



**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL
MEETING
HELD ON TUESDAY 24 FEBRUARY 2026**

PART TWO

27	DA 2025/0007 Alterations and Additions to Hotel at 29 Park Street Millthorpe (Commercial Hotel)	
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Approved Plans

DEVELOPMENT IN ACCORDANCE WITH APPROVED PLANS AND DOCUMENTATION.

1. The development is to take place in accordance with the documentation submitted with the application indicated in the table below and subject to the following conditions.

Plan/Doc No	Plan/Doc Title	Prepared by	Issue	Date
Dwg No. DA 1001_D	Cover and Artist Impressions	Evan Lee Pty Ltd	D	22/10/2025
Dwg No. DA 1002_D	Site Plan as Proposed	Evan Lee Pty Ltd	D	22/10/2025
Dwg No. DA 1003_D	Ground Floor Plan	Evan Lee Pty Ltd	D	22/10/2025
Dwg No. DA 1004_B	Elevations	Evan Lee Pty Ltd	B	05/05/2025
Dwg No. DA 1005	Accessible Ramp Details	Evan Lee Pty Ltd		05/05/2025
Dwg No. DA 1006_A	Section 1.1	Evan Lee Pty Ltd	A	22/10/2025
Dwg No. DA 1007_A	Accessible Bathroom and Door Details	Evan Lee Pty Ltd	A	22/10/2025
	BCA Assessment Report	Credwell		24/10/2025
	Access Assessment Report	Credwell		24/10/2025

Prescribed Conditions

BUILDING CODE OF AUSTRALIA

2. The building work must be carried out in accordance with the requirements of the Building Code of Australia. In this regard the following is required to ensure compliance with the Building Code of Australia (Volume 1):-
- the addition must be designed for a snow load in accordance with AS/NZS 1170.3-2003;
 - a Section J Energy Efficiency Report will be required to be submitted with the Construction Certificate Application;
 - Sound transmission and insulation of the proposed sole occupancy units and bathrooms must comply with Part F7; and
 - there must be sufficient sanitary facilities for the patrons of the existing Class 6 cafe/restaurant/bar portion of the hotel in accordance with Clause F4P2.

IDENTIFICATION OF SITE

3. The developer is to provide a clearly visible sign to the site stating:
- Unauthorised entry to the worksite is prohibited;
 - Street number or lot number;
 - Principal contractor's name and licence number; or owner builders permit number;
 - Principal contractor's contact telephone number/after-hours number;
 - Identification of Principal Certifying Authority, together with name, address & telephone number.

Note: Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

EXCAVATION WORK

4. Where any excavation work on the site extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - a) Protect and support the adjoining premises from possible damage from the excavation, and
 - b) Where necessary, underpin the adjoining premises to prevent any such damage.

Prior to the issue of Construction Certificate

CONTRIBUTIONS

5. Development Contributions are to be paid in accordance with the Blayney Shire Council Local Infrastructure Contributions Plan 2022 (see Council's web site). The contributions to be paid are currently 1% of the cost of development. The amount payable would be recalculated on the basis of the contribution rates that are applicable at the time of payment. Evidence of payment of the contributions is to be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Prior to Works Commencing

CONSTRUCTION CERTIFICATE

6. Prior to commencement of any works, a Construction Certificate(CC) is to be obtained, and where Council is not the PC, a copy is to be submitted to Council. In this regard, a structural engineer's report/certificate on the structural adequacy of the existing verandah of the hotel over the public footpath shall be submitted with the CC application with any upgrading works carried out as part of the CC and completed prior to the issue of an occupation certificate.

SECTION 68 APPLICATION

7. Prior to the commencement of work, an application to carry out plumbing and sanitary drainage work under Section 68 of the Local Government Act 1993, shall be submitted to, and approved by Council.

COMMENCEMENT OF WORK & APPOINTMENT OF PCA

8. The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, a notice of commencement of building or subdivision works and Appointment of Principal Certifier.

LANDSCAPING

8. Prior to the commencement of works, the applicant is to provide details of the number of new plants and their species to be planted, to the satisfaction of Council.

ACCESS RAMP

9. Prior to the commencement of works, the applicant is to provide details of the ramp balustrading, ensuring it includes the standard 150mm kick rail on each side of the ramp, to the satisfaction of Council.

COLOURS

10. Prior to the commencement of works, the applicant is to provide details of the proposed paint colours on the external elements of the new building and the existing building which require painting, to the satisfaction of Council.

DORMER WINDOWS

11. Prior to the commencement of works, the applicant is to provide details of the proposed openable dormer windows, to the satisfaction of Council.

During Construction

HOURS FOR CONSTRUCTION OR DEMOLITION

12. Construction or demolition only be carried out between 7.00 am and 6.00 pm on Monday to Friday, and 8am to 5pm on Saturdays. No construction or demolition is to be carried out at any time on a Sunday or a public holiday.

Note: The principal contractor shall be responsible to instruct and control their sub-contractors regarding the hours of work.

EROSION AND SEDIMENT CONTROL

13. Erosion and sediment control measures are to be established prior to commencement of construction and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with Council's *WBC Guidelines for Engineering Works* (see Council's website), and the Dept Housing – *Soil and Water Management for Urban Development (The Blue Book)*.

Note: All erosion and sediment control measures must be in place prior to earthworks commencing.

RUBBISH AND DEBRIS

14. All rubbish and debris associated with the development, including that which can be windblown, must be contained on site in a suitable container at all times. The container shall be erected on the development site prior to work commencing.

Materials, sheds or machinery to be used in association with the development must be stored and stacked wholly within the worksite unless otherwise approved by Council.

Note 1: No rubbish or debris associated with the development will be placed or permitted to be placed on any adjoining public reserve, footway or road.

Note 2: Offenders are liable for prosecution without further warning.

TOILET FACILITIES

15. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet, plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- i. be a standard flushing toilet connected to a public sewer, or
- ii. have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- iii. be a temporary chemical closet approved under the *Local Government Act 1993*.

EXCAVATIONS AND BACKFILLING

16. All excavation and backfilling associated with the erection/demolition of the building must:

- a) be executed safely and in accordance with appropriate professional standards, and
- b) be properly guarded and protected to prevent them from being dangerous to life or property.

DEMOLITION

17. Demolition work shall be carried out in accordance with Australian Standard AS2601-1991: The Demolition of Structures, and NSW SafeWork requirements.

ACCESSIBILITY

18. Access for people with a disability shall be provided to the proposed additions and to the existing building in accordance with the Commonwealth Disability (Access to Premises - Buildings) Standards 2010 (the Premises Standards). In this regard, access is required to be provided from the public footpath in accordance with the Premises Standards, Part D3 of the Building Code of Australia (Volume 1) and Australian Standard AS1428.1 in Stage 1 of the development. Should it not be possible to fully comply with AS1428.1, a Performance Solution for Disabled Access is to be submitted with the CC Application.

FIRE SAFETY UPGRADE OF EXISTING BUILDING (CLAUSE 64 OF THE REGULATION)

19. In accordance with Clause 64 of the Regulation, the existing building shall be upgraded in accordance with the BCA Assessment Report by Credwell Consulting, Ref. No. 240716-BCA DA Report-r3 dated 24/10/2025.

DRAIN ROOFED AND PAVED AREAS

20. All roofed and paved areas are to be drained in a manner consistent with AS 3500 and WBC Guidelines for Engineering Works. The water from those areas and from any other drainage must be conveyed to the existing inter allotment drainage easement.

RELOCATE UTILITY SERVICES

21. The developer is to relocate any utility services if required, at the developer's cost.

Prior to the Issue of an Occupation Certificate

OCCUPATION CERTIFICATE

22. Prior to the occupation or use of the building an Occupation Certificate is to be obtained, and where Council is not the Principal Certifier, a copy is to be submitted to Council.

Ongoing

APPROVED USE

23. The approved building must not be used for any other purpose other than the approved use ie hotel or motel accommodation. Any proposed change of use shall only be permitted with the consent of Council.

Advisory Notes

Inspection Schedule

AN1. The Principal Certifier is required to ensure all work is carried out in accordance with the consent, Building Code of Australia (BCA), and relevant standards, which is done during inspections at nominated stages of the work. The "Inspection Schedule" lists the mandatory and other required inspections that must be carried out by Blayney Shire Council during construction of the work.

As the Principal Certifier, Council must be contacted to undertake inspections of the various stages of construction as follows:

- a. Slab/footing inspection when steel is laid prior to the pouring of concrete.
- b. Frame inspection
- c. Waterproofing prior to tiling.
- d. Final/stormwater inspection at time of completion of all works.



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31 October 2025

The General Manager
Blayney Shire Council
PO Box 62
BLAYNEY. NSW. 2799.

Attention: Amanda Rasmussen
Manager Development Assessment
Email: ARasmussen@blayney.nsw.gov.au

Dear Amanda,

**DA 2025/0007 – 29 Park Street, Millthorpe
Heritage advice, proposed development, former Commercial Hotel**

Further to your advice via the Planning Portal on 14 August 2025 regarding the above, namely:

- 1) for staged development the first stage of the development will need to comply with the Premises Standard, meaning that one accessible room and ensuite should be provided, and
- 2) clarification of any on site car parking
- 3) clarification of the use of the existing building that is not part of the motel

and Council's heritage advisor request for the following information:

- 4) photos of existing spaces referenced on the current plans as follows, in order that conservation of elements with heritage significance are retained and/or adapted., Elements of interest are the existing floors, skirtings and door surrounds, the ceilings and associated cornice and fireplaces:
 - a) Rooms 1 & 2
 - b) Bathrooms 1 & 2
 - c) Bathrooms 4 & 5
 - d) Bathroom 8
 - e) Main area and Bathrooms 6 & 7
- 5) Describe how new floors for bathrooms will impact on the existing floors – will they be laid as fibre-cement sheet over the existing floors. If any original flooring is to be removed for the new bathrooms, where can it be adapted and re-used
- 6) Show the use of oiled merbau battens on the face of the south verandah to the new wing so as to screen the new piers and their ant caps
- 7) Show and specify new hedge planting to visually screen the ramp and associated balustrading

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Evan Lee (B. Arch. Hons. 1st class)
Design, Construction and Project Management

8. Add notes to the new wing:
 - a) All gutters are to be smooth unperforated smooth quad in galvanised steel to match roof
 - b) All downpipes are to be circular galvanised steel
 - c) Verandah posts and beams are to be an oiled finish similar to the merbau specified
 - d) All roof flashings to ridge, hips and gables to be of rolled type
 - e) The powdercoat colour for the new aluminium windows is to be basalt grey
- 9) Provide a detail of the removal partition nominated for room 4 bathroom, for the room 1 & 2 partition, the bathroom 1 fireplace area, the changes to the walls in the main hall for rooms 6 & 7 and bathroom 8, so as to illustrate that it will leave the original opening expressed using recessed edges and some form of framed and battened panel

Response:

1. See amended drawings. Access consultant has approved proposed accessible provisions for staged construction.
2. The capacity for on site parking was eliminated with the approved subdivision by the previous owners. Accordingly, no on-site parking is proposed. There is ample parking on both street frontages even though the proposed occupants will be delivered to and from the site each day by mini bus.
3. The existing kitchen and preparation section of the existing building will continue its current use. The remainder of the building will not be used but cleaned regularly.
4. Could the heritage advisor mark-up on a copy of the submitted plans via arrows where the requested photos are required. Please note that the existing hall walls are generally not proposed to be altered. The walls (rendered brick) are being extended above ceiling to the underside of the roof battens with fire rated stud walls.
5. The floors will be laid as fibre-cement sheet over the existing floors with smooth transition feathered metal edge piece at door.
6. Refer to submitted drawings.
7. Refer to submitted drawings.
8. Refer to submitted drawings.
9. No longer relevant with revised design.

Amended drawings demonstrating the proposal have been submitted, along with this letter.

Trusting the above is to your satisfaction,

Yours faithfully



Evan Lee Pty Ltd

Evan M Lee
Managing Director




Project	Commercial Hotel Site, 29 Park Street Millthorpe
Report	BCA Assessment Report (BCA 2022)
Reference	240716-BCA DA Report-r3
Date	24/10/2025
Client	Kunghurloo Pty Ltd
Phone	0427 020 557
Email	Amanda.watts@mail.com

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Document Control

Reference/Revision	Date		BCA Assessment Report
240716-BCA DA Report-r1 Draft DA report issued for review	17/09/2024	Prepared by	Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048
240716-BCA DA Report-r2 Final DA report issued	28/11/2024	Prepared by	Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048
240716-BCA DA Report-r3 Final DA report issued	24/10/2025	Prepared by	 Robert Briant Associate - Learning & Development 2025.10.24 10:00:54+11'00' Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048

1 Introduction

1.1 Objectives

The purpose of this report is to provide an assessment of the proposed works against Volume One of the Building Code of Australia 2022, Amendment 2 (BCA) addressing all relevant Deemed-to-Satisfy clauses therein and consider any triggers for upgrade of the existing building.

The report will identify where the subject building achieves compliance and non-compliance with the BCA and provide instances where a Performance Solutions may be available. Any recommended Performance Solutions are required to be prepared under separate cover.

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;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services;
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
4. The Disability (Access to Premises – Building) Standards 2010 and the Disability Discrimination Act 1992 (Cth)

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 D4 and Clauses E3D6, E3D7, F4D5, F4D6, F4D7 & F4D12;
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 Proposed Development

2.1 Building location

The building, the subject of this report, is located at the Commercial Hotel Site, 29 Park Street Millthorpe. It is on the western side of the street on the corner of Victoria Street and has a verandah over the footpath.



Figure 1 | Satellite Image of the existing site | Source: six maps

2.2 Proposal

The proposed development consists of an upgrade of the existing hotel accommodation to result in 12 rooms including the manager's room all with their own bathrooms / ensuites and including adding a new single storey building to the north western corner of the site. It is proposed to stage the works with the alterations in the existing building to occur in Stage 1 (8 rooms) and the addition to be Stage 2 (4 rooms).



Figure 2 | Floor plan of the proposed Development |Source: Evan Lee Pty Ltd

2.3 Building description

For the purposes of the BCA, the building is described as follows:

Building Classification	Class 3, 6 & 10a	Levels Contained	One (1)
Rise in Storeys	One (1)	Effective Building Height (m)	0.0m (RL N/A – RL N/A)
Type of Construction	Type C	Climate Zone	7 Blayney local government area
Largest Fire Compartment	Approx. 527 m ²	United Building	N/A

2.4 Classification

Location	Class	Use	Floor Area	Occupants
Part Ground Floor	3	Accommodation & Amenities	236 m ²	20 max
Part Ground floor	6 & 10a	Old Hotel & Awning	291 m ² (internal)	50 max

Note:

In accordance with Clause A6G1 [2019:A6.0], Exemption 1 of the BCA, for the purposes of determining a building classification, where a part of a building has been designed, constructed or adapted for a different purpose and is less than 10% of the floor area of the storey it is situated on, the classification of the other part of the storey may apply to the whole storey.

Occupant numbers have been calculated in accordance with Clause D2D18 [2019:D1.13] of the BCA.

The floor areas identified within the above table are in accordance with the BCA definition which may vary from the GFA as determined in accordance with NSW planning legislation

2.5 Fire Compartmentation

A detailed FRL and fire compartmentation review has not been undertaken at this stage due to the level of documentation provided for DA. Pending further engagement this will be assessed upon receipt of Construction Documentation.

For the purposes of this assessment, the following fire compartments have been assumed:

1. The whole of the building is one fire compartment;
2. The accommodation area is generally separated by bounding construction.

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.

Part 7 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 may be available to justify a deviation from the DtS requirements of the BCA for the new parts of the building. This report does not form a Performance Solution.

Clause A2G2 of the BCA specifies that where a performance solution is proposed, the first step is to prepare a *performance-based design brief* in consultation with relevant stakeholders. Where the performance solution relates to a fire safety requirement, Fire and Rescue NSW consider themselves as a relevant stakeholder and they must be consulted in the *performance-based design brief* process. Fire and Rescue NSW require the performance-based-design brief to be submitted using their FEBQ template and process. Further information about Fire and rescue NSWs opinion and FEBQ process can be found on their website.

