not comply with the requirements of the JV3 report.

Existing Wall built up with thermal bridging.

Calculator

Wall Systems

Ventilation		Slightly Ventilated	A slightly ventilated air space is derated by 45% for each layer between the cavity and layer 1 to account for lower thermal resistance				
Material	Aluminium - sheeting	Airspace - non-reflective	R2.0 Glasswool Insulation	Gypsum plasterboard			
Thickness (mm)	13	90	90	13			
Conductivity (W/mK)	210.000		0.045	0.170			
Framing Material			Steel				
Metal Frame, Web Thickness (mm)			0.55				
Metal Frame, Flange Width (mm)			36				
Framing Area %			11.0%				
Thermal Break Material							
Thermal Break Thickness (mm)							
Thermal Break Overlap Area %							
Resistance (m².K/W)	0.00	0.00	1.07	0.08	0	0	0
Wall Construction			External Surface Resistance (moving air, not more than 3m/s wind speed)				0.04
						Internal Surface Resistance (still air, on a wall)	0.12
						System R-Value (m².K/W)	1.31
						System U-Value (W/m².K)	0.76

4.3 FLOOR INSULATION

The Calare report indicates that no insulation has been installed to the underside of the floor whereas the JV3 report requires an R value of 1.5.

I have not been provided with any details of whether the insulation has been installed or is proposed to be installed at some later date.

Photo 1: Floor joist depth

5.0 Sound Insulation of Walls

I have been provided with the Acous Report dated 4 October 2023 (p 348 of the bundle) which indicates the noise transmission $D_{nTW} + C_{tr}$ is as low as 21 and as high as 41, whereas the minimum is 45.

Table 1: $D_{nT,w}$ Test Results

Test	Room to Room	$D_{nT,w}(C; C_{tr})$	$D_{nT,W} + C_{tr}$ > 45	Receiver Television noise level (dBA)	Notes
	Building 3				
1	R11 Ens to R12 Ens	31 (-3; -10)	21	42	
2	R11 to R10	49 (0; -8)	41	21	
3	R11 Ens to R12 Hab	43 (0; -10)	33	27	Ensuite door in room 12 closed
4	R11 Hab to R12 Hab	50 (1; -8)	42	19	Ensuite door in rooms 11 and 12 closed
	Building 5				
1	R18 Ens to R17 Ens	31 (-3; -7)	24	42	
2	R18 to R19	46 (-1; -9)	37	25	
3	R18 Ens to R17 Hab	43 (-2; -11)	32	25	Ensuite door in room 17 closed
4	R18 Hab to R17 Hab	51 (0; -10)	41	19	Ensuite door in rooms 18 and 17 closed

"Ens" == Ensuite, "Hab" == Habitable room (typically the bedroom in this case)
Room ambient noise levels were in the range of 23 to 28 dBA during testing, conversations/television from adjacent rooms above 30 dBA would be clearly audible in bedrooms. Levels below 25 dBA would be barely audible assuming similar ambient level.

Acous have proposed that the lack of sound transmission be addressed by a management plan which advises occupants to close ensuite doors, and to not cause loud noises or have the TV too high. Such a management plan is considered not practical.

It appears the Acous report has chosen to comply with BCA 2019 Amendment 1 which had a performance requirement and a verification method and have chosen not to comply with the verification method.

BCA2022 is applicable to the subject building and it has removed the verification method and included it in the performance requirement F7P2. The requirements of the performance requirement F7P2 is that the $D_{nTW} + C_{tr}$ is not less than 45 when measured on site. As such, the subject buildings have demonstrated that the performance requirements of F7P2 of BCA2022 have not been met.

— F7P2 Sound transmission through walls

A wall, including services and their penetrations, must minimise the transmission of sound such that—

(a) for airborne sound—

(i) a wall separating sole-occupancy units has a weighted standardised level difference with spectrum adaptation term ($D_{nT,w} + C_{tr}$) not less than 45; and

(ii) a wall separating a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby, or the like, or parts of a different classification, has a weighted standardised level difference ($D_{nT,w}$) not less than 45; and

(iii) any door assembly located in a wall that separates a sole-occupancy unit from a stairway, public corridor, public lobby, or the like, has a weighted standardised level difference ($D_{nT,w}$) not less than 25; and

(b) for impact generated sound, a wall must have sufficient sound insulation to prevent illness or loss of amenity to the occupants if the wall separates—

(i) a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining sole-occupancy unit; or

(ii) a sole-occupancy unit from a plant room or lift shaft.

Applications

F7P2 only applies to a Class 2 or 3 building.

As such, the Acous report recommendations do not demonstrate compliance with the performance requirement.

6.0 Egress

The landscaping plan (page 202 of the document provided) indicates that the space between the buildings is landscaped and not available for egress. The trees planted to the boundary have a height of 4m and a width of 3m, which indicates a pathway for egress between the units and the boundary also will not be available for egress.

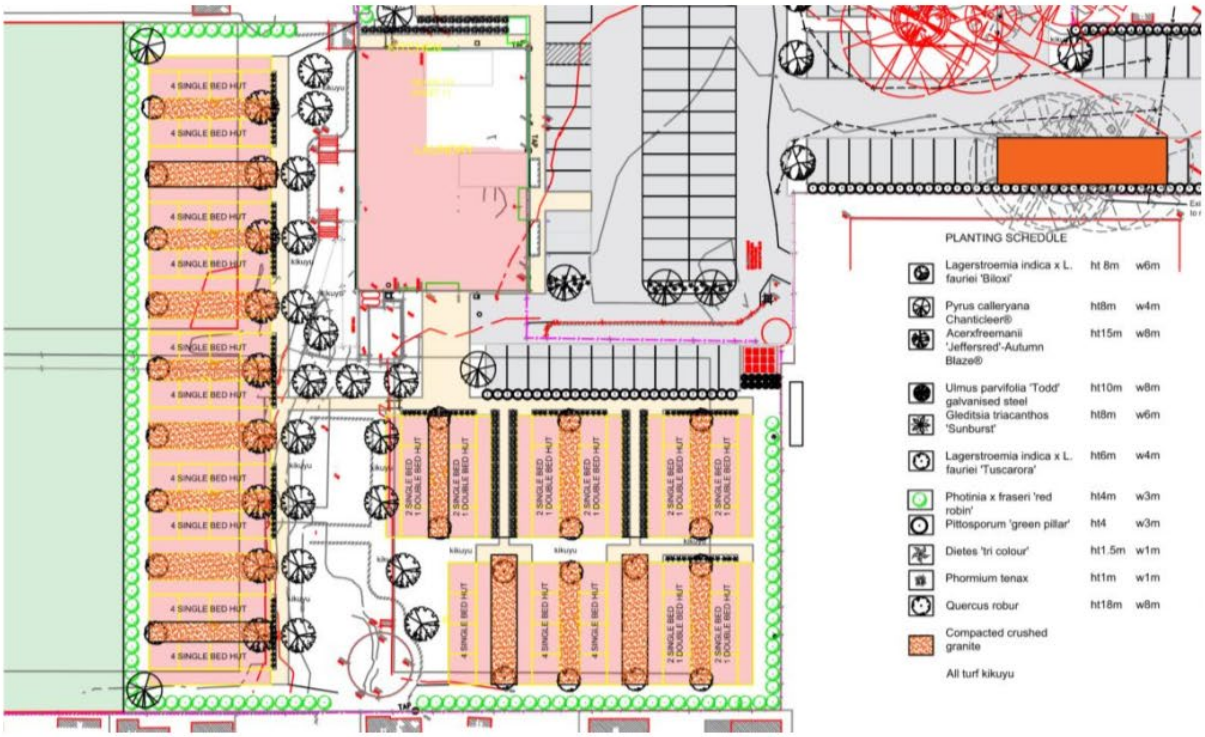


Figure 1 - Extract from the landscaping plan

Egress is therefore required by the covered walkway to each building.

Access for people with disabilities is also required to each entry door to each SOU. I have outlined above that the treads and risers, landing and thresholds for the individual SOUs also do not comply.

It is my experience that to address the combination of items above, that a raised deck is constructed with a ramp at the end to allow access for people with disabilities.

In addition to this, to comply with the requirements for egress the internal wall of the building facin ghte walkway is to be lined with fire grade plasterboard and any window below 1.5m above the walkway is to be protected internally by a fire shutter or sprinkler head.

The Credwell BCA report states the above matters will be addressed by a performance solution but have not carried out such a solution.

7.0 Summary

In summary, it is considered that the Credwell reports do not reflect the buildings as constructed and that there has been insufficient inspection and investigation of the buildings as constructed.

From my assessment, it is considered that the as built buildings have serious deficiencies with respect to fire separation, egress, access for people with disabilities, noise reduction and energy efficiency.

The buildings as constructed are of a standard far less than that required by BCA2022.

If you require any further information or explanation of the above, please do not hesitate to contact the undersigned.

Sincerely,

Jensen Hughes

Allan Harriman

Digitally signed by Allan Harriman
DN: C=AU, E=allan.harriman@jensenhughes.com, O=BCA Logic Pty Ltd, CN=Allan Harriman
Date: 2024.02.12 11:16:08+11'00'

Allan Harriman
Vice President, Regional Service Line Lead - Pacific Region

CREDWELL

Credwell Consulting Pty Ltd ABN.19 608 814 071

20 March 2024 Our Ref: 230396

Raine Whittle
Rovest Holdings Pty Ltd
raine@divgroup.com.au

Re: Response to Jensen Hughes Peer Review of the Building Information Certificate BCA Report - 62 Osman Street, Blayney

Credwell Consulting were engaged to prepare a BCA report (Credwell BCA Report) as part of the Building Information Certificate application to regularise the existing motel rooms at the above address. A Peer Review of the BCA report was conducted by Jensen Hughes (the Jensen Hughes Report) on the 12 February 2024. This letter has been prepared to review and respond to the findings of the Jensen Hughes Report.

Discussion:

The Credwell BCA report was prepared to accompany the application for a Building Information Certificate (BIC) to regularise the installation of the motel rooms as they were installed in accordance with a revoked development consent and it is no longer possible to approve the structures under a Construction Certificate. The issue of the BIC also prohibits the council from issuing an order for demolition, alteration, addition or rebuilding the development for a period of 7 years. The Environmental Planning and Assessment Act prescribes the following consideration for when a BIC is be issued:

6.25 Issue, nature and effect of building information certificate (cf previous ss 149D, 149E)

(1) A building information certificate is to be issued by a council only if it appears that—

(a) there is no matter discernible by the exercise of reasonable care and skill that would entitle the council, under this Act or the Local Government Act 1993—

(i) to order the building to be repaired, demolished, altered, added to or rebuilt, or

(ii) to take proceedings for an order or injunction requiring the building to be demolished, altered, added to or rebuilt, or

(iii) to take proceedings in relation to any encroachment by the building onto land vested in or under the control of the council, or

(b) there is such a matter but, in the circumstances, the council does not propose to make any such order or take any such proceedings.

As is shown above the legislation leaves the standard of performance open ended to allow existing buildings to be assessed at council's discretion as to what they deem would require an order to carry out the works.

A BCA Report is usually prepared for a BIC is used as a means of identifying non-compliances and proposing upgrades that partially or fully comply with the BCA on a case-by-case basis so that it achieves a level of standard that is safe enough to occupy but not necessarily a building fully compliant with the latest version of the BCA. It was under this basis that the Credwell BCA Report was prepared.

This letter will respond to the findings of the Jensen Hughes report and will generally group together similar points within the Jensen Hughes report into a single response.

Egress Paths (items 1.0, 2.0 [clause D1.4] and 6.0 in the Jensen Hughes Report)

The Jensen Hughes Report states that as there are plants shown along side the egress paths that this will restrict egress for the occupants of the motel rooms. The Jensen Hughes Report also states that the travel distances from the motel rooms is up to 12.2m to egress to open space where it is stated within the Jensen Hughes report that the maximum travel distance is 6m. Under the requirements of Clause D2D5 of the BCA a class 3 building that is on the ground floor has a travel distance of up to 20m from a single exit (relevant parts of the extract of the clause shown below in yellow).

D2D5 Exit travel distances

[2019: D1.4]

(1) Class 2 and 3 buildings —

(a) The entrance doorway of any *sole-occupancy unit* must be not more than—

(i) 6 m from an *exit* or from a point from which travel in different directions to 2 *exits* is available; or

(ii) 20 m from a single *exit* serving the *storey* at the level of egress to a road or *open space*; and

(b) no point on the floor of a room which is not in a *sole-occupancy unit* must be more than 20 m from an *exit* or from a point at which travel in different directions to 2 *exits* is available.

It is noted that there are trees shown on the landscaping plan that are proposed to be planted between the buildings which are located on the left side of the plan as shown below. These trees should not be installed so that people can egress directly forward into the courtyard area to comply with the requirements of the Fire Engineering Report prepared by Credwell (Credwell FER). An updated landscaping plan can be submitted as part of the Development Consent application (for the future development on the property) to show these trees not being planted.

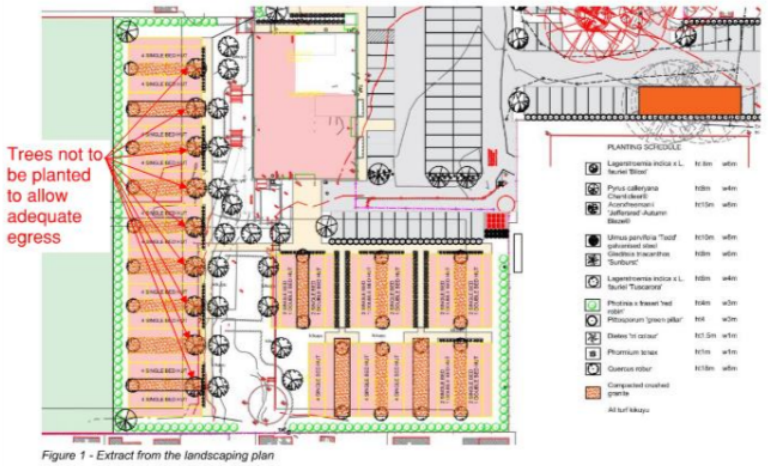


Figure 1 - Extract from the landscaping plan

As stated in the Credwell BCA Report and the Credwell FER the travel distances of the hotel rooms complies with the requirements of Clause D2D5 of the BCA.

Egress Paths (2.0 [clause C4D12] and 6.0 in the Jensen Hughes Report)

Further to the discussion about travel distances above the Jensen Hughes report states that solid core doors should be installed on the motel room doors as well as the following in item 6 of the report:

> In addition to this, to comply with the requirements for egress the internal wall of the building facin ghte walkway is to be lined with fire grade plasterboard and any window below 1.5m above the walkway is to be protected internally by a fire shutter or sprinkler head.

It is assumed that this statement in the Jensen Hughes report is in reference to Clause C3D12 of the BCA which the relevant part of the clause is included below:

C4D12 Bounding construction: Class 2 and 3 buildings and Class 4 parts

[2019: C3.11]

(8) The requirements of (9) apply in a Class 2 or 3 building where a path of travel to an *exit*—
- (a) does not provide a person seeking egress with a choice of travel in different directions to alternative *exits*; and
- (b) is along an open balcony, landing or the like; and
- (c) passes an *external wall* of—
  - (i) another *sole-occupancy unit*; or
  - (ii) a room not within a *sole-occupancy unit*.

(9) The *external wall* mentioned in (8)(c) must—
- (a) be constructed of concrete or masonry, or be lined internally with a *fire-protective covering*; and
- (b) have any doorway fitted with a *self-closing*, tight-fitting solid core door not less than 35 mm thick; and
- (c) have any *windows* or other openings—
  - (i) protected internally in accordance with C4D5; or

As is shown in the extract of the clause above the requirement to protect the external walls with a fire-protective covering (i.e. fire rated plasterboard) and have the windows which are not at least 1.5m above the walkway be protected by a fire shutter or a sprinkler head applies to an open balcony or the like. This clause is unambiguous in its application to open balconies, landings and the like and it does not apply to ground level parts of the building.

As such the findings of the Jensen Hughes report regarding Clause C3D12 of the BCA should not be adopted as they do not apply to this type of building.

Lack of fire rated walls (items 2.0 [clause C2D9, C4D12, S5C24], 3.0

The Jensen Hughes report claims that there are no fire rated walls between the SOUs (motel rooms), that the fire rated walls should have extended to the footings of the building and that the Fire Engineering Report prepared by Credwell (Credwell FER) to resolve the non-conformities of the walls between the motel rooms do not satisfy the requirements of Performance Requirement C1P2 of the BCA.

Based on the review of the as built plans of the motel rooms and of the site investigations there are fire rated walls separating the motel rooms that extended from the floor level. The reason that the Credwell FER was prepared was that it was not possible to verify that the fire rated walls between the motel rooms extended the entire way to the underside of the roof covering or were damaged without

physically damaging the walls and by virtue of that damaging the fire rated walls that were intended to be investigated. Typically when preparing BCA reports for Building Information Certificates it is assumed that the walls achieve the relevant fire rating unless proven otherwise however the Credwell FER was prepared at the insistence of council that compliance with the BCA should be achieved as much as possible as part of the BIC application.

The Credwell FER was prepared under the assumption that the fire rated walls did not comply with the BCA so that there was a level of safety built into the design. The Jensen Hughes report raised concerns that Performance Requirement C1P2 has not been complied with stating the following:

> Clause 1(b) of C1P32 is explicit in that the building must have elements which will avoid the spread of fire to SOUs. The FER has no discussion on why no FRL is appropriate other than interlinked smoke alarms will be provided.

Performance Requirement C1P2 has been included below:

> **— C1P2 Spread of fire**
>
> (1) A building must have elements which will, to the degree necessary, avoid the spread of fire—
>
> (a) to exits; and
>
> (b) to sole-occupancy units and public corridors; and
>
> (c) between buildings; and
>
> (d) in a building.
>
> (2) Avoidance of the spread of fire referred to in (1) must be appropriate to—
>
> (a) the function or use of the building; and
>
> (b) the fire load; and
>
> (c) the potential fire intensity; and
>
> (d) the fire hazard; and
>
> (e) the number of storeys in the building; and
>
> (f) its proximity to other property; and
>
> (g) any active fire safety systems installed in the building; and
>
> (h) the size of any fire compartment; and
>
> (i) fire brigade intervention; and
>
> (j) other elements they support; and
>
> (k) the evacuation time.
>
> **Applications**
>
> C1P2(1)(b) only applies to a Class 2 or 3 building or Class 4 part of a building.

C1P2 not only considers fire rated elements but also the size of the fire load, the extent and size of a fire, the firefighting systems, fire brigade intervention and the evacuation time from the buildings. The reason that C1P2(1)(b) applies to class 3 buildings (i.e. motels, hotels) is because this is a place where people typically sleep. The Credwell FER has considered a scenario that if there were no fire rated walls for these buildings could sleeping occupants safely evacuate the building if there is a fire.

By providing an interlinked smoke detection system the small size of the motel rooms and the occupants only having the travel a small distance to safely evacuate the building. The Credwell FER showed that the occupants can successfully evacuate the building during a fire. Furthermore as part of the process in preparing the Credwell FER the FER was referred to Fire and Rescue NSW for comment despite not being required to under legislative requirements. Fire and Rescue NSW did not provide any comments regarding the Credwell FER.

Based on the discussion above it is considered that the lack of verification of the fire rated walls between the motel rooms has been satisfactorily addressed.

Construction of fire rated walls and floors (items 2.0 [C4D14, C4D16, S5C3], 3.0)

The Jensen Hughes report has stated that any penetrations through fire rated walls are required to be protected and that any structural element that is supporting the fire rated element (i.e. the floors that are supporting the fire rated walls) are required to also have an FRL. As discussed above the Credwell FER has been prepared to account for no fire rated walls between the motel rooms but in saying that there was not any evidence of cables or other services passing through the walls from one motel room to another.

In addition to the above the floors (and there supports) of the motel rooms are also not required to be fire rated due to the requirements of the Credwell FER. Furthermore under the requirements of Clause S5C24 and Table S5C24a of Specification 5 of the BCA there are no requirements for the floors of the motel room to have a fire rating as the space under the floor is not proposed to be used for any use.

Based on the discussion above it is considered that the construction of the fire rated walls and floors of the motel rooms has been satisfactorily addressed.

Fire hazard properties (item 2.0 [C2D11])

The Jensen Hughes report states that the product details and test reports for the wall, floor and ceiling linings should have been provided by the manufacturer. In preparing the BCA report Credwell reviewed installation certificate and as built drawings provided from the manufacturer from 2012 being the year of construction. A review of these documents did not produce enough evidence to verify the compliance of these products.

In stating the above the fire hazard properties is an assessment of materials and assemblies to indicate how they behave under specific fire tests (i.e. mainly to determine the propagation of fire and smoke). These tests are designed to stop the installation of highly flammable or smoke producing products from being installed on the floors, walls or ceilings. Typical wall coverings, carpet, vinyl and other materials used in buildings will often pass these tests.

Not being able to determine compliance with these requirements of the BCA is considered a low risk as the motel rooms are small and for the wall, floor and ceiling linings to help propagate fire and smoke the motel room has to already be on fire in which case the smoke alarm should have already alerted the occupants and the occupants should have evacuated the building.

Stair construction (items 2.0 [D3D14, D3D15, D3D16])

The Jensen Hughes report states that there are stairs in the development that have not been adequately considered in the Credwell BCA Report. At the time of inspection the doorways from the motel rooms exceeded the maximum threshold of 190mm and it is proposed for 2 stair tread to be provided at each of the motel rooms to provide access. The Jensen Hughes report states that having threshold steps is non-compliant and that landings are to be provided at the top and bottom of the steps to achieve compliance.

Under the requirements of Clause D3D16 of the BCA the threshold of the doorway of the motel rooms can incorporate a step closer to the doorway then the width of the door leaf if the door opens to an external stair and the door sill is not more than 190mm have the finished surface of the ground. The height of the door sill is higher than 190mm however the proposal of increasing the step height by a single stair tread is not inconsistent the requirements of the BCA. The proposal is in keeping with the intent of a BCA report prepared for a BIC to ensure that the building is safe enough to occupy but not necessarily a building fully compliant with the latest version of the BCA.

Accessibility Requirements (item 2.0 [D4D2])

The Jensen Hughes Report states that an accessible path of travel has not been provided to the unit entry doors of each of the motel rooms. Under the requirements of Part D4 of the BCA an accessible path of travel (wheelchair access) is to be provided to each motel room door but access into each of the motel rooms is not required unless it is designated as an accessible room. The accessible rooms, which are to be installed at a later date, are proposed to be provided with an appropriate accessible path of travel.

For the remainder of non-accessible motel rooms, as per the Credwell BCA Report given that a visitor to these motel rooms are not required to be provided access to within the rooms it is reasonable to only require a wheelchair person the ability to reach the door (to knock or otherwise notify the occupant) rather than provide a circulation space at the door. As such it is reasonable to show discretion to not require an accessible path of travel to the non-accessible motel rooms as part of the BIC.

Further to the above under the requirements of Clause D4D2 of the BCA an accessible path of travel is only required to the accessible motel rooms and not to all motel rooms in the complex. As such the proposal of not having an accessible path of travel to the non-accessible motel rooms is in keeping with the BCA.

The motel complex has 6 accessible rooms that will be available for the use of patrons which is included in the DA stage of works.

Sound Insulation (items 2.0 [F7D6], 5.0)

The Jensen Hughes report states that the sound pressure levels that were determined on site fall below the requirements of the BCA and has incorrectly assumed that the Acous report is a Performance Solution. The lack of sound pressure compliance has been discussed with the Credwell BCA report and it is proposed for a management plan to be put in place within the motel complex to offset the shortfall of the sound insulation within the walls. The Jensen Hughes report does not discuss any of the findings with the Credwell BCA Report regarding the strategy to account for the sound insulation shortfall.

As discussed at the beginning of the report the Credwell BCA Report was prepared for the BIC to ensure that the buildings are safe enough to occupy but not necessarily fully compliant with the latest version of the BCA.

Section J report (item 2.0 [Section J], 4.0)

The Jensen Hughes report has stated that the thermal insulation ratings (R values) that were relied upon within the Credwell J1V3 report were not consistent with the insulation installed on site. The findings of the Jensen Hughes report are not based off their own site inspections but instead base their findings on a report by Calare Civil dated 1 September 2023. A copy of this report was not available at the time of preparing this reply.

The Jensen Hughes report states the following regarding the insulation:

1. The roof is constructed of 75mm rafters and that the stated R4.0 insulation batts are between 190mm and 200mm in thickness. The following photographs which were taken on site by Bruce Johnston and Adam Goodsir in September 2023 show that the roof is 200mm thick and that the insulation is capable of complying with R4.0 as required by the J1V3 report.

2. The walls are constructed of 75mm studs and that the R2.0 insulation as required by the Credwell J1V3 report will require at least 90mm studs. The following photographs which were taken on site by Bruce Johnston and Adam Goodsir in September 2023 show that the wall is 90mm thick.

3. The Jensen Hughes report states that there is no insulation installed to the underside of the floor (though also states that they do not know if there is any installation install) where the Credwell J1V3 report requires R1.5. The following photographs which were taken on site by Bruce Johnston and Adam Goodsir in September 2023 show that subfloor insulation was installed in the buildings.

Conclusion

As discussed in this review the Jensen Hughes report has made a number of inaccurate claims about non-compliances within the Credwell BCA Report. This review has endeavoured to provide additional information and context to the Credwell BCA Report to help in the consideration of the application for the Building Information Certificate.

Should you need any clarification or have any queries please do not hesitate to contact me.

Regards,

Adam Southwell

Adam Southwell
Associate
Building Surveyor – Unrestricted (A1) - BDC 3305
Credwell Consulting Pty Ltd

OFFICIAL

File Ref. No: FRN23/3007 - BFS24/5806 - 8000037911
TRIM Ref. No: D24/120896
Contact: Station Officer David Weekes

15 October 2024

General Manager
Blayney Shire Council
PO Box 62
BLAYNEY NSW 2799

Email: council@blayney.nsw.gov.au

Attention: Andrew Muir

Dear General Manager

RE: REQUEST FOR COMMENT
BLAYNEY MOTEL
62 OSMAN STREET BLAYNEY ("the premises")

In reply to Council's request for comment dated 11 September 2024 regarding 'the premises'.

FRNSW notes the following documents associated with this request:

- Comment on an Occupied Building - 62 Osman Street Blayney - Blayney Shire Council - Andrew Muir
- Fire Engineering Report - 62 Osman Street Blayney – PBC – 5 August 2024 - SYD000681-FER01 - Penny Yang
- Development Application Statement - Blayney Motel Development – 26 July 2024 - Architecture & Access (Aust) Pty Ltd - Patricia Flores
- Plan of Management - Blayney Motel - Premise Engineering – 27 June 2023 - Report No. 220022_REP Rev: 001G – Hugh Shackcloth-Bertinetti
- Development Application Drawings - Premise Engineering - 23 May 2023 – Project No. 220022 – James Buckley
- Landscape Plan - Premise Engineering - 23 May 2023 – Drawing No. 220022_13E_A001_A013 – James Buckley

Fire and Rescue NSW | ABN 12 593 473 110 | www.fire.nsw.gov.au
Community Safety Directorate | 1 Amarina Ave | T (02) 9742 7434
Fire Safety Compliance Unit | Greenacre NSW 2190 | F (02) 9742 7483
www.fire.nsw.gov.au

OFFICIAL

COMMENTS

The following comments are based on the submitted documents and a general overview of the building:

1. BCA Specification S5C24(d) states that for Type C construction (required as part of BCA clause C2D2(2)), the FRL between or bounding SOUs is required to be 60/60/60 for a class 3 building. Within the proposed design, there is no verified fire rated bounding construction between Sole Occupancy Units (SOUs).

    a. FRNSW conditionally support the proposed design having no verified fire rated bounding construction between SOU's.

    b. All additional fire safety measures are to be installed as per Table 12 of PBC's Fire Engineering Report SYD000681-FER01:

        i. Each modular building must be provided with a detection system in accordance with Part E2 and AS 1670.1:2018.

        ii. A sprinkler head must be installed in each of the bedrooms in accordance with FPAA101D.

        iii. Portable fire extinguishers must be provided throughout each modular building in accordance with BCA Clause E1D14.

Please do not hesitate to contact Station Officer David Weekes of FRNSW's Fire Safety Compliance Unit at FireSafety@fire.nsw.gov.au or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN23/3007 - BFS24/5806 - 8000037911 regarding any correspondence concerning this matter.

Yours faithfully

Stephan Netting
Manager Fire Safety Compliance
Fire Safety Compliance Unit

cc: amuir@blayney.nsw.gov.au

Acoustik
13 Orana Street
Orange 2800
Phone +61 (0) 431 914 038
admin@acoustik.net.au
ABN: 27238273391

4 October 2023 (REF: 2308.05.Letter.A_r1)

Adam Goodsir
Kensington Building
Orange NSW 2800

Blayney Worker Accommodation - DnT,W measurement Report

Acoustik tested acoustic isolation ratings between bedroom/ensuite units located at an accommodation site in Blayney NSW. Four (4) bedroom/ensuite units are contained within each portable building located on the site. Acoustik randomly selected two portable buildings (buildings 3 and 5) of the 23 single room portables and tested three of the rooms in each portable.

Due to recent legal action, there is a requirement that the portable buildings be treated as class 3 buildings according to the performance requirements of Section F – Heath and Amenity - Part F5 "Sound insulation for building elements" of the National Construction Code (BCA).

The performance requirements are extracted in Figure 1 below.

FP5.2 Sound transmission through walls

Walls separating *sole-occupancy units* or a *sole-occupancy unit* from a plant room, lift *shaft*, stairway, *public corridor*, public lobby, or the like, or parts of a different classification, must provide insulation against the transmission of—

(a) airborne sound; and

(b) impact generated sound, if the wall is separating a bathroom, *sanitary compartment*, laundry or kitchen in one *sole-occupancy unit* from a *habitable room* (other than a kitchen) in an adjoining unit, sufficient to prevent illness or loss of amenity to the occupants.

Application:

FP5.2 only applies to a Class 2 or 3 building.

Figure 1: NCC Sound transmission wall requirements for Class 2 and 3 buildings

The NCC provides verification measurements criteria so that built structures can be tested for compliance against the criteria. The verification criteria provided by the NCC are extracted in Figure 2 below.

FV5.2 Sound transmission through walls [FP5.2(a) and FP5.3]

Compliance with FP5.2(a) and FP5.3 to avoid the transmission of airborne sound through walls is verified when it is measured in-situ that—

(a) a wall separating *sole-occupancy units* has a weighted standardised level difference with spectrum adaptation term ($D_{nT,w} + C_{tr}$) not less than 45 when determined under AS/NZS ISO 717.1; or

(b) a wall separating a *sole-occupancy unit* from a plant room, lift *shaft*, stairway, *public corridor*, public lobby, or the like, or parts of a different classification, has a weighted standardised level difference ($D_{nT,w}$) not less than 45 when determined under AS/NZS ISO 717.1; or

(c) any door assembly located in a wall that separates a *sole-occupancy unit* from a stairway, *public corridor*, public lobby, or the like, has a weighted standardised level difference ($D_{nT,w}$) not less than 25 when determined under AS/NZS ISO 717.1.

Figure 2: Verification Methods

Acoustik understands that Blayney Council can exercise discretion regarding full compliance with the NCC requirements.

A middle room in each building was used at the source room and the rooms on each side as the receiver rooms. Four tests were conducted in each building, two tests measured the isolation proved by the sole occupancy unit (SOU) walls as noted in Figure 3 below.

Two additional tests were conducted to determine the isolation to a habitable room with its own ensuite door closed and between habitable rooms that have adjoining ensuites. These two additional tests are not strictly in accordance with the purposes of the NCC as they do not measure the SOU wall directly, but they will be informative of the practical acoustic isolation experienced by the room occupant as the primary purpose of the rooms are for sleeping and relaxation. Catering, social and living room facilities are provided in the repurposed bowling club house.

