

NCC BCA Report *DA Submission*

Proposed Motel
61 Sydney Road, Goulburn NSW

Prepared for:

NDCO Goulburn
C/- ADM Architects

Revision 1

20 February 2024
Reference: 230443



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1.0 Introduction

1.1 Background

This report has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application (DA) to Goulburn Mulwaree Council for the proposed construction of a new motel development against the Building Code of Australia 2022 (BCA).

1.2 Aim

The aims of this report are to:

- + Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- + Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
- + Provide an initial list of required fire engineered Performance Solutions based on a review of the referenced documentation.
- + Provide a preliminary list of required fire safety measures.
- + Accompany the DA submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this report to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation during design development and Construction Certificate stage.

1.3 Project Team

The following bm+g team members have contributed to this Report:

- + **Tony Heaslip** –Report Preparation (Director) | Building Surveyor-Unrestricted
- + **Georgia Griffin** – Reviewed by (Building Surveyor)

1.4 Referenced Documentation

This report has been prepared based on a review of the following documentation:

- + Building Code of Australia 2022 (BCA)
- + Development Application architectural plans prepared by ADM Architects Issue A dated 16 February 2024:

A-000	TITLE SHEET
A-001	SITE ANALYSIS
A-101	SITE PLAN
A-102	FLOOR PLAN
A-103	ROOF PLAN
A-201	ELEVATIONS 01 / SECTION 01
A-202	ELEVATIONS 02 / SECTIONS 02
A-203	SECTIONS 03
A-301	TYPICAL ROOMS LAYOUT
A-302	ACCESSIBLE ROOMS LAYOUT
A-401	SHADOW ANALYSIS 01
A-402	SHADOW ANALYSIS 02
A-501	COLOUR AND MATERIALS SCHEDULE
A-601	DEMOLITION AND SITE MANAGEMENT PLAN

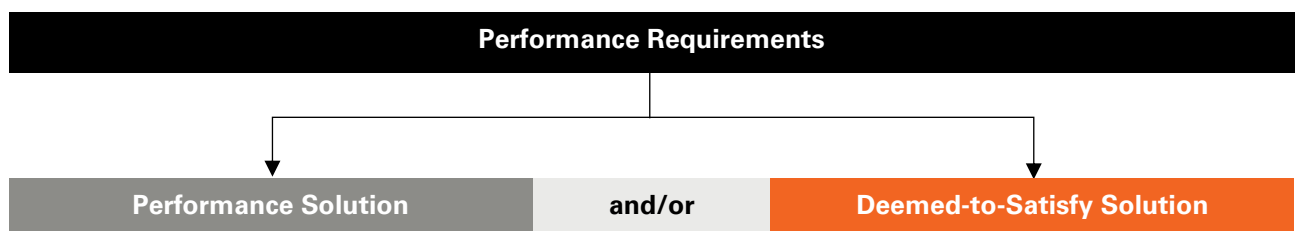
1.5 Relevant Version of the Building Code of Australia

Pursuant to Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022, with the next revision of the BCA scheduled to come into effect in 2025. As the Construction Certificate application has yet to be lodged, this report assesses the design against the current version of the BCA, being BCA 2022.

The following parts of the BCA are subject to transitional provisions:

- + NCC 2022 Energy Efficiency provisions – 1 October 2023.
- + NCC 2022 Condensation Management provisions under BCA Part F8 – 1 October 2023.

1.6 Compliance with the National Construction Code



Compliance with the NCC is achieved by complying with:

- + the Governing Requirements of the NCC; and

- + the Performance Requirements.

Performance Requirements are satisfied by one of the following, as shown in the Figure below:

- + A Performance Solution.
- + A Deemed-to-Satisfy Solution.
- + A combination of the above two options.