Furthermore, as part of the construction certificate assessment, the registered certifier must refer Fire Engineered Performance Solutions to Fire Rescue NSW in accordance with *Part 3, Division 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. Referral under this legislation is required where the Fire Engineered Performance Solution relates to a fire safety requirement. This process is to be coordinated by the certifier as part of the Construction Certificate assessment.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	None proposed at this time but see comments under C2D2, C4D12 and D2D5 for existing concession that are recommended to be applied.	N/A	N/A

It is noted that as this is an existing building an upgrade of an existing part is not required to fully comply with the current BCA and any concession applied may not require a full performance solution.

3.3 Possible Performance Solutions (Other)

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

Where a Performance Solution is proposed, the solution is to be prepared by a suitably qualified person in consultation with all stakeholders.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	None proposed at this time	N/A	N/A

3.4 Design amendments required

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 prior to the application for construction certificate:

Item	Amendments required	DtS Provision
1.	None proposed at this time, however, a number of issues below can be addressed by changes to the current plans	N/A

3.5 Further information required

For the purposes of this report, general arrangement floor plans, elevations and sections have been reviewed to determine whether the building is capable of complying with the BCA.

Construction Documentation is to be provided and reviewed by Credwell prior to the issuance of the BCA Report for the purposes of the Construction Certificate application. A detailed list of information required for review will be provided by Credwell upon engagement for the Construction Certificate stage assessment.

3.5.1 Clause C2D2 – Type of Construction required

The construction of the northern wall of the building is to be confirmed. Under Table S5C24a of Specification 5 a wall within 1.5 m of a boundary requires a Fire Resistance Level of 90/90/90. All openings will also be required to be protected under Clause C4D3 by a method under Clause C4D5.

Due to the need to match the FRL of the ceiling all separating and external walls in the Stage 2 portion will need to be detailed at CC Stage.

The walls separating the Class 3 sole occupancy units (SOUs) must extend to:

- i. to the underside of a ceiling having a [resistance to the incipient spread of fire](#) to the space above itself of not less than 60 minutes; or
- ii. to the underside of the roof covering if it is [non-combustible](#), and except for roof battens with dimensions of 75 mm x 50 mm or less or [sarking-type material](#), must not be crossed by timber or other [combustible](#) building elements.

None of the ceilings appeared to have any fire resistance level and most were penetrated by services including mechanical ventilation.

Previous reports considered reasonable to upgrade the existing ceilings within each sole occupancy unit and leave the corridor ceilings untreated provided a full AS 1670.1 smoke detection system is provided throughout (including concealed space detection above the ceilings).

It appears many of the internal walls are to be replaced and the rafters in the existing building appear to run east to west so full separation at the ceiling level will be most appropriate. This must be detailed at CC Stage.

3.5.2 Clause C3D8 & C4D12 – Separation by Fire Walls & Bounding construction: Class 2 and 3 buildings and Class 4 parts

If the Class 6 part (old hotel and dining room) and new amenities portion is not separated by a fire wall then the following will apply:

- a) The openings in the internal walls separating the Class 3 SOUs and other rooms off public corridors are to be protected from all (internal) public corridors. The doors may be self-closing tight fitting, 35 mm solid core doors with smoke seals. As an alternative the doors and fan lights can be treated with the tested detail from the Heritage Council (using 13 mm fire rated plasterboard on the inside).
- b) Where the existing windows to rooms such as Room 4, 5, 7 and 8 are required for natural light these windows are to be fitted with a minimum 40% heat attenuation screens and the drenchers are to be certified to AS 2118.1 -1999 / 2017 or an alternate method is to be provided by a Fire Engineer.
- c) An emergency management plan to AS3745 - 2010 is to be provided.

It is suggested details be provided with the development application to avoid a general upgrade condition.

The proximity of the closet pan to the doorway of Bathroom 2 and 5 will not comply with Clause F4D9(2) without lift off hinges. The gap required at the top of the door will be an issue with compliance with Clause C4D12(4)(b) as these will not be considered 'tight fitting'. These rooms may need to be redesigned.

3.5.3 Clause C4D4 – Protection of openings in external walls

The drawings show a portion of the western wall within 1.5 m of the northern boundary. This wall and openings are required to be protected.

3.5.4 Clause D2D5 – Exit travel distances

The exit travel distances are within the limitations of this clause. Details of the path from the northern end of the building to Victoria Street is to be confirmed and this appears to travel over the adjoining property to get to the road. If an appropriate right of way has not been registered and previously accepted by Council then this must be addressed as a Performance Solution as it is not able to be considered as an 'exit'.

Generally the path to this door is to be upgraded as part of the separate accessibility report.

3.5.5 Clause F6D3 & F6D4 - Methods and extent of natural light & Natural light borrowed from adjoining room

Natural light to Room 1 is to be from a dormer window but no further detail has been provided for assessment.

The Manager's Room, Room 2 and 3 rely on skylights and Room 5, Room 6 and Room 7 have windows to Park Street for natural light.

The natural light from skylights is not defined (these have been scaled as compliant. Clause C2D11(3)(i) details specific requirements for fire hazard properties of a clear or translucent roof light of glass fibre-reinforced polyester and compliance is noted. These are not closer than 1.5 m from another roof light of the same type.

3.5.6 Clause F6D6 – Ventilation of rooms

Mechanical ventilation to Room 3, Room 5, Room 7 and Room 8 is to be provided for compliance with this clause. Confirmation of the concept of this system is required with full details being provided for assessment with the Construction Certificate.

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 Part 3 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 Construction Certificate.

5 Legislative Requirements

The following legislation outline some of the pertinent requirements which must be reviewed and satisfied prior to the issue of a Development Application.

5.1 Clause 64 of the Environmental Planning & Assessment Regulation 2021

Clause 64 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the rebuilding or alteration of the building where:

Clause 64 (1)

(a) the proposed building work and previous building work together represent more than half of the total volume of the building, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, if there is a fire, or

(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or

(iii) to restrict the spread of fire from the building to other buildings nearby.

Where this clause applies to the development:

(2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

This clause applies to the development as the total building work represents more than half of the building volume as per Clause 64(1)(a)

The local Consent Authority (Council) have at the Development Approval stage discretion on the level of fire safety upgrading deemed necessary, being either a total upgrade to satisfy the provisions of the BCA or partial upgrading depending on the design, construction extent of alterations and additions and circumstances of the particular building.

It should be noted that under Clauses 64 above, the primary concern with existing buildings is that of protecting persons using the building and to facilitate their egress from the building in the event of a fire or to restrict the spread of fire from the building to other buildings nearby.

Element	Credwell Assessment
<i>(1)(b)(i) to protect persons using the building, if there is a fire</i>	Bounding Construction is required to be upgraded.
<i>(1)(b)(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire</i>	The smoke hazard management system including the detection and occupant warning system is to be fully upgraded
<i>(1)(b)(iii) to restrict the spread of fire from the building to other buildings nearby</i>	Unprotected openings on the northern boundary are to be addressed.

As a part of the new works we note that it is expected that the bounding construction and fire services, such as fire hydrant coverage, smoke detection and alarm systems, emergency lighting and exit signage systems will be modified to suit the new layout. Other recommended specific upgrades are included in this report.

6 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.

Accessibility is addressed in our separate report.

7 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	<p>“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.</p> <p>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</p>
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.

SECTION B - STRUCTURE				
Clause	[2019]	Description	Comments	Assessment
Part B1 – Structural Provisions				
An assessment against Section B has not been undertaken as part of this report and a suitably qualified Structural Engineer is to be engaged to confirm compliance with this part (where applicable).				

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 building is to be of Type C Construction.	Noted
C2D3	C1.2	Calculation of rise in storeys	The rise in storey of the building is one (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 building contains a Class 3 & 6 part and therefore applies to the entire building for the purposes of determining the type of construction required under clause C2D3.	Noted
C2D5	C1.4	Mixed types of construction	The building will be a single Type of construction and therefore this clause does not apply	N/A Noted
C2D6	C1.5	Two storey Class 2, 3 and 9c buildings	The building is not 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	The building 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	The building does not contain an open spectator stands or indoor sports stadiums and therefore this clause does not apply.	N/A
C2D9	C1.8	Lightweight construction	Lightweight construction must comply with Specification 6.	To be assessed at CC stage
C2D10	C1.9	Non-combustible building elements	The building is Type C Construction and therefore this clause does not apply.	N/A
C2D11	C1.10	Fire hazard properties	Fire hazard properties of all materials to comply with this Clause and Specification 7. Details of proposed floor, wall and ceiling linings, air-handling ductwork, sarking and insulation type materials, including AS 1530.3 test reports are to be provided to enable a full assessment.	To be assessed at CC stage
C2D12	C1.11	Performance of external walls in fire	The building does not contain proposed tilt-up/ precast concrete panels or the like and therefore this clause does not apply.	N/A
C2D13	C1.13	Fire-protected timber: Concession	Fire-protected timber may be used wherever an element is required to be non-combustible if in accordance with this provision.	To be assessed at CC stage
C2D14	C1.14	Ancillary elements	The building is Type C Construction and therefore this clause does not apply.	N/A
C2D15	-	Fixing of bonded laminated cladding panels	The building is Type C Construction and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
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.	Noted
C3D4	C2.3	Large isolated building	The building does not exceed the area and volume limitations of clause C3D3 and therefore this clause does not apply.	N/A
C3D5	C2.4	Requirements for open spaces and vehicular access	The building does not exceed the area and volume limitations of clause C3D3 and therefore this clause does not apply.	N/A
C3D6	C2.5	Class 9 buildings	The building does not contain a class 9 part and therefore this clause does not apply.	N/A
C3D7	C2.6	Vertical separation of openings in external walls	The building is not of Type A construction and therefore this clause does not apply.	N/A
C3D8	C2.7	Separation by fire walls	If fire walls are utilised, they must comply with this Clause. Separation of the residential corridor from the rest of the building is readily achieved.	To be assessed at CC stage
C3D9	C2.8	Separation of classifications in the same storey	Each storey must be constructed to achieve the FRLs applicable to a higher class, or the different classifications must be separated from one another by fire walls. As the building is required to be in Type C construction no change other than the FRL of the external walls. As the northern wall is within 1.5 m of the boundary no change in required FRL is required.	Complies as shown (to be assessed at CC stage)
C3D10	C2.9	Separation of classifications in different storeys	The building does not contain multiple classifications on different storeys and therefore this clause does not apply.	N/A
C3D11	C2.10	Separation of lift shafts	The development does not incorporate a lift and therefore this clause does not apply.	N/A
C3D12	C2.11	Stairways and lifts in one shaft	The development does not incorporate a lift and therefore this clause does not apply.	N/A
C3D13	C2.12	Separation of equipment	Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D14	C2.13	Electricity supply system	Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D15	C2.14	Public corridors in a Class 2 and 3 buildings	The public corridors are not greater than 40m in length where not smoke separated provided smoke seals are provided into the old pub area. The design can readily comply with this provision.	CRA
Part C4 – Protection of openings				
C4D1	C3.0	DtS Provisions	Information only.	Noted
C4D2	C3.1	Application of Part	Information only.	Noted
C4D3	C3.2	Protection of openings in external walls	Openings within external walls that are required to have an FRL and are within the limitations of this provision must be protected in accordance with C4D5. It is noted there are a door in the western wall of the amenities block that are to be protected.	FI
C4D4	C3.3	Separation of external walls and associated openings in	The development does not contain different fire compartments separated by a fire wall and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
		different fire compartments		
C4D5	C3.4	Acceptable methods of protection	Where protection is required, doorways, windows and other openings must be protected in accordance with provision. It is noted there are windows shown on the northern wall of the amenities block that are to be protected.	To be assessed at CC stage
C4D6	C3.5	Doorways in fire walls	If fire walls are utilised, any doorways through them must be protected in accordance with the requirements of this Clause.	To be assessed at CC stage
C4D7	C3.6	Sliding fire doors	The development does not incorporate any sliding fire doors and therefore this clause does not apply.	N/A
C4D8	C3.7	Protection of doorways in horizontal exits	The development does not incorporate any horizontal exits and therefore this clause does not apply.	N/A
C4D9	C3.8	Openings in fire-isolated exits	The development does not incorporate any fire isolated exits and therefore this clause does not apply.	N/A
C4D10	C3.9	Service penetrations in fire-isolated exits	The development does not incorporate any fire isolated exits and therefore this clause does not apply.	N/A
C4D11	C3.10	Openings in fire-isolated lift shafts	The development does not incorporate any fire isolated lift shafts and therefore this clause does not apply.	N/A
C4D12	C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The doorways to the units, and rooms off the public corridors, are to be self-closing 35 mm solid core door sets. The existing doors and fanlights need to be addressed. There are widows to the corridor on Rooms 3, 5, 7 & 8 with drenchers that will require radiant heat screens to achieve a reasonable level of separation..	To be assessed at CC stage FI
C4D13	C3.12	Openings in floors and ceilings for services	All service shafts are to have FRLs as set by Tables S5C11a-S5C11g of Specification or services must be protected in accordance with C4D15. There are various ceilings to be upgraded and penetrations are to be treated.	To be assessed at CC stage
C4D14	C3.13	Openings in shafts	The development is not of Type A Construction and therefore this clause does not apply.	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	To be assessed at CC stage
C4D16	C3.16	Construction joints	Construction joints in fire rated building elements are to be appropriately treated to maintain the integrity and insulation of the element in which they are located. These are not expected to be required.	To be assessed at CC stage
C4D17	C3.17	Columns protected with lightweight construction to achieve an FRL	Any columns protected with lightweight fire rated materials to achieve a required FRL are to comply with this Clause. These are not expected to be required.	To be assessed at CC stage
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
S5C2	2.1	Exposure to FSF	The building is exposed to FSF to the north from neighbouring properties.	CRA
S5C3	2.2	Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
			less than that required by other provisions as set out in this Clause.	
S5C4	2.3	Lintels	A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and it otherwise complies with this Clause.	To be assessed at CC stage
S5C5	2.4	Method of attachment reduce the fire-resistance of building element	The fire-resistance of a building element is not to be impacted by the method of attaching or installing a finish, lining, ancillary element or a service installation in accordance with this Clause	To be assessed at CC stage
S5C6	2.5	General concessions	Information only	To be assessed at CC stage
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	The building does not contain any shafts that are required to be fire rated and therefore this clause does not apply.	N/A
S5C9	2.8	Carparks in Class 2 and 3 buildings	The building does not contain any internal carpark therefore this clause does not apply.	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
	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. There is an issue with bounding walls / ceilings to the SOUs. It is noted that FRLs for external walls need only be measured from the external side of the wall.	FI
S5C25	5.2	Carparks	The development does not contain a carpark and therefore this clause does not apply.	N/A
Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]				
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.				
Specification 7 – Fire hazard properties [2019: Spec C1.10]				
An assessment against this specification 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.				
Specification 8 – Performance of external walls in fire [2019: Spec C1.11]				
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.				
Specification 9 – Cavity barriers for fire-protected timber [2019: Spec C1.13]				
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.				
Specification 10 – Fire-protected timber [2019: Spec C1.13a]				
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.				
Specification 11 – Smoke-proof walls in health-care and residential care buildings [2019: Spec C2.5]				
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.				
Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]				
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.				
Specification 13 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.15]				
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 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 building must be provided with at least 1 exit from all areas. The provision of exits throughout the building complies.	Complies
D2D4	D1.3	When fire-isolated stairways and ramps are required	The development is single storey and therefore this clause does not apply.	N/A
D2D5	D1.4	Exit travel distances	The exit travel distances are within the limitations of this clause. Details of the path from the northern end of the building is to be confirmed as this must be along an existing right of way or must be addressed as a Performance Solution.	FI / PS
D2D6	D1.5	Distance between alternative exits	The distances between alternative exits are within the limitations of this clause (but see D2D5 above).	CRA
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 is required for each exit and path of travel to exits. The 1m is to be clear of all obstructions such as handrails, PFE, hydrants etc.	CRA
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. Given that the access requirements in D4 require a minimum 850mm clearance in accessible areas, we recommend providing clear width of 850mm throughout the development.	CRA
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	The required stairway and/or ramp must have an unobstructed width (measured clear of handrails) of no less than 1,000mm.	CRA
D2D12	D1.7	Travel via fire-isolated exits	The building does not contain fire isolated exits and therefore this clause does not apply.	N/A
D2D13	D1.8	External stairways or ramps in lieu of fire-isolated exits	The building does not contain external stairways in lieu of fire-isolated stairways and therefore this clause does not apply.	N/A
D2D14	D1.9	Travel by non-fire-isolated stairways or ramps	The building does not contain required non-fire isolated exits and therefore this clause does not apply.	N/A
D2D15	D1.10	Discharge from exits	The discharge of alternative exits must be located as far apart as practical, and where they discharge to open space, a path of travel to the public road must be in accordance	CRA