For the building 3 the tests are:

1. Room 11 ensuite to Room 12 ensuite – sole occupancy wall ensuite to ensuite
2. Room 11 Habitable to Room 10 Habitable – sole occupancy wall
3. Room 11 ensuite to Room 12 Habitable
4. Room 11 Habitable to Room 12 Habitable

For the building 5 the tests are:

1. Room 18 ensuite to Room 17 ensuite – sole occupancy wall ensuite to ensuite
2. Room 18 Habitable to Room 19 Habitable – sole occupancy wall
3. Room 18 ensuite to Room 17 Habitable
4. Room 18 Habitable to Room 17 Habitable

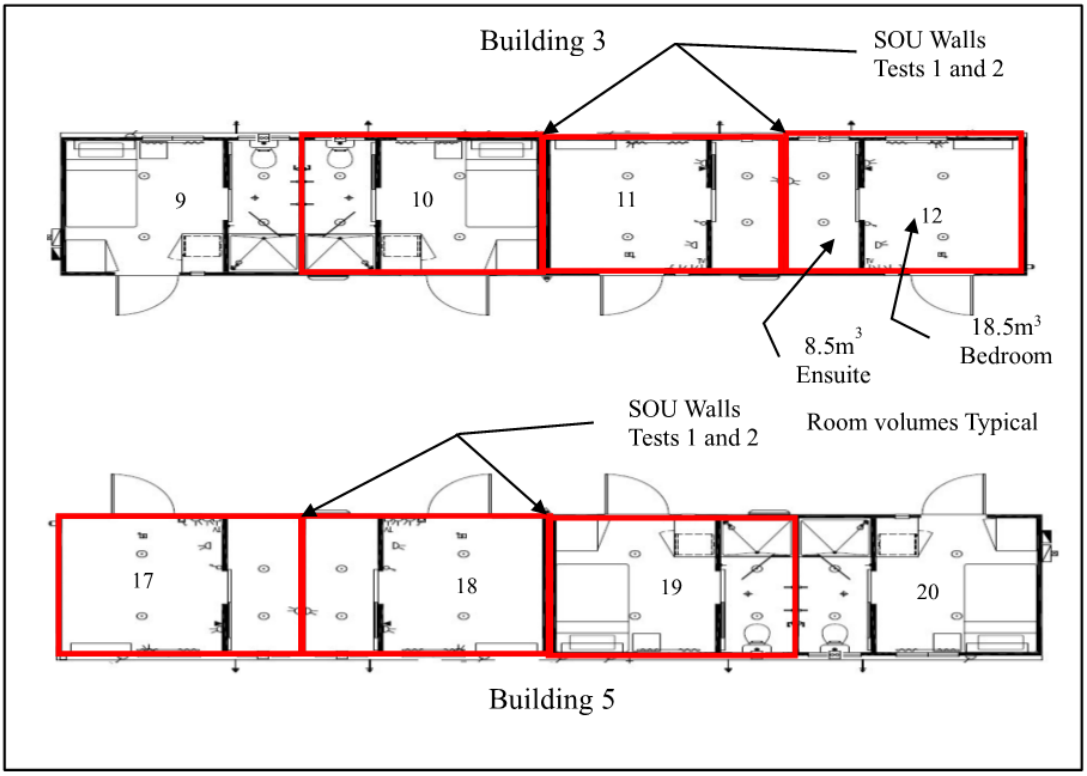


Figure 3: Selected buildings and room layout

The measured $D_{nT,W}$ results are listed in Table 1 below. Table 1 includes a column of the expected noise level in the noise receiver room if the occupant in the adjacent room was watching television or having a medium to loud conversation on a mobile phone at 70 dBA. The provided televisions in the room are small and would not emit significant low frequency noise.

Blayney Worker Accommodation - DnT,W measurement Report

Table 1: $D_{nT,w}$ Test Results

Test	Room to Room	$D_{nT,W}$ (C; C_{tr})	$D_{nT,W} + C_{tr}$ > 45	Receiver Television noise level (dBA)	Notes
	Building 3				
1	R11 Ens to R12 Ens	31 (-3; -10)	21	42	
2	R11 to R10	49 (0; -8)	41	21	
3	R11 Ens to R12 Hab	43 (0; -10)	33	27	Ensuite door in room 12 closed
4	R11 Hab to R12 Hab	50 (1; -8)	42	19	Ensuite door in rooms 11 and 12 closed
	Building 5				
1	R18 Ens to R17 Ens	31 (-3; -7)	24	42	
2	R18 to R19	46 (-1; -9)	37	25	
3	R18 Ens to R17 Hab	43 (-2; -11)	32	25	Ensuite door in room 17 closed
4	R18 Hab to R17 Hab	51 (0; -10)	41	19	Ensuite door in rooms 18 and 17 closed

"Ens" == Ensuite, "Hab" == Habitable room (typically the bedroom in this case)

Room ambient noise levels were in the range of 23 to 28 dBA during testing, conversations/television from adjacent rooms above 30 dBA would be clearly audible in bedrooms. Levels below 25 dBA would be barely audible assuming similar ambient level.

Assessment

The ensuite to ensuite SOU wall falls up to 23 dB below the required $D_{nT,w} + C_{tr}$ requirement of 45 dB. The rooms with adjoining habitable spaces (tests 2) result in a shortfall of 4 dB and 8dB below the 45dB requirement.

For the isolation results between the habitable rooms with both ensuite doors closed (tests 4) both $D_{nT,w} + C_{tr}$ results are at or above 41 dB, 4 dB short of the 45 dB requirement.

The Class 3 building is the correct classification for the type of accommodation provided as noted in the NCC Document[1] "Understanding the NCC Building Classifications, page 2" where it is stated that "*Class 3 buildings are a common place of long term or transient living for a number of unrelated people … Class 3 buildings could also include dormitory style accommodation, or workers' quarters for shearers or fruit pickers.*"

The major purpose of this development is to provide sleeping quarters for workers at the local industry and mines. The accommodation is transient to medium term. Bed rooms only have occupancy for a single individual, no additional seating is provided for guests.

Rectification works to SOU walls are not feasible given the portable building construction does not have sufficient space to accommodate modifications.

The shortfall in provided sound isolation is noted and the developer is taking the following steps to mitigate the shortfall. The following conditions of occupation at the site will be included in contractual rental agreements:

1. Information is provided to occupants that the accommodation falls short of the NCC requirements regarding sound isolation between rooms
2. Noisy activity in bedrooms rooms is not permitted and especially during sleeping periods noting that shift workers may be sleeping during the day. Primarily the bedrooms are for sleeping and relaxation
3. Occupants are advised to close ensuite doors when ensuite is not in use to improve sound isolation to adjoining SOU
4. Signage will be posted in common areas of the development and in rooms regarding noise creation. Loud phone conversations in bedrooms are to be avoided.

[1] https://www.abcb.gov.au/sites/default/files/resources/2022/UTNCC-Building-classifications.PDF

Instrumentation

Instrumentation listed in Table 2 was used to make room sound and reverberation measurements

Table 2: Instrumentation List

Instrument	Make and model	Serial No	Type/Class
Sound Level Meter	Larson Davis 831	3983	Class 1
Field Calibrator	Larson Davis CAL250	5542	Class 1

Instrumentation was field calibrated before and after measurements and has NATA certified calibration within one year of validity; no significant calibration drift was noted during the measurements.

Qualifications

Tom Harper BE (Mechanical), BA (Chinese Studies), MAAS

Mr Harper is a full member of the Australian Acoustical Society (Member since 2002). Working as an acoustic consultant since graduating from the University of NSW in 1998 both domestically and internationally in Singapore and Southeast Asian countries.

Acoustik was established in August 2013 and provides a full range of professional acoustic consulting services.

For any enquires regarding the above measurement please contact Acoustik.

Sincerely,

Tom Harper Digitally signed by Tom Harper
Date: 2023.10.04 18:01:48 +11'00'

Tom Harper
Principal Engineer
Acoustik
Enclosed:
$D_{nT,W}$ test results

Standardized level difference according to ISO 140-4
Field measurements of airbourne sound insulation between rooms

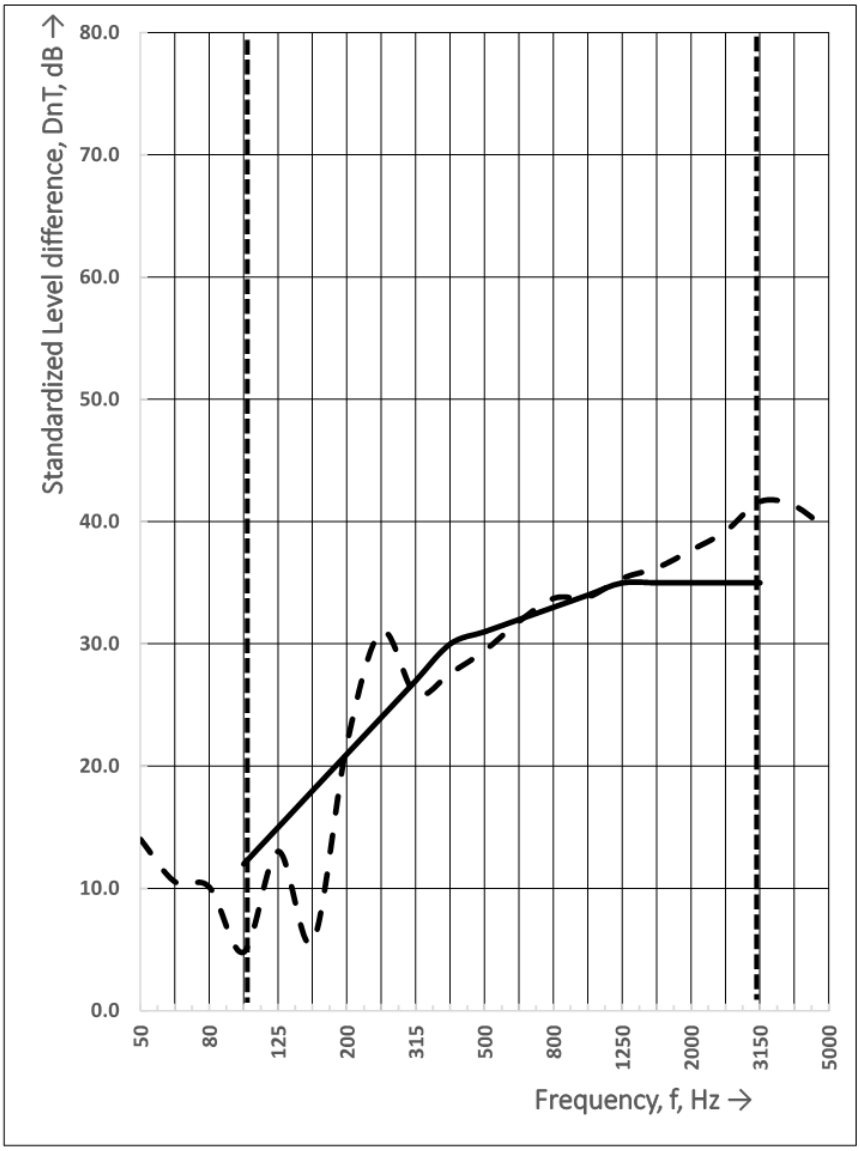
Client: Kensington Building Group **Date of Test:** 20/09/2023

Receiving room volume : 8.5 m^3

Measurement from Room 11 - Ensuite to Room 12 - Ensuite

Measurements were conducted in portable buildings located on the grounds of the Blayney Bowling Club. Each portable building comprises 4 individual accommodation rooms. Each room includes a single bed, writing table, wardrobes, Television and ensuite
Measurement made ensuite to ensuite

Frequency f Hz	D'nT (one-third octave) dB
50	14.0
63	10.6
80	10.1
100	4.8
125	13.0
160	5.6
200	21.8
250	31.0
315	25.9
400	27.6
500	29.5
630	31.8
800	33.7
1000	33.8
1250	35.4
1600	36.2
2000	37.7
2500	39.2
3150	41.6
4000	41.3
5000	39.2



Rating according to ISO 717-1

$D'_{nT,w}$ $(C;C_{tr})$ = 31 (-3;-10) dB; $D'_{nT,w} + C_{tr}$ = 21 dB;

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report : Name of Test Institute : Acoustik

Date : Thursday, 30 May 2019 Signature :

Standardized level difference according to ISO 140-4
Field measurements of airbourne sound insulation between rooms

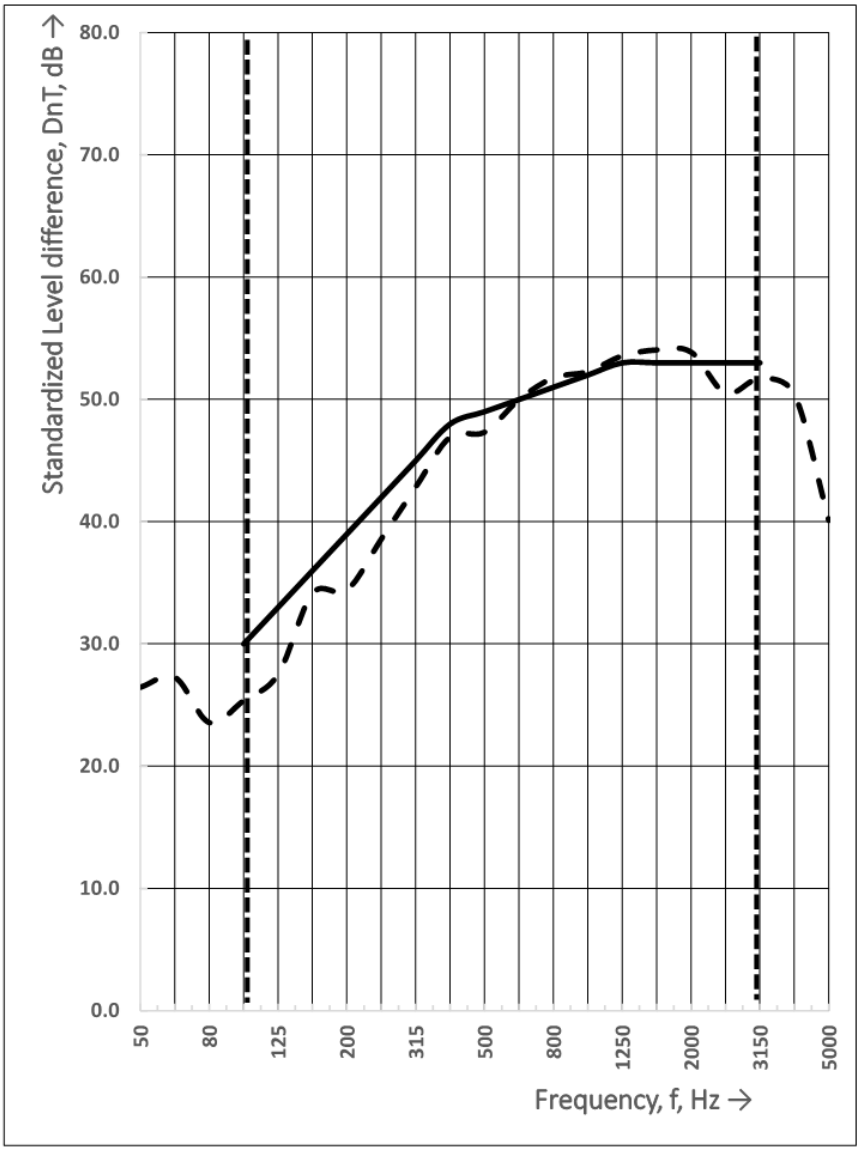
Client: Kensington Building Group **Date of Test:** 20/09/2023

Receiving room volume : 18.5 m^3

Measurement from Room 11 - Habitable to Room 10 - Habitable

Measurements were conducted in portable buildings located on the grounds of the Blayney Bowling Club. Each portable building comprises 4 individual accommodation rooms. Each room includes a single bed, writing table, wardrobes, Television and ensuite
Measurement made ensuite to habitable

Frequency f Hz	D'nT (one-third octave) dB
50	26.5
63	27.3
80	23.6
100	25.4
125	27.5
160	34.1
200	34.4
250	38.6
315	42.8
400	46.9
500	47.3
630	50.0
800	51.8
1000	52.3
1250	53.6
1600	54.0
2000	53.9
2500	50.5
3150	51.7
4000	50.4
5000	40.1



Rating according to ISO 717-1

$D'_{nT,w}$ $(C;C_{tr})$ = 49 (0;-8) dB; $D'_{nT,w} + C_{tr}$ = 41 dB;

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report : Name of Test Institute : Acoustik

Date : Monday, 25 September 2023 Signature :

Standardized level difference according to ISO 140-4
Field measurements of airbourne sound insulation between rooms

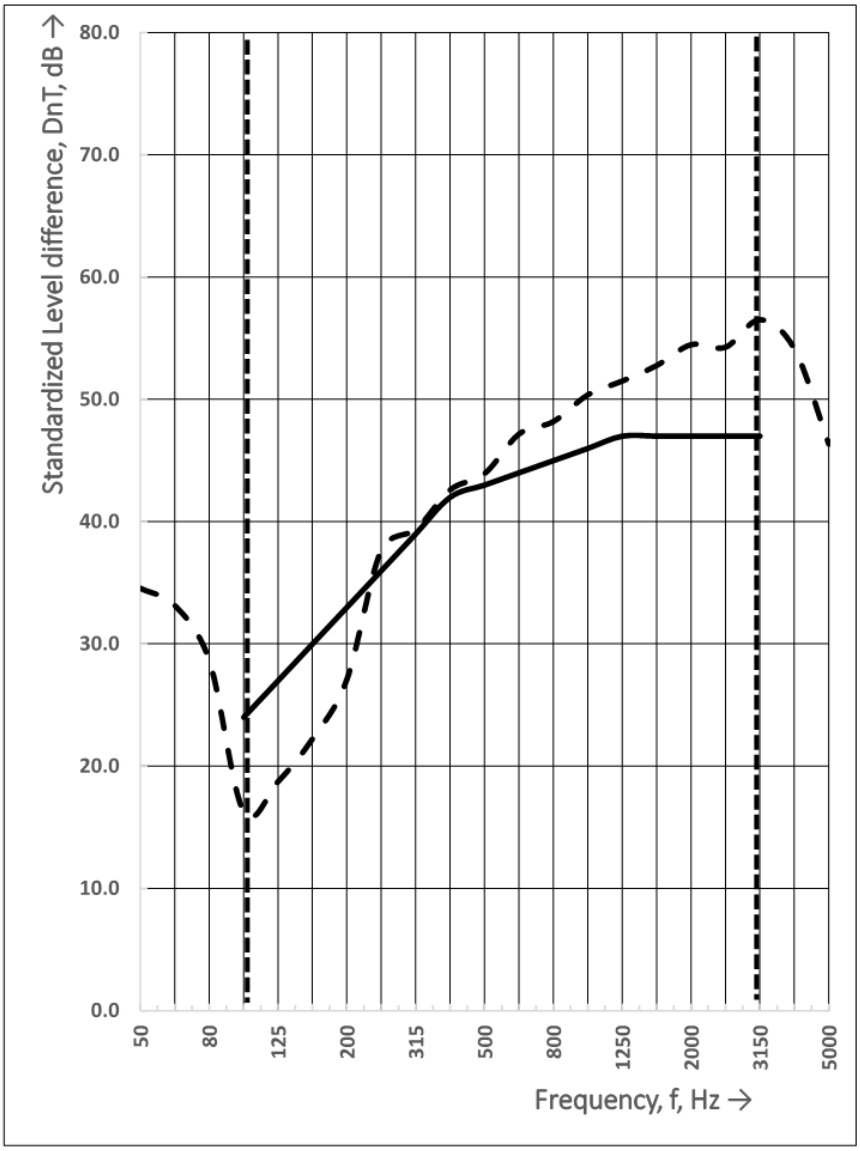
Client: Kensington Building Group **Date of Test:** 20/09/2023

Receiving room volume : 18.5 m^3

Measurement from Room 11 - Ensuite to Room 12 - Habitable

Measurements were conducted in portable buildings located on the grounds of the Blayney Bowling Club. Each portable building comprises 4 individual accommodation rooms. Each room includes a single bed, writing table, wardrobes, Television and ensuite
Measurement made ensuite to habitable

Frequency f Hz	D'nT (one-third octave) dB
50	34.6
63	33.1
80	28.7
100	16.3
125	18.7
160	22.2
200	27.1
250	37.7
315	39.3
400	42.6
500	43.9
630	47.2
800	48.2
1000	50.4
1250	51.5
1600	52.8
2000	54.5
2500	54.3
3150	56.5
4000	54.1
5000	46.4



Rating according to ISO 717-1

$D'_{nT,w}$ $(C;C_{tr})$ = 43 (0;-10) dB; $D'_{nT,w} + C_{tr}$ = 33 dB;

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report : Name of Test Institute : Acoustik

Date : Monday, 25 September 2023 Signature :

Standardized level difference according to ISO 140-4
Field measurements of airbourne sound insulation between rooms

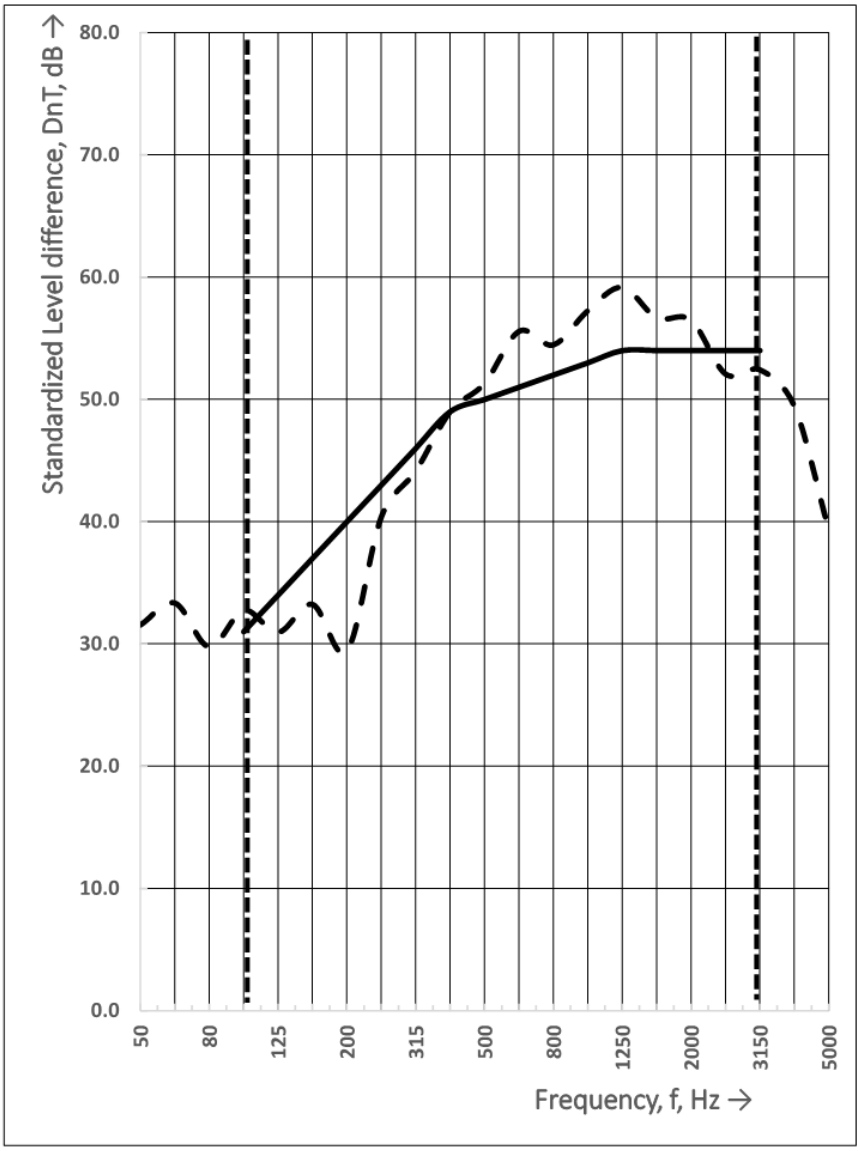
Client: Kensington Building Group **Date of Test:** 20/09/2023

Receiving room volume : 18.5 m^3

Measurement from Room 11 - Habitable to Room 12 - Habitable

Measurements were conducted in portable buildings located on the grounds of the Blayney Bowling Club. Each portable building comprises 4 individual accommodation rooms. Each room includes a single bed, writing table, wardrobes, Television and ensuite
Measurement made ensuite to habitable

Frequency f Hz	D'nT (one-third octave) dB
50	31.6
63	33.3
80	29.8
100	32.8
125	30.9
160	33.2
200	29.4
250	40.4
315	44.1
400	49.0
500	51.3
630	55.6
800	54.5
1000	57.3
1250	59.2
1600	56.7
2000	56.5
2500	52.1
3150	52.4
4000	49.4
5000	39.3



Rating according to ISO 717-1

$D'_{nT,w}$ (C;C_{tr}) = 50 (1;-8) dB; $D'_{nT,w} + C_{tr}$ = 42 dB;

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report : Name of Test Institute : Acoustik

Date : Monday, 25 September 2023 Signature :

Standardized level difference according to ISO 140-4
Field measurements of airbourne sound insulation between rooms

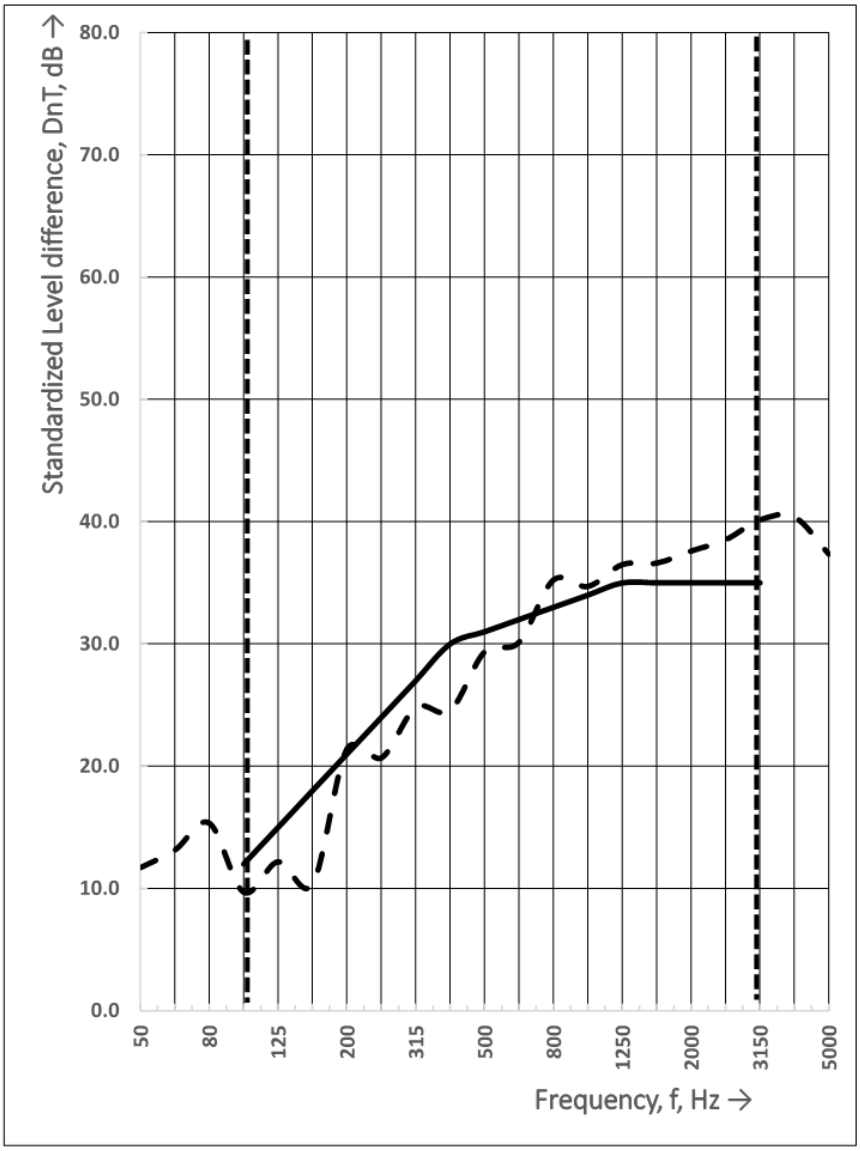
Client: Kensington Building Group **Date of Test:** 20/09/2023

Receiving room volume : 8.5 m^3

Measurement from Room 18 - Ensuite to Room 17 - Ensuite

Measurements were conducted in portable buildings located on the grounds of the Blayney Bowling Club. Each portable building comprises 4 individual accommodation rooms. Each room includes a single bed, writing table, wardrobes, Television and ensuite

Frequency f Hz	D'nT (one-third octave) dB
50	11.7
63	13.1
80	15.3
100	9.7
125	12.2
160	10.3
200	21.4
250	20.7
315	24.8
400	24.5
500	29.4
630	30.1
800	35.2
1000	34.7
1250	36.5
1600	36.6
2000	37.6
2500	38.5
3150	40.1
4000	40.4
5000	37.3



Rating according to ISO 717-1

$D'_{nT,w}$ (C;C_{tr}) = 31 (-3;-7) dB; $D'_{nT,w} + C_{tr}$ = 24 dB;

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report : Name of Test Institute : Acoustik

Date : Thursday, 30 May 2019 Signature :

Standardized level difference according to ISO 140-4
Field measurements of airbourne sound insulation between rooms

Client: Kensington Building Group **Date of Test:** 20/09/2023

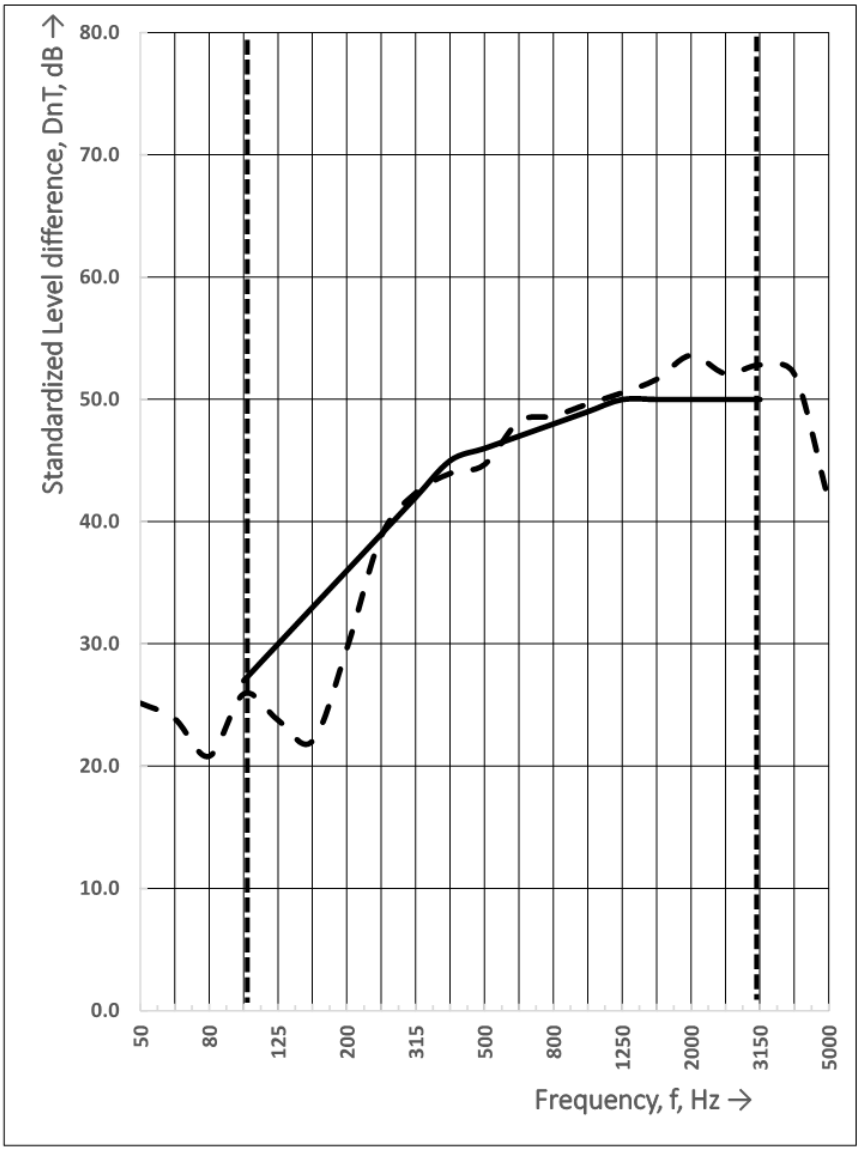
Receiving room volume : 18.5 m^3

Measurement from Room 18 - Habitable Space to Room 19 - Habitable Space

Measurements were conducted in portable buildings located on the grounds of the Blayney Bowling Club. Each portable building comprises 4 individual accommodation rooms. Each room includes a single bed, writing table, wardrobes, Television and ensuite