Where a *Performance Requirement* is proposed to be satisfied by a *Performance Solution*, the following steps must be undertaken:

- + Prepare a performance-based design brief in consultation with relevant stakeholders.
- + Carry out analysis, using one or more of the Assessment Methods listed in A2G2(2), as proposed by the performance-based design brief.
- + Evaluation the results against the acceptance criteria in the performance-based design brief.
- + Prepare a final report that includes:
 - All Performance Requirements and/or Deemed-to-Satisfy provisions identified through A2G2(3) or A2G4(3) as applicable; and
 - Identification of all Assessment Methods used; and
 - Details of steps (a) to (c); and
 - Confirmation that the Performance Requirement has been met; and
 - Details of conditions or limitations, if any exist, regarding the Performance Solution.

2.0 Building Characteristics

2.1 Proposed Development

The proposed development comprises the construction of a single-story motel development, comprising 32 motel rooms, conference room, lobby/lounge, gym and ancillary back of house areas.

2.2 Building Classification

The new building works have been classified as follows:

+ BCA Classification	Class 3 (Motel) Class 9b (Conference/Lobby Lounge)
+ Rise in Storeys	One (1)
+ Storeys Contained	One (1)
+ Type of Construction	Type C Construction
+ Sprinkler Protected Throughout	No (TBC)
+ Effective Height	<12m
+ Climate Zone	Zone 5

3.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

3.1 Section B – Structure

Part B1

- + New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170.
- + The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.
- + Seismic Restraint of parts and components is required in accordance with Section 8 of AS 1170.4 (refer to section 8.1.4 for specific parts and components that are subject to these provisions). Architect, Electrical, Hydraulic, Mechanical and Fire Services Consultant to note and ensure that their respective design documentation complies accordingly.

3.2 Section C – Fire Resistance

C2D2 & Spec. 5

Type of Construction Required: The proposed development is of Type C Construction.

Fire resisting construction of building elements are to comply with BCA Specification 5 unless otherwise subject to a Fire Engineered Performance Solution.

Generally, the following fire elements will require a fire rating under Spec. 5:

- + External walls <3m from the side or rear allotment boundaries: 90/90/90 FRL
- + External columns not incorporated in an external walls: 90/-/ FRL
- + Fire wall separating motel rooms from the Main Lobby/Lounge: 90/90/90 FRL
- + Internal walls bounding public corridors and separating sole occupancy units: 60/60/60 FRL

Note: Dual key apartments will need to comply as both two separate sole occupancy units and a single sole occupancy unit with respect to fire rating separating sole occupancy units. All three doorways providing access to the dual key motel rooms will need to be protected with 1hr fire doors.

C2D11 & Spec. 7

Fire Hazard Properties: A schedule of all wall, floor, and ceiling linings along with associated test reports are to be provided for review to ensure compliance with the fire hazard property requirements of the BCA. Noting:

- + Minimum Group Numbers apply to wall and ceiling linings. AS 5637 test reports must be provided to determine compliance.
- + Minimum Critical Radiant Flux values apply to floor linings. AS ISO 9239.1 test reports must be provided to determine compliance

TABLE S7C3 OF SPECIFICATION 7 – CRITICAL RADIANT FLUX OF FLOOR LININGS AND FLOOR COVERINGS

+ Class of building	+ Building not fitted with a sprinkler system	+ Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system)
Class 3, 9b	2.2 kW/m ²	1.2 kW/m ²

TABLE S7C4 OF SPECIFICATION 7 – WALL AND CEILING LINING MATERIALS (MATERIALS GROUPS PERMITTED)

+ Class of building	+ Fire-isolated exits and fire control rooms	+ Public corridors	+ Specific areas	+ Other areas
Class 3, Unsprinklered Excluding accommodation for the aged, people with disabilities, and children	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 3, Sprinklered Excluding accommodation for the aged, people with disabilities, and children	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 9b other than schools, Unsprinklered	Walls: 1 Ceilings: 1	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 9b other than schools, Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3

C2D3

General Floor Area and Volume Limitations: The floor area and volume of the building is within the limitations for Type C Construction.

C3D8, C3D9, C4D6, C4D12

Separation of Classifications & Bounding Construction: Arising from separation of classification provisions (C3D9) and bounding construction provisions (C4D12), a fire wall is required in the location indicated in the figure below.

The fire wall (minimum 90/90/90 FRL) is to comply with C3D8 and extend to the underside of the roof covering.