Clause	[2019]	Description	Comments	Assessment
			with this provision.	
D2D16	D1.11	Horizontal exits	The development does not contain any horizontal exits and therefore this clause does not apply.	N/A
D2D17	D1.12	Non-required stairways, ramps or escalators	The development does not contain any escalator, moving walkway or non-required non fire-isolated stairway or pedestrian ramp and therefore this clause does not apply.	N/A
D2D18	D1.13	Number of persons accommodated	Occupant calculations have been provided in part 2.4 of this report.	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	Access for maintenance must be in accordance with this provision.	To be assessed at CC stage
D2D22	D1.17	Access to lift pits	The development does not contain any lifts and therefore this clause does not apply.	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	The development does not contain any fire-isolated stairways or ramps and therefore this clause does not apply.	N/A
D3D4	D2.3	Non-fire-isolated stairways and ramps	The development does not contain any required non-fire isolated stairs or ramps and therefore this clause does not apply.	N/A
D3D5	D2.4	Separation of rising and descending stair flights	The development does not contain rising and descending stair flights and therefore this clause does not apply.	N/A
D3D6	D2.5	Open access ramps and balconies	The building 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 building 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.	To be assessed at CC stage
D3D9	D2.8	Enclosure of space under stairs and ramps	The stairways are not shown to be enclosed to for a cupboard or similar enclosed space.	Complies
D3D10	D2.9	Width of required stairways and ramps	The plans do not include a required stairway or ramp with a width over 2m.	Noted

Clause	[2019]	Description	Comments	Assessment
D3D11	D2.10	Pedestrian ramps	There will be upgrades to the western ramp to the building as it is also the principal public entrance.	To be assessed at CC stage
D3D12	D2.11	Fire-isolated passageways	The development does not contain any fire-isolated passageways therefore this clause does not apply.	N/A
D3D13	D2.12	Roof as open space	The development does not contain any roof that has been assessed as open space and therefore this clause does not apply.	N/A
D3D14	D2.13	Goings and risers	Stair geometry and treads slip resistance must comply with this Clause.	To be assessed at CC stage
D3D15	D2.14	Landings	Stair construction details must be provided as part of the Construction documentation to enable further review.	To be assessed at CC stage
D3D16	D2.15	Thresholds	The threshold of a door must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf in accordance with this Clause. Any upgrade to the existing doors opening to the street will need to be addressed in the access report as the threshold ramp or step ramp will required works on the council footway.	To be assessed at CC stage
D3D17	D2.16(a), (b) and (c)	Barriers to prevent falls	There are no raised areas that are shown to be at least 1.0 m above the surface beneath and therefore barriers are not required.	N/A
D3D18	Table D2.16a	Height of barriers	Barriers are not required as per clause D3D17 and therefore this clause does not apply.	N/A
D3D19		Openings in barriers	Barriers are not required as per clause D3D17 and therefore this clause does not apply.	N/A
D3D20		Barrier climbability	Barriers are not required as per clause D3D17 and therefore this clause does not apply.	N/A
D3D21		Wire barriers	Barriers are not required as per clause D3D17 and therefore this clause does not apply.	N/A
D3D22	D2.17	Handrails	Handrails are to comply with this Clause.	To be assessed at CC stage
D3D23	D2.18	Fixed platforms, walkways, stairways and ladders	Where used must comply with AS1657, not proposed in the development.	To be assessed at CC stage
D3D24	D2.19	Doorways and doors	The doorways and doors throughout the building comply as all swing doors.	Complies
D3D25	D2.20	Swinging doors	Doors must swing in the direction of egress. It is considered the existing doors may retain the existing inward swings provided hold open devices are installed due to the low populations.	To be assessed at CC stage
D3D26	D2.21	Operation of latch	All doorways must be provided with latches compliant with the requirements of this clause.	To be assessed at CC stage
D3D27	D2.22	Re-entry from fire-isolated exits	The development does not contain any fire isolated exits and therefore this clause does not apply.	N/A
D3D28	D2.23	Signs on doors	The development does not contain any fire or smoke doors and therefore this clause does not apply.	N/A
D3D29	D2.24	Protection of openable windows	Windows to the bedrooms of the Class 3 part s are not required to be provided with window locks as the floor is less than 2 m above the surface beneath.	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

<p>Part D4 – Access for People with a Disability</p> <p>Credwell have been engaged to undertake an assessment against Part D4 of the BCA. Please refer to the separate Access Report for details.</p>
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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	Details of the proposed hydrant system is to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the hydrant system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported. It is expected that the street hydrant system will be adequate.	To be assessed at CC stage
E1D3	E1.4	Fire hose reels	The altered Class 3 portion of the building is not required to be provided with a Fire Hose Reel System in accordance with this provision and AS 2441.	To be assessed at CC stage
NSW E1D4 - E1D13	E1.5	Sprinklers	The building is not required to be provided with a sprinkler system to meet the requirements of clauses E1D5-E1D13.	N/A
E1D5	Table E1.5	Where sprinklers are required: all classifications	The building does not have an effective height or 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 building 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 building does not contain any 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 does not contain a class 6 part with a fire compartment with: (a) A floor area of more than 3 500 m ² , (b) A volume of more than 21 000 m ³ .	N/A
E1D9	Table E1.5	Where sprinklers are required: Class 7a building, other than an open-deck carpark	The building does not contain class 7a carpark with a fire compartment that accommodates more than 40 vehicles and therefore this clause does not apply.	N/A
E1D10	Table E1.5	Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	The building does 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 building does 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 building does not contain an atrium and has not been assessed as a large isolated building and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
E1D13	Table E1.5 (note 4)	Where sprinklers are required: occupancies of excessive hazard	The building does not contain excessive hazards and therefore this clause does not apply.	N/A
E1D14	E1.6	Portable fire extinguishers	The building is to be provided with portable fire extinguishers in accordance with this provision and AS 2444.	To be assessed at CC stage
E1D15	E1.8	Fire control centres	The building has an effective height of less than 25m and does not contain class 6, 7, 8, or 9 uses with a floor area or more than 18,000m ² . Therefore, the building is not required to be provided with a fire control centre and 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.	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.	To be assessed at CC stage
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. For the purposes of (1), each sole-occupancy unit in a Class 2 or 3 building is treated as a separate fire compartment and there is required to be ducted supply to some of these SOUs.	FI
E2D4	Table E2.2a	Fire-isolated exits	The building is 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 building has 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: Class 5, 6, 7b, 8 or 9b buildings	The building has an effective height of less than 25m and therefore this clause does not apply.	N/A
E2D7	Table E2.2a	Buildings more than 25 m in effective height: Class 9a buildings	The building has 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	This clause applies to this development as it is a Class 3 building. It is expected that the system is to be fully upgraded to meet the current standard as detailed in Specification 20. It is noted that an existing smoke detection system has been installed but there is no indication of protection to the roof space that will be	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
			required to gain a concession on the FRL of the ceilings in the corridors.	
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 it is not a Class 5, 6, 7b, 8 and 9b buildings	N/A
NSW E2D10	NSW 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	The development does not contain class 7a parts and therefore this clause does not apply.	N/A
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	The development does not contain a basement that is not included in the rise in storeys and therefore this clause does not apply.	N/A
E2D14	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m ² : 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 m ² 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 m ² : 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 m ² containing an enclosed common walkway or mall.	N/A
NSW E2D16	NSW Table E2.2b	Class 9b – assembly buildings: all	The development does not contain class 9b parts and therefore this clause does not apply.	N/A
NSW E2D17	NSW Table E2.2b	Class 9b – assembly buildings: night clubs, discotheques and the like	The development does not contain any class 9b night clubs, discotheques or the like and therefore this clause does not apply.	N/A
NSW E2D18	NSW Table E2.2b	Class 9b – assembly buildings: exhibition halls, museums and art galleries	The development does not contain any Class 9b exhibition hall, museum or art galleries and therefore this clause does not apply.	N/A
NSW E2D19	NSW Table E2.2b	Class 9b – assembly buildings: other	This clause does not apply to this development as it does not contain Class 9b uses other assembly buildings (not listed in NSW E2D16-E2D18)	N/A

Clause	[2019]	Description	Comments	Assessment
		assembly buildings (not listed in NSW E2D16-E2D18)		
NSW E2D20	Table E2.2b	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	Clause E2D20 has not been adopted for NSW	N/A
E2D21	E2.3	Provision 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.	To be assessed at CC stage
Part E3 – Lift installations				
E3D1	E3.0	DtS Provisions	Information only.	Noted
E3D2	E3.1	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. The lift manufacture is to ensure compliance with this clause is achieved as part of the CC stage. No lifts are installed or expected.	N/A
E3D3	E3.2	Stretcher facility in lifts	The building has an effective height of less than 12m and therefore this clause does not apply.	N/A
E3D4	E3.3	Warning against use of lifts in fire	The building does not have a lift and therefore this clause does not apply.	N/A
E3D5	E3.4	Emergency lifts	The building has an effective height of less than 25m and therefore this clause does not apply.	N/A
E3D6	E3.5	Landings	The building does not have a lift and therefore this clause does not apply.	N/A
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lifts and their limitations	If the lift(s) provided are use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts they have no limitations. Details are to be provided at CC Stage. No lifts are installed or expected.	N/A
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	In an accessible building, every passenger lift must have the following features in the lift to provide for accessibility to the requirements of this clause. No lifts are installed or expected.	N/A
E3D9	E3.7	Fire service controls	The building has an effective height of less than 12m and therefore this clause does not apply.	N/A
E3D10	E3.8	Residential care buildings	This clause does not apply to this development as it does not contain residential care as defined by the BCA.	N/A
E3D11	E3.9	Fire service recall control switch	The building has an effective height of less than 12m and therefore this clause does not apply	N/A
E3D12	E3.10	Lift car fire service drive control switch	The building has an effective height of less than 12m and therefore this clause does not apply.	N/A
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	The building is to be provided with emergency lighting in accordance with this Clause.	To be assessed at CC stage
E4D3	E4.3	Measurement of distance	Information only.	Noted
E4D4	E4.4	Design and operation of emergency lighting	Services designer to confirm the emergency lighting complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D5	E4.5	Exit signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
E4D6	E4.6	Direction signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D7	E4.7	Class 2 and 3 buildings and Class 4 parts: Exemptions	The development is unlikely to use this concession.	To be assessed at CC stage
E4D8	E4.8	Design and operation of exit signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D9	E4.9	Emergency warning and intercom systems	The building has an effective height of less than 25m, does not contain a Class 3 or 9 part subject this clause and these for is not required to have an EWIS.	N/A
Specification 17 – Fire sprinkler systems [2019: Spec E1.5]				
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.				
Specification 18 – Class 2 and 3 buildings not more than 25 m in effective height [2019: Spec E1.5a]				
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.				
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]				
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.				
Specification 21 – Smoke exhaust systems [2019: Spec E2.2b]				
This specification does not apply to the development as it is not required to have this system.				
Specification 22 – Smoke and heat vents [2019: Spec E2.2c]				
An assessment against this specification is not included in a DA stage report due to the level of documentation This specification does not apply to the development as it is not required to have this system.				
Specification 23 – Residential fire safety systems [2019: Spec E2.2d]				
This specification does not apply to the development as it is not required to have this system.				
Specification 24 – Lift installations [2019: Spec E3.1]				
This specification does not apply to the development as it is not required to have this system.				
Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]				
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 F – HEALTH AND AMENITY

Clause	[2019]	Description	Comments	Assessment
Part F1 – Surface water management, rising damp and external waterproofing				
An assessment against Part F1, which relates to stormwater drainage, and damp-proofing has not been undertaken and is to be confirmed by a suitably qualified consultant as part of the Construction Certificate Documentation.				
Part F2 – Wet areas and overflow protection				
F2D1	New	DtS Provisions	Information only.	Noted
F2D2	F1.7(a)(b)	Wet Area Construction	Wet areas to be waterproofed to comply with Specification 26 and AS 3740	CRA
F2D3	F1.7(c)-(e)	Rooms containing Urinals	The rooms containing urinals must be graded to a floor waste and waterproofing in accordance with this provision.	CRA
F2D4	F1.11	Floor Wastes	The floor graded to floor wastes must be between 1:80-1:50.	CRA
Part F3 – Roof and wall cladding				

Clause	[2019]	Description	Comments	Assessment
F3D1	New	DtS Provisions	Information only.	Noted
F3D2	F1.5	Roof Coverings	Metal roof sheeting must be to AS 1526.1	CRA
F3D3	F1.6	Sarking	Sarking must comply with AS 4200.1 & AS 4200.2	CRA
F3D4	F1.13	Glazed assemblies	Glazing within the external wall must comply with AS 2047 and this provision	CRA
F3D5	New	Wall Cladding	The external wall cladding must be: <ul style="list-style-type: none"> ▪ Masonry to AS 3700; or ▪ Autoclaved aerated concrete to AS 5146.3; or ▪ Metal wall cladding to AS 1562.1. <p>Where the cladding does not meet this provision, it must be assessed on a performance basis.</p>	To be assessed at CC stage
Part F4 – Sanitary and other facilities				
F4D1	F2.0	DtS Provisions	Information only.	Noted
F4D2	F2.1	Facilities in residential buildings	Facilities are shown to meet the requirements of this provision.	Complies
F4D3	F2.2	Calculation of number of occupants and facilities	Occupant numbers have been provided under part 2.4 of this report. An equal number of males and females has been assumed.	Noted
F4D4	F2.3	Facilities in Class 3 to 9 buildings	Please refer to annexure D for sanitary facility calculations.	Noted
F4D5	F2.4	Accessible sanitary facilities	Please refer to the separate Access Report for details.	Noted
F4D6	Table F2.4a	Accessible unisex sanitary compartments	Please refer to the separate Access Report for details.	Noted
F4D7	Table F2.4B	Accessible unisex showers	Please refer to the separate Access Report for details.	Noted
F4D8	F2.5	Construction of sanitary compartments	The sanitary compartments are capable of complying with this provision	FI
F4D9	F2.6	Interpretation: Urinals and washbasins	Information only.	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	The development does not contain any class 9a parts and therefore this clause does not apply.	N/A
F4D12	F2.9	Accessible adult change facilities	Please refer to the separate Access Report for details.	FI
Part F5 – Room heights				
F5D1	F3.0	DtS Provisions	Information only.	Noted
F5D2	F3.1	Height of rooms and other spaces	The development is capable of complying with this provision.	CRA
Part F6 – Light and ventilation				
F6D1	F4.0	DtS Provisions	Information only.	Noted
F6D2	F4.1	Provisions of natural light	Provision for natural light has been provided in accordance with this provision.	Noted
F6D3	F4.2	Methods and extent of natural light	Provision for natural light is to be provided in accordance with this provision. Calculations will be required for the CC but it is expected that skylights will be required for Room 3 and Room 5.	CRA
F6D4	F4.3	Natural light borrowed from adjoining room	Provision for natural light has been proposed for the managers bedroom in accordance with this provision. Calculations will be required for the CC.	CRA
F6D5	F4.4	Artificial lighting	Artificial lighting to be provided to AS 1680.1.	CRA