Measurement made Habitable to Habitable

Frequency f Hz	D'nT (one-third octave) dB
50	25.2
63	23.9
80	20.8
100	25.9
125	23.8
160	22.1
200	29.6
250	38.8
315	42.4
400	44.0
500	44.7
630	48.2
800	48.6
1000	49.6
1250	50.6
1600	51.7
2000	53.6
2500	52.1
3150	52.8
4000	52.1
5000	41.7



Rating according to ISO 717-1

$D'_{nT,w}$ $(C;C_{tr})$ = 46 (-1;-9) dB; $D'_{nT,w} + C_{tr}$ = 37 dB;

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report : Name of Test Institute : Acoustik

Date : Thursday, 30 May 2019 Signature :

Standardized level difference according to ISO 140-4
Field measurements of airbourne sound insulation between rooms

Client: Kensington Building Group **Date of Test:** 20/09/2023

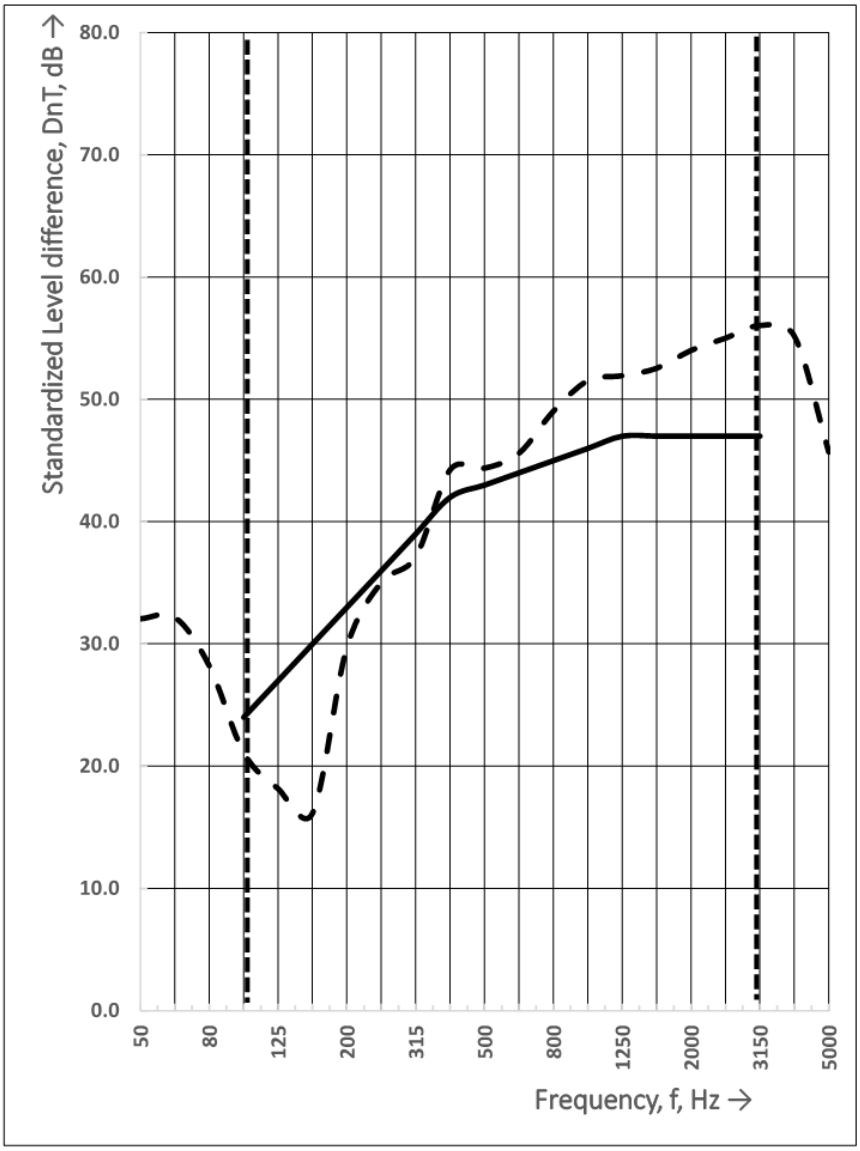
Receiving room volume : 18.5 m^3

Measurement from Room 18 - Ensuite to Room 17 - Habitable Space

Measurements were conducted in portable buildings located on the grounds of the Blayney Bowling Club. Each portable building comprises 4 individual accommodation rooms. Each room includes a single bed, writing table, wardrobes, Television and ensuite

Measurement made Ensuite to Habitable

Frequency f Hz	D'nT (one-third octave) dB
50	32.1
63	32.2
80	28.2
100	21.1
125	18.2
160	16.2
200	29.7
250	35.0
315	37.2
400	44.3
500	44.4
630	45.6
800	49.0
1000	51.5
1250	52.0
1600	52.6
2000	54.0
2500	55.0
3150	56.1
4000	55.2
5000	45.7



Rating according to ISO 717-1

$D'_{nT,w}$ $(C;C_{tr})$ = 43 (-2;-11) dB; $D'_{nT,w} + C_{tr}$ = 32 dB;

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report : Name of Test Institute : Acoustik

Date : Thursday, 30 May 2019 Signature :

Standardized level difference according to ISO 140-4
Field measurements of airbourne sound insulation between rooms

Client: Kensington Building Group **Date of Test:** 20/09/2023

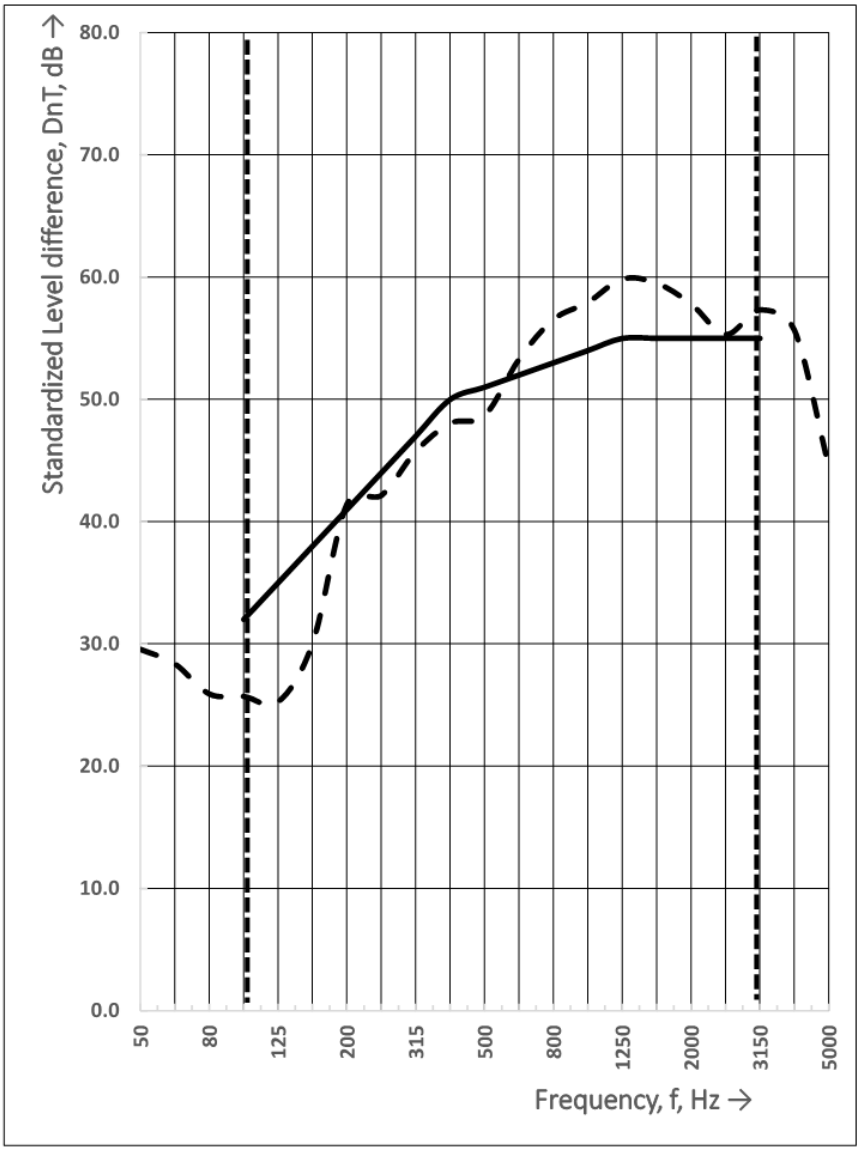
Receiving room volume : 18.5 m^3

Measurement from Room 18 - Habitable Space to Room 17 - Habitable Space

Measurements were conducted in portable buildings located on the grounds of the Blayney Bowling Club. Each portable building comprises 4 individual accommodation rooms. Each room includes a single bed, writing table, wardrobes, Television and ensuite

Measurement made Habitable to Habitable

Frequency f Hz	D'nT (one-third octave) dB
50	29.6
63	28.4
80	25.9
100	25.7
125	25.3
160	30.1
200	41.4
250	42.1
315	45.8
400	48.1
500	48.7
630	53.3
800	56.5
1000	57.9
1250	59.9
1600	59.5
2000	57.8
2500	55.3
3150	57.3
4000	55.7
5000	44.5



Rating according to ISO 717-1

$D'_{nT,w}$ $(C;C_{tr})$ = 51 (0;-10) dB; $D'_{nT,w} + C_{tr}$ = 41 dB;

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

No. of test report : Name of Test Institute : Acoustik

Date : Thursday, 30 May 2019 Signature :

Installation Certificate

Fire Rated Wall

Contractor Name	Kensington Building Group
Site Location	Osman St Blaney NSW 2799
Date of Installation	17th October 2022
Date of Certificate	9th September 2022

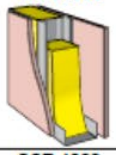
Excel Plaster certify, under the provisions of clause A2.2 of the Building code of Australia that the service has been tested and/or inspected by Excel Plaster and was found to be installed in accordance with the Australian standard below.

- **CSR SYSTEM 1065** — **Test Report FC12946**
- **Australian Standard** — **AS/NZS 1530.4**
- **National Construction Code** — **Part C1 & C2**
- **NCC Version** — **2019**

Name Of certifier	**Qiuchen Yuan**
Company	**Excel Plaster PTY LTD**
Signature	
Qualifications	**Qualified Dry Plasterer**
Address	**7 Turnstone Dr Point Cook VIC 3030**

EXCELPLASTER

ACN: 637 214 512
ABN: 73 637 214 512
LIC 160838c

– /90/90 60/60/60 90/90/90* (from both sides) *ACR 15% FC 12046	CSR 1065 	BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.	(a) Nil	34/27	35/28	37/30	38/31	40/34
			(b) 50 GW Acoustigard 11kg	42/33	43/34	45/36	46/37	47/39
			(c) 75 GW Acoustigard 11kg	–	45/36	46/37	47/38	48/40
			(d) MSB3 Polyester	40/32	41/33	43/35	44/36	45/38
			(e) 60 Soundscreen 1.7	–	45/35	47/37	48/38	49/40
			Wall Thickness mm	83	96	108	124	182

CSR System 1065

CERTIFICATE OF PRACTICAL COMPLETION

Essential Energy
PO Box 5730
Port Macquarie NSW 2444

Project Number: ST0002861

Completion Advise Date: 21/07/2023

Central West Power Construction Pty Ltd
9 Wiradjuri Place
ORANGE NSW 2800

Dear Alex Little

RE: 62 Osman Street Blayney - Kensington Building Group
62 Osman Street Blayney NSW 2799

Project Completion Date: 21/07/2023

This Certificate of Practical Completion confirms:

- The contestable works project set out above has been energised and connected to Essential Energy's network.
- Relevant project documentation has been submitted by the Level 1 ASP. An inspection of the installation has been undertaken and there no apparent current non-conformances identified.
- The warranty period under the Level 1 ASP Authorisation Agreement will commence from the date of this Practical Completion Advice, for a period of twelve (12) months.
- This project may be re-inspected prior to completion of warranty and the Level 1 ASP will be responsible for rectifying any non-conformances identified at that inspection.

The Level 1 ASP will continue to be liable for its workmanship in accordance with clause 9.2 of the Level 1 ASP Authorisation Agreement, following the expiration of the warranty period.

Note for Councils: This certificate does not replace the requirement for a Notice of Arrangement (NOA). An NOA should be obtained from Essential Energy prior to signing a sub-division certificate if it is a condition that power is to be available to the subject lots in the subdivision.

Yours faithfully

.....
For ASP Connection & Quality Manager

360 Proof

Your total Waterproofing solution.

P- 0417441007
Lic: 274924C
scott@360proof.com.au

CERTIFICATE OF COMPLIANCE

Head Contractor: Kensington Homes.

Address: 62 Osman Street, Blayney, NSW, 2799

Areas Waterproofed: Internal Wet Areas. - Reception building stage 1

Waterproofing Material Used: Sika WPU.

Work Completed and Tested on This Day: 21/12/2022

All material applied to manufacturer's instructions.

All work meets the requirements of the;
BCA 2016 - Building Code of Australia.
Australian Standard AS 3740 - 2010. (minimum requirements)
Master Builders Association (best practice).
MATERIAL SAFETY DATA SHEET AVAILABLE ON REQUEST.

Regards,

Scott Reynolds
360 Waterproofing.

CALARE CIVIL
CONSULTING ENGINEERS

20220626
9 September, 2024

Kensington Building Group
104 Hill Street, P.O Box 2576
Orange NSW 2800

Attention: Adam Goodsir

Dear Adam,

RE: Transportable Building Tie Down Chain Tensioning - 62 Osman Street, Blayney NSW 2799

Further to our letter dated 1st of September 2023 and at your request, we have carried out an inspection and structural analysis of the Ausco transportable buildings at the above address. The purpose of this inspection and analysis was to comment on the tension of the tie down chains and in particular if the chains are considered effective or if there is a risk of the buildings falling off their footings.

Blayney Shire Council has requested the following information:

1. Have all of the tie-down chains on all of the modular buildings been inspected by the engineer and do they comply with the structural details by Barker, Ryan Stewart?
2. Have all of the tie-down chains on all of the buildings been adequately tensioned to resist live loads, wind loads and earthquake loads in accordance with the SAI Codes of Practice listed in the Certificate by Calare Civil (Ref No. 20220626, dated 1 September 2023)?
3. How have the tie-down chains been tensioned?

ANALYSIS

This review has been carried out in accordance with the following SAI Codes of Practice:

- AS/NZS1170.0:2002 Structural Design Actions: General Principles
- AS/NZS1170.1:2002 Structural Design Actions: Permanent, Imposed and Other Actions
- AS/NZS1170.2:2021 Structural Design Actions: Wind Actions
- AS/NZS1170.3:2003 Structural Design Actions: Snow and Ice Actions
- AS1170.4:2007 Structural Design Actions: Earthquake Actions in Australia
- AS4055:2012 Wind Loads for Housing
- AS4600:2018 Cold-formed Steel Structures

The following design criterion has been adopted:

- Structure Importance Level 2 (normal structure) and Class 1B building in accordance with the NCC 2022 Table B1D3a;
- Annual Probability of Exceedance (AEP) as follows in accordance with Table B1D3b of the NCC:
  - Wind loading has been designed for an AEP of 1 in 500 years for Ultimate Limit State Wind and an AEP of 1 in 25 years has been adopted for Wind Serviceability Limit State.

Calare Civil Pty Ltd
ABN 41 050 057 933
170 Rankin Street
Bathurst NSW 2795

Tel: 02 6332 3343
Fax: 02 6331 8210
Email: bathurst@calare-civil.com.au
Web: www.calare-civil.com.au

  - Snow has been designed for an AEP of 1 in 150 years for Ultimate Limit State and an AEP of 1 in 25 years has been adopted for Snow Serviceability Limit State.
  - Earthquake has been designed for an AEP of 1 in 500 years for Ultimate Limit State
- AS/NZS1170.1: Super-imposed dead load to roof G = 0.20 kPa;
- AS/NZS1170.1: Super-imposed live load to roof Q = 0.25 kPa or 1.1 kN for worst effect;
- AS/NZS1170.1: Super-imposed live load to floors = 1.5 kPa or 1.8 kN for worst effect;
- AS4055: Wind region A (non-cyclonic), with a Terrain Category of 3.0 (terrain with numerous closely spaced obstructions) and a Topographic Class of T0 in accordance with AS4055, and a regional wind speed of $V_{R,500}$ = 34m/s (Class N1); and
- AS/NZS1170.3: Ground Snow load – Sg = 1.32 kPa (Region AC Altitude 872m)
- AS1170.4: Annual Probability of Exceedance (AEP) of 1 in 500 years for Ultimate Limit State Earthquake Design and Earthquake Design Category (EDC) I, Probability Factor of K_p = 1.0 and Hazard Factor of Z = 0.08 in accordance with AS1170.4:2007 with an assumed Site Sub-Soil Class C_e (Shallow Soil);

RESULTS

The structures have a UB bearer with a minimum flange width of 99mm bearing on a 400mm wide block. The minimum edge distance from the edge of the UB bottom flange and the pier exceeds 50mm although generally most of the piers are centered under the bearer. The chains have been fixed to structure pulling them as taut as practicable while permitting tightening of the nut (it is noted that due to the chain orientation not all chains can be pulled completely taut).

It was found that the maximum lateral movement the chain could experience is approximately 60mm. I am satisfied that the structures cannot physically move completely off their piers due to the width of the pier, the width of the flange and the limited movement permitted by the chain.

In response to the questions posed by Blayney Shire Council:

1. Have all of the tie-down chains on all of the modular buildings been inspected by the engineer and do they comply with the structural details by Barker, Ryan Stewart?

All buildings have been inspected. The structural drawings note that 10 chains are required per structure although an email from Mr. Scott Brisbin of Barker Ryan Stewart confirms that only 8 chains as installed is sufficient (email dated 26th of July 2022).

The detail of the chain shows the chain wrapped around the bearer however the chains have been fixed through the web of the bearer using an M10 bolt and this is considered structurally adequate and fit for purpose (refer to calculations below for numbers). There are no chain tensioners shown on the chains on the drawings completed by Barker, Ryan, Stewart.

2. Have all of the tie-down chains on all of the buildings been adequately tensioned to resist live loads, wind loads and earthquake loads in accordance with the SAI Codes of Practice listed in the Certificate by Calare Civil (Ref No. 20220626, dated 1 September 2023)?

Tensioning of the chains is not required to resist the loads specified above. The horizontal friction force between the UB bearer and the concrete pier is proportional to the normal (vertical) applied load. The friction coefficient between dry concrete and steel 0.57 equating to an angle of friction of 30 degrees in accordance with data published in the American Society of Civil Engineers Journal of Structural Engineering, Volume 111 Issue 3.

Regarding Dead Load (G):

Using G = 0.6 kPa for a combined roof and floor dead load, with a tributary area of 3.2x1.5m. The wall weight has been assumed to be 0.3 kPa conservatively.

Utilising the tributary area and weights above, G = 5.184 kN vertical applied load under self weight with a lateral horizontal resistance of 2.955 kN or approximately 300kg of resistance per pier (3 tonne total per structure). The structure is therefore considered stable under the dead load and no chain tension is required.

Regarding Live Load (Q):

The specified design live load for domestic structures is Q = 1.5 kPa for floors and Q = 0.25 kPa for roofs. As noted above, as the live load increase (i.e the more furniture or building occupants) in the structure, the resistance to lateral movement increases proportionally to the weight.

Utilising the tributary area and live load above, Q = 7.2 kN vertical applied load with a lateral horizontal resistance of 4.104 kN. approximately 418kg of resistance per pier (4.18 tonne total per structure). The roof load and design load factor of 1.5 has been neglected in this calculation conservatively.

The live load resistance is sufficient to withstand 0.855 kPa of lateral force. There is no requirement for lateral live loads in domestic housing in AS1170.1 however 1170.1 specifies 0.25 kPa for structures such as grandstands and AS2156 specifies 0.25 kPa also be adopted for pedestrian bridges and walkways with a load factor of 1.5. As can be seen above the factored design value of 0.375 kPa is far exceeded by the reduced capacity of 0.769 kPa (factored to 90% in accordance with AS1170.0 for stabilising actions).

Regarding Wind Load (W+):

The site has a design lateral wind load of 4.32 kN per pair of piers. The uplift wind load on the structure is 0.44 kPa. In accordance with AS1170.0, the factored dead load (taken as 0.9G) still exceeds the design ultimate wind uplift load (with 0.1 kPa net downward load and 0.274 kN friction force per pier).

The applied wind load is resisted 3.772 kN net force per pair of piers spaced at maximum 3200mm centres. Each chain has a tensile capacity of 320 kN (3.2 tonne working load limit in accordance with AS 3775.2). The chains have sufficient lateral capacity to resist the design actions. The email refenced above from Barker Ryan Stewart confirms that 8 footings are sufficient to withstand the lateral loads applied to each footing.

Regarding Earthquake Load (E):

The site design data listed above results in a design earthquake force of 0.1W where W is the seismic (gravity) weight of the structure. As can be seen, the design earthquake lateral load is equivalent to 10% of the weight, however the friction is equivalent to 57% of the weight of the structure, exceeding the lateral load imposed by an earthquake.

3. How have the tie-down chains been tensioned?

The chains have not been tensioned, only fixed removing as much slack as possible. As noted above there is, in the loosest chains observed, potential for 60mm of lateral movement. In this scenario, the edge of the flange of the UB bearer could overhang the pier by 10mm but it is not physically possible for the bearer to fall off the pier due to the edge distances of the bearer relative to the edge of the pier and the width of the flange. This scenario only applies to the worst case chains, however with 8 chains per structure and a 3 second design gust force in a 1 in 500 year wind event, it is expected that the actual lateral movement would be far less than 60mm lateral as the majority of chains are taut. In addition to this, the live load has conservatively been neglected in calculations which would increase friction resistance.

CONCLUSION

In summary, it is not physically possible for the structures to shift completely off their foundation piers and therefore they do not pose a risk to life. Under ultimate design wind conditions, some skidding movement will likely be exhibited but this is expected to be minimal and is considered to be a serviceability issue as opposed to a risk. As

noted in previous correspondence, the structures are structurally adequate and do not pose a risk to building or site occupants.

We trust that this information meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,
CALARE CIVIL PTY LTD

Sean Johnson
BE(Hons) MIEAust CPEng NER APEC Engineer IntPE(Aus)

Form 1

DCI - DESIGN CONSTRUCT INDUSTRIES PTY LTD
STRUCTURAL & CONSTRUCTION CONSULTANTS
ABN: 50 117 543 129
99 Tralee Street, HUME ACT 2620
TEL: 02 6260 1500/ 0411 725 886
Email: andystodulka48@gmail.com
Web: www.designconstructindustries.com.au

Attention Justin Kearney
EMAIL: justin.kearney@spacedgroup.com
Date: 21/12/2022

DESIGN CHECK/ INSPECTION- CERTIFICATE OF STRUCTURAL SUFFICIENCY

Suburb/Shire	Block/Lot	Approved Plan No.	Permit Number	
Blayney				

Lessee's or Permit Holder's

Rovest Holdings

Description of Building Work:
New Work
I certify that:

1. I have designed and inspected the above building work related to the following components and their supporting elements and/or checked the relevant structural computations to the best of my knowledge that building work is structurally sufficient, sound and stable for the purposes for which it is to be occupied and used. Units are structurally suitable for transport. Recommendation to replace roof sheeting with ProDek or equivalent to certify snow load.

2. This certificate applies to the following inspected units;
   - Prototype unit consisting of 3 modules (no serial numbers) known as "Lot 8"
   - 6m x 3m Laundry units serial numbers 0604875-01 and 0604875-02
3. **NOTE: IF NEITHER (a) nor (b) ARE DELETED THEN IT IS UNDERSTOOD THAT 3(a) APPLIES**
   ❑ a. In inspecting the building work, I have paid attention to the structural integrity of the building. The strength requirements and serviceability requirement of the building and its structural sufficiency elements comply with the Building Code of Australia and relevant SAA Codes.
   OR
   ❑ b. Although the building work does not comply with the Building Code of Australia and the relevant SAA Codes, it is structurally sufficient, sound and safe for the purposes for which it is to be used, as supported by the attached, relevant computations and test results.

On Site Representative:

Declaration

4. I am practicing structural engineering with qualifications in structural engineering which are acceptable to the Institution of Engineers, Australia, for the Grade of Corporate Member and actively engaged in structural design and supervision of building construction.

Date: 21/12/2022
Andy Stodulka (Director) - Design Construction Industries Pty Ltd
B. Eng Hons (Soil Mechanics) (Sydney Uni) M Eng Sc (Sydney Uni)
MIE Aust CPEng (No. 3017)NPER
RPEQ (No. 7035) 20445 ES N.T.
PE 0002240 VIC

CALARE CIVIL
CONSULTING ENGINEERS

20220626
1 September, 2023

Kensington Building Group
104 Hill Street, P.O Box 2576
Orange NSW 2800

Attention: Bruce Johnston

Dear Bruce

RE: Transportable Building Certification - Proposed Development - 62 Osman Street, Blayney NSW 2799

GENERAL

At your request, we have carried out an inspection and structural analysis of the Ausco transportable buildings at the above address. The purpose of this inspection and analysis was to comment on the structural condition and adequacy of the existing transportable building structures at the site and their compliance with current Australian Standards, particularly AS1170.2 and AS1170.3.

Structural design plans were not provided by Ausco, therefore the size and spacing of structural elements were determined during the site inspection. The structural design of the buildings are assumed to be in accordance with the details shown on the following drawings:

Drawing No.	Description	Produced by	Revision
14830	14.4x3.25m 4 Room Accommodation Unit (Sheet 1 of 4)	Ausco	1
14830-001	14.4x3.25m 4 Room Accommodation Unit (Sheet 2 of 4)	Ausco	1
210531-02-701	Structural Details	Bryan Stewart Baker	A
210531-02-702	Structural Details	Bryan Stewart Baker	A
210531-02-710	Verandah Footing Plan	Bryan Stewart Baker	A

INSPECTION

An inspection of the subject buildings was carried out on 28th of July, 28th of August and the 31st of August 2023. The tie down of the structure was inspected during the first inspection. The structural elements of the Ausco transportable buildings were inspected during the second and third inspection. Where elements were obscured from view, cladding was removed to inspect and measure roofing elements. It is noted that a rigorous inspection of the walls and any bracing could not be completed.

Calare Civil Pty Ltd
ABN 41 050 057 933
170 Rankin Street
Bathurst NSW 2795

Tel: 02 6332 3343
Fax: 02 6331 8210
Email: bathurst@calare-civil.com.au
Web: www.calare-civil.com.au

The inspection revealed that the building is constructed from the following elements:

- Rafters are 75x40x0.8 cold formed Cees at 400 centres with an assumed stress grade of 550 MPa;
- Battens are 75x40x0.8 cold formed Cees at 1050 centres with an assumed stress grade of 550 MPa;
- Studs are 75x40x0.8 cold formed Cees at 400 centres with an assumed stress grade of 550 MPa;
- Floor Joists are 75x40x1.2 cold formed Cees at 400 centres with an assumed stress grade of 550 MPa and supporting roof loads. Span is 2m with a 625mm overhang each side;
- Floor bearers are 200UB18.2 at 2m centres with a load width of 1.625m (supporting roof loads)
- Tie down is at 3 points down each side of the building (each end and mid point, inspected 28th of July)
- It is noted that no witness inspections of the footings were conducted by this office prior to the placement of concrete
- Versiclad 65mm SIP spanning 1800mm on the verandah
- Firmlok F15015 verandah beams spanning 3600 supported by a 90x2.0 SHS column.
- Overall building dimensions of 3.25x14.4m

ANALYSIS

This review has been carried out in accordance with the following SAI Codes of Practice:

- AS/NZS1170.0:2002 Structural Design Actions: General Principles
- AS/NZS1170.1:2002 Structural Design Actions: Permanent, Imposed and Other Actions
- AS/NZS1170.2:2021 Structural Design Actions: Wind Actions
- AS/NZS1170.3:2003 Structural Design Actions: Snow and Ice Actions
- AS1170.4:2007 Structural Design Actions: Earthquake Actions in Australia
- AS4055:2012 Wind Loads for Housing
- AS4600:2018 Cold-formed Steel Structures

The following design criterion has been adopted:

- Structure Importance Level 2 (normal structure) and Class 1B building in accordance with the NCC 2022 Table B1D3a;
- Annual Probability of Exceedance (AEP) as follows in accordance with Table B1D3b of the NCC:
  - Wind loading has been designed for an AEP of 1 in 500 years for Ultimate Limit State Wind and an AEP of 1 in 25 years has been adopted for Wind Serviceability Limit State.
  - Snow has been designed for an AEP of 1 in 150 years for Ultimate Limit State and an AEP of 1 in 25 years has been adopted for Snow Serviceability Limit State.
  - Earthquake has been designed for an AEP of 1 in 500 years for Ultimate Limit State
- AS/NZS1170.1: Super-imposed dead load to roof G = 0.20 kPa;
- AS/NZS1170.1: Super-imposed live load to roof Q = 0.25 kPa or 1.1 kN for worst effect;
- AS/NZS1170.1: Super-imposed live load to floors = 1.5 kPa or 1.8 kN for worst effect;
- AS4055: Wind region A (non-cyclonic), with a Terrain Category of 3.0 (terrain with numerous closely spaced obstructions) and a Topographic Class of T0 in accordance with AS4055, and a regional wind speed of $V_{R,500}$ = 34m/s (Class N1); and
- AS/NZS1170.3: Ground Snow load – Sg = 1.32 kPa (Region AC Altitude 872m)
- AS1170.4: Domestic Structure complying with the definitions and limitations outlined in Appendix A of AS1170.4, structure is therefore deemed to comply with the minimum requirements of the standard provided it meets the bracing requirements of AS1684.2, AS4600 and AS4100 (as relevant).

CERTIFICATION

We certify that we have checked the structural design of the transportable buildings in accordance with the SAI Codes of Practice listed above. The structure is sufficient to support the relevant loads specified in AS/NZS 1170 parts 0-4 (listed above) subject to the structures being constructed as per the details depicted on the relevant drawings listed above.

.

It is noted that assumptions have been made in regards to the yield stress of the materials, as no yield stress was branded on the material. The yield stress adopted is consistent with the typical yield stress of small cold-formed steel sections and has been checked in accordance with AS4600 Clause 1.5.1.1(b)(i).