The fire door (-/90/30 FRL) in the fire wall will serve as a Horizontal Exit and from both sides in order to achieve compliant travel distances and as such will be required to swing in both directions. The doors can be held in the open position and release upon fire trip.

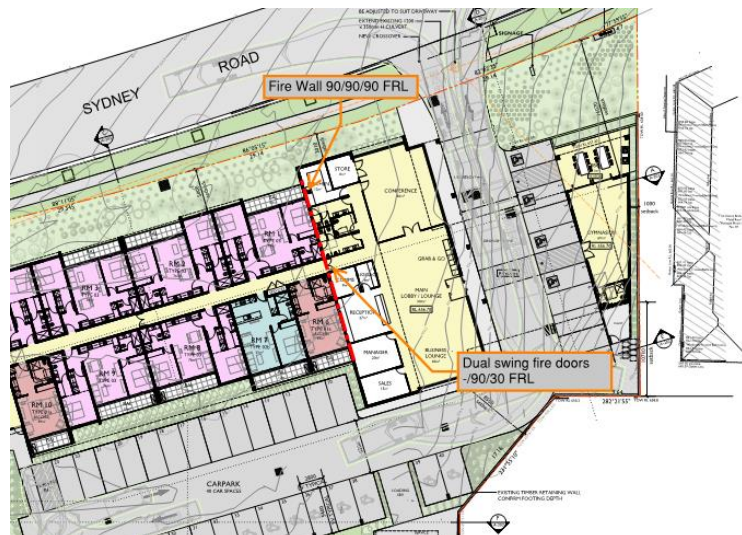


Figure 1

C3D13

Separation of Equipment: Equipment as listed below must be separated from the remainder of the building with construction that achieves an FRL of 120/120/120 (or that required by Spec C1.1, whichever is greater) and doorways being self-closing -/120/30 fire doors:

- + A battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours.

Confirmation is required as to whether any of the above will be applicable to this development.

C3D15

Public Corridors in Class 2 Buildings: Public corridors must not exceed 40m in length, or otherwise be divided at 40m intervals with smoke proof construction.

The referenced plans show smoke doors to public corridors however the corridor lengths exceed 40m in the locations indicated below:



Figure 2

Either plan amendments are required (at CC stage) or a Performance Solution (subject to concurrence from the Fire Safety Engineer).

Smoke proof construction (smoke walls and smoke doors) to comply with clause 2 of BCA Specification 11.

C4D3 & C4D5

Protection of Openings in External Walls: Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C3.4. It is noted that there are currently no openings within 3m from the allotment boundary or 6m from an otherwise considered fire source feature.

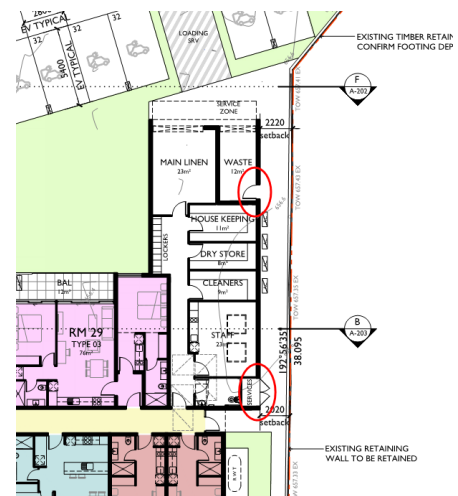


Figure 3

C4D12

Bounding Construction - Class 2 and 3 Buildings and Class 4 Parts: A doorway in a 3 building must be protected if it provides access from a SOU to:

	<ul style="list-style-type: none"> + A public corridor, lobby, or the like; or + A room not within a SOU; or + The landing of an internal non-fire-isolated required stairway; or + Another SOU. <p>If it provides access from a room not within a SOU to, the following doorways must be protected:</p> <ul style="list-style-type: none"> + A public corridor, lobby, or the like. <p>Refer to comments above regarding required fire ratings and separation of the lobby lounge from the public corridor serving the motel rooms.</p>
C4D15	<p>Openings for Service Installations: When a service penetrates a building element that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, that penetration must:</p> <ul style="list-style-type: none"> + Be identical to a tested prototype assembly, tested in accordance with AS4072.1 and AS1530.4. + In the case of ventilating or air-conditioning ducts/equipment, the installation must comply with AS1668.1. + A Performance Solution has been proposed to permit services (such as NBN cables) to be located within conduits to not be fire stopped in accordance with a tested system. Refer to Section 4.0 of this report.
C4D16	<p>Construction Joints: Construction joints, spaces and the line in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner as described in C4D16.</p>

3.3 Parts D – Provision for Escape and Construction of Exits

D2D3	<p>Number of exits required: The referenced plans show an adequate number of exits in accordance with the BCA DtS provisions.</p>
D2D4	<p>When Fire-Isolated Stairways and Ramps are Required: Exits are not required to be fire isolated.</p>
D2D5	<p>Exit Travel Distances: Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from Class 9 areas.</p> <p>For Class 3 part, travel distances must be no more than 6m from an entrance doorway to a motel room to a point of choice between two exits. Otherwise, 20m to an exit or point of choice is permitted.</p> <p>The referenced plans show DtS compliant travel distances.</p>
D2D6	<p>Distance between alternative exits:</p> <p>Exits that are required as alternative means of egress must be-</p> <ul style="list-style-type: none"> + Distributed as uniformly as practical within the storey served. + Located so that unobstructed access to 2 exits is available from all points. + Not less than 9m apart. + Not more than 45m apart within the Class 3 part. + Not more than 60m apart within the Class 9b part. + Located so that alternative paths of travel do not converge <6m.

The referenced plans show DtS compliant with the above with the exception of the following:

- + Maximum of 57m distance between alternative exits in lieu of DtS maximum of 45m.

BCA DtS compliance can be achieved where the two smoke walls within the respective corridors are upgraded to fire walls (90/90/90 FRL) with the doorways within the fire walls serving as Horizontal Exits. Otherwise a fire engineered Performance Solution is required.



Figure 4

D2D7/
D2D8/
D2D9/
D2D10/
D2D11

Dimensions of Paths of Travel to an Exit: The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery).

There is adequate aggregate egress width serving the building based on occupant numbers calculated in accordance with D2D18.

D2D15

Discharge from exits: The path of travel following discharge from the exits into the central carpark area necessitate passing back under the building (adjacent to reception) to access the public road. This matter will require a fire engineered Performance Solution.



Figure 5

<p>D3D8</p>	<p>Installations in Exits and Paths of Travel: If installed in a path of travel to an exit, electrical distribution boards, communication cupboards and the like containing motors, etc. are to be enclosed with non-combustible construction (or a fire protective covering), and doors are to be provided with smoke seals to the perimeter.</p>
<p>D3D14/ D3D15/ D3D16/ D3D22</p>	<p>Stairways and Handrails: Stairways, balustrades and handrails are to achieve compliance with the current provisions of the BCA and AS 1428.1-2009. Details to be provided at Construction Certificate Stage.</p> <p>Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements.</p>
<p>D3D25/ D3D26</p>	<p>Doors and Latching: All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.</p>
<p>D3D28</p>	<p>Signs on Doors: It is a requirement that signs to alert persons that the operation of smoke doors, fire doors, and doors discharging from fire isolated exits, must not be impaired must be installed where they can be readily seen.</p>
<p>Part D4</p>	<p>Access for People with a Disability: The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).</p> <p>With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:</p> <ul style="list-style-type: none"> + BCA clauses D3.1 to D3.12; + BCA clause E3.6;

- + BCA clauses F2.2 and F2.4.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. In the event that DTS compliance is not achieved, a redesign will be required or an Alternative Solution will need to be documented by an appropriately qualified Access Consultant.

Refer to separate report issued by the appointed Access Consultant.