Clause	[2019]	Description	Comments	Assessment
			Compliance is to be confirmed by a suitably qualified electrical consultant.	
F6D6	F4.5	Ventilation of rooms	Natural or mechanical ventilation to be provided to all areas of the building. Rooms 3, 5, 7 and 8 will require supply air to be provided	FI
F6D7	F4.6	Natural ventilation	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this part.	CRA
F6D8	F4.7	Ventilation borrowed from adjoining room	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this part.	CRA
F6D9	F4.8	Restriction on location of sanitary compartments	Design shows compliance.	To be assessed at CC stage
F6D10	F4.9	Airlocks	Not used.	N/A
F6D11	F4.11	Carparks	The building does not contain and internal carpark so this clause does not apply.	N/A
F6D12	F4.12	Kitchen local exhaust ventilation	Where a commercial kitchen has a cooking apparatus that has a total maximum electrical power input exceeding 8kW or a total gas power input exceeding 29mJ/h. It is not expected that this will be altered as part of the works.	N/A
Part F7 – Sound transmission and insulation				
An assessment against Part F7 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.				
Note: This part relates to measures required to reduce noise transmission between adjoining parts of the building. This part applies to Class 2, 3 and 9c buildings only..				
Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]				
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.				
Specification 27 – Accessible adult change facilities [2019: Spec F2.9]				
The building is 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]				
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.				
Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]				
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 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 building does not contain a swimming pool and therefore this clause does not apply.	N/A
G1D3	G1.2	Refrigerated chambers, strong-rooms and vaults	Refrigerated chambers, strong-rooms and vaults that are of a sufficient size for a person to enter are to have facilities meeting the requirements of this Clause.	To be assessed at CC stage
G1D4	G1.3	Outdoor play spaces	The building 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	The building does not contain more than 3 storeys and therefore this clause does not apply.	N/A
Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues				

Clause	[2019]	Description	Comments	Assessment
The building does not contain any boilers or pressure vessels and therefore an assessment against this part has not been undertaken. Assessment of heating appliances, fireplaces, chimney or flues will be required at CC stage if these are to remain.				
G2D1	G2.0	DtS Provisions	Information only.	Noted
G2D2	G2.2	Installation of appliances	The installation of a stove, heater or similar appliance in a building must comply with: (a) Domestic solid-fuel burning appliances — installation: AS/NZS 2918. (b) For boilers and pressure vessels: Specification 30.	To be assessed at CC stage
G2D3	G2.3	Open fireplaces	Open fire places are to comply with this Clause.	To be assessed at CC stage
G2D4	G2.4	Incinerator rooms	Incinerator rooms are to comply with this Clause.	N/A
Part G3 – Atrium construction				
The building does 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 building is not within an alpine area and therefore an assessment against this part has not been undertaken.				
Part G5 – Construction in bushfire prone areas				
G5D1	G5.0	DtS Provisions	Information only.	Noted
G5D2	G5.1	Application of Part	This Part applies to any Class 2 or 3 building and any Class 10a building associated with a Class 2 or 3 building constructed in designated bushfire prone area.	To be assessed at CC stage
G5D3	NSW G5.2	Protection – residential buildings	In a designated bushfire prone area the following must comply with AS 3959: (a) A Class 2 or 3 building. (b) A Class 10a building or deck immediately adjacent or connected to a Class 2 or 3 building.	To be assessed at CC stage
G5D4	New	Protection – certain Class 9 buildings	In a designated bushfire prone area the following must comply with Specification 43: (a) A Class 9a health-care building. (b) A Class 9b— (i) early childhood centre; or (ii) primary or secondary school. (c) A Class 9c residential care building. (d) A Class 10a building or deck immediately adjacent or connected to a building of a type listed in (a) to (c).	N/A
Part G6 – Occupiable outdoor areas				
G6D1	G6.1	Application of Part	The building does not contain any occupiable outdoor areas as the decks are directly connected to open space and therefore this clause does not apply.	N/A
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.				
Specification 31 – Fire and smoke control systems in buildings containing atriums [2019: Spec G3.8]				
The building does 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 specification has not been undertaken and the remaining clauses have been removed from this report.				
Specification 43 – Bushfire protection for certain Class 9 buildings				
S43C1	New	Scope	Clause G5D4 does not apply as it is not a Class 9 building	N/Aed

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

An assessment against Section J has not been undertaken as part of this report.

Where applicable, a suitably qualified consultant is to be engaged to confirm compliance with this part. Credwell Energy is a specialised team and can offer this service.

If you require assistance, please contact Credwell Energy on 02 9281 8555 or info@credwell.com.au for further information.

Annexure A – Reviewed Documentation

This Report is based on a review of the documentation listed below.

Architectural Details prepared by Evan Lee Pty Ltd, project number N/A		
Drawing Number	Revision	Title
DA 1001	-	Cover + Artist Impressions
DA 1002	-	Site Plan as Proposed
DA 1003	D	Ground Floor Plan
DA 1004	-	Section 1.1
DA 1005	-	Details Sheet 1

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 change if Performance Solutions are proposed, or other options are taken during the Construction Certificate (CC) and/or construction stages.

	Fire Safety Measure	Standard of Performance
1.	Automatic fire detection and alarm systems*	BCA 2022 Part E2 Clause E2D8 and Specification 20 Clause S20C4 AS1670.1-2018 (amendment 1)
2.	Building occupant warning system*	BCA 2022 Part E2 and Specification 20*
3.	Emergency lighting*	BCA 2022 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018 (amendment 1)*
4.	Exit signs*	BCA 2022 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018 (amendment 1)*
5.	Fire dampers	BCA 2022 Clause C4D15 Manufacturer's Specification
6.	Fire hydrant systems***	BCA 2022 Clause E1D2 AS 2419.1-2021
7.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Clause C4D15 AS 1530.4-2014 Manufacturer's Specification
8.	Fire windows (option for providing protection of openings)**	BCA 2022 Clauses C4D3, C4D5 and Specification 12 Manufacturer's Specification
9.	Lightweight construction (fire rated)	BCA 2022 Clause C2D9 and Specification 6 Manufacturer's Specification
10.	Portable fire extinguishers	BCA 2022 Clause E1D14 AS 2444-2001
11.	Solid core doors with smoke seals (or another approved method of protection)	BCA 2022 Clause C4D12 and Credwell Report 240716-BCA DA Report-r2
12.	Wall-wetting sprinkler and drencher systems over permanently closed or self-closing glazed elements (option for providing protection of openings)**	BCA 2022 Clauses C4D3, C4D5, C4D12 and Credwell Report 240716-BCA DA Report-r2 AS 2118.1-2017*
13.	Evacuation management plan	AS 3745 - 2010
14.	Performance Solutions	TBA – Performance Solution to be carried out at the CC stage of the development

*Existing services installed to an earlier standard may be considered subject to a full compliance audit.

**These are options for protection of openings within 1.5 m of the northern boundary and bounding construction.

***These are not required to be listed if the street hydrant system is compliant.

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 3	Class 6
External Walls		
- Less than 1.5m from a FSF	90/90/90	90/90/90
- 1.5 - 3m from a FSF	-/-/-	60/60/60
- 3m or more from a FSF	-/-/-	-/-/-
External Columns (not incorporated into an external wall)		
- Less than 1.5m from a FSF	90/-/-	90/-/-
- 1.5 - 3m from a FSF	-/-/-	60/-/-
- 3m or more from a FSF	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	90/90/90
Internal Walls - Fire resisting stair shafts –	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	-/-/-

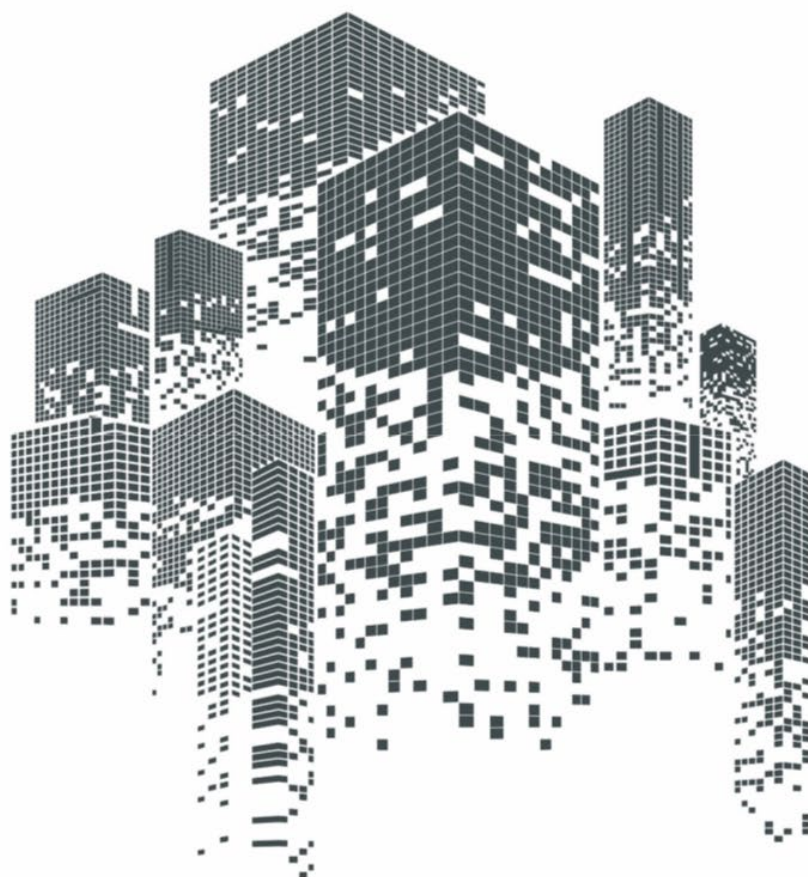
Annexure D – Sanitary Facility Calculations

Required Number of Sanitary Facilities					
Use		Occupant no.	Pan	Basin	Urinal
Class 3	Male	-	-	-	-
	Female	-	-	-	-
	Accessible*	12	12	12	-

*For 10 residents only one facility shared facility is required if private facilities are not provided.

Provided Number of Sanitary Facilities						
Use		Occupant no.	Pan	Basin	Shower	Comments
Class 3*	Male		5	5	5	<i>Complies</i>
	Female		5	5	5	<i>Complies</i>
	Accessible		2	2	2	<i>Complies</i>

*Private facilities are to be provided with one shower, pan and basin per room



Project	Commercial Hotel Site, 29 Park Street Millthorpe
Report	Access Assessment Report
Reference	240716C-Access Report-r4
Date	24/10/2025
Client	Kunghurloo Pty Ltd
Phone	0427 020 557
Email	Amanda.watts@mail.com


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Ref: 240716C-Access Report-r4

Commercial Hotel Site, 29 Park Street Millthorpe

Document Control

Reference/Revision	Date	Description	Access Assessment Report
240716C-Access Report-r1 Draft DA report issued for review	18/09/2024	Prepared by	Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048
240716C-Access Report-r2 Final DA report issued	28/11/2024	Prepared by	Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048
240716C-Access Report-r3 Staged DA report issued	7/10/2025	Prepared by	Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048
240716C-Access Report-r4 Staged DA report issued	24/10/2025	Prepared by	 Robert Briant Associate - Learning & Development 2025.10.24 10:01:59+11'00' Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048

1 Introduction

1.1 Objectives

The purpose of this report is to provide an assessment against:

1. all relevant clauses of the National Construction Code 2022, Amendment 2 Volume 1 (the "NCC") relating to the provision of access for people with a disability;
2. Objective 4Q-1 of the Apartment Design Guidelines (ADG); and
3. associated Standards called up by the NCC including AS 1428.1-2021, AS 1428.4.1-2009 and AS 2890.6-2009,

addressing all relevant Deemed-to-Satisfy clauses therein to identify where the subject building achieves compliance and non-compliance, as well as provide appropriate Performance Solutions where available, which are required to be prepared under separate cover.

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;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services;
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
4. Sections B, C, E (except Clauses E3D6, E3D7 and E3D8), F (except clause F4D5, F4D6, F4D7, F4D12), G, H, I and J, and Parts D1, D2 and D3 of the BCA; and
5. The capacity or design of any electrical, fire, hydraulic or mechanical services.

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. Any Development Consent conditions;
4. The Liquor Licencing Act 2007;
5. The Work Health and Safety Act 2011;
6. The Swimming Pools Act 1992; and
7. 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.
8. 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 Proposed Development

For the purposes of this assessment, the building has been described as detailed in the following Sections of this Report.

2.1 Building location

The building, the subject of this report, is located at the Commercial Hotel Site, 29 Park Street Millthorpe. It is on the western side of the street on the corner of Victoria Street and has a verandah over the footpath.



Figure 1| Satellite Image of the existing site | Source: six maps

2.2 Proposal

The proposed development consists of an upgrade of the existing hotel accommodation to result in 12 rooms including the manager's room all with their own bathrooms / ensuites and including adding a new single storey building to the north western corner of the site. It is proposed to stage the works with the alterations in the existing building to occur in Stage 1 (8 rooms) and the addition to be Stage 2 (4 rooms).



Figure 2 | Floor plan of the proposed Development |Source: Evan Lee Pty Ltd

2.3 Building description

For the purposes of the BCA, the building is described as follows:

Building Classification	Class 3 & 6	Levels Contained	One (1)
Rise in Storeys	One (1)	Effective Building Height (m)	0.0m (RL N/A – RL N/A)
Type of Construction	Type C	Climate Zone	7 Blayney local government area
Largest Fire Compartment	Approx. 527 m ²	United Building	N/A

2.4 Areas Required to be Accessible

The below table describes the access requirements of the various areas of the building as specified by the BCA. Buildings and parts of the development are to be accessible as required below unless exempt under D4D5.

Classification	Use	Location	Access Requirement
Class 3	Residential	North and eastern side	<p>a) Common areas</p> <p>(i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>A. to the entrance doorway of each sole-occupancy unit; and</p> <p>B. to and within rooms or spaces for use in common by the residents.</p> <p>(iv) The requirements of (iii) only apply where the space referred to in (A) or (B) is located on the levels served by the lift or ramp.</p> <p>b) To and within sole-occupancy units — in accordance with Table D4D2b.</p>
Class 6	Vacant pub	South and western side	To and within all areas normally used by the occupants.

Table D4D2b Requirements for access for people with a disability – sole-occupancy units in a Class 3 or 9c building:

Total number of sole-occupancy units	Number required to be accessible
1 to 10	1
11 to 40	2
41 to 60	3
61 to 80	4
81 to 100	5
101 to 200	5 <i>sole-occupancy units</i> plus 1 additional <i>sole-occupancy unit</i> for each additional 25 units or part thereof in excess of 100.
201 to 500	9 <i>sole-occupancy units</i> plus 1 additional <i>sole-occupancy unit</i> for each additional 30 units or part thereof in excess of 200.
More than 500	19 <i>sole-occupancy units</i> plus 1 additional <i>sole-occupancy unit</i> for each additional 50 units or part thereof in excess of 500.

Table Notes

1. In a Class 3 building, not more than 2 required accessible sole-occupancy units may be located adjacent to each other.
2. In a Class 3 or 9c building where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.

Note: D4D5Exemptions

The following areas are not required to be accessible:

- a) An area where access would be inappropriate because of the particular purpose for which the area is used.
- b) An area that would pose a health or safety risk for people with a disability.
- c) Any path of travel providing access only to an area exempted by (a) or (b).

For the purpose of this report, no areas have been assumed as exempt under this clause.

2.5 Lift travel distance

The building is single storey and no lift is proposed. If there is one provided it will be less than 1.0 m travel.

3 Relevant Legislation

3.1 Disability Discrimination Act

The Disability Discrimination Act 1992 (Cth) (the “DDA”) is Commonwealth legislation (applies nationally). Amongst other things, it provides an avenue for an affected party to make a complaint of discrimination. Compliance with the NCC does not restrict a complaint of discrimination relating to the provision of access to and within a building from being made under the DDA. However, provided the building complies with the NCC and the Disability (Access to Premises – Building) Standards 2010, such a complaint cannot be successful.

3.2 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 results 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 NCC). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the NCC applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development incorporates construction of a new building and 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 NCC 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 NCC should also be taken as confirmation of compliance with the Premises Standards.

3.3 Apartment Design Guide (ADG) Assessment

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (“SEPP 65”) is New South Wales legislation applicable to the erection, substantial redevelopment, or conversion of buildings that result in the creation of residential flat buildings (cl4(1)(a), SEPP 65).

Application of SEPP 65 is limited to residential flat buildings having –

at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking) (cl4(1)(b), SEPP 65) that contain “at least 4 or more dwellings” (cl4(1)(c), SEPP 65).