In the absence of destructive testing and removal of all wall linings, the bracing capacity of the internal walls cannot be verified, although it is noted that the spacing is compliant with the requirements of AS1684. The specified wind speed shown on the drawings supplied by Ausco list exceeds the design wind speed at Blayney. Provided that Ausco has adequately designed the structure in accordance with the codes above to brace the structure against the specified wind speed, the structure will be sufficiently braced for wind and earthquake loading in Blayney. We are in receipt of an inspection certificate by Peter Mackay stating the building had been constructed in accordance with the relevant codes and adequate to withstand an N3 wind rating.

Only 2 buildings were inspected for the structural elements, and it has been assumed that these structures are representative of the 23 structures on the site. Provided the 23 structures located in Blayney have the dimensions and structural elements as described above, they are considered to be structurally adequate and fit for purpose. This certification does not apply to any other Ausco structures other than those located at 62 Osman St, Blayney.

This report only assesses the compliance of the structure to the structural specifications outlined in the National Construction Code and compliance to the NCC for access, egress, circulation space, lighting, ventilation, wiring, plumbing and drainage has not been assessed. This document shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

We trust that this information meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,
CALARE CIVIL PTY LTD

Sean Johnson
BE MIEAust.

CALARE CIVIL
CONSULTING ENGINEERS

Appendix A: Photos

Photo 1: Floor joist depth

Photo 2: Floor joist width

Calare Civil Pty Ltd
ABN 41 050 057 933
170 Rankin Street
Bathurst NSW 2795

Tel: 02 6332 3343
Fax: 02 6331 8210
Email: bathurst@calare-civil.com.au
Web: www.calare-civil.com.au

Photo 3: Typical rafter

Photo 4: Rafter BMT

Photo 5: Rafter width

Photo 6: Rafter depth

Appendix B: Supplied Documents

CRICHTON ENGINEERING PTY. LTD.

ABN 87 011 058 170

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

PO BOX 358 PADDINGTON Q4064 – Phone 07 33673570 Fax 07 33673156

Email: admin@crieng.com

FRAME INSPECTION CERTIFICATE

We, Crichton Engineering P/L, hereby certify that the structural frame for the transportable accommodation building constructed by Ausco Modular for Muswellbrook Stayover

in accordance with the following documents and specification:-

BUILDING NUMBER	BUILDING TYPE AND SIZE	DRAWING NUMBERS
0604870-01	**14.4 metres by 3.25 metres transportable accommodation building**	14830-001 sheet 1

has been inspected by us and the building has been constructed in accordance with the drawings listed above and Ausco Standard Details for Steel Framed Buildings the building is certified to be structurally adequate to withstand the applied loads listed below when maintained in as new structural condition.

Wind loads for up to W41N (N3) site
Floor Loads 3.0 kPa distributed
2.7 kN concentrated

This certificate has been issued after consideration of all relevant Australian Standards, publications and codes of practice and testing by Ausco NATA registered test laboratory, Ausco Standards for construction of Steel Framed Transportable Building in particular:- AS 1170 Parts 1 and 2, AS 1720, AS 4100, AS 4600

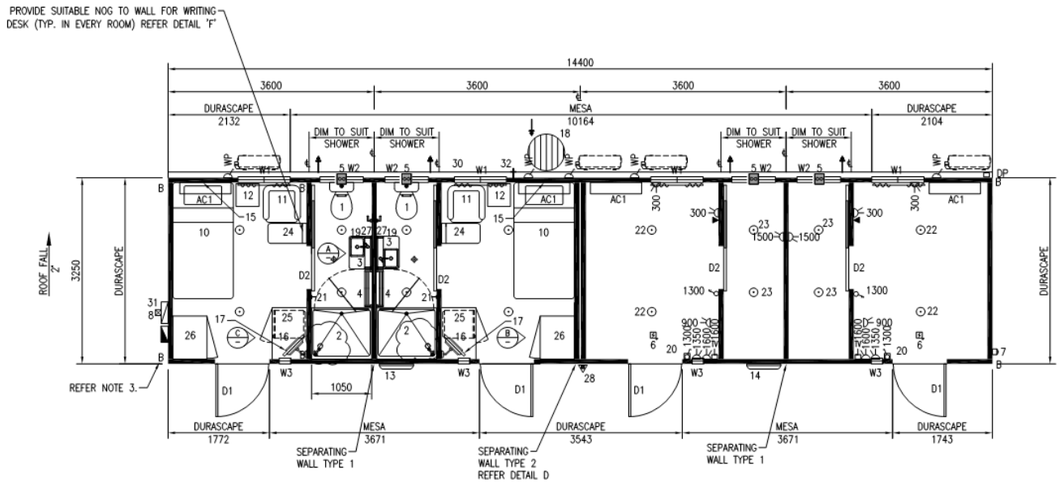
Signed .....
Peter Mackay RPEQ 2460 NPER-3
For and on behalf of Crichton Engineering P/L
25 May 2012

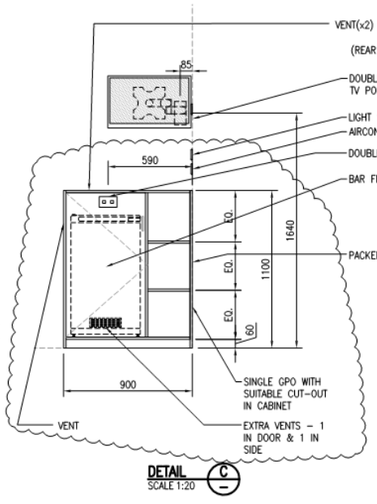
REFERENCE DRAWING

FINISHES SCHEDULE

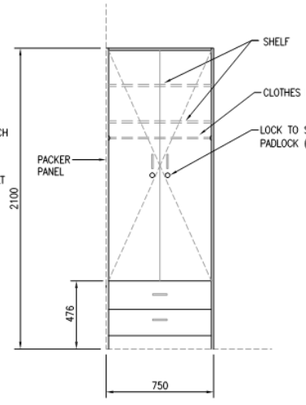
CHASSIS	200UB18 @ 2000mm CRS	SUBFRAME BLACK
	FLOORING	
FLOORING	15mm T&G F11 PLYWOOD	–
FLOOR COVERING	PLANET SUPREME CARPET,	COALCLIFFE
	C/W UNDERLAY	
SUBFLOOR INSUL.	R1.5 GLASSWOOL W/ STEEL PAN	–
	EXCLUDING BATHROOM	
ABLUTION AREAS:		
FLOOR COVERING	2.0mm SEAMLESS VINYL, NON-SLIP	
	WITH 100mm COVING UP WALLS	BLACK OPAL
	WALLS	
WALL STUDS	75mm STEEL FRAME @ 400 CRS	–
EXTERNAL WALL:		
PART DURASCAPE/ PART MESA		
EXT. LINING	CCS MESA PROFILE	REFER NOTE '15'
EXT. CORNER	CCS	REFER NOTE '15'
EXT. LINING	DURASCAPE W/ EXPRESS JOINTS & SISALATION	REFER NOTE '15'
EXT. CORNER	ALUMINIUM EXTRUSION	TO MATCH CLADDING
INSUL. EXT WALLS	R2.0 G'WOOL 75mm ACOUSTITHERM	–
INSUL. INT WALLS	R2.0 G'WOOL 75mm ACOUSTITHERM	–
INT. LINING	3.6mm PREFINISHED PLYWOOD	WHITE SMOKE
SKIRTING	70mm PVC MOULD, 2 PART	BLACK
INT. CORNERS	SOFT LEGGED TEE	WHITE SMOKE
CORNICE	PINE SHADOWLINE W/ 7x13 REBATE	MATCH CEILING
SEPARATING WALL TYPE 1:		
INSULATION	R2.0 G'WOOL 75mm ACOUSTITHERM	–
SEPARATING WALL TYPE 2:		
INT. LINING (BOTH	1x16mm FIRECHECK P/BRD UNDER	
SIDES OF WALL)	3.6mm PREFINISHED PLYWOOD	WHITE SMOKE
INSULATION	R2.0 G'WOOL 75mm ACOUSTITHERM	–
	REFER DETAIL D	
	ROOF/CEILING	
CEILING STUDS	75mm STEEL FRAME @ 400 CRS	–
ROOF SHEETING	SUPERDEK	SURFMIST
EXT FASCIA BARGE	CCS	REFER NOTE '15'
EXT FASCIA EAVE	CCS	REFER NOTE '15'
FASCIA GUTTER	CCS	REFER NOTE '15'
DOWNPIPE	CCS	REFER NOTE '15'
INSUL. CEILING	R4.0 GLASSWOOL 190mm BATTS	–
CEILING LINING	3.6mm PREFINISHED PLYWOOD	MIRAGE PEARL
INSULATION ROOF	R1.8 GLASSWOOL BLANKET 75mm	
	OVER PURLINS	–
	ELECTRICAL	
LOAD CENTRE	36 POLE WP LOCKABLE W/DIN SKT	–
	1500mm AFL, 3 PHASE	
ELECTRICAL	DOUBLE POLE TO SOCKET OUTLETS	–
	ONLY	
	CABINETRY	
WARDROBE	MELAMINE	NEW GRAPHITE
WRITING SHELF	MELAMINE	NEW GRAPHITE
FRIDGE CABINET	MELAMINE	NEW GRAPHITE
BEDSIDE TABLE	MELAMINE	NEW GRAPHITE

ITEM	DESCRIPTION	COLOUR

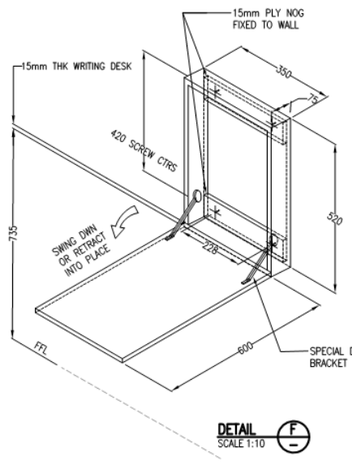




DETAIL C SCALE 1:20



DETAIL B SCALE 1:20



DETAIL F SCALE 1:10

23 OFF REQ'D

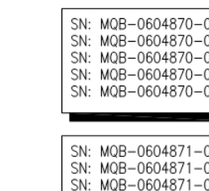
SN: MQB-0604870-01
SN: MQB-0604870-02
SN: MQB-0604870-03
SN: MQB-0604870-04
SN: MQB-0604870-05

SN: MQB-0604871-01
SN: MQB-0604871-02
SN: MQB-0604871-03
SN: MQB-0604871-04
SN: MQB-0604871-05

SN: MQB-0604872-01
SN: MQB-0604872-02
SN: MQB-0604872-03
SN: MQB-0604872-04

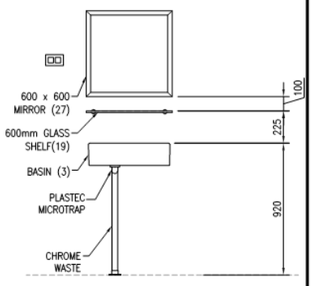
SN: MQB-0604873-01
SN: MQB-0604873-02
SN: MQB-0604873-03
SN: MQB-0604873-04
SN: MQB-0604873-05

SN: MQB-0604874-01
SN: MQB-0604874-02
SN: MQB-0604874-03
SN: MQB-0604874-04



DETAIL D SCALE 1:10

DETAIL E SCALE 1:10



DETAIL A SCALE 1:20

BUILDING INFORMATION

SERIAL NUMBER	REFER PLAN
CEILING HEIGHT	2405mm
BUILDING HEIGHT	2930mm
DESTINATION/STATE	MUSWELLBROOK, NSW

ENGINEERING INFORMATION

DESIGN WIND SPEED	B190
LIFTING CAPACITY	7.0t
DISTRIBUTED FLOOR LOAD	3.0kPa
CONCENTRATED FLOOR LOAD	2.7kN

DWG DISTRIBUTION

CONT.	PURCH.	MANU.	ELECT.	PLUMB.	O/A
–	–	–	–	–	–
TRANS.	SITE	HIRE	CONSU.	SPARE	SPARE
–	–	–	–	–	–

APPROVED FOR MANUFACTURE ON BEHALF OF:

NAME (PRINT):.....

COMPANY POSITION:.....

SIGNATURE:.....

DATE:.....

X – X ⇨		Y – Y ⇩	
REQ'D	5.0kN	REQ'D	23.9kN
ACH'D	9.7kN	ACH'D	33.2kN

SYMBOL LEGEND

18W FLUORO	LIGHT SWITCH	TV	TELEVISION OUTLET
36W FLUORO	LIGHT SWITCH WP		
2x36W FLUORO	LIGHT SW 2 WAY	TP	TELEPHONE OUTLET
DIFFUSED FLUORO	LIGHT SW DBL		
18W FLUORO WP	S/OUTLET 10amp	DC	DATA COM. OUTLET
EXT 18W WHACHUTE	S/OUTLET 10A DBL		
EXT 18W WHACHUTE	S/OUTLET 15amp		DRAW WIRE
8W BED LAMP	S/OUTLET 20amp		FIRE EXTINGUISHER
BULKHEAD LIGHT	ISOLATOR SWITCH		WATER INLET
INCAND' LIGHT	SWITCHBOARD		WASTE OUTLET
WELL GLASS LHT	POWER ENTRY		HOSE COCK
OYSTER LIGHT	JUNCTION BOX		FLOOR WASTE
EXIT LIGHT	SMOKE ALARM		COAT HOOK
EMERG' LIGHT	EXTRACTOR FAN		DBL COAT HOOKS

Issue	Date	Description	By	Check
1	01/05/12	CONDENSER ON WALL BRACKET, SHOWER HEAD IN CORNER	RH	
0	01/05/12	ISSUED FOR MANUFACTURE	CW	
C	30/04/12	MD RELEASE	RH	
B	20/04/12	BEDHEAD BY AUSCO, RELOCATE HWS, ADD PEEP HOLE, CHANGE TO DOUBLE POLE	RH	
A	AS NOTED	ORIGINAL		

FORM No: GDWGFY00

Title: FLOOR PLAN (B190) QTY 23

Project: 14.4 x 3.25m 4 ROOM ACCOMMODATION UNIT

Client: AUSCO MODULAR

Drawn By	Drawn Date	Scale	
LW	17/04/12	1:50	A1
Checked By	Check Date	DIMENSIONS ARE IN MM DO NOT SCALE	

Project No. IP29007 — Order No. REFER SHEET 4

Dwg No. 14830 — Sheet 1 of 4 — Issue 1

GENERAL NOTES

1. PLEASE REFER TO AUSCO SALES QUOTATION FOR ENERGY & ENGINEERING CERTIFICATION REQUIREMENTS.
2. NO FLOOR GRADING TO ENSUITE.
3. PLUMBING HARNESSED TO 4 POINTS.
4. PROVIDE NOGGING FOR BEDHEAD AT 950mm AFFL. BEDHEAD SUPPLIED BY DECORATE BY DESIGN & FITTED IN FACTORY BY AUSCO.
5. FLY LEAD CABLE TO BE INCLUDED WITH TV (F TYPE).
6. AC BRACKET (4). FIT MOUNTING STRUT & PACK LEGS.
7. AIR-CONDITIONING HEADS ARE TO BE INSTALLED BY AUSCO IN FACTORY. CONDENSORS ARE TO BE PACKED INTO THE BUILDING AND INSTALLED ON SITE BY CONSTRUCTION. STOP/START INTERFACE CARD IS TO BE INSTALLED ON ALL AIR-CONDITIONERS WITH CABLING CONCEALED IN WALLS. INSTALL INTERFACE CARD TO MANUFACTURER'S SPECIFICATIONS. SALTO ENERGY SAVING DEVICE IS TO CONTROL AIR-CONDITIONERS AND INTERNAL LIGHTS. OCCUPANT TO INSERT ROOM CARD BEFORE ACTIVATING LIGHTS AND AIR-CONDITIONING.
8. AUSCO CONSTRUCTION IS TO SUPPLY & INSTALL GUTTERS & DOWNPIPES ONSITE.
9. 'SALTO' SWIPE CARD ENTRY DEVICE (WIDE STILE ESCUTCH MIFARE) TO OPERATE 'D1' W/ LATCH & '9650' HARDWARE. DEVICE TO BE INSTALLED TO MANUFACTURE SPECIFICATIONS. CARD READER TO BE INTERLINKED TO 'SALTO' SOFTWARE ON SITE.
10. TUB CHAIR, & LAMP (DECORATE BY DESIGN) – SUPPLIED & DELIVERED STRAIGHT TO SITE BY STAYOVER.
11. FACTORY TO PACKED FIRE EXTINGUISHERS INTO BUILDING & INSTALLED BY AUSCO CONSTRUCTION.
12. FACTORY IS TO ONLY PRIME PAINT THE DURASCAPE AND AUSCO CONSTRUCTION IS TO FINISH OF THE PAINTING WITH TEXTURE ONSITE.
13. ALLOW EXTRA NOGGING TO FIX THE BATHROOM MIRROR & FIRE EXTINGUISHER CABINET.
14. DO NOT ALLOW THE STANDARD AUSCO STICKER LABEL (STAYOVER WILL SUPPLIED & INSTALLED THERE OWN).
15. REFER TO SHEET 4 'COLOUR SCHEDULE' FOR BUILDING COLOURS.
16. CHICKEN WIRE TO GO AROUND DOWNLIGHTS IN ROOF SPACE TO PROTECT ROOF INSULATION.

A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE

TAG	QTY	DESCRIPTION
AC1	4	AIR-CONDITIONER, 2.5kW RC, 'DAIKIN' SS INVERTER, R09AWN10 (REFER NOTE '7')

A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE

TAG	QTY	DESCRIPTION
32	1	HOSE COCK
31	1	WEATHERPROOF COMMS CABINET 380x300x120mm
DP	1	DOWNPIPE (REFER NOTE '8') (REFER TO FINISHES SCHEDULE)
30	14.4m	GUTTER (REFER NOTE '8') (REFER TO FINISHES SCHEDULE)
29	4	TABLE LAMP 1 x 15W LOW ENERGY WHITE FLUORESCENT BULB W/ INBUILT SWITCH ON TOP OF BASE – DECORATE BY DESIGN (SUPPLIED & INSTALL BY STAYOVER) (REFER NOTE '10')
28	1	FIRE EXTINGUISHER, DRY CHEM-9kG W/CABINET(REF TO NOTE 11)
27	4	ALUMINIUM FRAME 600x600x4mm THICK MIRROR(REFER NOTE 13)
26	4	WARDROBE W/ HANGING SPACE & DRAWERS REFER DETAIL B
25	4	FRIDGE CABINET REFER DETAIL C (PROVIDE VENT FOR FRIDGE)
24	4	WRITING SHELF MOUNTED AT 735 AFFL (REFER DETAIL 'F')
23	8	IP65 RECESSED DOWNLIGHT – 6 x 2W LED (REFER NOTE '16')
22	8	STD RECESSED DOWNLIGHT – 11W COMPACT FLURO(REF NOTE16)
21	4	VIRTU CUBIT ROBE HOOK WITH BACKPLATE, CHROME(@1750 AFL)
20	4	ENERGY CONTROL CARD READER – ESD92UI, OFFLINE (REFER NOTE '7')
19	4	CUBIT GLASS SHELF 600mm
18	1	HWS RHEEM 325L HEATPUMP W/ ISOLATOR SWITCH – PACKED & INSTALLED ONSITE
17	4	TELEVISION 26" LCD FIXED W/ WALL BRACKET @ 1470 AFFL (REFER NOTE '5')
16	4	BAR FRIDGE 129L LG
15	4	BEDHEAD K.S COMMERCIAL VINYL (REFER NOTE '4')

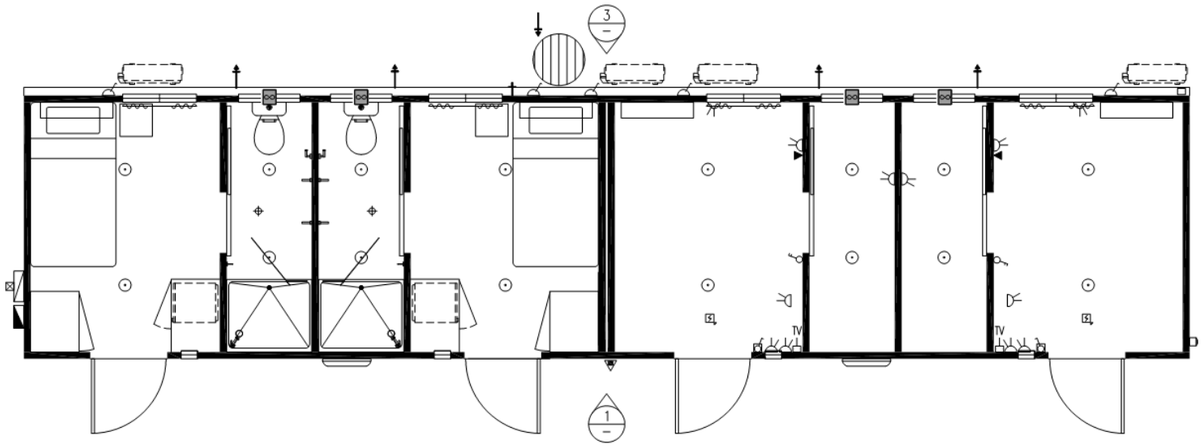
A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE

TAG	QTY	DESCRIPTION
14	1	LIGHT, FLUORO, VANDALITE, 2x18W, MAINTAINED – EMERGENCY, YELLOW TUBE
13	1	LIGHT, FLUORO, VANDALITE, 1x18W – YELLOW TUBE
12	4	TABLE, BEDSIDE W/ SHELF, 400x400 (REFER DETAIL 'E')
11	4	TUB CHAIR FULLY UPHOLSTERED IN CUSHION COMMERCIAL CHAIR, SUPPLIER – (REFER NOTE '10')
10	4	BED, KING Sz ENSEMBLE 2030x1055 W/INNERSPRING MATTRESS EXEC SERIES, LOCK IN LEGS CASTORS
9	8	DRAW WIRE, TO FINISH UNDER FLOOR
8	1	SPLITTER BOX, 4-WAY FOR TV POINTS (INSIDE COMMS CABINET)
7	1	PE CELL FOR EXTERNAL VANDALITE(S)
6	4	SMOKE ALARM, INTERLINKED & WIRED THRU SWITCHBOARD
5	4	EXHAUST FAN, 150mm WALL MOUNT
4	4	VIRTU CUBIT DOUBLE TOWEL RAIL 600mm CHROME FINISH @1000 AFL
3	4	CAROMA CUBE EXTENSION WALL BASIN RHS (1 TAPHOLE) 570x395mm, W/ TERAMO BASIN MIXER CHROME (PT122) & PLASTEC CP MICROTRAP TRAP & POPUP PLUG
2	4	SHOWER 1050x900(SHOWERCO), NOM W/ FROSTED GLASS PIVOT DOOR W/ FROSTED GLASS FIXED SIDE PANEL & TERAMO MIXER (PT123) W/ METHVEN LINEA GENOA HAND SHOWER ON-RAIL BRASS (34121) (REFER SHEET 3 OF 4)
1	4	TOILET SUITE DUAL FLUSH W/ VIRTU CUBIT TOILET ROLL HOLDER (CHROME)

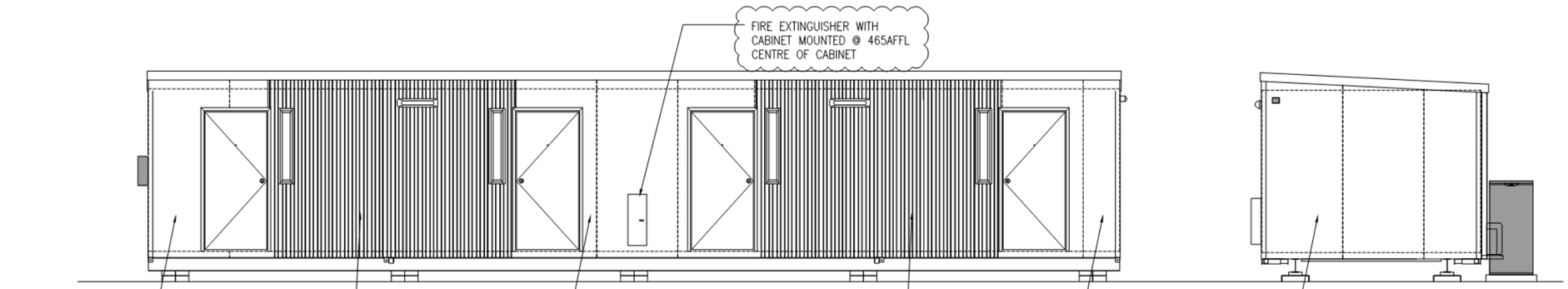
DOOR & WINDOW SCHEDULE

W3	4	WINDOW 1075x200	FF ALUM. FIXED W/ TRIM	BLACK
		GLASS	FLOAT	GREY
		ACCESSORY	BLOCKOUT CURTAIN	NAVY BLUE
W2	4	WINDOW 350x755	FF ALUM. HS PV W/ TRIM	BLACK
		FLYSCREEN	FRAME ALUM/MESH FGLASS	BLACK
W1	4	WINDOW 1075x900	FF ALUM. HS W/ TRIM	BLACK
		FLYSCREEN	FRAME ALUM/MESH FGLASS	BLACK
		GLASS	FLOAT	OBS
		GLASS	FLOAT	GREY
		ACCESSORY	BLOCKOUT CURTAIN	NAVY BLUE
D2	4	DOOR INT 2040x820	820 TIMBER HOLLOW CORE	WHITE
			SLIDING FACE FIXED	
		FRAME/TRIM	ALUMINIUM/ALUMINIUM	BLACK
		HANDLE	FLUSH PULL	SATIN CHROME
		TRACK/PELMET	POWDERCOATED ALUMINIUM	WHITE
D1	4	DOOR EXT 2040x920	CCS SOLIDCORE MAXIGUARD	REF NOTE '15'
		FRAME/TRIM	STEEL/ALUMINIUM	BLACK
		LOCKING DEVICE	'SALTO' SWIPE ENTRY (REFER NOTE '9')	–
		HANDLE	9650 ELECTRONIC LOCK	–
		ACCESSORY	PEEP HOLE	1500mm AFL
		DOOR SEALS	RP4T & RP95	–

ITEM	QTY	DESCRIPTION	COLOUR

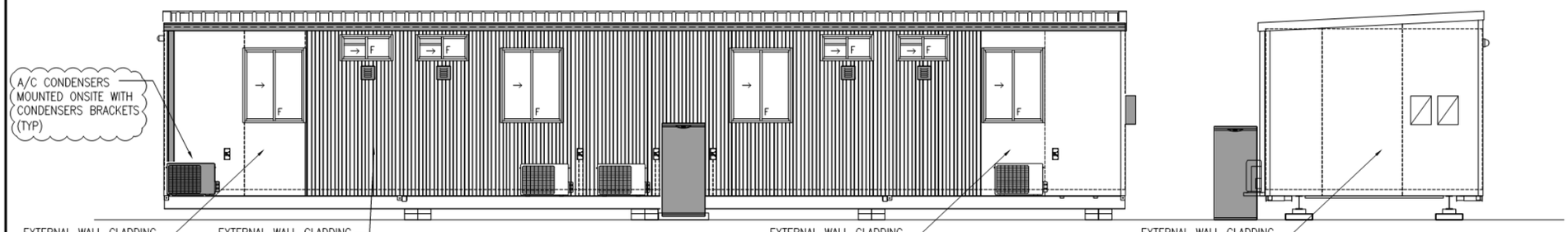


PLAN
SCALE 1:50



ELEVATION 1
SCALE 1:50

ELEVATION 2
SCALE 1:50



ELEVATION 3
SCALE 1:50

ELEVATION 4
SCALE 1:50

GENERAL NOTES:

1. FOR FURTHER DETAILS REFER FLOOR PLAN DRAWING

SYMBOL LEGEND

18W FLUORO	LIGHT SWITCH	TV TELEVISION OUTLET
36W FLUORO	LIGHT SWITCH WP	
2x36W FLUORO	LIGHT SW' 2 WAY	TP TELEPHONE OUTLET
DIFFUSED FLUORO	LIGHT SW' DBL	
18W FLUORO WP	S/OUTLET 10amp	DC DATA COM. OUTLET
EXT 18W VANDALITE	S/OUTLET 10A DBL	
EXT 18W VANDALITE	S/OUTLET 15amp	DRAW WIRE
8W BED LAMP	S/OUTLET 20amp	FIRE EXTINGUISHER
BULKHEAD LIGHT	ISOLATOR SWITCH	WATER INLET
INCAND' LIGHT	SWITCHBOARD	WASTE OUTLET
WELL GLASS LHT	POWER ENTRY	HOSE COCK
OYSTER LIGHT	JUNCTION BOX	FLOOR WASTE
EXIT LIGHT	SMOKE ALARM	COAT HOOK
EMERG' LIGHT	EXTRACTOR FAN	DUAL COAT HOOKS

Issue	Date	Description	By	Check
1	01/05/12	CONDENSER ON WALL BRACKET, SHOWER HEAD IN CORNER	RH	
0	01/05/12	ISSUED FOR MANUFACTURE	CW	
B	30.04.12	MD RELEASE	RH	
A	AS NOTED	ORIGINAL		

FORM No GDWGPFCO

Title
ELEVATIONS
QTY 23

Project
14.4 x 3.25m
4 ROOM ACCOMMODATION UNIT

Client
AUSCO MODULAR

Drawn By	Drawn Date	Scale	
RH	24.04.12	1:50	A2
Checked By	Check Date	DIMENSIONS ARE IN MM DO NOT SCALE	

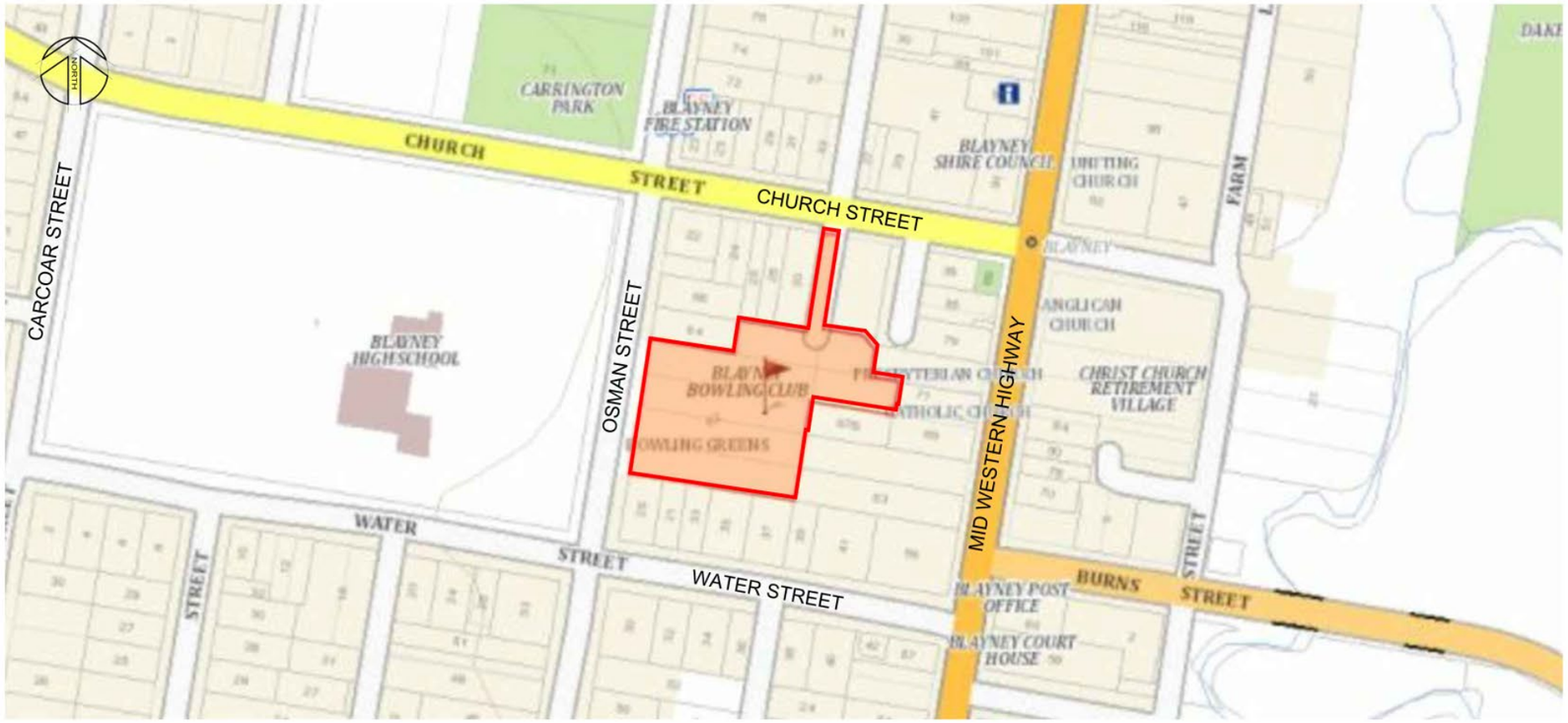
Project No.	Order No.
IP29007	REFER SHEET 4