3.4 Section E – Services and Equipment

E1D2	Fire Hydrants: Fire hydrant system is required to be provided to the building in accordance with AS2419.1 – 2021.
E1D3	Fire Hose Reels: Fire hose reels are required to the Class 9b part only (conference/lobby/lounge areas only) unless omitted under a fire engineered Performance Solution. Where required to be provided, fire hose reels are to comply with AS 2441 – 2005. Design consultant to confirm compliance at the Construction Certificate stage.
E1D14	Portable Fire Extinguishers: Portable fire extinguishers must be provided as listed in Table E1D14 and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444. In a Class 3 building, portable fire extinguishers must be located within 10m of each SOU doorway.
E2D4/ E2D9/ E2D11/ E2D12/ E2D13	Smoke Hazard Management: The following smoke hazard management systems are to be installed to the building and will be required throughout: <ul style="list-style-type: none"> + An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and Specification 20. + Automatic shut-down of mechanical air handling systems upon fire trip in accordance with Section 5 and 6 of AS 1668.1.
E4D2 - E4D8	Emergency Lighting and Exits Signs: Emergency lighting and exit signage to be provided in accordance with E4D2 E4D5 complying with AS 2293.1 – 2018. Clause E4D7 outlines concessions for Class 3 buildings in regard to exit signage.

3.5 Section F – Health and Amenity

Part F1	Damp and Weatherproofing: Damp and weatherproofing to comply with the prescriptive requirements of clauses F1.1-F1.13.
Part F4	Sanitary Facilities: Sanitary facilities must be provided to comply with the requirements of Table F2.3 for the subject part. NOTE: We have assume gym used by motel guest only and will not be open for use by a private operator or the general public. BM+G to be advised if otherwise.
F5D2	Ceiling Heights: The floor to ceiling heights must be as follows: <i>The ceiling minimum heights for a Class 3 building are as follows:</i> <ul style="list-style-type: none"> + Kitchen, laundry or the like – 2.1m + Corridor or passageway – 2.1m + A habitable room, excluding kitchen – 2.4m

The minimum ceiling heights in a Class 9b building are as follows:

- + Assembly building or part accommodating not more than 100 persons - 2.4m.
- + Assembly building or part accommodating more than 100 persons - 2.7m.

In any building:

- + Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m,
 - + A commercial kitchen – 2.4m,
- Above a stairway, ramp, landing or the like – 2m.

Part F6

Light and Ventilation: Artificial lighting systems are required to comply with Clause F4.4 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with Clauses F4.5(b) and AS 1668.2.-2012.

Natural light complying with F6D6 is required to be provided to all bedrooms in Class 3 SOUs. The proposed development is required to ensure that all windows within each motel SOU have a light transmitting area of not less than 10% of the floor area of the motel room. The referenced plans indicate that compliance is readily achievable.

Part F7

Sound Transmission and Insulation: Floors and walls bounding Class 3 parts are required to comply with the prescriptive provisions of Part F7 as related to sound transmission and insulation. Acoustic Report prepared by a suitably qualified Acoustic Consultant to be provided prior to issue of the Construction Certificate.

3.6 Section G – Ancillary Provisions

G2D2

Installation of Appliances: The installation of a stove, heater or similar appliance in a building must comply with

- + Domestic solid-fuel burning appliances – installation: AS/NZS 2918.
- + For boilers and pressure vessels: Specification 30.

Part G3

Atrium Construction: The BCA atrium provisions within Part G3 do not apply.

Part G6

Occupiable Outdoor Areas: Occupiable Outdoor Areas are required to comply with the fire hazard property, provision for escape, construction of exits, firefighting equipment, lift installations, visibility in an emergency, exit signs and warning systems, and light and ventilation provisions of the BCA (as specifically prescribed under this part) as if it were an internal building part.

These provisions will apply to the area of the motel shaded below which does not meet the BCA definition for open space.



Figure 6

3.7 Section I – Special Use Buildings

Part I1

Class 9b Buildings – Theatres, Stages, and Public Halls: The building does not contain any theatres, stages or public halls, and as such these provisions are not applicable.