The proposed development is not a residential flat building, and therefore State Environmental Planning Policy No 65 does not apply and therefore the requirements of Apartment Design Guide (ADG) when assessing development applications. Generally, the ADG refers to matters outside the scope of an access assessment, however, Objective 4Q-1 (the “Objective”)

3.4 Blayney Shire Council Development Control Plan 2018 and AS 2499-1995

The application of the requirements of AS 4299-1995 is not specified by the Development Control Plan relating to the proposed development. Part C does deal with other residential developments.

As the building is not a residential flat building and AS 2499-1995 does not apply this is not required to be addressed.

Clause D4.5 of the Blayney Shire Council Development Control Plan 2018 does deal with Pedestrian Access and Mobility as follows:

1) Standards: New buildings, substantial alterations and additions, parking and access must comply with the Disability (Access to Premises – Building) Standards 2010 (as amended and replaced) under the Disability Discrimination Act 1992 and the National Construction Code and Australian Standards.

2) Separation: Pedestrian and vehicle access to sites must be separated and clearly marked.

3) Access ramps: Access ramps must be integrated into building design and located outside the road reserve/public footpath (unless otherwise agreed with Council).

4 Summary of Assessment

The documentation referenced in Annexure A of this Report has been assessed against the documents referenced in Section 1.2 of this Report. This assessment has identified the following areas where compliance requires further consideration.

4.1 Possible Performance Solutions

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

Where a Performance Solution is proposed, the solution is to be prepared by a suitably qualified person in consultation with all stakeholders.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	None proposed at this time	-	-

4.2 Design amendments required

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.	Secondary access should be considered from Park Street (this will be subject to discussions with Council as it will involve changes on the public footway which contradicts their policy).	D4D3(2)

4.3 Further information required

The below information is required to enable a full assessment against the BCA. This information must be provided and reviewed by Credwell prior to the issuance of the Final BCA Report for the purposes of the Construction Certificate application.

ARCHITECTURAL PLANS AND DETAILS			
No.	Item	Document Type	Provided?
1.	Confirmation of the right to access via Lot 91 DP 1228751 (37 Victoria Street)	Land Title / DP	No
2.	Access is required to the principal pedestrian entrance. This involves access ramps in the western yard to achieve appropriate grades. This appears readily achievable but is subject to levels / survey.	D4D2(5)(a)(i) & D4D3(2)	No

5 Statement of Compliance

This office has completed a detailed access review of the subject proposed development, as indicated on the drawings referenced in Annexure A of this Report, against the relevant requirements of the documents referenced in Section 1.1 of this Report. The details of this review are specified in the Assessment Tables provided in the discussion of the proposed development against the relevant document. Subject to this review, this office advises that the design of the proposed development complies, or is capable of complying, with the relevant requirements of the BCA. It should also be noted that the staging of the development will not affect compliance.

6 Building Code of Australia 2022 Assessment

The following assessment table outlines a clause by clause review of the subject proposed development against the relevant Deemed-To-Satisfy (DTS) provisions of the BCA that relate to access for people with a disability. All DTS clauses of the BCA that relate to access for people with a disability applicable to the proposed development are referenced and discussed in the table below. Where a clause is not relevant to the proposed development it is not discussed.

The following abbreviations have been used in the table below:

- PS** **Performance Solution**
The design does not comply with the clause; however, a Performance Solution is proposed to justify the design in its current format.

- CRA** **Compliance Readily Achievable**
It is considered that whilst there is insufficient information currently provided to determine strict compliance with the relevant DTS clause, the proposed design can comply in its current format.

- Complies** The proposed design complies with the relevant DTS clause

- DNC** **Does Not Comply**
The proposed design does not comply with the relevant DTS clause and requires amendment.

- FI** **Further Information**
Further information is required to determine whether the proposed design satisfies the requirements of the relevant DTS clause.

- N/A** **Not Applicable**
The relevant DTS clause is considered not applicable to the subject proposed development but requires further explanation to confirm reason(s).

- Noted** The relevant DTS clause specifies information only, no assessment is required.

For the purposes of the BCA, the building is described as follows:

National Construction Code Assessment Table

Clause	[2019]	Description	Comments	Assessment
Part D4 – Access for people with a disability				
D4D1	D3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D4D2	D3.1	General building access requirements	<p>Access is required to be provided to each Class located within the building in accordance with the following:</p> <p><u>Class 3</u></p> <p>(a) Common areas:</p> <p>(i) From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units, and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>(ii) To and within not less than one (1) of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool (discussed later), common laundry, games room, individual shop, eating area, or the like.</p> <p>(iii) Where a ramp complying with AS 1428.1-2021 or a passenger lift is installed -</p> <p>(a) to the entrance doorway of each sole-occupancy unit; and</p> <p>(b) to and within rooms or spaces for use in common by the residents,</p> <p>The requirements of (iii) only apply where the space referred to in (A) and (B) located on the levels served by the lift or ramp.</p> <p>(b) To and within sole-occupancy units — in accordance with Table D4D2b</p> <p>For 12 sole-occupancy units Table D4D2b requires two to be accessible.</p> <p>The current design of the building does not provide access in accordance with these requirements as there is a 1540 x 2070 mm turning space is required at the northern end of the main corridor. It is noted this is only 40 mm out. and a 1200 mm landing is required at the top of the landing outside Room 1.</p> <p><u>Class 6</u></p> <p>To and within all areas normally used by the occupants. The current design of the building does not provide access in accordance with these requirements.</p>	DNC / FI
D4D3	D3.2	Access to buildings	<p>An accessway must be provided to a building required to be accessible -</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from another accessible building connected by a pedestrian link; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p> <p>Confirmation is required that the current design of the building does provide access from the street in accordance with these requirements.</p>	DNC / FI
D4D4	D3.3	Parts of buildings to be accessible	Parts of the building must comply with the relevant requirements of this clause including the following:	FI

Clause	[2019]	Description	Comments	Assessment
			<ul style="list-style-type: none"> Ramps and stairways must comply with Clause 7 and 8 of AS 1428.1 – 2021; Passing and turning spaces must be provided 	
D4D5	D3.4	Exemptions	There are no areas considered exempt under this clause.	Noted
D4D6	D3.5	Accessible carparking	No car parking is available onsite.	N/A
D4D7	D3.6	Signage	Braille and tactile signage must be provided in accordance with this clause and Specification 15. Where illuminate exit signage is provided to an exit door, a braille and tactile sign complying with this clause must be provided stating “Exit” and “Level XX” (XX being the relevant floor level number, descriptor, or a combination of both.	CRA
D4D8	D3.7	Hearing augmentation	No inbuilt amplification system other than the emergency warning is proposed	N/A
D4D9	D3.8	Tactile indicators	Tactile Ground Surface Indicators (TGSIs) must be provided to warn people that they are approaching a stairway, ramp and/or overhead obstruction in accordance with the requirements of this clause and AS 1428.4.1-2021.	CRA
D4D10	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	The development does not incorporate a Class 9b part therefore this clause does not apply.	N/A
D4D11	D3.10	Swimming pools	The development does not incorporate a swimming pool therefore this clause does not apply.	N/A
D4D12	D3.11	Ramps	On an accessway, a series of connected ramps must not have a combined vertical rise of 3.6 m or more. Also, a landing for a step ramp may not overlap a landing for another step ramp or ramp.	Complies
D4D13	D3.12	Glazing on an accessway	On an accessway, 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 AS1428.1-2021.	CRA
Specification 15 – Braille and Tactile Signs				
S15C1	Spec D3.6:1	Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by clause D3.6.	Noted
S15C2	Spec D3.6:2	Location of braille and tactile signs	Braille and tactile signage must be located in accordance with this clause.	CRA
S15C3	Spec D3.6:3	Braille and tactile sign specification	Braille and tactile signage must have characters in accordance with this clause.	CRA
S15C4	Spec D3.6:4	Luminance contrast	The luminance contrast of the signage must comply with this clause.	CRA
S15C5	Spec D3.6:5	Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	CRA
S15C6	Spec D3.6:6	Braille	The braille characters must comply with this clause.	CRA
Specification 16 – Accessible Water Entry/Exit for Swimming Pools				
S16C1	Spec D3.10:1	Scope	This Specification sets out the requirements for types of accessible water entry/exit for swimming pools.	N/Ad
SECTION E – SERVICES AND EQUIPMENT				
Part E3 – Lift Installations				
E3D1	E3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
E3D6	E3.5	Landings	Access and egress to and from lift well landings must comply with Parts D2, D3 and D4.	CRA
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lift types and their limitations	If any lift is required (due to insufficient space for a ramp) it will be less than 1 m travel so any type of lift may be used. Unlikely to be used as ramp access is provided onsite.	CRA

Clause	[2019]	Description	Comments	Assessment
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	The lift must be provided with features in accordance with this Clause and with AS1735.12-1999.	Noted
SECTION F – HEALTH AND AMENITY				
Part F4 – Sanitary and Other Facilities				
F4D1	F2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F4D5	F2.4	Accessible sanitary facilities	An accessible sanitary compartment and shower capable of complying with AS 1428.1-2021 must be provided as required under F4D6 and F4D7.	Noted
F4D6	Table F2.4a	Accessible unisex sanitary compartments	The minimum number of accessible unisex showers for each class of building is as follows i. in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and ii. at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.	CRA
F4D7	Table F2.4b	Accessible unisex showers	The minimum number of accessible unisex showers for each class of building is as follows i. in every <u>accessible sole-occupancy unit</u> provided with showers within the <u>accessible sole-occupancy unit</u> , not less than 1; and ii. 1 for every 10 showers or part thereof provided in common areas.	CRA
F4D12	F2.9	Accessible adult change facilities	The development does not contain any large Class 6 or 9b parts and therefore this clause does not apply.	N/A
Specification 27 – Accessible adult change facilities				
S27C1	Spec F2.9:1	Scope	This Specification contains the requirements for accessible adult change facilities.	N/A

Annexure A - Reviewed Documentation

This Report is based on a review of the documentation listed below.

Architectural Details prepared by Evan Lee Pty Ltd, project number N/A		
Drawing Number	Revision	Title
DA 1001	-	Cover + Artist Impressions
DA 1002	-	Site Plan as Proposed
DA 1003	D	Ground Floor Plan
DA 1004	-	Section 1.1
DA 1005	-	Details Sheet 1

Annexure B- Specification

The following matters are to be addressed by design certification or a specification issued by the architect or relevant design consultant at the Construction Certificate (CC) stage of the development.

General

1. The subject proposed development will be accessible in accordance with clause D4D2 (including Table D4D2a and D4D2b as applicable), D4D3, and D4D4 of BCA 2022 Amendment 2, and AS 1428.1-2021. Specifically, continuous accessible paths of travel, door widths, circulation spaces at doorways, and floor coverings.
2. The unobstructed height of the continuous accessible paths of travel will be no less than 2,000mm generally, and 1,980mm at doorways.
3. Floor and ground floor surfaces on accessible paths and circulation spaces, including the external accessible areas, will comply with Section 4 of AS 1428.1-2021.
4. Carpets will have pile heights or thicknesses of not more than 11mm, and the carpet backing thickness will not exceed 4mm.
5. Doorways in accessible areas will have a clear opening of not less than 850mm and where a double door is provided the active leaf will provide a clear opening of not less than 850mm in accordance with Section 10 of AS1428.1-2021.
6. Braille and tactile signage will comply with clause D4D7 of BCA 2022 Amendment 2 and Section 5 of AS1428.1-2021. This includes identification of each sanitary facility, all accessible entrances (where there are entrances that are not accessible), and each door required by clause E4D5 of BCA 2022 Amendment 2 to be provided with an exit sign.
7. Tactile ground surface indicators will be installed in accordance with clause D4D9 of BCA 2022 Amendment 2 at the following locations:
 - a. to the top and bottom of stairways (other than fire-isolated stairways);
 - b. to warn of any overhead obstruction less than 2m above the finished floor level (in the absence of a suitable barrier); and
 - c. to an accessway meeting a vehicular way adjacent to a pedestrian entrance, excluding a pedestrian entrance serving an area referred to in D3D5, if there is no kerb or kerb ramp at that point.Tactile ground surface indicators will comply with Sections 1 and 2 of AS/NZS 1428.4.1-2009.
8. Ramps associated with an accessway will not have a combined vertical rise of more than 3.6m. Also, a landing for a step ramp will not overlap a landing for another step ramp or a ramp in accordance with clause D3D12 BCA 2022 Amendment 2.
9. Walkways will comply with Section 7 of AS 1428.1-2021.
10. The floor or ground surfaces abutting the sides of the walkways will be firm and level, of a different material to that of the walkway, at the same level, and will follow the grade of the walkway and extend horizontally for a minimum of 600mm. Alternatively, the walkway will be provided with a kerb or kerb rail in accordance with clause 7.2 of AS 1428.1-2021.
11. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with clause 3.6 of AS 1428.1-2021. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing

panel. The lower edge of the contrasting line is to be located between 900mm and 1,000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side. The opacity of the line shall be tested at places immediately behind and touching the glass. The line shall be considered opaque if there is no image of the object visible.

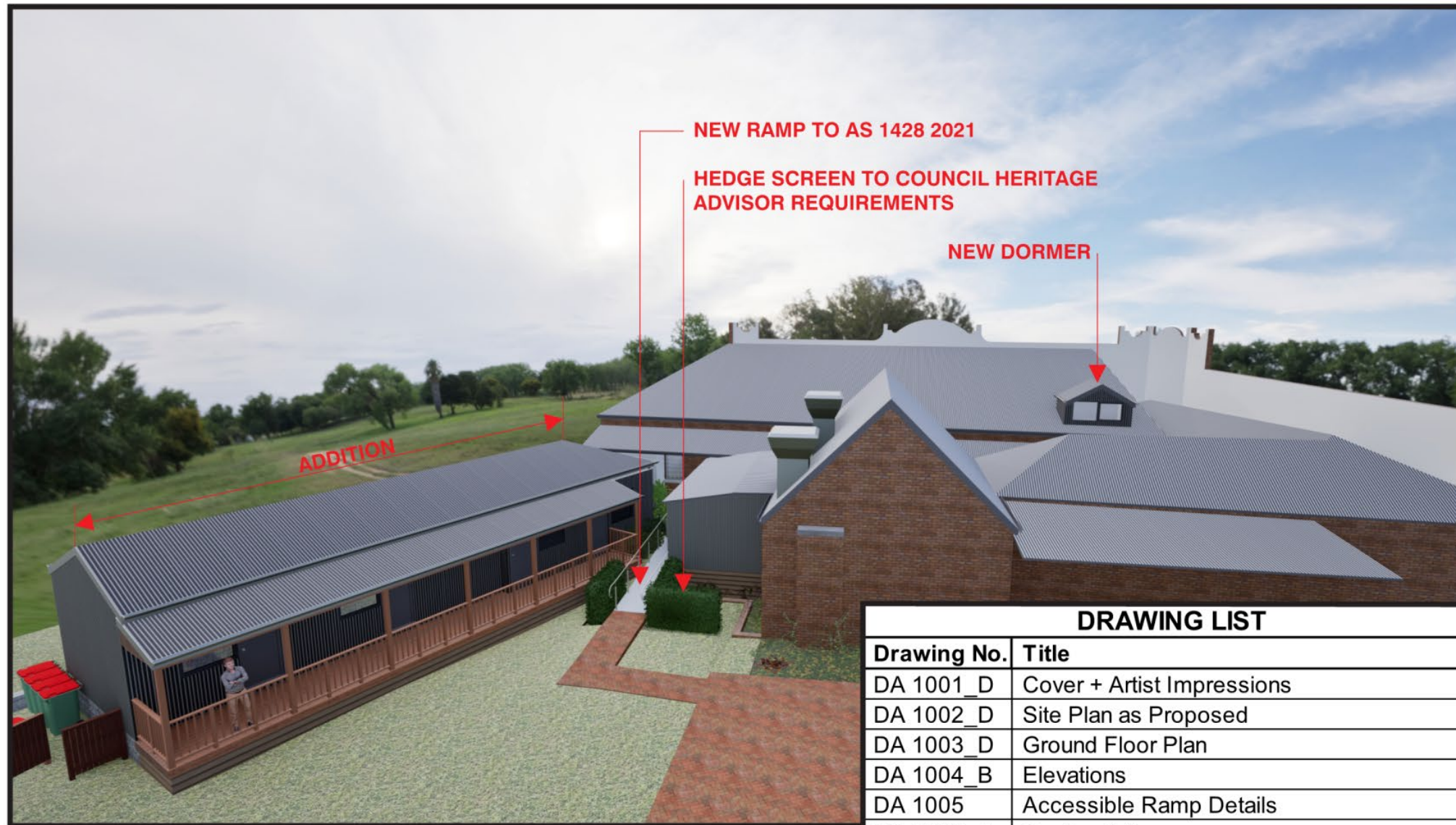
12. The luminance contrast at doorways will comply with clause 13.1 of AS 1428.1-2021. The doorways will have a luminance contrast of 30% between:
 - a. door leaf and door jamb/architrave; or
 - b. door leaf and adjacent wall; or
 - c. door jamb/architrave and adjacent wall.
13. Door controls will be in accordance with clause 10.4 of AS 1428.1-2021.
14. Stairways (except fire-isolated stairways) shall comply with Section 8 of AS 1428.1-2021.
15. Handrails will comply with Section 9 of AS 1428.1-2021.
16. Accessible sanitary facilities will be provided in accordance with clause F4D5, F4D6, and F4D7 of BCA 2022 Amendment 2, and AS 1428.1-2021
17. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance with Section 12 of AS 1428.1-2021.
18. Grabrails will comply with Section 14 of AS 1428.1-2021.
19. Switches and power points will comply with Section 11 of AS 1428.1-2021.
20. All switches on an accessible path of travel and to an accessible sanitary facility, other than general purpose outlets, will be located not less than 900mm nor more than 1,100mm above the finished floor level, and no less than 500mm from an internal corner in accordance with clause 11.1 of AS 1428.1-2021.
21. Within accessible areas of the building, particularly the accessible sanitary facilities, rocker action and toggle switches will be provided in accessible areas. These fittings will have minimum dimensions of 30mm x 30mm. Push-pad switches will have a minimum dimension of 25mm in diameter. These fittings will be located no less than 600mm nor more than 1,100mm from the finished floor level in accordance with clause 11.2 of AS 1428.1-2021.