Dwg No.	Sheet	Issue
14830-001	2 of 4	1

BLAYNEY SHIRE COUNCIL

BLAYNEY MOTEL
STRUCTURAL DETAILS
CONSTRUCTION CERTIFICATE

BARKER RYAN STEWART



LOCALITY
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
001	COVER SHEET
011	CONSTRUCTION NOTES
021	SITE PLAN
701	MODULAR BUILDING FOOTING LAYOUT PLAN
702	MODULAR BUILDING FOOTING DETAILS
710	VERANDAH FOOTING PLAN
711	VERANDAH ROOF FRAMING PLAN

Prepared for: ROVEST HOLDINGS PTY LTD

Revision A
Date 15/12/2021
Project No. 210531-02

GENERAL NOTES

1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DEVELOPMENT CONSENT AND BLAYNEY SHIRE COUNCIL'S ENGINEERING SPECIFICATIONS AND / OR AS DIRECTED BY THEIR REPRESENTATIVE AND MUST INCLUDE ANY NECESSARY WORKS REQUIRED TO MAKE THE CONSTRUCTION EFFECTIVE. ALL WORKS AND PUBLIC UTILITY RELOCATION SHALL INCUR NO COST TO COUNCIL.
2. THE CONTRACTOR IS TO IDENTIFY, LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS AND WHERE NECESSARY MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST WHERE NECESSARY.
3. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE WORK HEALTH & SAFETY ACT 2017 AND ALL RELEVANT OCCUPATIONAL HEALTH & SAFETY POLICIES AND REGULATIONS.
4. DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS. CLARIFICATION OF DIMENSIONS SHALL BE SOUGHT FROM THE SUPERINTENDENT OR REFERRED TO THE DESIGNER.
5. SURVEY MARKS SHOWN THUS ⚠ SHALL BE MAINTAINED AT ALL TIMES. WHERE RETENTION IS NOT POSSIBLE THE ENGINEER SHALL BE NOTIFIED AND CONSENT RECEIVED PRIOR TO THEIR REMOVAL.
6. ALL NEW WORK IS TO MAKE A SMOOTH JUNCTION WITH EXISTING CONDITIONS.
7. THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN OR ON ADJACENT LANDS WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE WRITTEN PERMISSION OF THE OWNERS.
8. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
9. FELLED TREES SHALL BE SALVAGED FOR RE-USE AS WOODCHIP MULCH OR LOG FORM FOR SITE REHABILITATION, NON-SALVAGEABLE MATERIAL SUCH AS STUMPS AND ROOTS SHALL BE APPROPRIATELY DISPOSED OF OFF SITE.
10. THE CONTRACTOR SHALL PROVIDE MINIMUM 24 HOURS NOTICE TO CERTIFIERS REPRESENTATIVE FOR ALL INSPECTIONS.
11. ALL NATURAL SURFACE DATA HAS BEEN DETERMINED BY TERRAIN MODELLING. ALL CONSTRUCTION SITE WORKS MUST BE CARRIED OUT USING THE BENCH MARKS SHOWN ON THESE DRAWINGS.
12. THE REUSE AND RECYCLING OF WASTE MATERIALS MUST BE MAXIMISED DURING CONSTRUCTION AND DEMOLITION. THE SEPARATION AND RECYCLING OF THE FOLLOWING WASTE MATERIAL a) MASONRY b) TIMBER c) METALS d) CLEAN WASTE e) MIXED WASTE THIS CAN BE ACHIEVED BY CONSTRUCTING A MINIMUM OF FIVE TRADE WASTE COMPOUNDS ON-SITE COPIES OF ACTUAL WEIGHBRIDGE RECEIPTS VERIFYING RECYCLING/DISPOSAL MUST BE KEPT AND PRESENTED TO COUNCIL OR NOMINATED AUTHORITY WHEN REQUIRED.
13. THE TREES THAT ARE TO BE RETAINED ARE TO BE PROTECTED DURING ALL WORKS WITH 1.8m HIGH CHAINWIRE FENCING WHICH IS TO BE ERECTED AT LEAST THREE METRES FROM THE BASE OF EACH TREE AND IS TO BE IN PLACE PRIOR TO WORKS COMMENCING TO RESTRICT THE FOLLOWING OCCURING: STOCKPILING OF MATERIALS WITHIN THE ROOT PROTECTION ZONE, PLACEMENT OF FILL WITHIN THE ROOT PROTECTION ZONE, PARKING OF VEHICLES WITHIN THE ROOT PROTECTION ZONE, COMPACTION OF SOIL WITHIN THE ROOT PROTECTION ZONE. ALL AREAS WITHIN THE ROOT PROTECTION ZONE ARE TO BE MULCHED WITH COMPOSTED LEAF MULCH TO A DEPTH NOT LESS THAN 100mm. THE INSTALLATION OF SERVICES WITHIN THE ROOT PROTECTION ZONE IS NOT TO BE UNDERTAKEN WITHOUT CONSULTATION WITH COUNCIL'S TREE MANAGEMENT OFFICER.
14. A COPY OF THE DEVELOPMENT CONSENT AND STAMPED PLANS AND TRAFFIC CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
15. IF, DURING THE COURSE OF ANY WORKS, ANY EVIDENCE OF AN ABORIGINAL ARCHAEOLOGICAL SITE OR RELIC IS FOUND, ALL WORKS ON THE SITE ARE TO CEASE AND THE DEPARTMENT OF ENVIRONMENT AND CLIMATE CHANGE AND THE NSW HERITAGE BRANCH ARE TO BE NOTIFIED IMMEDIATELY.
16. IF, DURING THE COURSE OF ANY WORKS, ANY EVIDENCE OF A EUROPEAN ARCHAEOLOGICAL SITE OR RELIC IS FOUND, ALL WORKS ON THE SITE ARE TO CEASE AND THE NSW HERITAGE BRANCH CONTACTED IMMEDIATELY. ALL RELICS ARE TO BE RETAINED IN SITU UNLESS OTHERWISE DIRECTED BY THE NSW HERITAGE BRANCH.
17. ANY NEW INFORMATION, WHICH COMES TO LIGHT DURING CONSTRUCTION WORKS, WHICH HAS THE POTENTIAL TO ALTER PREVIOUS CONCLUSIONS ABOUT SITE CONTAMINATION, SHALL BE IMMEDIATELY NOTIFIED TO COUNCIL.
18. CONSTRUCTION INSPECTIONS ARE REQUIRED FOR THE ENGINEERING WORKS IN ACCORDANCE WITH THE RELEVANT LOCAL COUNCIL WORKS SPECIFICATION.
19. SEDIMENT MEASURES SHALL BE IMPLEMENTED PRIOR TO SOIL DISTURBANCE IN KEEPING WITH THE 4th EDITION OF LANDCOMS "SOILS AND CONSTRUCTION - MANAGING URBAN STORMWATER" MARCH 2004 TO THE SATISFACTION OF COUNCIL'S REPRESENTATIVE AND AS SHOWN IN THESE DRAWINGS.
20. THE CONTRACTOR SHALL CLEAR AND DISPOSE OF ONLY THOSE TREES THAT ARE CONDEMNED BY THE PLANS. COUNCIL'S TREE PRESERVATION ORDER SHALL BE OBSERVED AND NO TREE SHALL BE FELLED, LOPPED OR REMOVED WITHOUT PRIOR APPROVAL OF COUNCIL.
21. THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES, OUT HOUSES, CAR BODIES, DEBRIS, ETC. THE CONTRACTOR SHALL NOT DISPOSE OF ANY DEBRIS BY BURNING OFF IN AN OPEN FIRE.

ROADWORKS NOTES

1. THE CONTRACTOR SHALL UNDERTAKE TRAFFIC CONTROL MEASURES TO COUNCIL'S SATISFACTION AND SHALL DISPLAY ALL APPROPRIATE WARNING SIGNS THROUGHOUT THE DURATION OF CONSTRUCTION.
2. UNSOUND MATERIALS AS DETERMINED BY THE COUNCIL'S REPRESENTATIVE SHALL BE REMOVED FROM ROADS AND LOTS PRIOR TO FILLING.

EARTHWORKS NOTES

1. CARE IS TO BE TAKEN DURING THE CONSTRUCTION OF THE PROPOSED WORKS TO ENSURE NATURAL VEGETATION AND TOPOGRAPHY ON THE SUBJECT SITE IS NOT UNNECESSARILY DISTURBED. ANY EXCAVATION MATERIAL NOT USED IN THE CONSTRUCTION OF THE SUBJECT WORKS IS TO BE REMOVED FROM THE SITE AND UNDER NO CIRCUMSTANCES IS TO BE DEPOSITED IN BUSHLAND AREAS.
2. COUNCIL MUST BE NOTIFIED OF ANY DAMAGE TO THE PUBLIC INFRASTRUCTURE SUCH AS ROAD PAVEMENT, KERB AND GUTTER, CONCRETE FOOTPATHS, DRAINAGE STRUCTURES, UTILITIES AND LANDSCAPING FRONTING THE DEVELOPMENT..
3. UNSOUND MATERIALS AS DETERMINED BY COUNCIL'S REPRESENTATIVE SHALL BE REMOVED FROM ROADS AND LOTS PRIOR TO ANY FILLING.
4. ALL SITE REGRADING AREAS SHALL BE GRADED TO THE SATISFACTION OF COUNCIL'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE LEVELS ON THE EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING ANY FILL OPERATIONS.
5. SURPLUS EXCAVATED MATERIAL SHALL BE PLACED OR DISPOSED OF IN ACCORDANCE WITH THE CONTRACT, OR AS DIRECTED BY THE SUPERINTENDENT.
6. ALL SITE FILLING SHALL BE PLACED IN LAYERS NOT EXCEEDING COUNCILS AND GEOTECH REQUIREMENTS. FILL IS TO BE COMPACTED IN ACCORDANCE WITH GEOTECH SPECIFICATIONS AND BE TESTED AT THE REQUIRED INTERVALS BY AN APPROVED N.A.T.A. GEOTECHNICAL LABORATORY.
7. MINIMUM 150mm THICK TOPSOIL SHALL BE SPREAD ON ALL BERMS, BATTERS AND SITE REGRADING AREAS. EXCESS TOPSOIL SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT.
8. ALL LAND DISTURBED BY EARTHWORKS SHALL BE SPRAY-GRASSED, TURFED OR SIMILARLY TREATED TO ESTABLISH GRASS COVER. SEED MIXTURES ARE TO BE APPROVED BY COUNCIL PRIOR TO SPRAYING. ALL GRASSED AREAS SHALL BE REGULARLY WATERED AND MAINTAINED UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.
9. THE DISPOSAL / LANDFILL OF SURPLUS EXCAVATED MATERIAL, OTHER THAN TO A DECC LICENSED FACILITY, IS NOT PERMITTED WITHOUT FORMAL APPROVAL FROM COUNCIL PRIOR TO THE COMMENCEMENT OF WORKS. ANY UNAUTHORIZED DISPOSAL OF WASTE, WHICH INCLUDES EXCAVATED MATERIAL, IS A BREACH OF THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997 AND SUBJECT TO SUBSTANTIAL PENALTIES. UNLESS COUNCIL APPROVES AN ALTERNATIVE SITE, THEN ALL SURPLUS MATERIAL MUST BE DISPOSED OF AT A LICENSED WASTE FACILITY. COPIES OF ACTUAL WEIGHBRIDGE RECEIPTS VERIFYING RECYCLING / DISPOSAL MUST BE KEPT AND PRESENTED TO COUNCIL WHEN REQUIRED.
10. THE ONLY WASTE DERIVED FILL MATERIAL THAT MAY BE RECEIVED AT THE DEVELOPMENT SITE IS: a) VIRGIN EXCAVATED NATURAL MATERIAL OR b) ANY OTHER WASTE-DERIVED MATERIAL THE SUBJECT OF A RESOURCE RECOVERY UNDER CLAUSE 51A OF THE PROTECTION OF THE ENVIRONMENT OPERATIONS (WASTE) REGULATION 2005 THAT IS PERMITTED TO BE USED AS FILL MATERIAL. ANY WASTE-DERIVED MATERIAL THE SUBJECT OF A RESOURCE RECOVERY EXEMPTION RECEIVED AT THE DEVELOPMENT SITE MUST BE ACCOMPANIED BY DOCUMENTATION AS TO THE MATERIAL'S COMPLIANCE WITH THE EXEMPTION CONDITIONS AND MUST BE PROVIDED TO THE PRINCIPAL CERTIFYING AUTHORITY ON REQUEST.

SERVICE NOTES

1. THE CONTRACTOR IS TO IDENTIFY, LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS AND WHERE NECESSARY MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST.
2. BARKER RYAN STEWART DOES NOT ACCEPT ANY LIABILITY FOR INACCURACIES IN THE SERVICE INFORMATION SHOWN.
3. CONDUITS SHALL BE LAID AFTER POSITIONS HAVE BEEN DETERMINED BY THE RELEVANT AUTHORITIES AND BEFORE FINAL PAVEMENT IS LAID.
4. POSITION OF CONDUITS SHALL BE MARKED ON THE KERB.
5. THE CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WETHER ACCESS AT ALL TIMES TO THE ADJOINING PROPERTIES.
6. CARE SHALL BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES, NO MECHANICAL EXCAVATION SHALL BE MADE OVER TELSTRA OR ELECTRICAL SERVICES, EXCAVATE BY HAND ONLY IN THESE AREAS.

COUNCIL NOTES

1. WORKS CARRIED OUT TO BLAYNEY SHIRE COUNCIL STANDARDS AND SPECIFICATIONS.

STRUCTURAL NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.
2. CONCRETE QUALITY SHALL BE AS SPECIFIED AND SHALL BE VERIFIED BY TESTS.
3. ALL CONCRETE UNLESS OTHERWISE NOTED SHALL HAVE A SLUMP OF 80mm AT POINT OF PLACEMENT, A MAXIMUM AGGREGATE SIZE OF 20mm AND STRENGTH AS SPECIFIED. NO WATER SHALL BE ADDED TO THE MIX PRIOR TO OR DURING THE PLACEMENT.
4. ALL REINFORCEMENT SPECIFIED IS GRADE D500 UNLESS NOTED OTHERWISE.
5. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
6. TOP REINFORCEMENT IS TO BE CONTINUOUS ON SUPPORTS. BOTTOM REINFORCEMENT TO BE LAPPED AT SUPPORTS.
7. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON STRUCTURAL DRAWINGS.
8. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE ZONE OF CONCRETE COVER TO THE REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
9. ALL REINFORCING BARS AND FABRIC SHALL COMPLY WIT AS4671.
10. REINFORCEMENT SYMBOLS:
    - 10.1. N - GRADE 500N DEFORMED BAR (D500) NORMAL DUCTILITY
    - 10.2. R - GRADE 250N PLAIN ROUND BAR (R250) NORMAL DUCTILITY
    - 10.3. SL - GRADE 500L WELDED DEFORMED RIBBED MESH (D500) RECTANGULAR LOW DUCTILITY

    THE NUMBER IMMEDIATELY FOLLOWING THESE SYMBOLS IS THE NUMBER OF MILLIMETERS IN THE BAR DIAMETER.

    EXAMPLE:
    8 N12-250, DENOTES 8, GRADE 500N DEFORMED BARS, 12mm DIAMETER AT 250 CTS.
11. FABRIC REINFORCEMENT TO BE LAPPED 1 COMPLETE SQUARE + 25mm UNLESS NOTED OTHERWISE.
12. ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON BAR CHAIRS SPACED AT A MAXIMUM OF 750mm CENTRES BOTH WAYS UNDER THE ROD AND FABRIC REINFORCEMENT. REINFORCEMENT SHALL BE TIED AT ALTERNATIVE INTERSECTIONS.

GEOTECHNICAL NOTES

1. SITE GEOTECHNICAL INVESTIGATION HAS BEEN UNDERTAKEN AND REPORTED BY ENVIROWEST CONSULTING PTD LTD. REFER TO LETTER DATED 3 NOVEMBER 2021 (REF L13781g) TITLED 'GEOTECHNICAL ASSESSMENT FOR NEW ACCOMMODATION UNITS AT 62 OSMAN STREET, BLAYNEY NSW'.
2. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE RECOMMENDATIONS OF ENVIROWEST CONSULTING LETTER.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
ROOF DRAINAGE LINE		
DRAINAGE LINE		
CONTOUR		
GRATED SURFACE INLET PIT		
SEALED PIT		
KERB INLET PIT		
PIT LABEL (LINE . No)	E/1	1/5
SUBSOIL	SS	SS
150mm KERB & GUTTER	KG	KG
INTEGRAL KERB	IK	IK
KERB ONLY	KO	KO
FLUSH KERB	FK	FK
RETAINING WALL		
ROAD PAVEMENT		
FOOTPATH		
TREE TO BE REMOVED		
BATTERS		
LIMIT OF WORKS		LIMIT OF CONSTRUCTION
PIT WITH OCEANGUARD PIT INSERT INSTALLED		

EXISTING SERVICES

EX. FENCE LINE	/
EX. COMMS MAIN	C C
EX. TELEPHONE LINE	T T
EX. UNDERGROUND OPTICAL FIBRE	OF
EX. OVERHEAD ELECTRICITY	E E
EX. UNDERGROUND ELECTRICTY	EU EU
EX. GAS MAIN	GZ GZ
EX. SEWER MAIN	S S
EX. WATER MAIN	W W

REV	AMENDMENT	ISSUED	DATE
A	CONSTRUCTION CERTIFICATE	GL	15/12/2021

BARKER RYAN STEWART
ENGINEERING | PLANNING | PROJECT MANAGEMENT | SURVEYING | CERTIFICATION
SYDNEY P: 02 9659 0005
CENTRAL COAST P: 02 4325 5255
HUNTER P: 02 4966 8388
S.E. QLD P: 07 5582 6555
www.brs.com.au
mail@brs.com.au
ABN: 26 134 067 842 ©2019

Client: ROVEST HOLDINGS PTY LTD

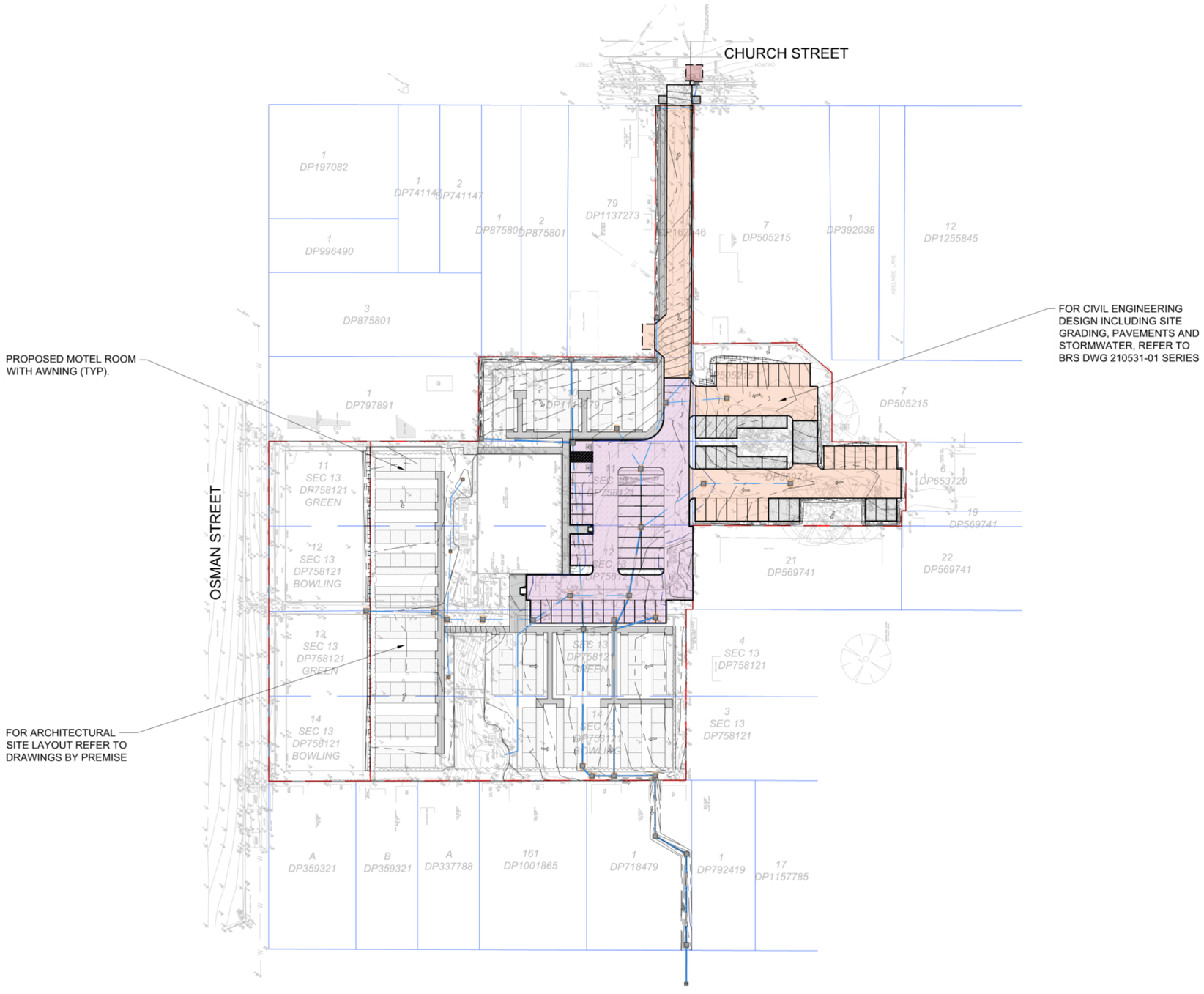
BLAYNEY MOTEL
STRUCTURAL DETAILS

CONSTRUCTION NOTES

Designed: GL
Drawn: RG
Checked: SB

Scales: @A1 Plan - Horiz. - Vert. - X-Sect. -
Datum: A.H.D.

Plan No. 210531-02-011
File Ref. 210531
REV. A



PLAN
SCALE 1:500

10 0 10 20 30 40 50 METRES 1:500

REV	AMENDMENT	ISSUED	DATE
A	CONSTRUCTION CERTIFICATE	GL	15/12/2021

BARKER RYAN STEWART
ENGINEERING | PLANNING | PROJECT MANAGEMENT | SURVEYING | CERTIFICATION
SYDNEY P: 02 9659 0005
CENTRAL COAST P: 02 4325 5255
HUNTER P: 02 4966 8388
S.E. QLD P: 07 5582 6555
www.brs.com.au
mail@brs.com.au
ABN: 26 134 067 842 ©2019

Client: ROVEST HOLDINGS PTY LTD

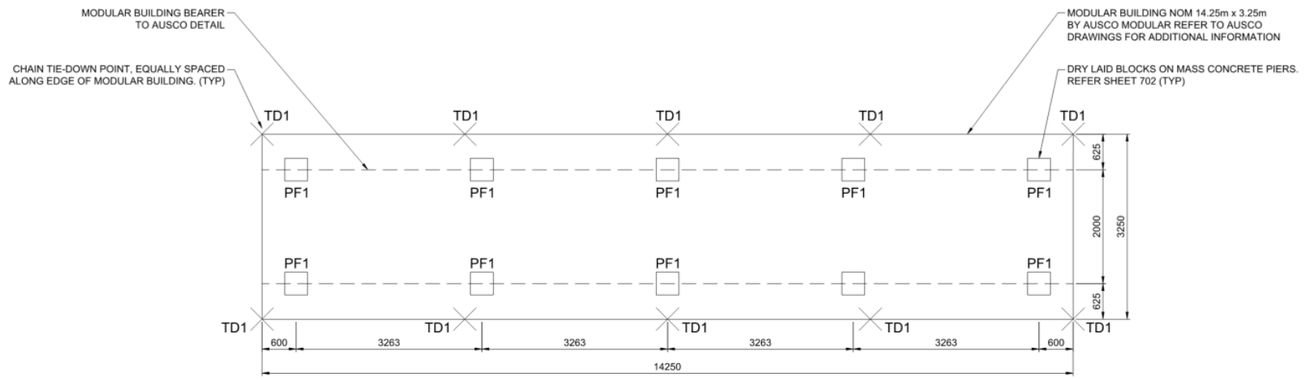
BLAYNEY MOTEL
STRUCTURAL DETAILS

SITE PLAN

Designed: GL
Drawn: RG
Checked: SB

Scales: @A1 Plan 1:500, Horiz. -, Vert. -, X-Sect. -
Datum: A.H.D.

Plan No. 210531-02-021
File Ref. 210531
REV. A



DRY LAID BLOCK FOUNDATIONS - 3.25m WIDE MODULAR BUILDING
SCALE 1:50

REV	AMENDMENT	ISSUED	DATE
A	CONSTRUCTION CERTIFICATE	GL	15/12/2021

BARKER RYAN STEWART
ENGINEERING | PLANNING | PROJECT MANAGEMENT | SURVEYING | CERTIFICATION
SYDNEY P: 02 9659 0005
CENTRAL COAST P: 02 4325 5255
HUNTER P: 02 4966 8388
S.E. QLD P: 07 5582 6555
www.brs.com.au
mail@brs.com.au
ABN: 26 134 067 842

Client: ROVEST HOLDINGS PTY LTD

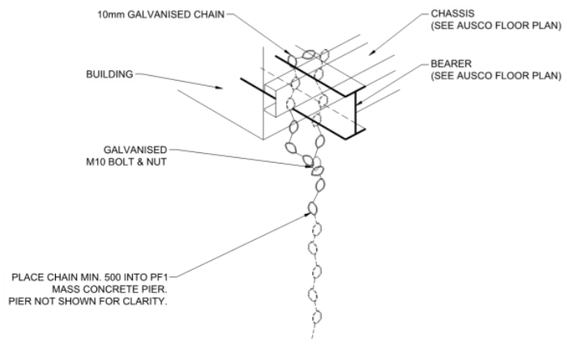
BLAYNEY MOTEL
STRUCTURAL DETAILS

MODULAR BUILDING FOOTING LAYOUT PLAN

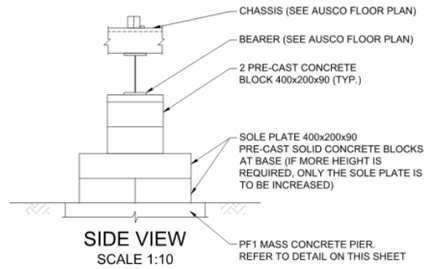
Designed: GL
Drawn: RG
Checked: SB

Scales: @A1 Plan - Horiz. - Vert. - X-Sect. -
Datum: A.H.D.

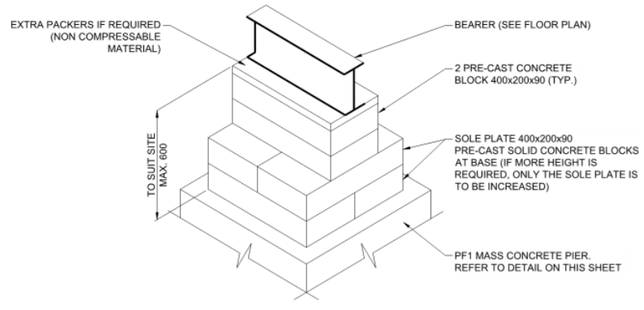
Plan No. 210531-02-701
File Ref. 210531
REV. A



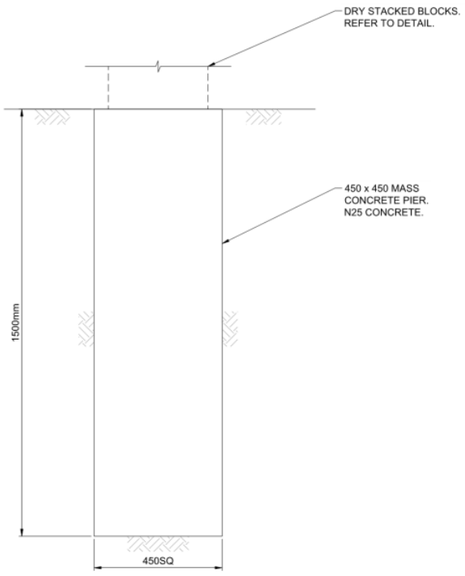
CHAIN FOOTING DETAIL
SCALE 1:10



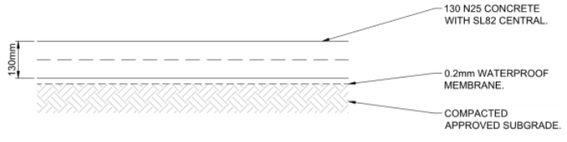
SIDE VIEW
SCALE 1:10



DRY STACKED BLOCK ARRANGEMENT



PF1 - MASS CONCRETE PIER
SCALE 1:10



SLAB ON GROUND
N.T.S.

NOTE:
SLAB ON GROUND LOCATED IN FRONT OF
MODULAR BUILDING UNDER VERANDAH.