3.8 Section F – Energy Efficiency

Part J

Energy Efficiency: The new building works subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J relating to:

- + J1: Energy Efficiency Performance Requirements
- + J2: Energy Efficiency
- + J3: Elemental Provisions for a Class 2 Building and a Class 4 Part
- + J4: Building Fabric
- + J5: Building Sealing
- + J6: Air-Conditioning and Ventilation
- + J7: Artificial Lighting and Power
- + J8: Heated Water Supply
- + J9: Energy Monitoring and On-Site Distributed Energy Resources

The Construction Certificate documentation from the architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines).

4.0 Summary of Performance Solutions

The following comprises a summary of the BCA DtS non-compliances that require fire engineered Performance Solutions based on our review of the referenced documentation, and advice received from the Fire Safety Engineer and design consultants. This list will be further refined during design development.

A Fire Engineering Brief Questionnaire (FEBQ) will be required to be submitted to FRNSW for comment, and acceptance by all stakeholders.

Fire Safety Engineering Report will be required following completion of the FBQ process and prior to issue of the relevant Construction Certificate.

+ BCA DtS Clause	+ Description
D2D15 & G6D4	The path of travel following discharge from the exits into the central carpark area necessitate passing back under the building (adjacent to reception) to access the public road.
D2D6	To allow a maximum of 57m distance between alternative exits in lieu of DtS maximum of 45m.

5.0 Preliminary List of Required Fire Safety Measures

The following table is a preliminary list of the required fire safety measures within the building. These measures will be subject to further change pending the outcomes of the final compliance review and FEBQ process.

+ Statutory Fire Safety Measure	+ Design/Installation Standard
Alarm Signalling Equipment	AS 1670.3 – 2018
Automatic Fail-Safe Devices	BCA 2022 Clause D3D26
Automatic Fire Detection & Alarm System	BCA 2022 Spec. 20, Spec. 23 & AS 1670.1 – 2018
Emergency Lighting	BCA 2022 Clauses E4D2, E4D4 & AS 2293.1 – 2018
Emergency Evacuation Plan	AS 3745 – 2010
Exit Signs	BCA 2022 Clauses E4D5, NSW4D6, E4D8 & AS 2293.1 – 2018
Fire Blankets	BCA 2022 Clause E1D14, AS 3504 – 1995 & AS 2444 – 2001
Fire Dampers	BCA 2022 Clause C4D15, AS 1668.1 – 2015, AS 1682.1 & 2 – 2015 and Manufacturer's Specification
Fire Doors	BCA 2022 Clauses C3D13, C3D14, C4D3, C4D5, C4D6, C4D8 & C4D12, AS 1905.1 – 2015 and Manufacturer's Specification
Fire Hose Reels (Class 9b part)	BCA 2022 Clause E1D3 & AS 2441 – 2005
Fire Hydrant System	BCA 2022 Clause E1D2 & AS 2419.1 – 2021
Fire Seals	BCA 2022 Clause C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification
Lightweight Construction	BCA 2022 Clause C2D9, AS 1530.4 – 2014 and Manufacturer's Specification
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2022 Clause E2D3, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Portable Fire Extinguishers	BCA 2022 Clause E1D14 and AS 2444 – 2001
Smoke Alarms	BCA 2022 Spec. 20 and AS 3786 – 2014
Smoke Dampers	BCA 2022 Spec. 11 AS/NZS 1668.1 – 2015
Smoke Doors	BCA 2022 Spec. 11 & 12
Warning & Operational Signs	BCA 2022 Clause D3D28, D4D7, E4D4 AS 1905.1 – 2015 EP&A (DCFS) Regulation 2021 Section 108
Fire Engineered Performance Solutions	BCA Performance Requirements Fire Engineering Report

Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.

6.0 Conclusion

This report contains an review of the referenced DA architectural documentation for the proposed motel development located at 61 Sydney Road Goulburn, against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

Arising from our review of the referenced plans, we are satisfied that the proposed development can readily achieve compliance with the NCC Building Code of Australia (BCA) pursuant to section 19 of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021, subject to compliance with the abovementioned BCA Report. In this regard, we note that compliance will be achieved by a combination of complying with the BCA Deemed-to-Satisfy and Fire Engineered Performance Solutions satisfying the relevant BCA Performance Requirements.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Consent.