VIEW 1



VIEW 1



VIEW 3

DRAWING LIST	
Drawing No.	Title
DA 1001_D	Cover + Artist Impressions
DA 1002_D	Site Plan as Proposed
DA 1003_D	Ground Floor Plan
DA 1004_B	Elevations
DA 1005	Accessible Ramp Details
DA 1006_A	Section 1.1
DA 1007_A	Accessible Bathroom Details & Door Details

**E V A N
LEE**
Pty Ltd

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Evan M Lee
(B. Arch. Hons. 1st Class)
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Tel: 02 6367 3188
Mob: 0418 408 438
Email:
evanlee.lee@gmail.com

AMENDMENTS

No.	Description	Date
D	PLANNING MODIFIED FOR STAGED CONSTRUCTION & TO REFLECT COUNCIL'S ADDITIONAL INFORMATION REQUEST OF 14/8/25, AND TO REFLECT ACCESS CONSULTANTS' AND NEW AS 1428 2021 REQUIREMENTS.	22/10/25

CONSULTING ENGINEERS

CALARE CIVIL

Calare Civil Pty Ltd
A.B.N. 41 050 057 933
170 Rankin Street
Bathurst NSW 2795
Tel: (02) 6332 3343
Fax: (02) 6331 8210

CREDWELL

BUILDING AND ACCESS CONSULTANTS
Level 6
131 York Street
SYDNEY, NSW, 2000.
Ph: 02 9281 8555

Client:
Warren Watts
KUNGHURLOO
29 Park Street
MILLTHORPE, 2798.
Email: kinghurloo@gmail.com

Project
**PROPOSED
AMENITIES BLOCK**
29 Park Street
MILLTHORPE, NSW, 2798.

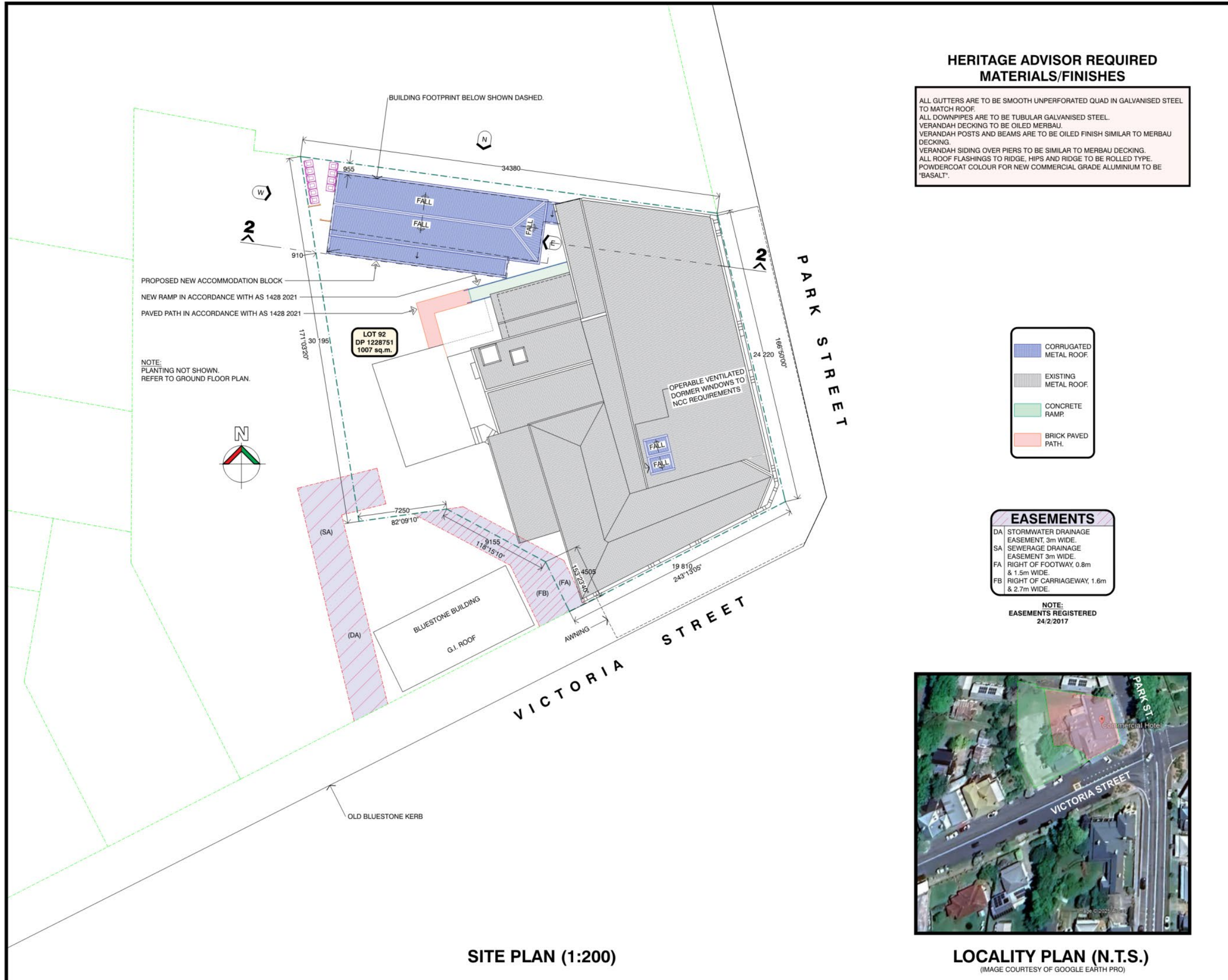
Title
**COVER+ ARTIST
IMPRESSIONS**

Date: 24 September 2025

Drawing No.:
DA 1001_D

NOT TO SCALE
(A2 Sheet Size)

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Original Survey:
Timothy Collins
27 April 2016
Ref: 32455

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Email: kinghurloo@gmail.com

Project
PROPOSED AMENITIES BLOCK
29 Park Street
MILLTHORPE, NSW, 2798.

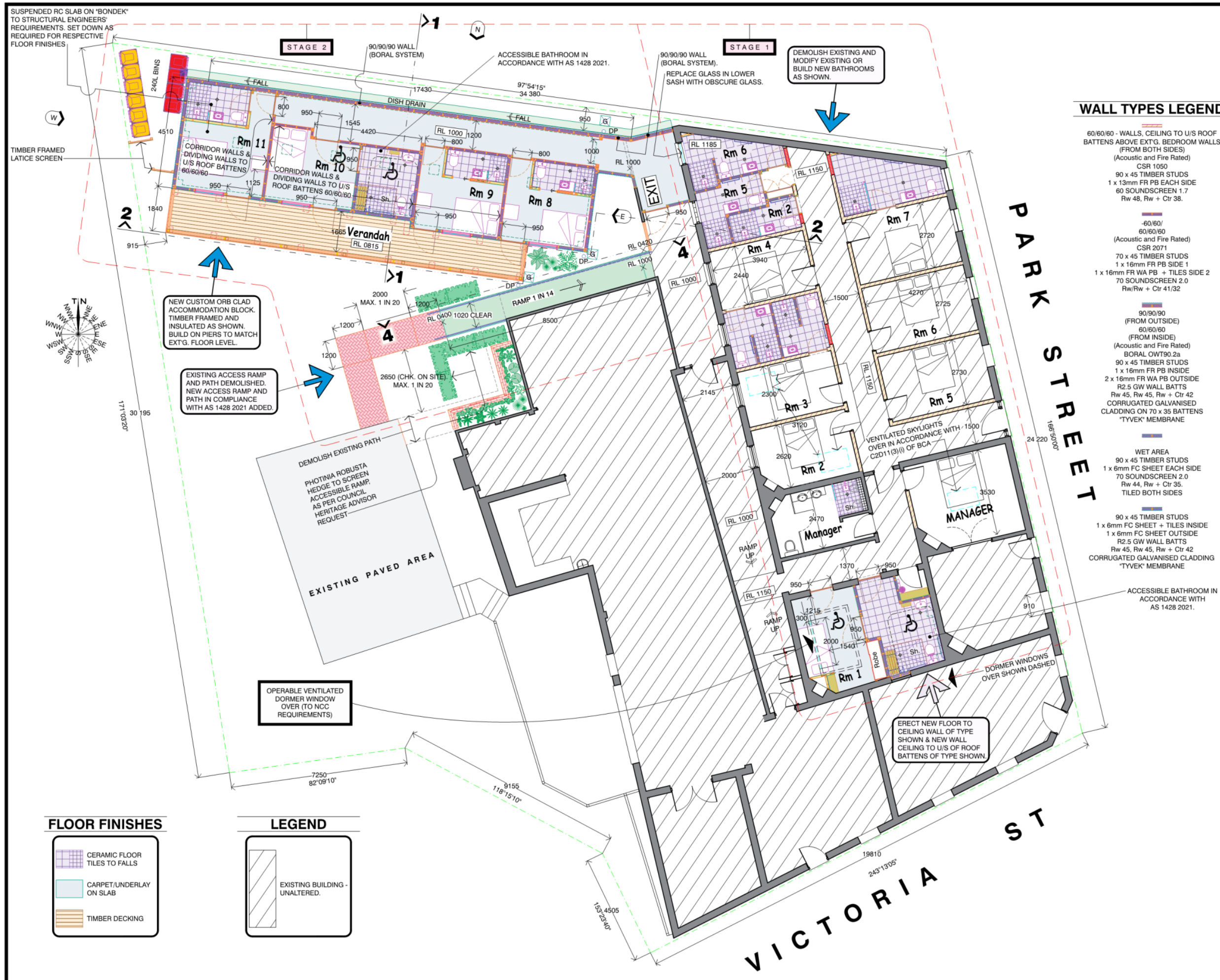
Title
SITE PLAN AS PROPOSED
Date: 24 September 2025

Drawing No.:
DA 1002_D

Scale: 1/200 (A2 Sheet Size)

0 2 5 10m

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WALL TYPES LEGEND

- 60/60/60 - WALLS, CEILING TO U/S ROOF BATTENS ABOVE EXT'G. BEDROOM WALLS (FROM BOTH SIDES) (Acoustic and Fire Rated)
 - CSR 1050
 - 90 x 45 TIMBER STUDS
 - 1 x 13mm FR PB EACH SIDE
 - 60 SOUNDSCREEN 1.7
 - Rw 48, Rw + Ctr 38.
- 60/60/60 (Acoustic and Fire Rated)
 - CSR 2071
 - 70 x 45 TIMBER STUDS
 - 1 x 16mm FR PB SIDE 1
 - 1 x 16mm FR WA PB + TILES SIDE 2
 - 70 SOUNDSCREEN 2.0
 - Rw/Rw + Ctr 41/32
- 90/90/90 (FROM OUTSIDE)
 - 60/60/60 (FROM INSIDE) (Acoustic and Fire Rated)
 - BORAL OWT90.2a
 - 90 x 45 TIMBER STUDS
 - 1 x 16mm FR PB INSIDE
 - 2 x 16mm FR WA PB OUTSIDE
 - R2.5 GW WALL BATTS
 - Rw 45, Rw 45, Rw + Ctr 42
 - CORRUGATED GALVANISED CLADDING ON 70 x 35 BATTENS
 - 'TYVEK' MEMBRANE
- WET AREA
 - 90 x 45 TIMBER STUDS
 - 1 x 6mm FC SHEET + TILES INSIDE
 - 1 x 6mm FC SHEET OUTSIDE
 - R2.5 GW WALL BATTS
 - Rw 45, Rw 45, Rw + Ctr 42
 - CORRUGATED GALVANISED CLADDING
 - 'TYVEK' MEMBRANE
- 90 x 45 TIMBER STUDS
 - 1 x 6mm FC SHEET + TILES INSIDE
 - 1 x 6mm FC SHEET OUTSIDE
 - R2.5 GW WALL BATTS
 - Rw 45, Rw 45, Rw + Ctr 42
 - CORRUGATED GALVANISED CLADDING
 - 'TYVEK' MEMBRANE

FLOOR FINISHES

- CERAMIC FLOOR TILES TO FALLS
- CARPET/UNDERLAY ON SLAB
- TIMBER DECKING

LEGEND

- EXISTING BUILDING - UNALTERED.

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Email: kinghurloo@gmail.com

Project
PROPOSED AMENITIES BLOCK
29 Park Street
MILLTHORPE, NSW, 2798.