REV	AMENDMENT	ISSUED	DATE
A	CONSTRUCTION CERTIFICATE	GL	15/12/2021

BARKER RYAN STEWART
ENGINEERING | PLANNING | PROJECT MANAGEMENT | SURVEYING | CERTIFICATION
SYDNEY P: 02 9659 0005
CENTRAL COAST P: 02 4325 5255
HUNTER P: 02 4966 8388
S.E. QLD P: 07 5582 6555
www.brs.com.au
mail@brs.com.au
ABN: 26 134 067 842
©2019

Client:
ROVEST HOLDINGS PTY LTD

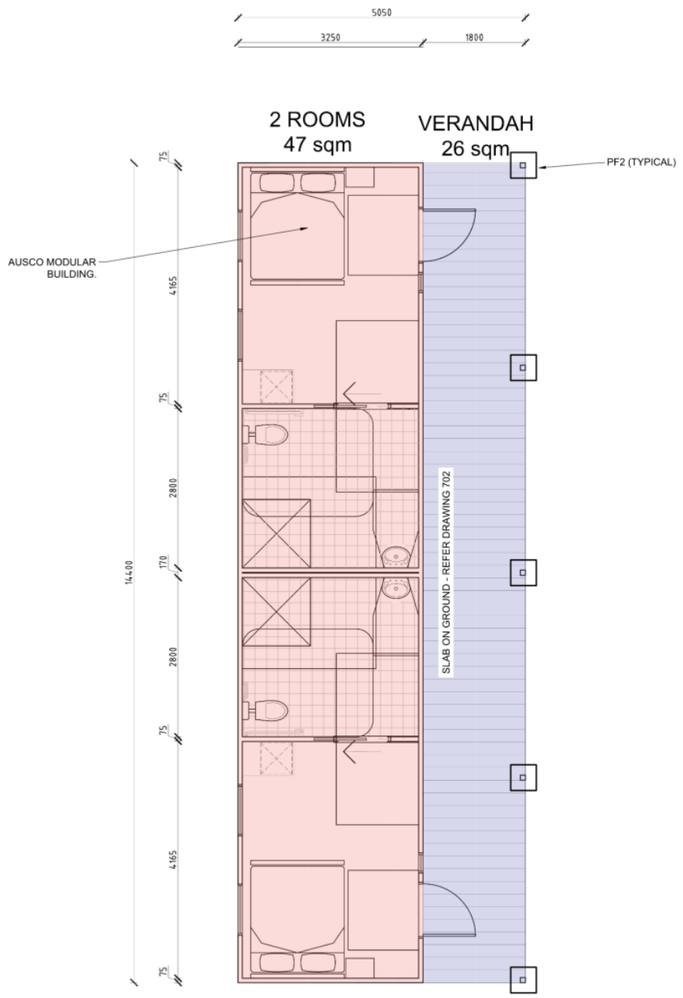
BLAYNEY MOTEL
STRUCTURAL DETAILS

MODULAR BUILDING FOOTING DETAILS

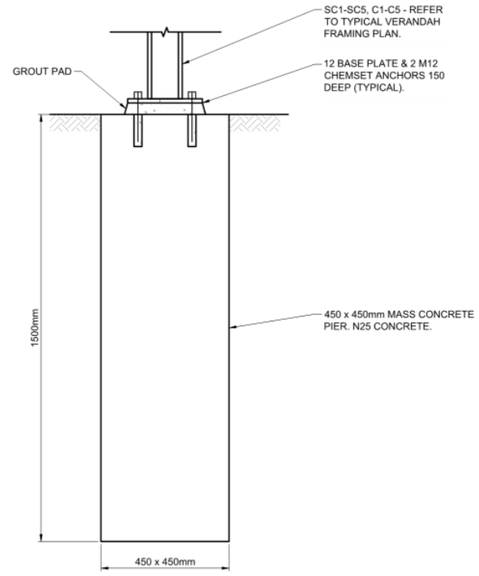
Designed: GL
Drawn: RG
Checked: SB

Scales: @A1 Plan - Horiz. - Vert. - X-Sect. -
Datum: A.H.D.

Plan No. 210531-02-702
File Ref. 210531
REV. A



PLAN VIEW OF MODULAR BUILDING AND VERANDAH
SCALE 1:50



PF2 MASS CONCRETE PIER
N.T.S.

REV	AMENDMENT	ISSUED	DATE
A	CONSTRUCTION CERTIFICATE	GL	15/12/2021

BARKER RYAN STEWART
ENGINEERING | PLANNING | PROJECT MANAGEMENT | SURVEYING | CERTIFICATION
SYDNEY P: 02 9659 0005
CENTRAL COAST P: 02 4325 5255
HUNTER P: 02 4966 8388
S.E. QLD P: 07 5582 6555
www.brs.com.au
mail@brs.com.au
ABN: 26 134 067 842

Client: ROVEST HOLDINGS PTY LTD

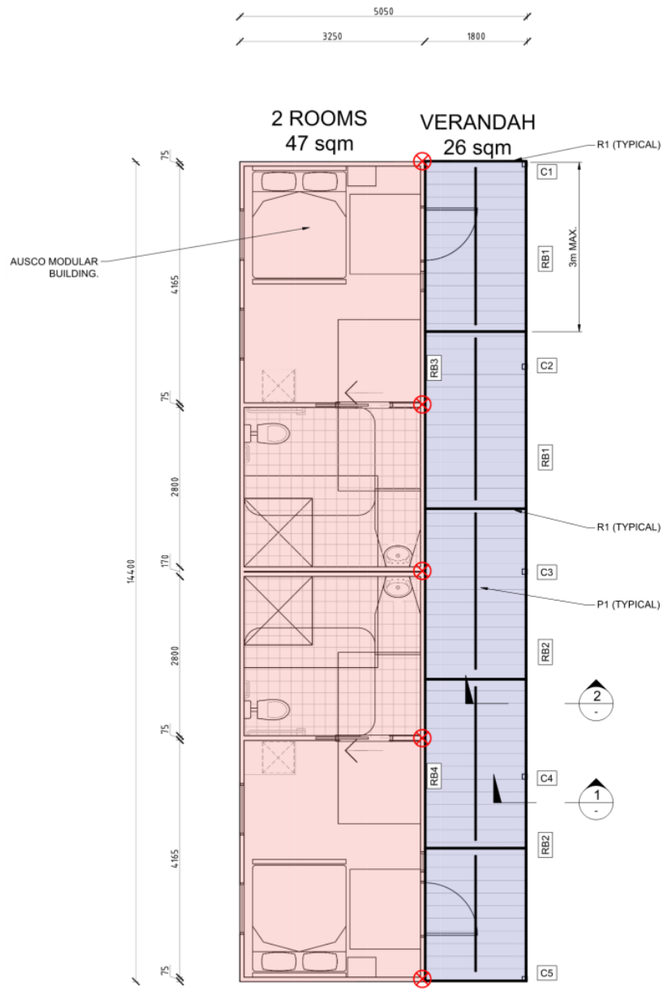
BLAYNEY MOTEL
STRUCTURAL DETAILS

VERANDAH FOOTING PLAN

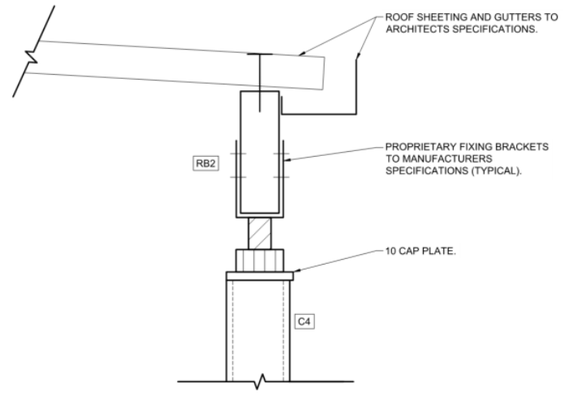
Designed: GL
Drawn: RG
Checked: SB

Scales: @A1 Plan - Horiz. - Vert. - X-Sect. -
Datum: A.H.D.

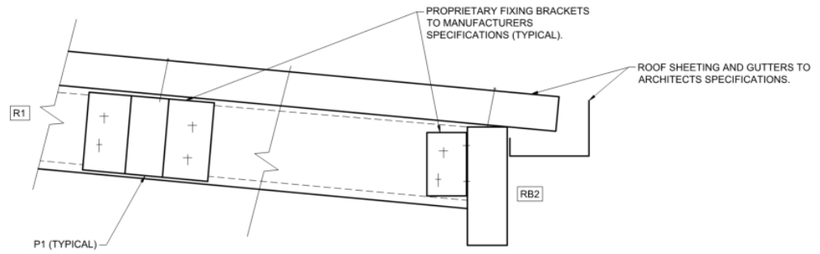
Plan No. 210531-02-710
File Ref. 210531
REV. A



MEMBER SCHEDULE:
C1 - C5 = 75 x 75 x 4 SHS DURAGAL COLUMNS
RB1 - RB4 = 150 x 50 x 2.0 RHS DURAGAL CONTINUOUS SPANS - ROOF BEAMS
⊗ = RB3, RB4 FIXING POINTS TO CABIN STRUCTURE (TO BE CONFIRMED).
P1 = 100 x 50 x 2.0 RHS DURAGAL PURLINS
R1 = 100 x 50 x 2.0 RHS DURAGAL RAFTERS AT MAX 3.0m CTS.



SECTION 1
N.T.S.



SECTION 2
N.T.S.

REV	AMENDMENT	ISSUED	DATE
A	CONSTRUCTION CERTIFICATE	GL	15/12/2021

BARKER RYAN STEWART
ENGINEERING | PLANNING | PROJECT MANAGEMENT | SURVEYING | CERTIFICATION
SYDNEY P: 02 9659 0005
CENTRAL COAST P: 02 4325 5255
HUNTER P: 02 4966 8388
S.E. QLD P: 07 5582 6555
www.brs.com.au
mail@brs.com.au
ABN: 26 134 067 842

Client: ROVEST HOLDINGS PTY LTD

BLAYNEY MOTEL
STRUCTURAL DETAILS

VERANDAH ROOF FRAMING PLAN

Designed: GL
Drawn: RG
Checked: SB

Scales: @A1 Plan - Horiz. - Vert. - X-Sect. -
Datum: A.H.D.

Plan No. 210531-02-711
File Ref. 210531
REV. A

Premise Australia Pty Ltd
ABN: 82 620 885 832
84 Denham St, Townsville Qld 4810
PO Box 1110, Townsville Qld 4810
07 4772 0666
townsville@premise.com.au
premise.com.au

Our Ref: GEO9999-220022-C01 R2

27 May 2021

Paul Rouse
PYBAR Mining Services
NSW 2800

Dear Paul,

PROPOSED BLAYNEY MOTEL - ASSESSMENT OF SNOW LOADING ON AUSCO BUILDING ROOFS STRUCTURAL CERTIFICATION

Premise have completed an assessment of snow loads on the roofs of the proposed Ausco buildings to be installed at the Blayney Motel, to confirm if the buildings have sufficient capacity to support the determined loading in accordance with relevant Australian Standards.

Scope of Certification:
This certification covers only the determination of ultimate and serviceability snow loads, and comparison to the anecdotal ultimate load capacity of the roofs as provided by Mr. Stephen Morley of Ausco via email on October 7th, 2020. This certification does not cover any design of the Ausco buildings.

Drawings and Documentation:
This assessment of snow loading is in relation to the indicative Ausco building as shown in figure 1, with a roof pitch of approximately 3degree's, and no parapets.

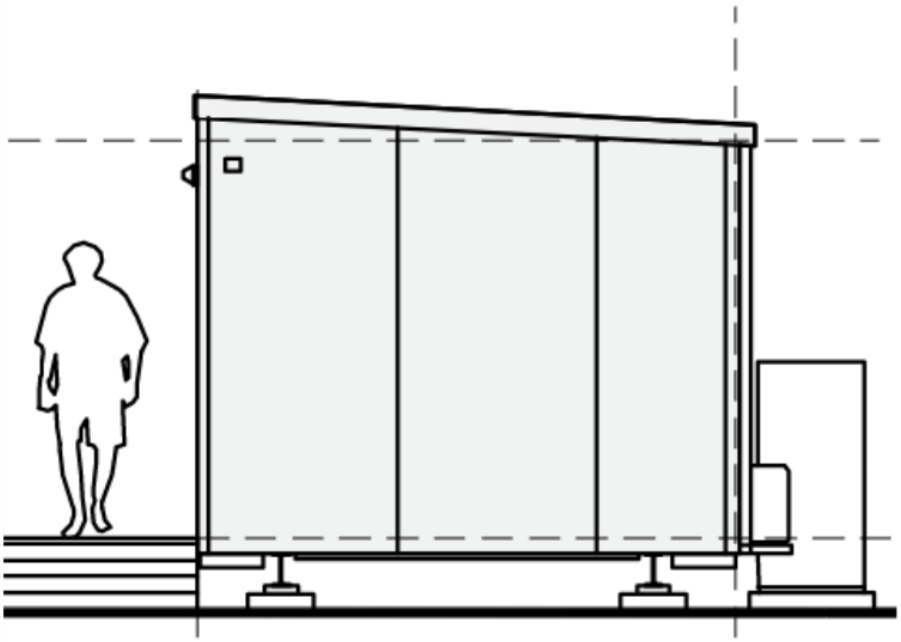


Figure 1 – Proposed Ausco Building Arrangement

Design Usage and Loading:
The snow loading has been assessed based on the locality of the site (Blayney, Sub-Alpine Region) and the roof pitch (3deg). Loading has also been assessed based on a structure importance level of 2 (normal importance) and

a design life of 50yrs in accordance with the National Construction Code for normal structures. Based on this assessment, the Ultimate and Serviceability snow loads on the roof of the buildings are:

- Ultimate Snow Load – 1.01kPa
- Serviceability Snow Load – 0.63kPa

Based on the advice provided by Ausco (refer page 3 of this document), the ultimate load capacity of the ceiling frame is 1.84kPa for 3.25m wide structure with joists at 400ctrs. Based on this, it is our understanding that the Ausco roofs have sufficient capacity to support the ultimate snow loads without failure.

No comment can be made on the serviceability performance of the Ausco roofs under the snow loading, as Premise have not been provided with any information on the structure to assess. We note that given the low pitch of the roofs, there is a potential for sagging under snow load, ponding, and potential moisture ingress through the roof sheeting joints. In order to negate this risk, we recommend that all cladding laps be sealed using a suitable waterproof flexible sealant. Once these works are completed, it is our opinion that the roofs will be suitable for use without a risk of moisture ingress under serviceability snow loads.

Basis of Certification:

This anchor arrangement has been certified based on a structural engineering assessment in accordance with the following Australian Standards:

- AS/NZS 1170.0:2002 Structural Design Actions, Part 0: General Principles
- AS/NZS 1170.3:2003 Structural Design Actions, Part 2: Snow and Ice Actions

Yours sincerely,

Date: 2021.06.27 13:55:19+10'00'

CHRISTIAN MATHESON
Senior Structural Engineer
Professional Qualifications: ***BE (Civil), RPEQ, CPEng, NPER***
Qld Registered Professional Engineer No: ***15504***

Premise

AUSCO EMAIL ADVICE:

From: Stephen Morley <Stephen.Morley@ausco.com.au>
Sent: Wednesday, 7 October 2020 12:28 PM
To: Paul Rouse <paul.rouse@pybar.com.au>
Subject: Ausco-Roof Frame Capacity

Paul,

As discussed, the 0.9kPa (or 1.5kPa limit state) is the design load, the load capacity is based on the span of the ceiling joists.

When they are 3.25m wide SQ's with joists at 400 centres, the factored ultimate capacity of the ceiling frame would be 1.84kPa.

Snow loadings are not a consideration when the buildings are being designed, wind loadings are.

Also discussed that the roof structures are not impervious to water. If any snow sits on the roof and then starts to melt, water will ingress/ condensate into the building.

I hope this helps,

Cheers,

Stephen.

AUSCO MODULAR

Stephen Morley
National Business Development Manager | Ausco Modular Pty Limited

E stephen.morley@ausco.com.au | W www.ausco.com.au | T 13 62 11
M +61409120527
A 63 River Road, REDBANK, QLD 4301

ARCHITECTURE & ACCESS

Architecture & Access (Aust) Pty Ltd
ABN 45 159 663 582

P 1300 715 866 E info@archaccess.com.au
www.architectureandaccess.com.au

Development Application Statement

Blayney Motel Development

Project Number: AA00838

Attention: Raine Whittle	
Company: Diversified Minerals Pty Ltd	
Email: raine@divgroup.com.au	
Date: 26.07.2024	**Our Ref:** AA00838
Access Consultant: Patricia Flores	**Email:** pflores@archaccess.com.au
QA Reviewer: Felicity Mills	**Email:** fmills@archaccess.com.au
Subject: Blayney Motel Development Development Application Statement	

Dear Raine,

I am writing to provide a statement regarding the Blayney Motel Development. It is our understanding that the development is to be Class 3, and that the occupants are to be FIFO mining workers, their invited guests, and staff associated with the complex. A total of 102 units are provided, including 6 accessible sole occupancy units (SOUs).

As per the letter by Andrew Muir of Blayney Shire Council dated 23.04.2024, point #3 requests:

> *An Access Consultant's Report to demonstrate compliance with the performance provisions of Clause D1P1 of the BCA should the existing modular buildings not to be provided with access for people with disabilities to the common areas under the verandahs in accordance with the deemed-to-satisfy provisions of Clause D4D2.*

It is noted that council refer to the clauses from NCC 2022, however the building is being assessed under NCC 2019. The equivalent clauses are as follows:

- NCC 2022 D1P1 = NCC 2019 DP1. Performance requirement 'Access for people with a disability'.
- NCC 2022 D4D2 = NCC 2019 D3.1. Deemed-to-satisfy requirement 'General building access requirements.

These will be the clauses referred to moving forward in this statement, and for the performance solution report.

Architecture & Access have completed a review of the documents listed below:

DRAWING	TITLE	REVISION	DATE
A001	TITLE, SITE LOCALITY AND SCHEDULE OF DRAWINGS	E	15.07.2024
A002	PRE-DEVELOPMENT SITE PLAN	E	15.07.2024
A003	SITE ANALYSIS PLAN	E	15.07.2024
A004	EXISTING SITE PLAN	E	15.07.2024
A005	PROPOSED SITE PLAN	E	15.07.2024
A006	VEHICLE TURNING PATHS PLAN	E	15.07.2024
A007	PLANS AND ELEVATIONS OF EXISTING BLOCKS 1-23	E	15.07.2024
A008	PLANS AN ELEVATIONS OF PROPOSED BLOCK 24	E	15.07.2024
A009	PLANS AND ELEVATIONS OF PROPOSED BLOCK 25	E	15.07.2024
A010	PART SITE PLAN OF PROPOSED NEW ACCOMMODATION BLOCKS	E	15.07.2024
A011	EXISTING BUILDING LOWER GROUND FLOOR PLAN	E	15.07.2024
A012	EXISTING BUILDING UPPER GROUND FLOOR PLAN	E	15.07.2024
A013	EXISTING BUILDING ELEVATIONS	E	15.07.2024

Legislative Requirements

The following benchmarks were used to assess access for people with a disability:

- National Construction Code (NCC) 2019 Volume One Amendment 1 - Building Code of Australia 2019 Sections D3 and F2.4.
- AS 1428.1:2009 Design for access and mobility - General Requirements for Access - New Building Work
- AS/NZS 1428.4.1:2009 Tactile Ground Surface indicators for the Orientation of People with Vision Impairment
- AS/NZS 2890.6:2009 Off street parking for people with disabilities

Design Commentary

A ramp provides access to Blocks 22-25 (18 x SOUs), and all other unit blocks are by stair access only.

It is our understanding that Blocks 1-21 were originally intended to be classed as temporary structures, and were built on raised stilts. Since being designated as Class 3, it is proposed the buildings will be provided with a deck at the same level as the front entry doors, with stair access to the decks.

It is understood it is intended to have spaces for communal gathering throughout the development, which will include a refurbishment of the existing building at a future time. Accessible paths of travel are to be provided to all communal areas.

Performance Solution

Architecture & Access intend to prepare a performance solution for stair only access to be provided to Blocks 1-21, addressing Performance Item DP1 of NCC/BCA 2019, that is:

Access must be provided, to the degree necessary, to enable—
(a) people to—
(iii) access work and public spaces, accommodation and facilities for personal hygiene.

Influencing factors:

- Persons staying in the accommodation will be known prior to their arrival, and the appropriate room can be allocated accordingly based on the user's needs.
- Ramped access is provided to 18 SOUs, including all of the designated accessible rooms.
- The accommodation is intended to house FIFO mine workers, who are required to be of ambulant ability to perform their duties.
- If a visitor to the site is unable to navigate the stair access, there are alternative communal spaces they can meet with residents of the camp to conduct social activities.

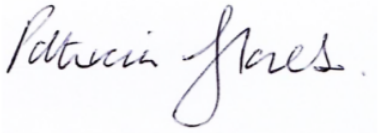
Anticipated Conditions:

- Operational management plan.
- All other paths of travel comply with the NCC/BCA requirements.
- All stairs and ramps comply with the NCC/BCA requirements, including inter-alia clauses from AS1428.1:2009.

The performance solution will be provided as part of the Building Approval, and signed by all relevant stakeholders. Council will be provided with a copy of this performance solution.

We trust this satisfies the query raised.

Yours sincerely,



Patricia Flores
Senior Access Consultant
ACA Accredited Member #247

FOR APPROVAL

62 OSMAN STREET BLAYNEY NSW

ROVEST HOLDINGS PTY LTD

PROPOSED BLAYNEY MOTEL DEVELOPMENT

DEVELOPMENT APPLICATION DRAWINGS

SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
A001	TITLE, SITE LOCALITY AND SCHEDULE OF DRAWINGS	E	15.07.2024
A002	PRE-DEVELOPMENT SITE PLAN	E	15.07.2024
A003	SITE ANALYSIS PLAN	E	15.07.2024
A004	EXISTING SITE PLAN	E	15.07.2024
A005	PROPOSED SITE PLAN	E	15.07.2024
A006	VEHICLE TURNING PATHS PLAN	E	15.07.2024
A007	PLANS AND ELEVATIONS OF EXISTING BLOCKS 1-23	E	15.07.2024
A008	PLANS AN ELEVATIONS OF PROPOSED BLOCK 24	E	15.07.2024
A009	PLANS AND ELEVATIONS OF PROPOSED BLOCK 25	E	15.07.2024
A010	PART SITE PLAN OF PROPOSED NEW ACCOMMODATION BLOCKS	E	15.07.2024
A011	EXISTING BUILDING LOWER GROUND FLOOR PLAN	E	15.07.2024
A012	EXISTING BUILDING UPPER GROUND FLOOR PLAN	E	15.07.2024
A013	EXISTING BUILDING ELEVATIONS	E	15.07.2024

ATTACHMENT: SURVEY PLAN OF EXISTING BUILDINGS ON SITE

SITE LOCALITY
NOT TO SCALE

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

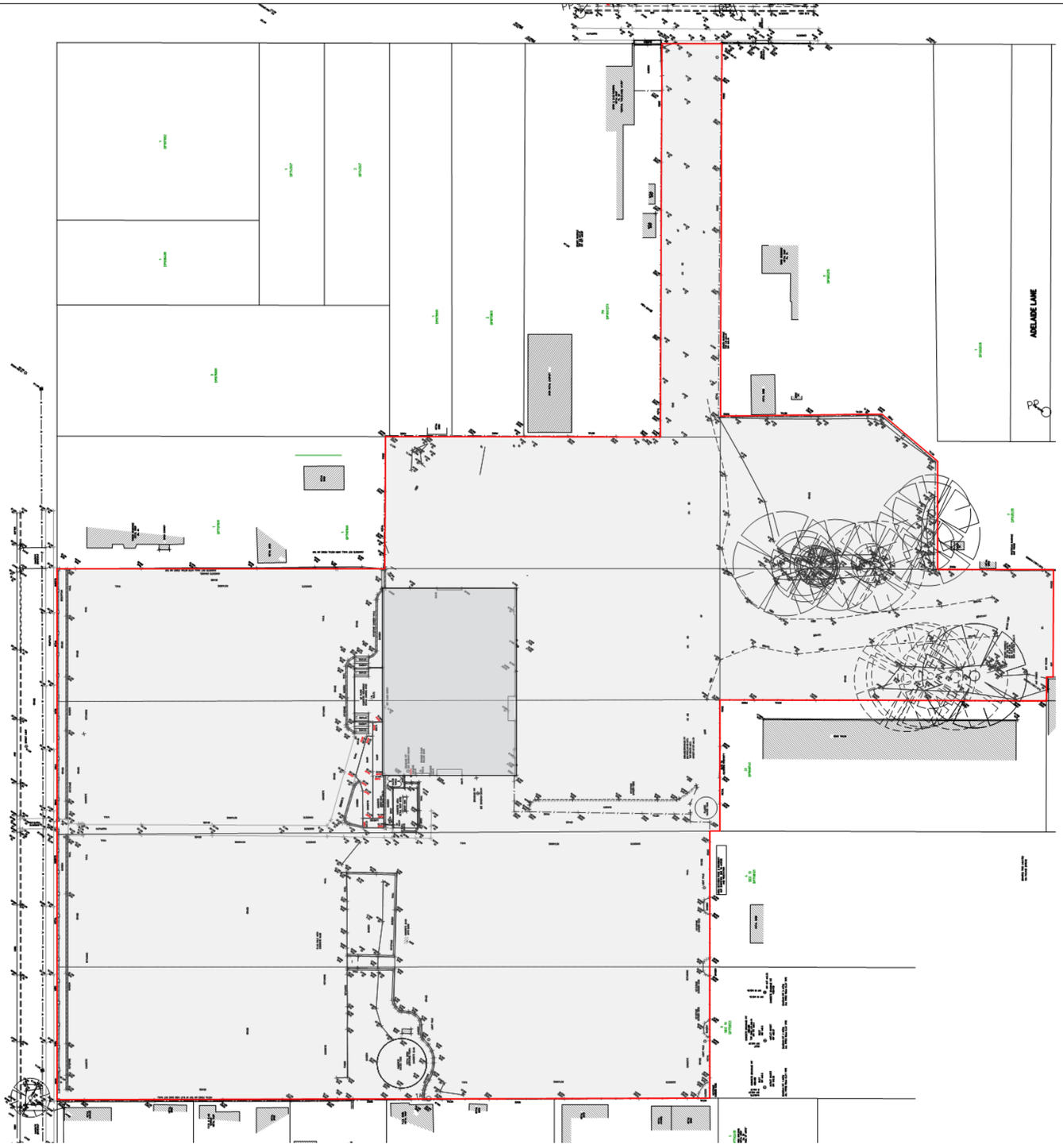
PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: TITLE SHEET & SITE LOCALITY

PROJECT NUMBER 220022	DRAWING FILE 220022_13E_A001_A013.dwg		
ORIGINAL SIZE A1	A1 SCALE:	A3 SCALE:	SET 13E
IMAGE SOURCE -			
STATUS FOR APPROVAL	SHEET A001 OF 11		

FOR APPROVAL



SUBJECT SITE BOUNDARY

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

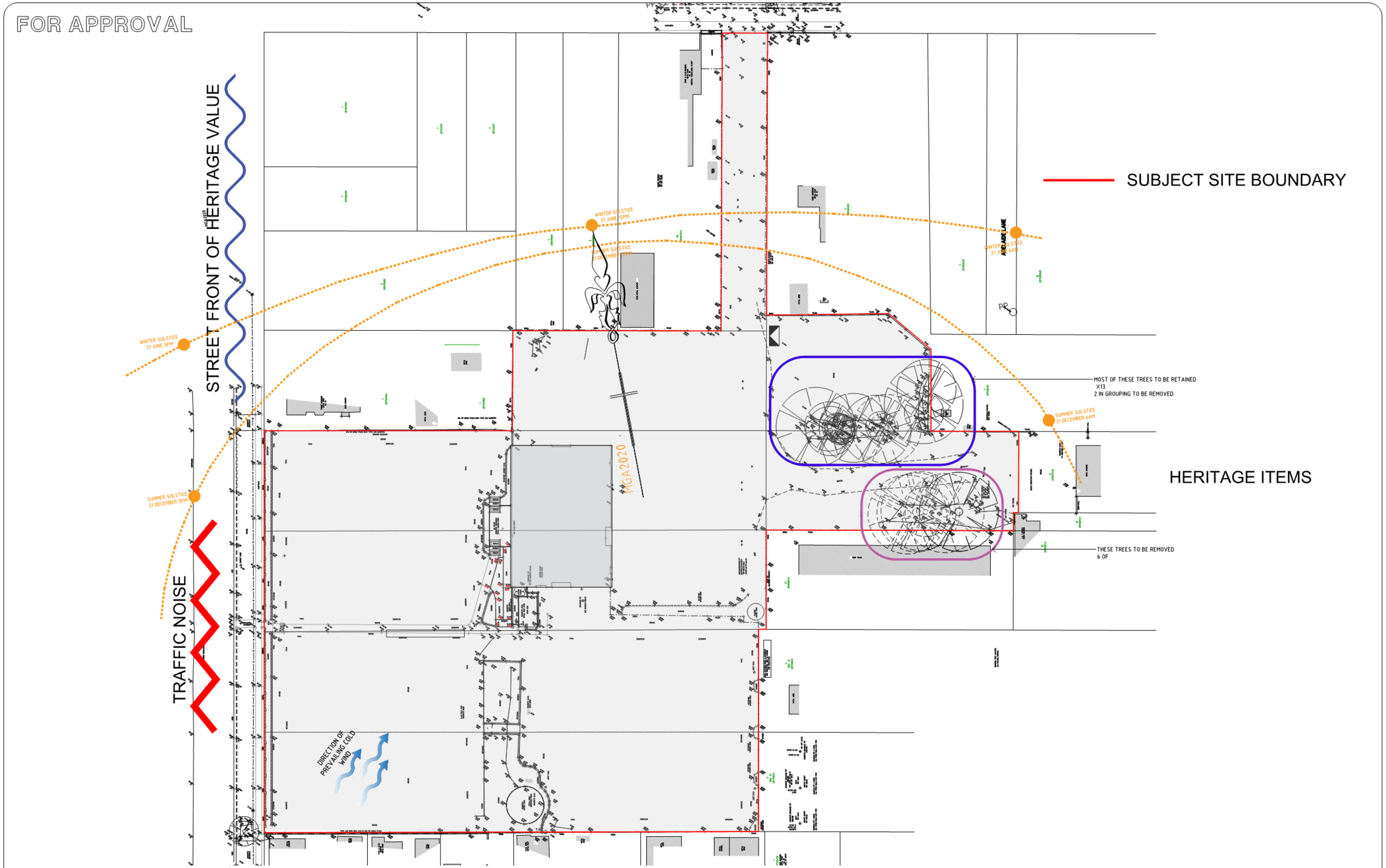
CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: PRE DEVELOPMENT SITE PLAN

PROJECT NUMBER 220022	DRAWING FILE 220022_13E_A001_A013.dwg		
ORIGINAL SIZE A1	A1 SCALE: 1:350	A3 SCALE: 1:700	SET 13E
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET A002	OF 11	



GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise

ORANGE
orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050

NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: SITE ANALYSIS PLAN

PROJECT NUMBER 220022 | DRAWING FILE 220022_13E_A001_A013.dwg

ORIGINAL SIZE A1 | A1 SCALE: 1:350 | A3 SCALE: 1:700

IMAGE SOURCE

STATUS FOR APPROVAL | SHEET A003 OF 11

SET 13E

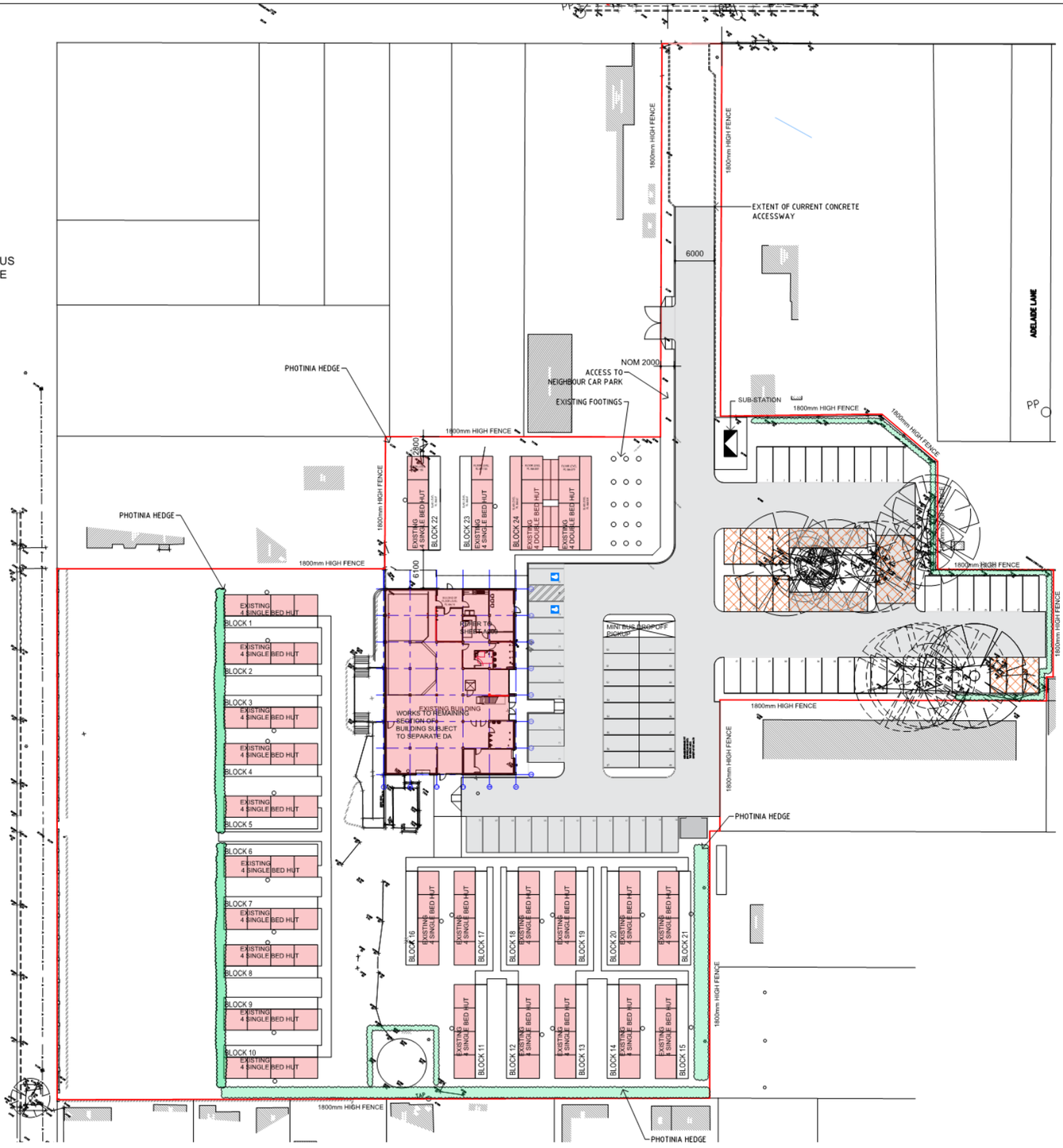
FOR APPROVAL

existing concrete paving

proposed permeable paving

TO THE AREA MARKED ON THE DRAWINGS AS PERMEABLE PAVING PROVIDE TRUE GRID PRO PLUS COMMERCIAL PAVING FILLED WITH GRAVEL TO THE MANUFACTURER'S PRINTED INSTRUCTIONS TO PROVIDE A FREE DRAINING PAVEMENT.

W: TRUEGRIDPAVER.COM.AU
P: 1300 796 018



GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GTJB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GTJB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT: JAMES BUCKLEY, NSW ARB 8504

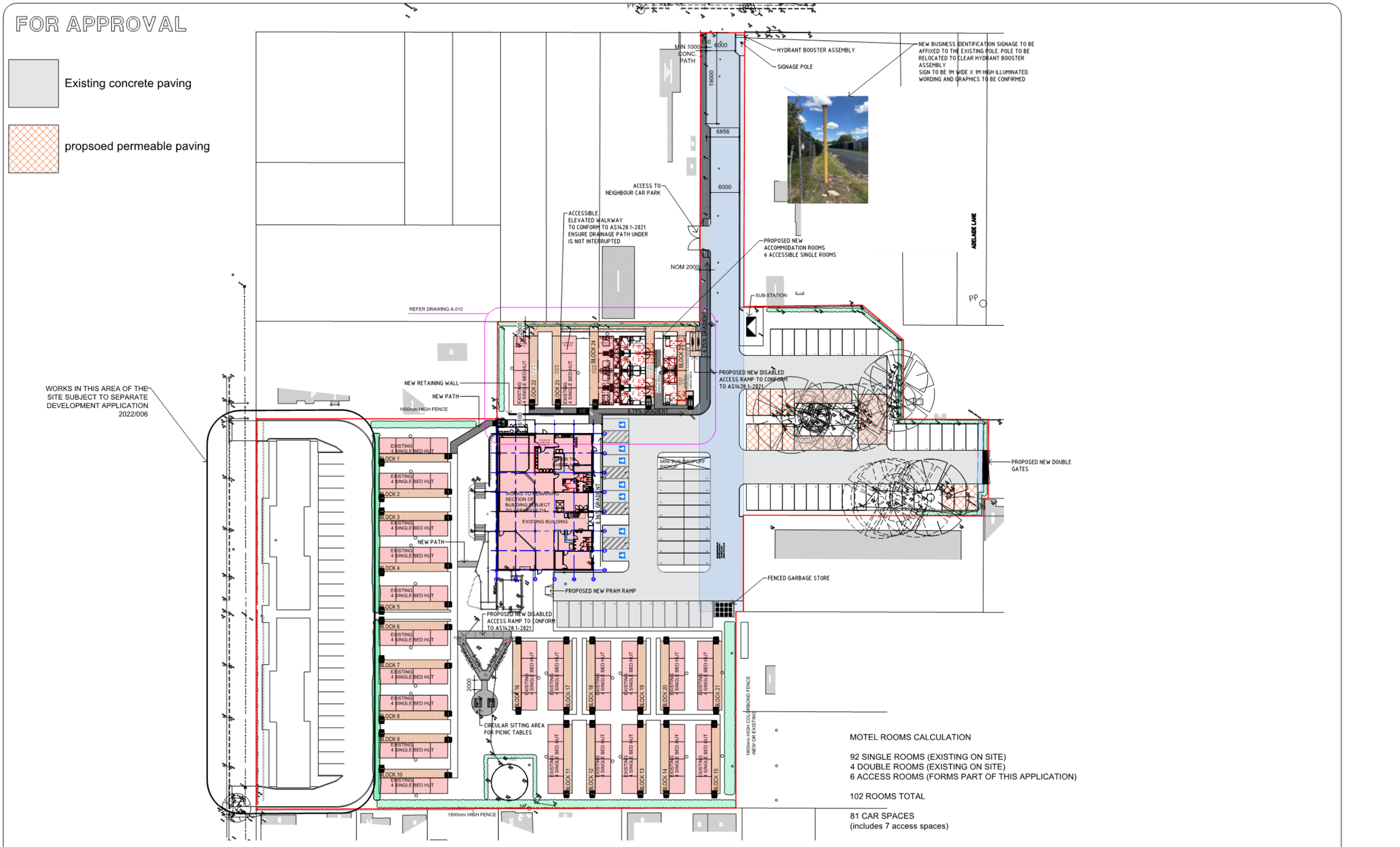
DRAWING: EXISTING SITE PLAN

PROJECT NUMBER 220022	DRAWING FILE 220022_13E_A001_A013.dwg		
ORIGINAL SIZE A1	A1 SCALE: 1:350	A3 SCALE: 1:700	SET 13E
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET A004 OF 11		

FOR APPROVAL

Existing concrete paving

propsoed permeable paving



MOTEL ROOMS CALCULATION

92 SINGLE ROOMS (EXISTING ON SITE)
4 DOUBLE ROOMS (EXISTING ON SITE)
6 ACCESS ROOMS (FORMS PART OF THIS APPLICATION)

102 ROOMS TOTAL

81 CAR SPACES
(includes 7 access spaces)

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GTJB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GTJB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL — INITIALS: JB — DATE: 23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT: JAMES BUCKLEY, NSW ARB 8504

DRAWING: PROPOSED SITE PLAN

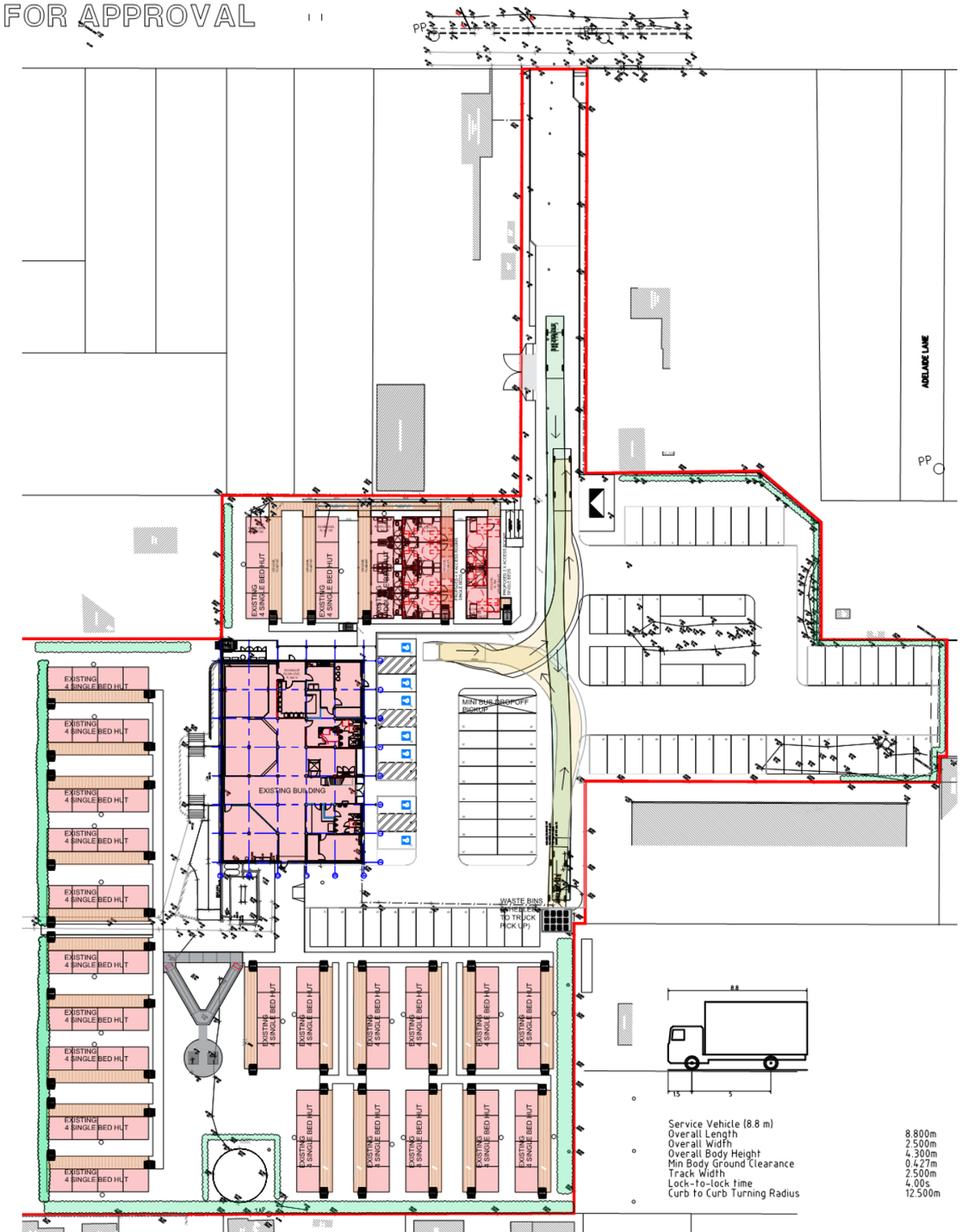
PROJECT NUMBER 220022 | DRAWING FILE 220022_13E_A001_A013.dwg

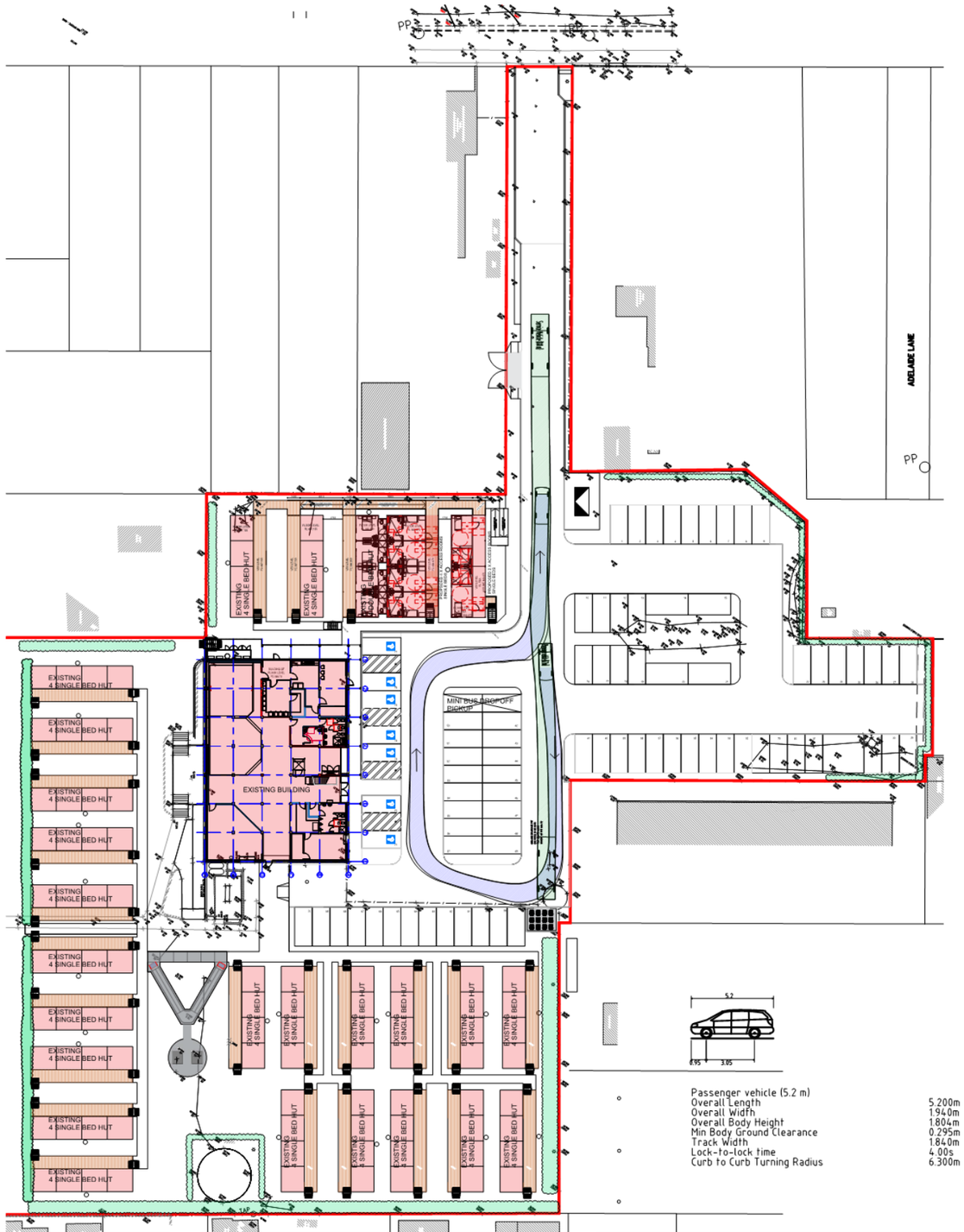
ORIGINAL SIZE A1 | A1 SCALE: 1:350 | A3 SCALE: 1:700 | SET 13E

IMAGE SOURCE

STATUS FOR APPROVAL | SHEET A005 OF 11

FOR APPROVAL





GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

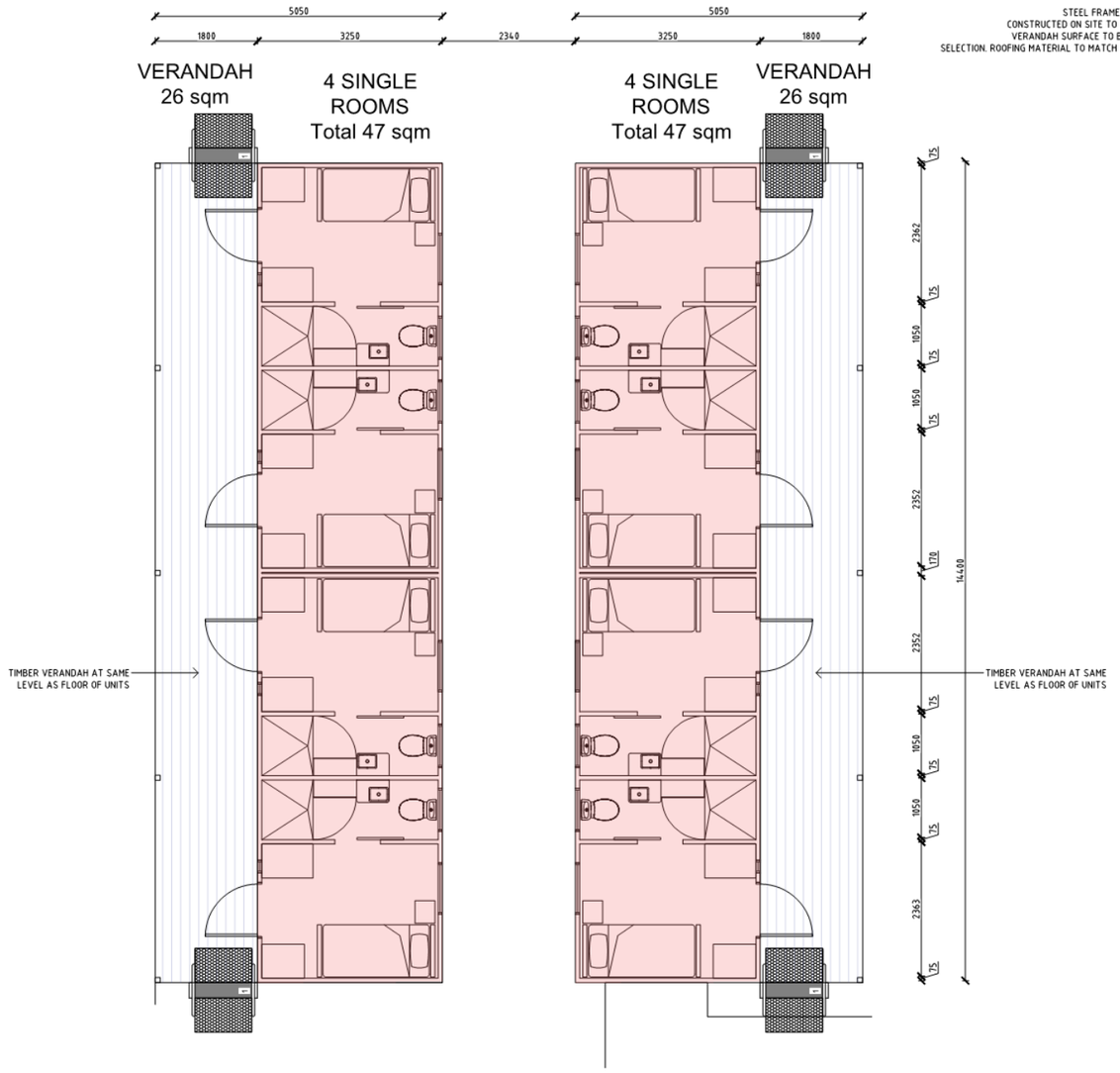
PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT: JAMES BUCKLEY, NSW ARB 8504

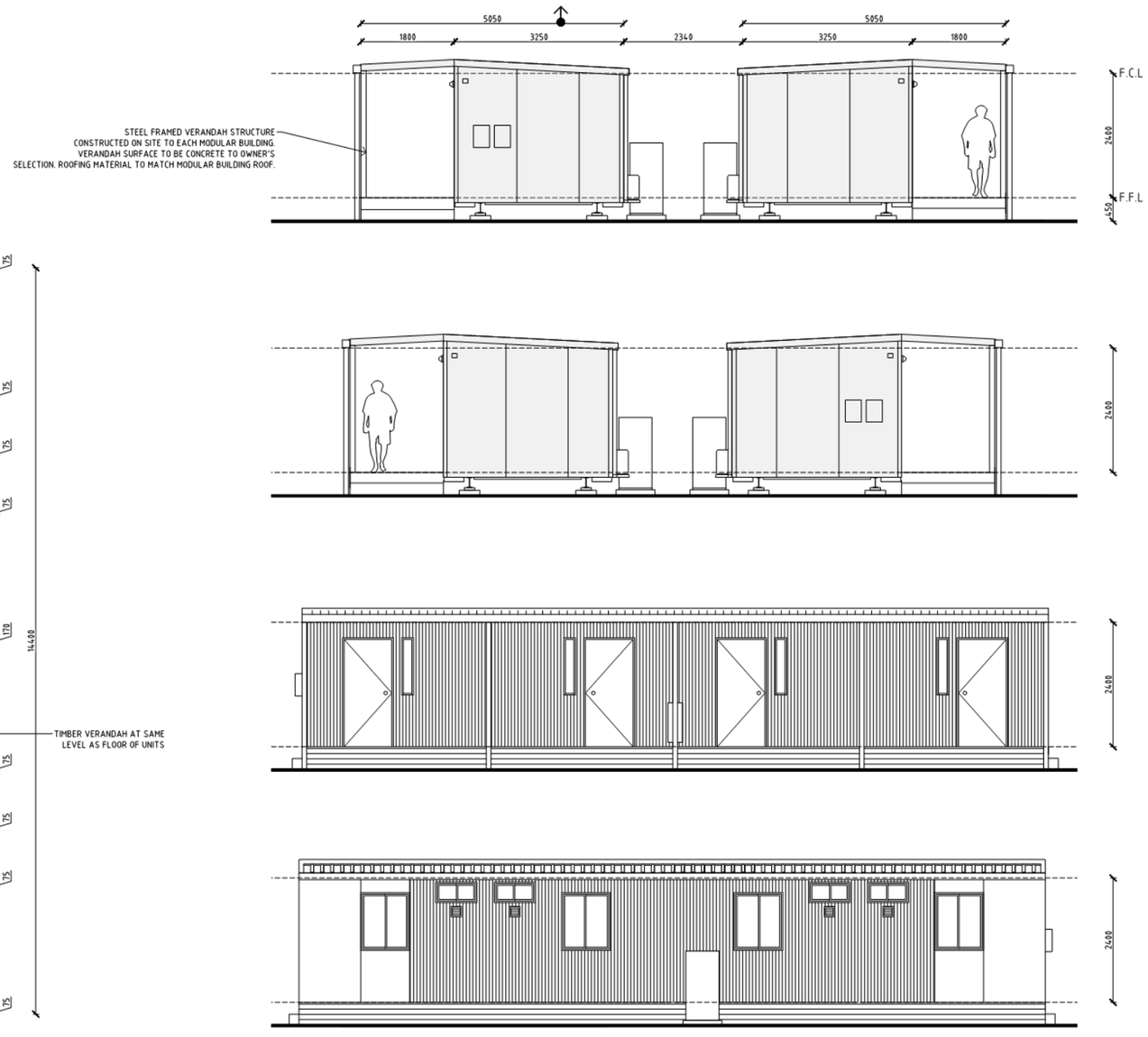
DRAWING: VEHICLE TURNING PATHS

PROJECT NUMBER 220022	DRAWING FILE 220022_13E_A001_A013.dwg		
ORIGINAL SIZE A1	A1 SCALE: 1:350	A3 SCALE: 1:700	SET 13E
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET A006 OF 11		

FOR APPROVAL



01 - TYPICAL 4 SINGLE BED CLUSTER - PLAN
1:50 @ A1, 1:100 @ A3



02 - TYPICAL - ELEVATIONS
1:50 @ A1, 1:100 @ A3

Refer Ausco Standard Drawings for finishes descriptions and detailed descriptions

TOTAL OF 23 OF THESE BUILDINGS EXISTING ON SITE AS OF DATE OF THIS APPLICATION

BLOCKS 1-23

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

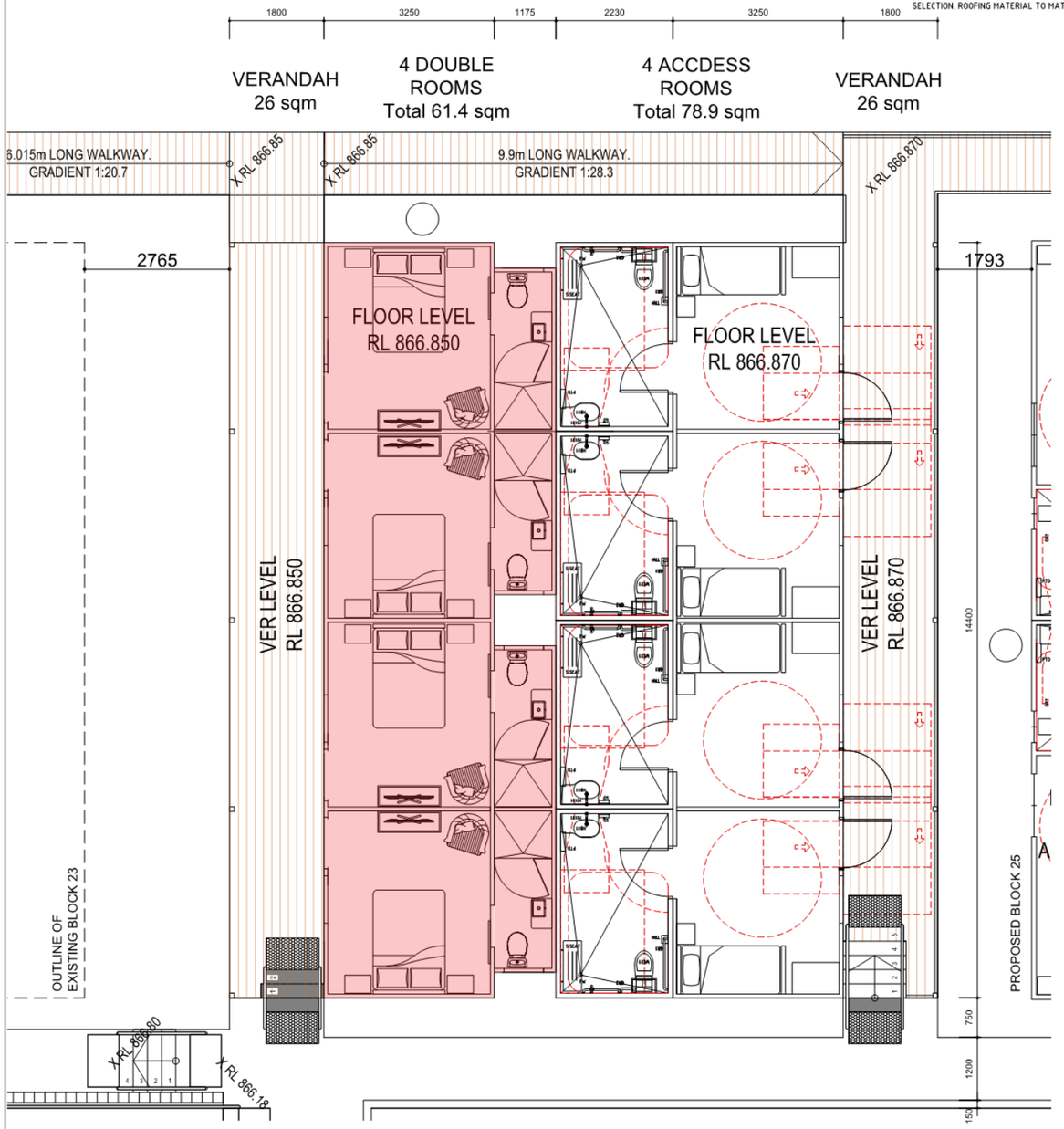
PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

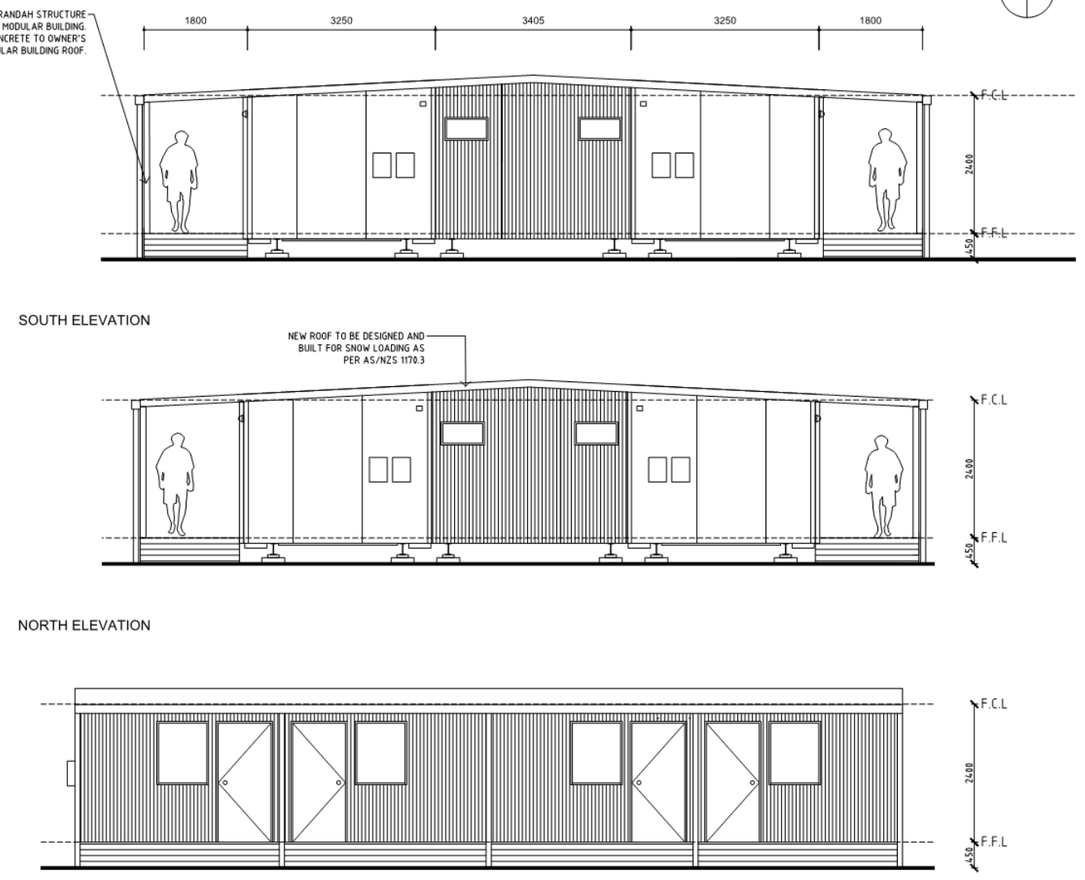
DRAWING: PLANS AND ELEVATIONS OF EXISTING BLOCKS 1-23

PROJECT NUMBER 220022	DRAWING FILE 220022_13E_A001_A013.dwg		
ORIGINAL SIZE A1	A1 SCALE: 1:50	A3 SCALE: 1:100	SET 13E
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET A007	OF 11	

FOR APPROVAL



01 - BLOCK 24 - FLOOR PLAN
1:50 @ A1, 1:100 @ A3



02 - BLOCK 24 - ELEVATIONS
1:50 @ A1, 1:100 @ A3

TOTAL 1 OF THESE BUILDINGS PROPOSED FOR THE SITE AS PART OF THIS APPLICATION

BLOCK 24

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL — INITIALS: JB — DATE: 23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: PLANS AND ELEVATIONS BLOCK 24