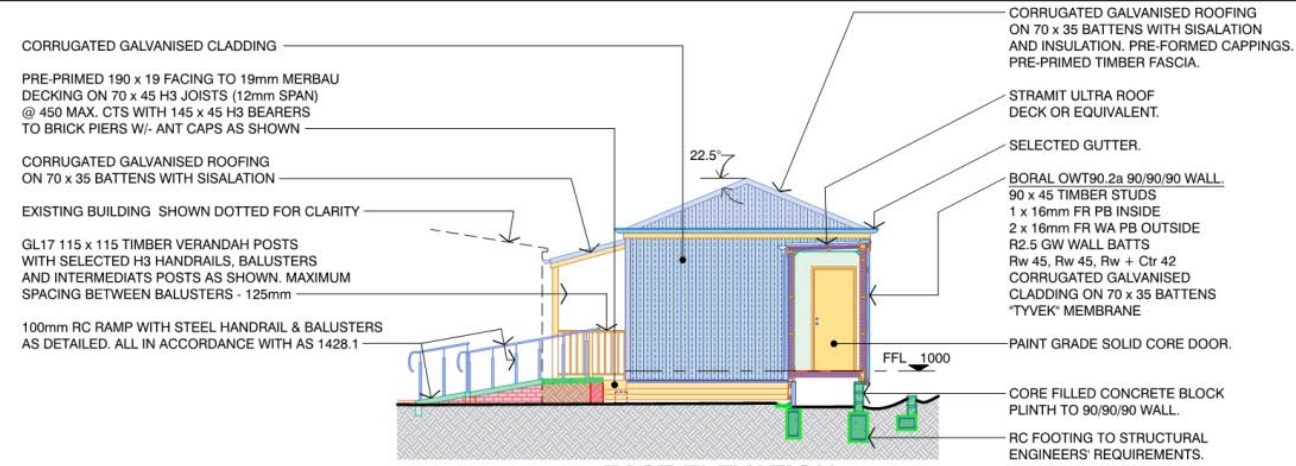
Title
GROUND FLOOR PLAN
Date: 24 September 2025

Drawing No.:
DA 1003_D

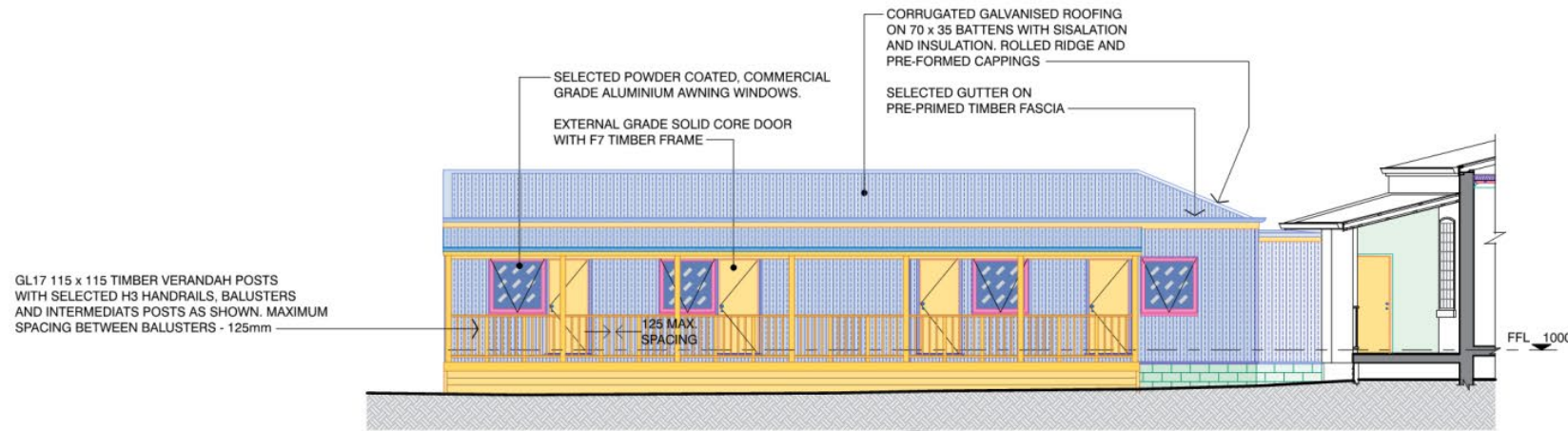
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0 1 2.5 5m

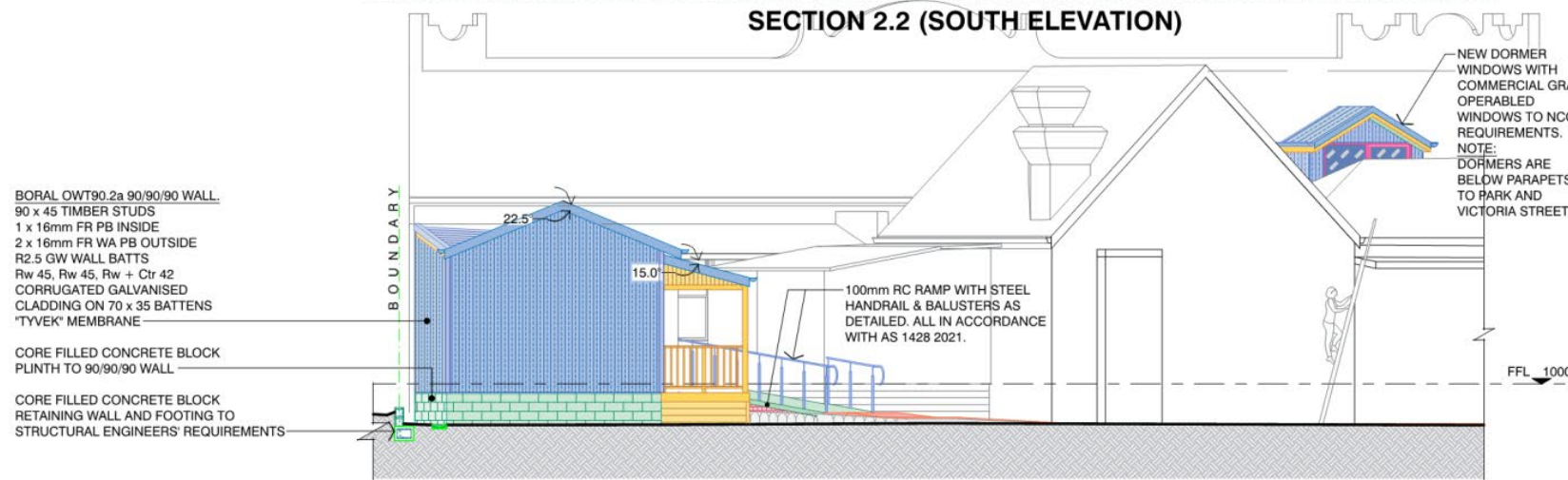
© EVAN LEE PTY LTD 2025



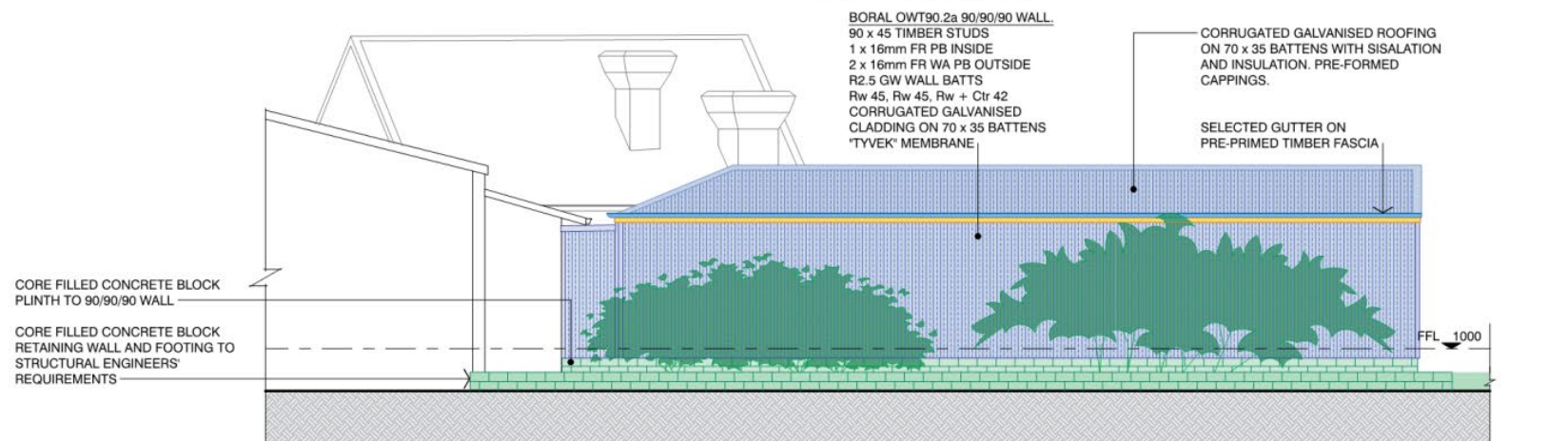
EAST ELEVATION



SECTION 2.2 (SOUTH ELEVATION)



WEST ELEVATION



NORTH ELEVATION



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AMENDMENTS

No.	Description	Date
B	ENSUITES RECONFIGURED. ADDITION AMENDED TO INCLUDE BEDROOMS. EXISTING ACCESS RAMP REPLACED WITH NEW COMPLYING RAMP.	5/5/25

CONSULTING ENGINEERS

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 Fax: (02) 6331 8210

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 Ph: 02 9281 8555

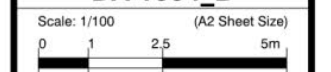
Client:
 Warren Watts
KUNGHURLOO
 29 Park Street
 MILLTHORPE, 2798.
 Email: kinghurloo@gmail.com

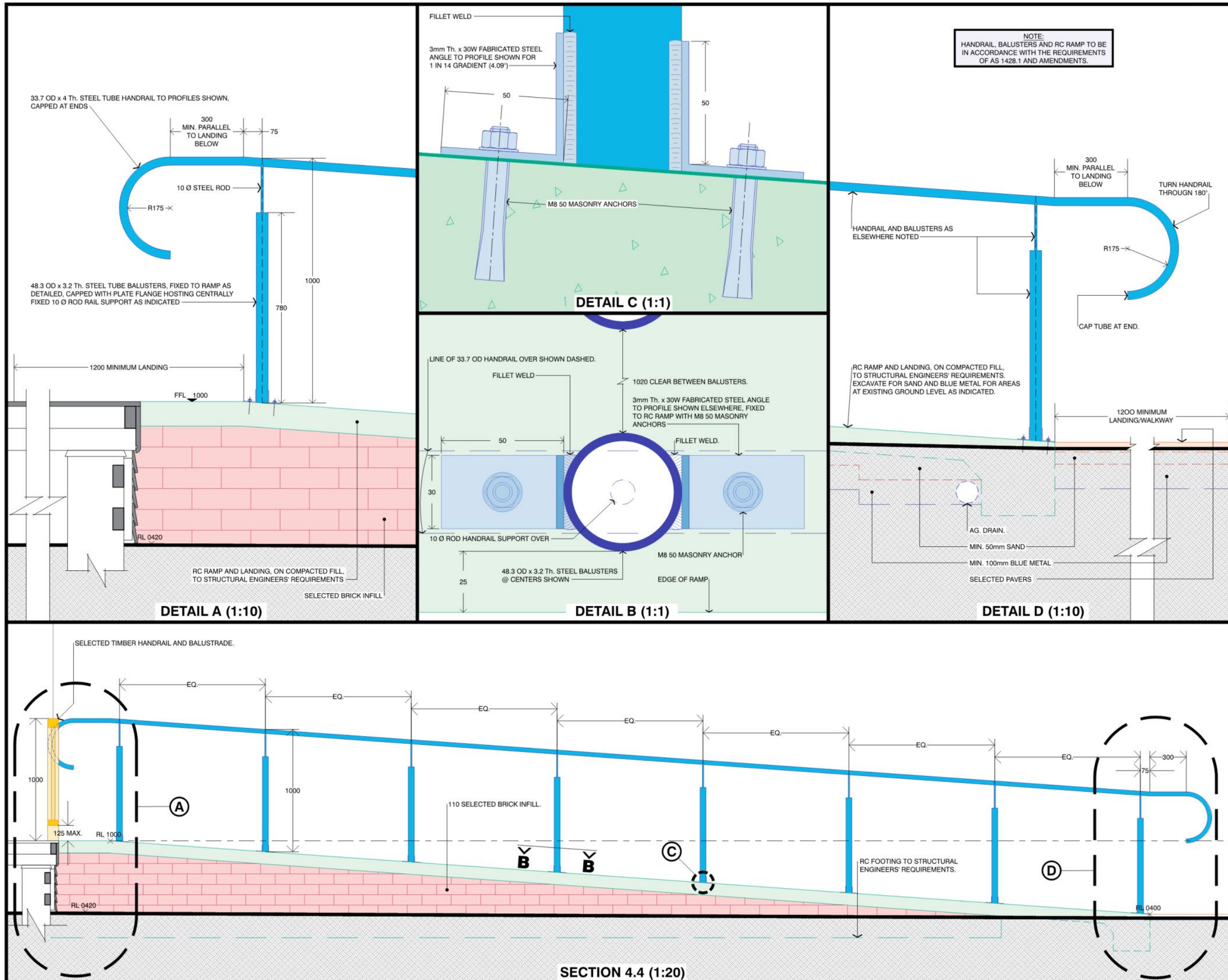
Project
PROPOSED AMENITIES BLOCK
 29 Park Street
 MILLTHORPE, NSW, 2798.

Title
ELEVATIONS

Date: 5 May 2025

Drawing No.:
DA 1004 B





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AMENDMENTS		
No.	Description	Date

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Client:
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29 Park Street
MILLTHORPE, 2798.
Email: kinghurloo@gmail.com

Title
PROPOSED AMENITIES BLOCK
29 Park Street
MILLTHORPE, NSW, 2798.

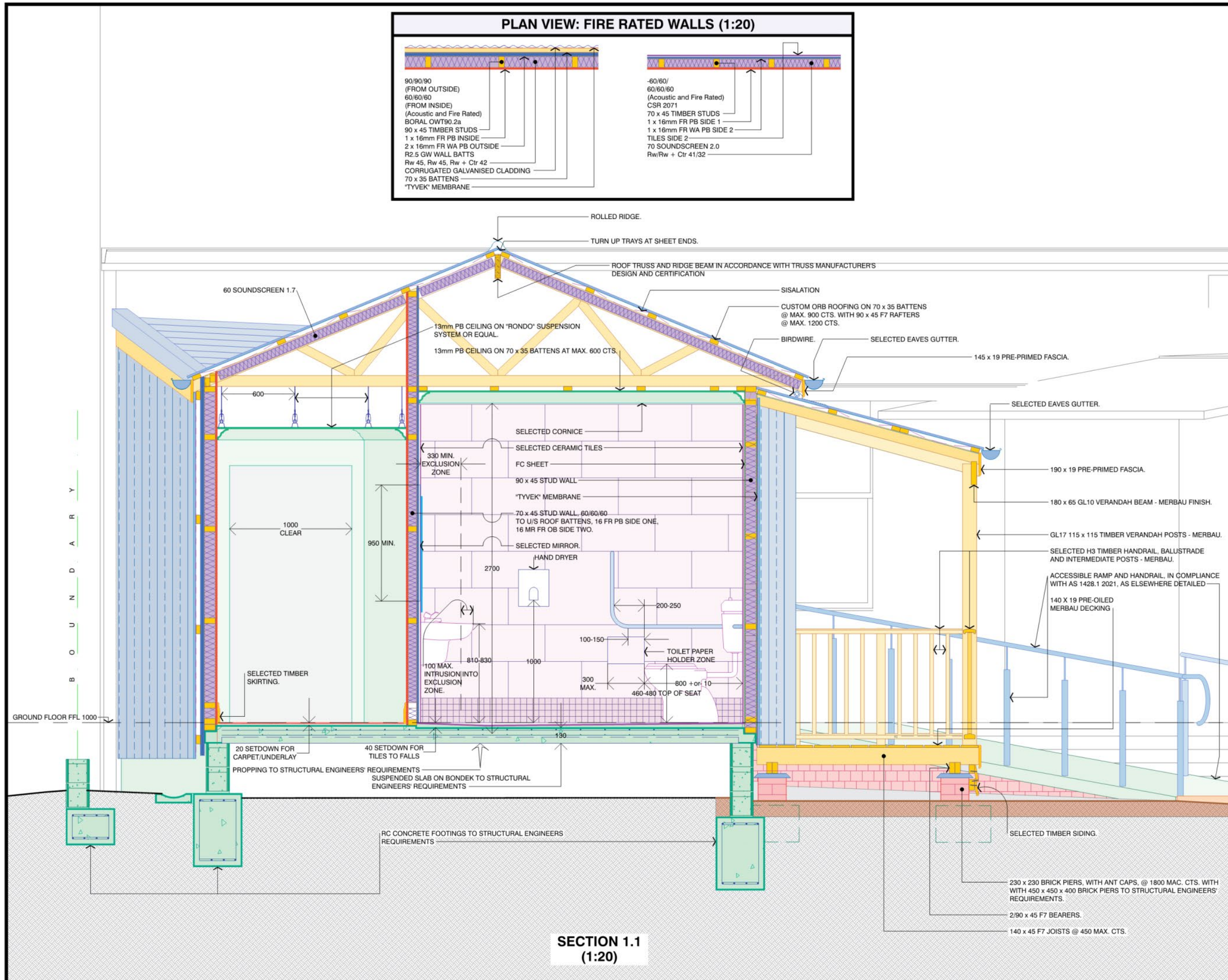
Title
ACCESSIBLE RAMP DETAILS

Date: 5 May 2025
Drawing No.:
DA 1005

Scale: 1/10
0mm 100 250 500mm

Scale: 1/20 (A2 Sheet Size)
0mm 250mm 500mm 1m

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No.	Description	Date
A	PLANNING MODIFIED FOR STAGED CONSTRUCTION & TO REFLECT COUNCIL'S ADDITIONAL INFORMATION REQUEST OF 14/8/25, AND TO REFLECT ACCESS CONSULTANTS' AND NEW AS 1428.1 2021 REQUIREMENTS.	22/10/25