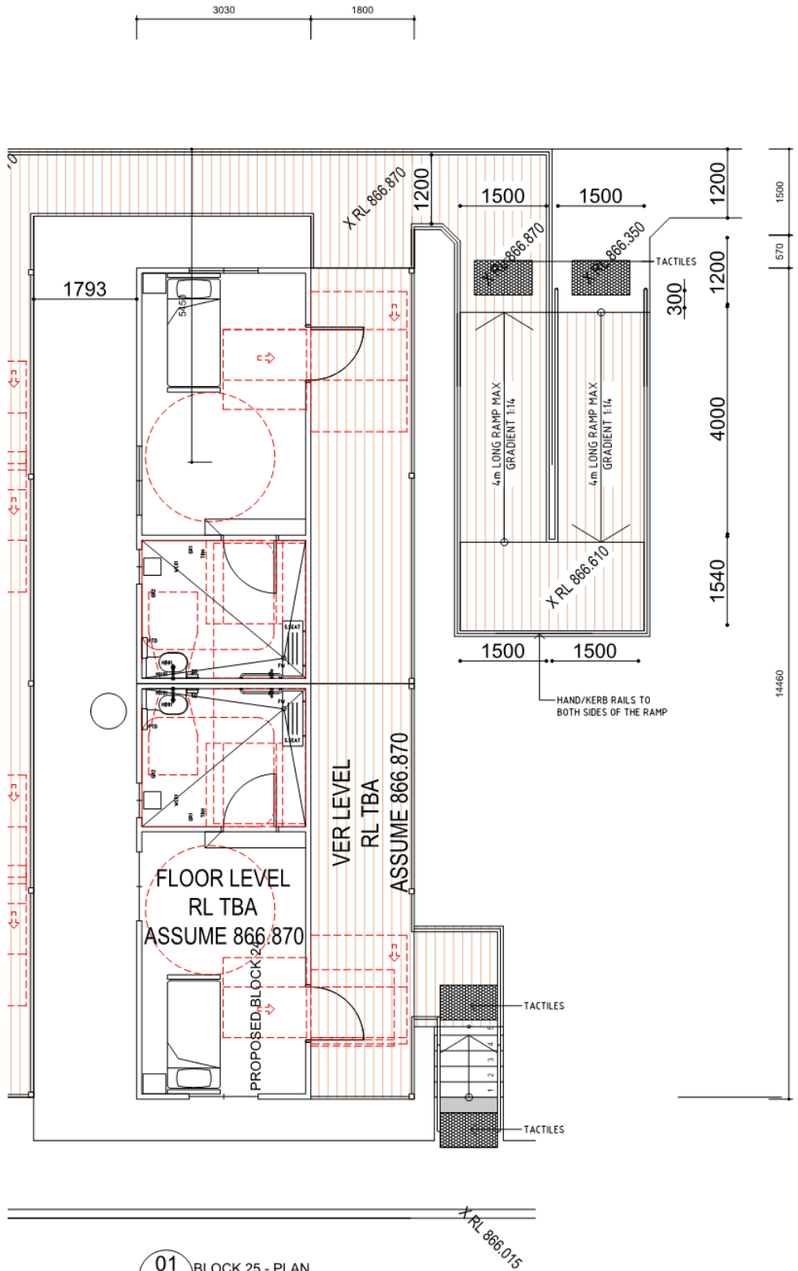
PROJECT NUMBER 220022 | DRAWING FILE 220022_13E_A001_A013.dwg

ORIGINAL SIZE A1 | A1 SCALE: 1:50 | A3 SCALE: 1:100 | SET 13E

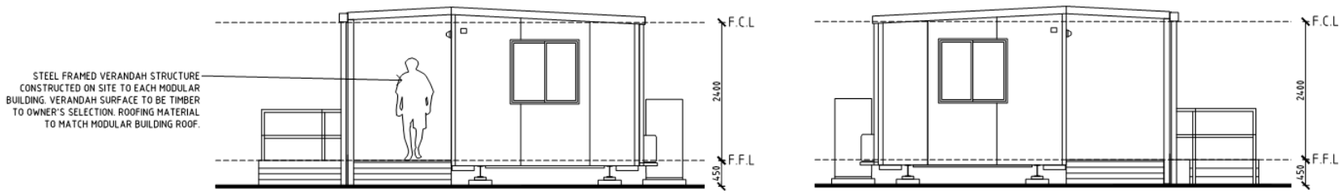
IMAGE SOURCE

STATUS FOR APPROVAL | SHEET A008 OF 11

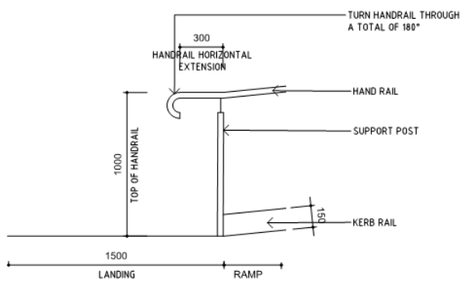
FOR APPROVAL



01 - BLOCK 25 - PLAN
1:50 @ A1, 1:100 @ A3



02 - BLOCK 25 - ELEVATIONS
1:50 @ A1, 1:100 @ A3



03 - RAMP HAND/KERB RAIL DETAIL
1:20 @ A1, 1:40 @ A3

TOTAL OF 1OF THESE BUILDINGS PROPOSED FOR SITE AS PART OF THIS APPLICATION

BLOCK 25

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL — INITIALS: JB — DATE: 23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT: JAMES BUCKLEY, NSW ARB 8504

DRAWING: PLANS AND ELEVATIONS BLOCK 25

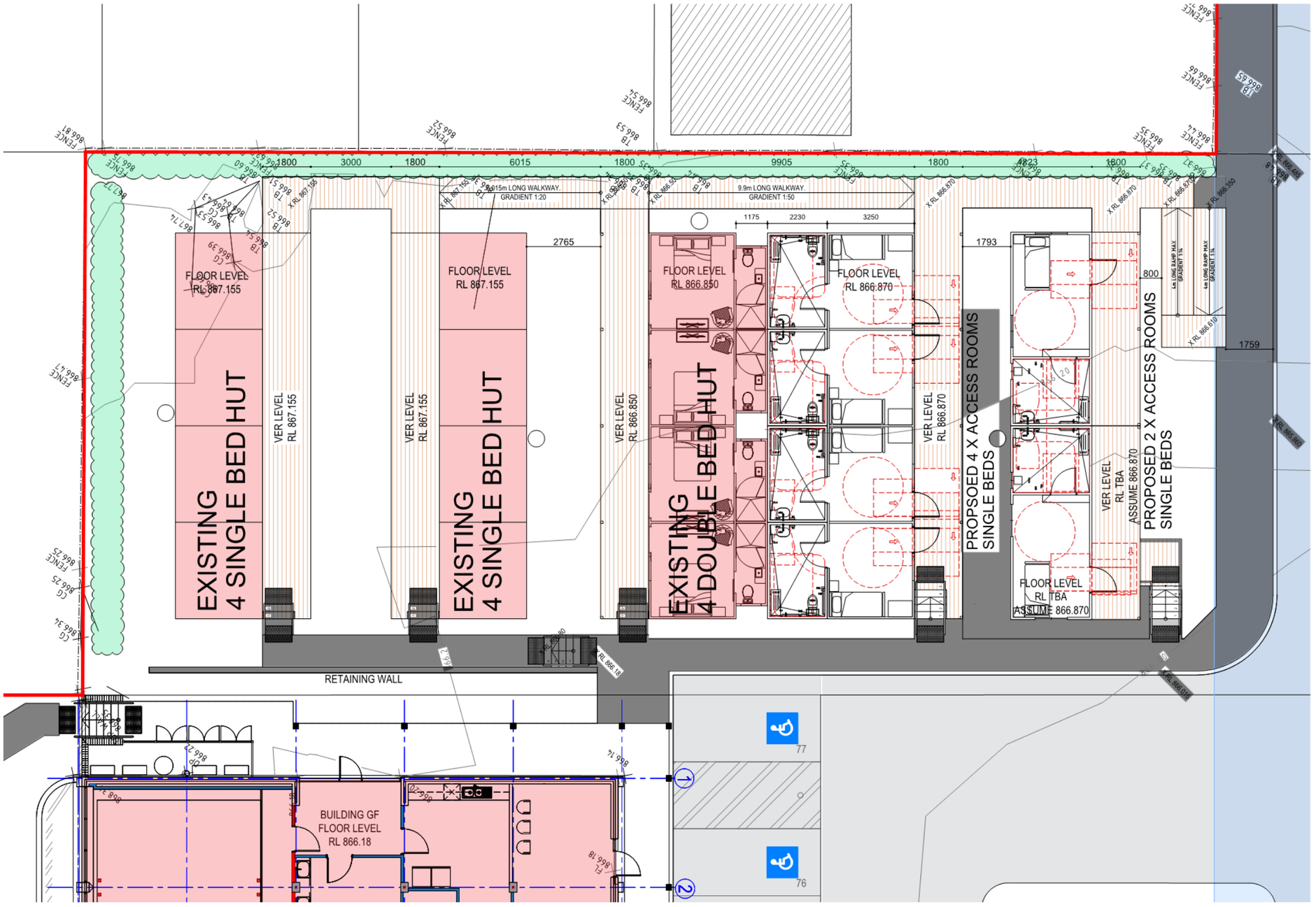
PROJECT NUMBER 220022 | DRAWING FILE 220022_13E_A001_A013.dwg

ORIGINAL SIZE A1 | A1 SCALE: 1:50 | A3 SCALE: 1:100 | SET 13E

IMAGE SOURCE

STATUS FOR APPROVAL | SHEET A009 OF 11

FOR APPROVAL



GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

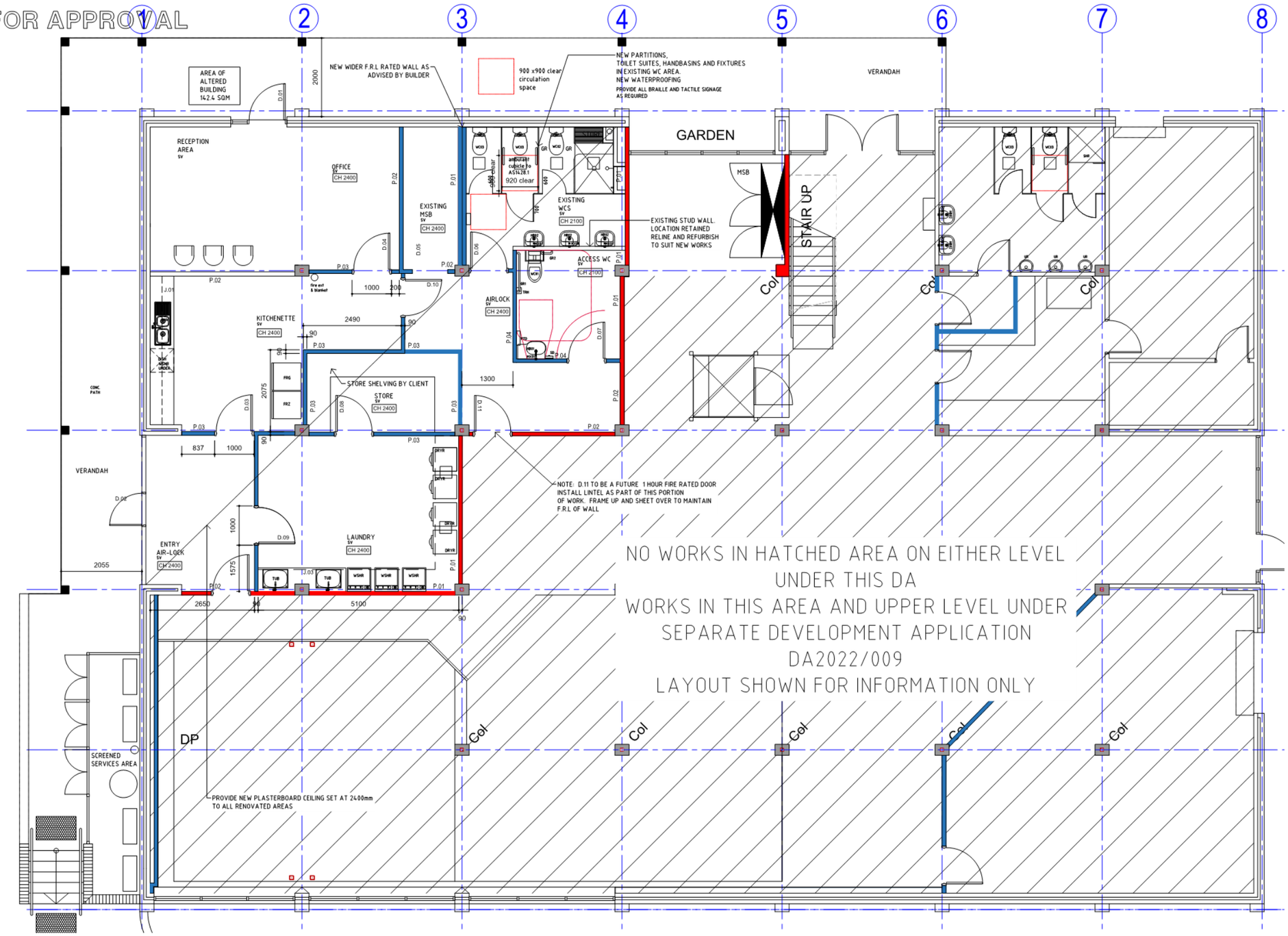
PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: PART SITE PLAN - NEW ACCOMMODATION BLOCKS

PROJECT NUMBER 220022	DRAWING FILE 220022_13E_A001_A013.dwg
ORIGINAL SIZE A1	A1 SCALE: 1:75 A3 SCALE: 1:150
IMAGE SOURCE	SET 13E
STATUS FOR APPROVAL	SHEET A010 OF 11

FOR APPROVAL



LEGEND

- NEW WALL FIRE RATED WALL FRL 60/60/60
- NEW WALL STUD WALL
- DEMOLISHED WALL
- SV SHEET VINYL

NOTES

ALL DOOR LEAVES TO BE MINIMUM 920mm WIDE O.N.O

EXISTING SHOPFRONT GLAZING TO BE REPLACED TO ALLOW FOR NEW 920mm WIDE DOOR (D.02)

ALL NEW DOORS IN SHOPFRONT GLAZING TO HAVE THE STILES AND RAILS IN A CONTRASTING COLOUR TO ACHIEVE LUMINANCE CONTRAST AS REQUIRED BY THE NCC AND AS1428.1-2009

PROVIDE EXHAUST FROM THE ACCESS WC AND LAUNDRY.

PROVIDE WALL MOUNTED SPLIT A/C UNITS TO THE RECEPTION/OFFICE AND KITCHENETTE

ALL DIMENSIONS TO 90MM TIMBER STUDS

CONFIRM ALL DIMENSIONS ON SITE

AS1428.1 CLEARANCES AT DOORS MUST BE OBTAINED.

DIMENSIONS AT DOORS ARE STUD OPENING SIZES. PACK FOR FRAMES TO ACHEIVE 920mm LEAF DOORS AS REQUIRED.

ALL DOOR FRAMES TO BE STEEL.

ALL PENETRATIONS IN WALL WITH F.R.L TO BE FIRE RATED. ALL GPOs AND LIGHT SWITCHES TO BE IN FIRE RATED BOXES.

ALL WALL/FLOOR AND WALL/CEILING JUNCTIONS TO BE SEALED WITH FIRE RATED MASTIC TO MANUFACTURERS DETAILS AND INSTRUCTIONS & SQUARE SET

01 - EXISTING INTERNAL ALTERATIONS IN THE EXISTING BUILDING - LOWER GROUND FLOOR
1:50 @ A1, 1:100 @ A3

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL — INITIALS: JB — DATE: 23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

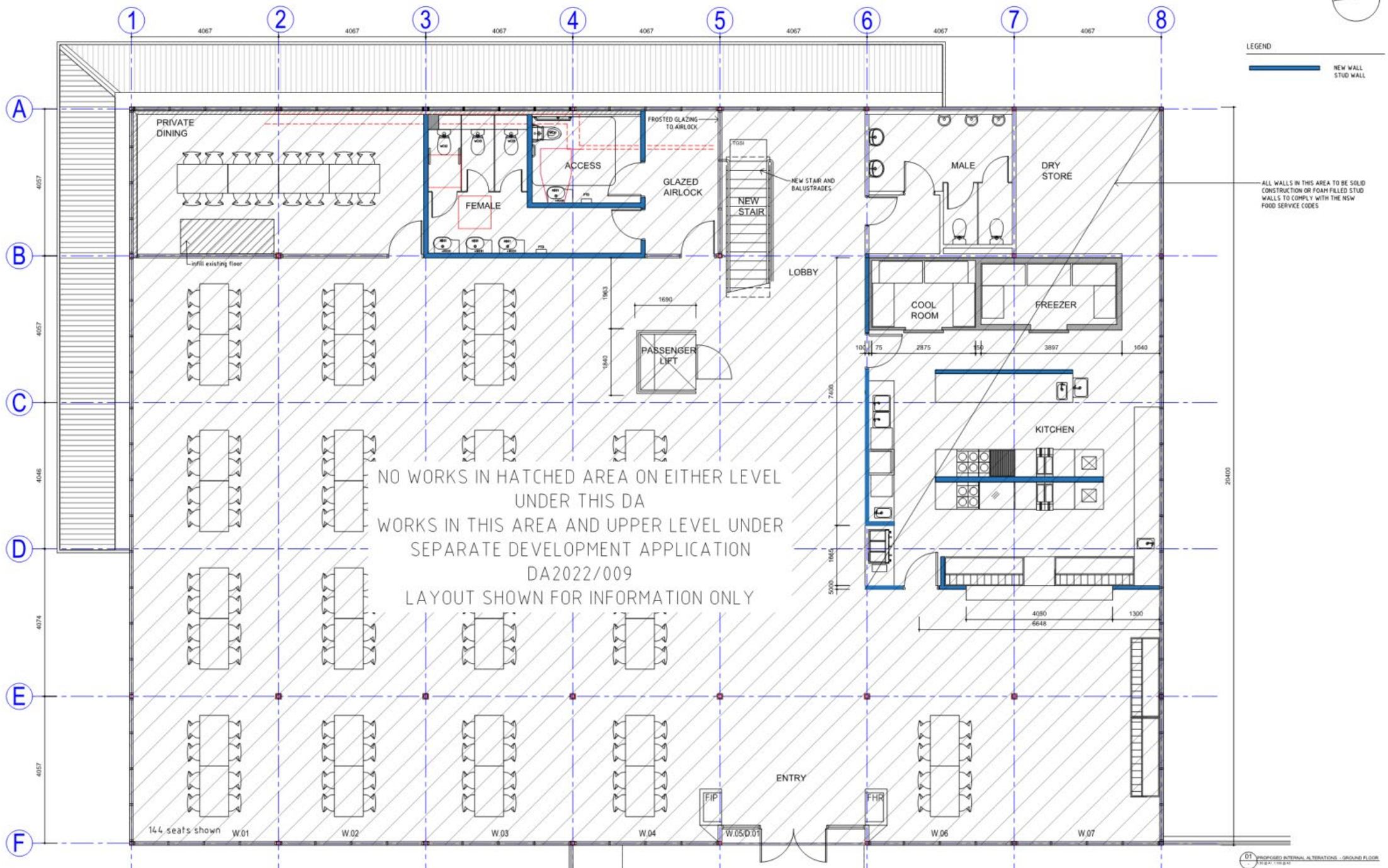
PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT: JAMES BUCKLEY, NSW ARB 8504

DRAWING: EXISTING BUILDING LOWER GROUND FLOOR PLAN

PROJECT NUMBER 220022	DRAWING FILE 220022_13E_A001_A013.dwg		
ORIGINAL SIZE A1	A1 SCALE: 1:100	A3 SCALE: 1:200	SET 13E
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET A011	OF 11	

FOR APPROVAL



GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV	DATE	DFTD	APPD	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.08.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

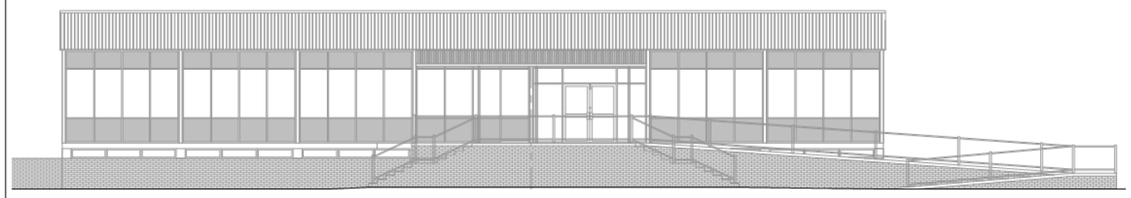
PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT: JAMES BUCKLEY, NSW ARB 8504

DRAWING: EXISTING BUILDING UPPER GROUND FLOOR PLAN

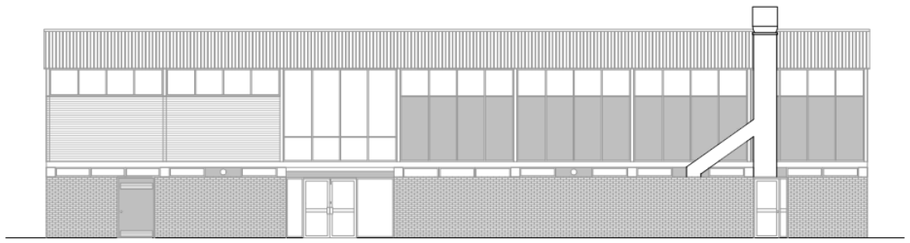
PROJECT NUMBER 220022	DRAWING FILE 220322_13E_A001_A013.dwg		
ORIGINAL SIZE A1	A1 SCALE: 1:100	A3 SCALE: 1:200	SET 13E
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET A012 OF 11		

FOR APPROVAL



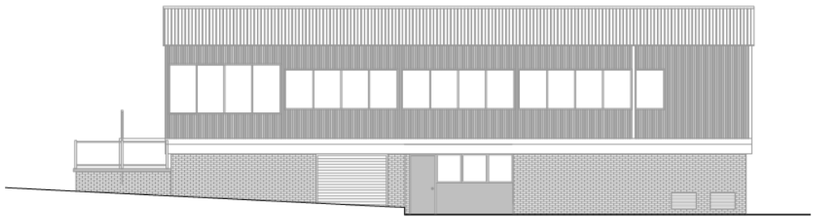
EXISTING WESTERN ELEVATION

PROPOSED WESTERN ELEVATION



EXISTING EASTERN ELEVATION

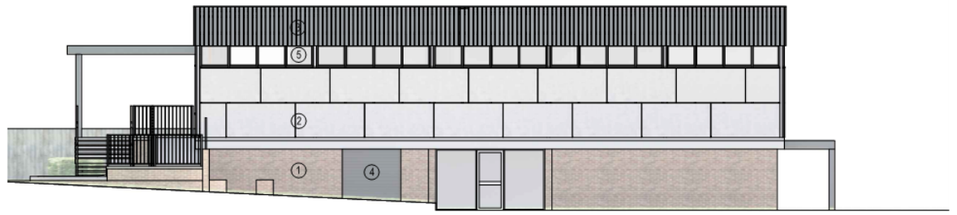
PROPOSED EASTERN ELEVATION



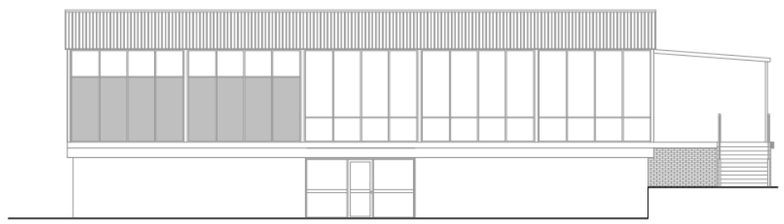
EXISTING SOUTHERN ELEVATION

PRIMARY MATERIALS LEGEND

1. EXISTING EXTERNAL FACE BRICKWORK - TO BE CLEANED
2. CSR BARESTONE CLADDING. SEALED
3. COLORBOND IRONSTONE LONGLINE PARAPET CLADDING
4. COLORBOND IRONSTONE ROLLER DOORS
5. SURFMIST ALUMINIUM JOINERY



PROPOSED WESTERN ELEVATION



EXISTING WESTERN ELEVATION

PROPOSED WESTERN ELEVATION

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV.	DATE	DFTD.	APPD.	DETAILS
E	15.07.2024	BP	JB	ACCESS REVIEW CHANGES
D	19.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
C	11.06.2024	BP	JB	DEVELOPMENT APPLICATION DRAWINGS
B	23.05.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS
A	11.04.2023	GT/JB	JB	DEVELOPMENT APPLICATION DRAWINGS

ARCHITECTURAL APPROVAL	INITIALS	DATE
	JB	23.05.2023

APPROVAL AUTHORITY: BLAYNEY REGIONAL COUNCIL

CLIENT: ROVEST HOLDINGS

PROJECT: PROPOSED BLAYNEY MOTEL DEVELOPMENT

Premise
ORANGE
orange@geolyse.com
www.geolyse.com
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050
NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING: EXISTING BUIDLING ELEVATIONS

PROJECT NUMBER 220022	DRAWING FILE 220022_13E_A001_A013.dwg		
ORIGINAL SIZE A1	A1 SCALE: 1:100	A3 SCALE: 1:200	SET 13E
IMAGE SOURCE			
STATUS FOR APPROVAL	SHEET A013 OF 11		

Rovest Holdings
195 Kangaroobie Road
March, NSW 2800

4 December 2023

Mr Mark Dicker
Blayney Shire Council
PO Box 62, Blayney, NSW 2799

By email: council@blayney.nsw.gov.au

Dear Mr Dicker

Thank you for sharing the submissions received with regards to our Development Application and Building Information Certificate for the proposed Blayney Motel development. We have thoroughly reviewed the submissions received and feel compelled to clarify that the proposal contains both a DA and a BIC application, and as such must be assessed accordingly, which the submissions do not appear to consider. For clarification we will address each point raised in the email and letter submissions (essentially similar content) dated 23 November 2023, and being the only objections, in detail:

1. **Compliance with Building Standards**
   We acknowledge the extensive community support for the proposed development, provided it complies with the Building Code of Australia (BCA). We share this commitment to adhering to all applicable building, environmental and safety standards, as required by the Building Code of Australia, as well as the Performance Solutions and Deemed To Satisfy provisions required to regularise those existing buildings on-site which are the subject of the BIC application. Our DA and BIC Applications are compliant with the BCA.

2. **Fire Safety Assessment by Credwell**
   The concerns raised with the Credwell report regarding fire safety standards, including issues with FRL (Fire Resistance Level), lack of verified fire-rated construction, and insufficient documentation, have been duly noted and particularly taken into account in the Design and Recommendation of each Performance Solution.

   The Fire Engineering Report was prepared by Credwell as the existing fire rating of the walls which were shown in the Ausco plans could not be properly verified without damaging the buildings. The Fire Engineering Report and Performance Solutions recommendations have been prepared to offset any gaps or discrepancies in the construction of the fire rated walls, and are in accordance with the Building Code of Australia. The Fire Engineering Report including the evacuation times, are based on well-established fire engineering principles, and designed in a conservative manner taking into account they are existing structures.

   Fire and Rescue NSW were consulted as part of preparing the Fire Engineering Report and were satisfied with the Design, which verifies that the buildings are satisfactory to be approved for Class 3 use from a fire safety perspective.

3. **BCA Compliance Report by Credwell**
   The comments regarding lack of relevant information for BCA compliance and issues with fire-rated bounding walls were taken into serious consideration. These have already been duly addressed and resolved with the proposed Performance Solutions.

Regarding the submission about fire hazard properties - this is a term that relates to wall, floor and ceiling linings e.g. carpet, tiles, wall paper. Credwell state that *"the majority of carpets pass these requirements"* however there was no documentation to prove this due to the age of the building. They further affirm that *"It is typical practice for Accredited Building Surveyors to apply professional judgement that the carpets will not cause a significant impact on the spread of fire and smoke*". Credwell have determined that the application of the recommended Performance Solutions adequately addresses any existing fire hazard properties to satisfy both the BCA and the BIC application for those buildings.

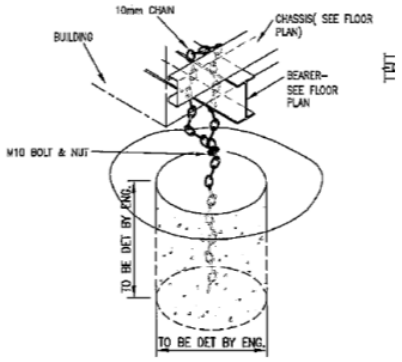
4. Transporting Building Certification

The submissions dated 23 November 2023 contain comments on transporting building certification and reference Calare Civil reports specifically, from whom we have requested their response. They advise that the first point regarding comments on page 1 of the letter is inaccurate. Calare Civil also confirm:

> *"there is a certificate from the engineer* (attached) *who inspected the structure certifying it is adequate. The units are now in a region with a lower wind speed than specified on the drawings. The drawing mentions the brace forces and the loads achieved are much higher than the loads required (new loads in red). All the report states is that "a rigorous inspection of the walls and bracing could not be completed". It doesn't state that the building is inadequate, and given that an engineer has signed off on the construction, and our calculations show that the diaphragm effect of the wall sheeting as bracing essentially achieve the required capacity, any additional bracing would be in excess of the requirements. The report concludes that the building is structurally adequate to resist the loads"*

BUILDING INFORMATION						
SERIAL NUMBER	REFER PLAN					
CEILING HEIGHT	2405mm					
BUILDING HEIGHT	2930mm					
DESTINATION/STATE	MUSWELLBROOK, NSW					
ENGINEERING INFORMATION						
DESIGN WIND SPEED			N190			
LIFTING CAPACITY			7.0t			
DISTRIBUTED FLOOR LOAD			3.0kPa			
CONCENTRATED FLOOR LOAD			2.7kN			
DWG DISTRIBUTION						
CONT.	PURCH.	MANU.	ELECT.	PLUMB.	Q/A	
–	–	–	–	–	–	
TRANS.	SITE	HIRE	CONSU.	SPARE	SPARE	
–	–	–	–	–	–	
APPROVED FOR MANUFACTURE ON BEHALF OF:						
NAME (PRINT):						
COMPANY POSITION:						
SIGNATURE:						
DATE:						
X – X ⇨			Y – Y ⇩			
REQ'D	5.0kN		REQ'D	23.9kN		
ACH'D	9.7kN		ACH'D	33.2kN		
	1.4 kN required			6.13 kN required		

Calare Civil also state the second point is factually incorrect, and that there is no mention of a requirement for turnbuckles in the BCA. The buildings have been assessed to be structurally sound. Not only is the weight of the building adequate to prevent any risk of "rocking and collapsing", but also there is no reference to turnbuckles on either the Ausco drawing set or the Barker Ryan Stewarts drawing set detail as provided below.



CHAIN FOOTING DETAIL
SCALE 1:20

5. **Section J Report**

The concerns raised regarding the Occupational Density have been duly noted, however the Section J report very specifically addresses and resolves the stringent environmental standards required in Australia. The Section J Report uses complex modelling (to an industry standard) to prescribe the amount of renewable energy that must be able to be generated on site and available for use by the development. That modelling has taken into account the existing structures on site, and with the proposed energy efficient solutions, the development is compliant to Section J of the Building Code of Australia, and approval should be granted accordingly.

The submissions received appear to confuse the occupational density calculations cited in table D2D 18. These are referenced within the report 'for information only' to illustrate how the modelling for energy efficiency is calculated. The areas quoted in reference D2D 18 do not prescribe a minimum space per person/occupant and accordingly this comment is also inaccurate.

6. **External Peer Review and Community Notification**

We understand the importance of transparency and accuracy in the development process. As such our application references expert Third Party Reports prepared by nationally licensed and accredited specialists, which substantiate that our Application is sound and should be assessed accordingly.

Finally, we have confirmed that the required notice and exhibition period (minimum 14 days), as prescribed by Blayney Shire Council Development Control Plan and last modified 11 October 2023, has been met through this Application process.

In summary, we trust we have adequately addressed the concerns raised and look forward to our application being progressed with expedient diligence.

Yours sincerely,

B. Rouse

Brendan Rouse
Director