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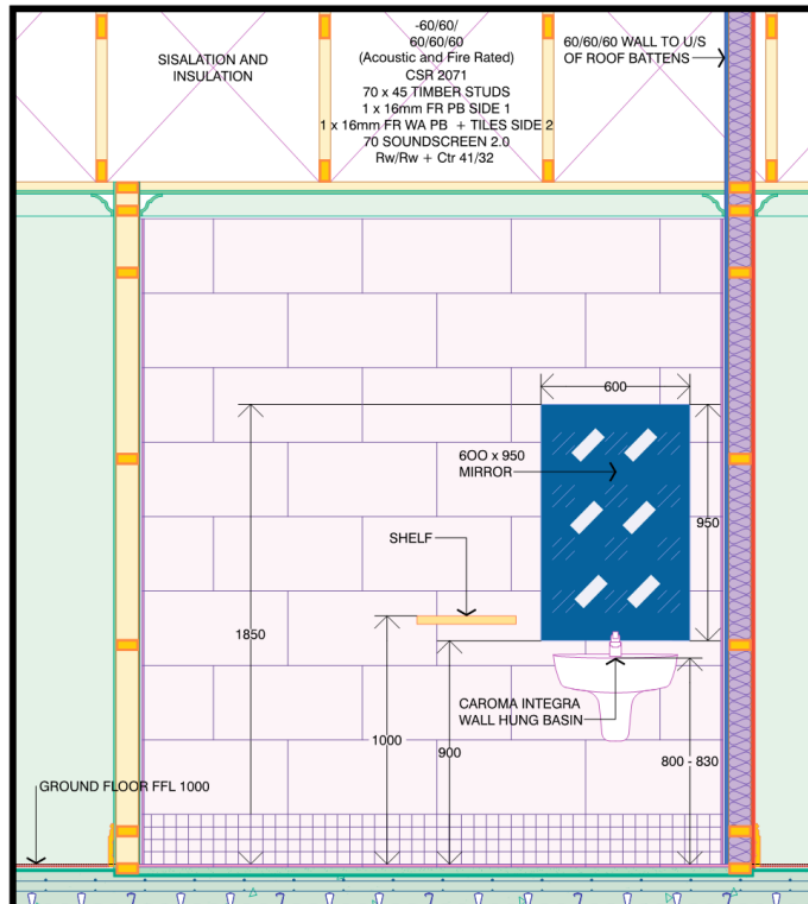
Project
Warren Watts
KUNGHURLOO
29 Park Street
MILLTHORPE, 2798.
Email: kinghurloo@gmail.com

Title
PROPOSED AMENITIES BLOCK
29 Park Street
MILLTHORPE, NSW, 2798.

Title
SECTION 1.1

Date: 24 September 2025
Drawing No.: **DA 1006_A**
Scale: 1/20 (A2 Sheet Size)
0mm 250mm 500mm 1m

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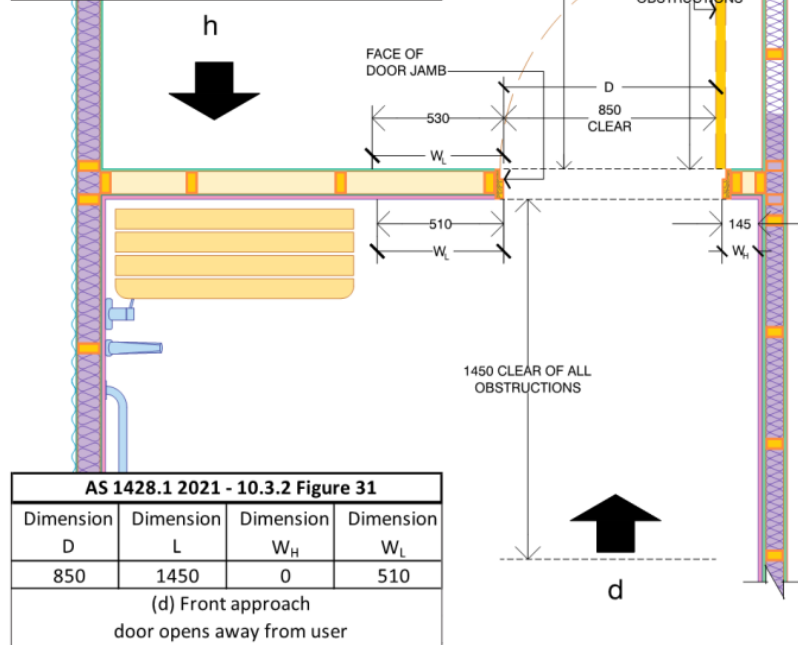
ELEVATION 1

NOTE:
ALL TO BE IN ACCORDANCE WITH
THE REQUIREMENTS OF AS 1428.1 2021.
FOR ELEVATION 2, REFER TO SECTION 1.1
ON DRAWING DA 1006_A.

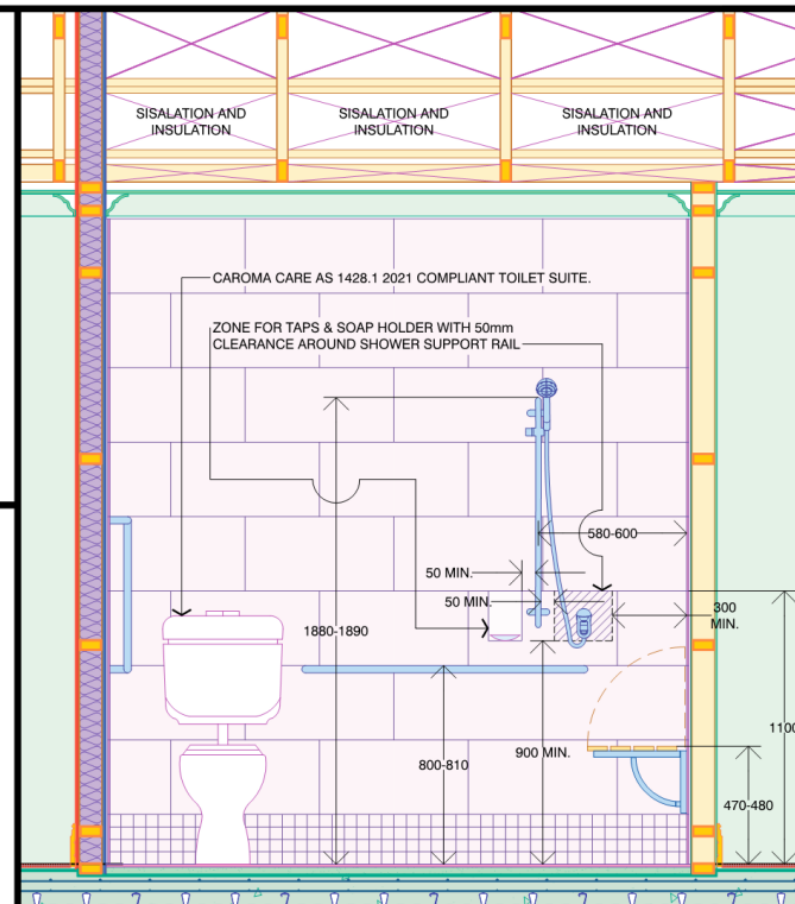
AS 1428.1 2021 - 10.3.2 Figure 31

Dimension	Dimension	Dimension	Dimension
D	L	W _H	W _L
850	1450	110	530

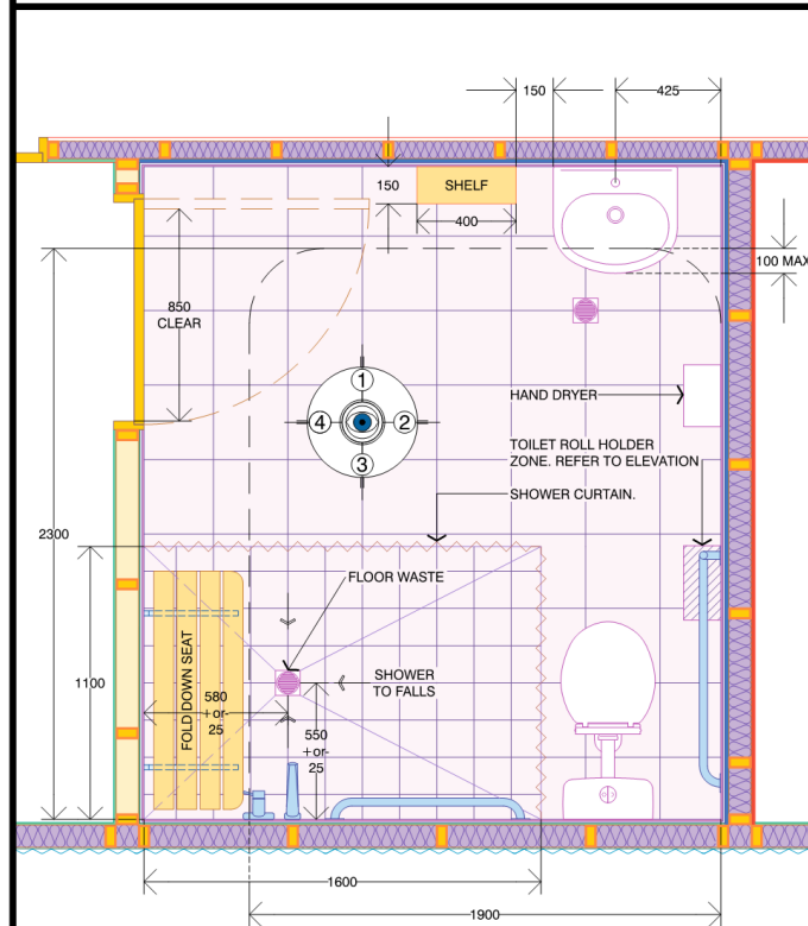
(h) Front approach
door opens towards user



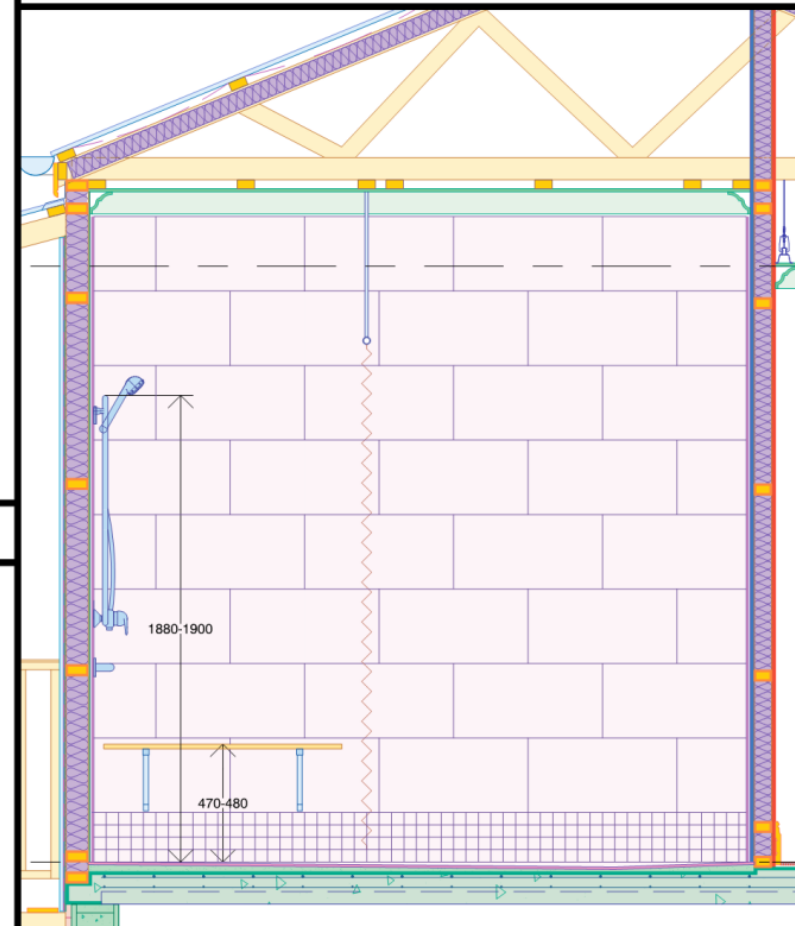
DOORWAY CIRCULATION SPACE



ELEVATION 3



PLAN



ELEVATION 4

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No.	Description	Date
A	AMENDED TO REFLECT COMPLIANCE WITH AS1428.1 2021.	22/10/25

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Project
Warren Watts
KUNGHURLOO
29 Park Street
MILLTHORPE, 2798.
Email: kinghurloo@gmail.com

Title
PROPOSED AMENITIES BLOCK
29 Park Street
MILLTHORPE, NSW, 2798.

Title
ACCESSIBLE BATHROOM & DOOR DETAILS
Date: 5 May 2025
Drawing No.: **DA 1007_A**
Scale: 1/20 (A2 Sheet Size)
0mm 250mm 500mm 1m

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From: [REDACTED]
Sent: Friday, 14 November 2025 10:23 AM
To: Planning <Planning@blayney.nsw.gov.au>
Subject: DA 2025/0007

I would like to make a submission regarding the above DA.

My submission relates to the lack of onsite parking provided for this DA. The proponents comments that "*The capacity for on site parking was eliminated with the approved subdivision by the previous owners. Accordingly no on site parking is proposed. There is ample parking on both street frontages even though proposed occupants will be delivered to and from the site each day by mini bus.*" highlights the problem. The proposed occupants, even though they may be delivered to site by mini bus, have to travel to the accommodation and park there vehicles whilst at work. These vehicles will take up limited parking in the area all day seven days a week. Local parking is necessary for the school, museum, post office, pharmacy and medical practice, all of which have limited on site parking, as well as visitors on weekends and holidays.

The Councils LEP requires this type of development to provide parking for each room, being 10, plus manager and casual staff, being 2 additional spaces. Therefore the development requires 12 on site parking spaces.

I was advised recently by Council that decisions of past development approvals are not relevant for new DA's which all have to current Council requirements.

The Council parking requirements allow for off site parking can be proposed. No alternative parking appears to have been proposed in this DA. If off site parking was proposed it would place Council in a difficult position having rejected a similar proposal for a recent DA. Should Council approve this development with no onsite, or approved off site, parking then it would have to rescind its rejection of this previous DA where off site parking was rejected, even though Council suggested an off site location would be acceptable to later reject any off site options.

If Council wishes to discuss this submission please give me a call.

Regards,

[REDACTED]

Re: Development Application No DA2025/0007

29 Park Street Millthorpe.

10/2/2025

To whom it may concern

I write to express my concerns and sadness regarding the DA listed.

The Commercial Hotel has been a vibrant and historical attraction for both locals and visitors for many years, and a point of interest when entering Millthorpe. It is dated 1877. It has seen many owners and leases over the years, but has always provided a huge welcome and services to the village. It now looks drab, closed and unwelcoming.

It is very sad to see such a prominent location and historic landmark closed to the public.

With specific reference to the DA:

Current and previous uses: The building is NOT vacant as claimed, and in fact has been rental accommodation for the life of the current owner.

Social and Economic Impacts: The building is NOT disused as claimed in the DA. It has been used for the entire time of ownership for both FIFO and short term accommodation. Sadly, communities where FIFO workers are part of the fabric does not (as claimed) assist the economy. It is well known that they arrive, earn money and spend it back where they live.

Above all the DA application is misleading, and the planned changes will mean the usage is altered for all. It is undoubtedly detrimental for the Millthorpe village culture, community and identity.

I speak for myself, and for some of the community members who are gravely concerned and saddened by such an application, and respectfully request you consider the entire impact on this community before approving this application.

A disturbed Millthorpean

Blayney Shire Council RECEIVED
Date: ___/___/___
By: _____