STEVE WATSON
& PARTNERS

Federal Hotel

34 - 42 Inglis Street, Mudgee NSW

BCA Fire Safety Upgrade Report

(Sections C, D and E)

Report 2024/1221 Revision 1.1

Prepared for IMG Group Pty Ltd

Steve Watson and Partners Pty Ltd

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Report Revision History

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1.0 INTRODUCTION

This report presents the findings of a fire safety upgrade audit for the Federal Hotel, specifically focusing on the heritage section of the accommodation and pub. The building is located at 34 - 42 Inglis Street, Mudgee, NSW.

It has been prepared by Steve Watson and Partners for IMG Group Pty Ltd.

The purpose of this report is to assess the existing building against the Deemed-to-Satisfy (DTS) provisions of Sections of C, D and E of the BCA 2022, and to clearly outline those areas where compliance is not achieved in relation to fire and life safety. Accordingly, any identified deficiencies in the existing building may not necessarily require upgrades to fully meet the Deemed-to-Satisfy provisions of BCA 2022.

2.0 DOCUMENTATION REVIEWED

The following documentation was reviewed as part of this BCA fire upgrade audit:

1. Development Application DA0140/2024 – Alteration and Additional to Federal Hotel.
2. Architectural drawing set prepared by Bergstrom Architects dated 15/11/2024.

3.0 PROPERTY DESCRIPTION

The proposed development involves alterations and additions to the existing pub and accommodation building.

It is located at 34 - 42 Inglis Street, Mudgee, NSW.

4.0 BUILDING ASSESSMENT

Relevant Construction details are set out below:

Summary of BCA parameters	
Building use	Pub & Accommodation
Class of Occupancy	Class 3 & 6
Type of Construction Required	Type B
Rise in Storeys	2
Number of Storeys	3
Effective Height	3.6 m

5.0 LIMITATIONS THIS REPORT

1. This report does not include nor imply any detailed assessment for design, compliance or upgrading for:
   (a) BCA Sections B, F, H, G, I and J and Part D4 for the existing building.
   (b) External areas of the property (unless specifically referred to).
   (c) The structural adequacy or design of the building.
   (d) The inherent derived fire-resistance ratings of any existing structural elements of the building.
   (e) The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.
   (f) This report only assesses the nominated sections of the BCA (Sections C, D &E).

2. This report does not include, or imply compliance with:
   (a) The National Construction Code series,
   (b) The Disability Discrimination Act, including the Premises Standards.
   (c) Demolition Standards not referred to by the BCA.
   (d) Work Health and Safety Act.
   (e) Construction Safety Act.
   (f) The Swimming Pools Act 1992.
   (g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Water Supply Authority, Electricity Supply Authority, WorkCover, Roads and Maritime Services (RMS), Council and the like; and
   (h) Any conditions of the Development Consent.

3. This report and its recommendations are to be read in conjunction with the proposed Fire Engineering Strategy Report prepared by Jensen Hughes Pty Ltd.

6.0 ASSESSMENT METHODOLOGY

The following method of assessment has been used in the preparation of this report:

(a) Determine the basic assessment data for the building.

(b) Assess the design of the building against the current Deemed-to-Satisfy requirements of Sections C, D & E, of the BCA. Establish the status of each clause into the following categories:
   1. Clause is administrative information only **(Noted)**;
   2. Clause is not relevant to the existing heritage section of the accommodation and pub **(N/A)**
   3. The existing feature is able to comply with the NCC2022 requirements of the clause **(Capable of Complying)**.
   4. A deficiency within the existing building has been identified, the feature may remain on the basis it is not considered to have any significant impact regarding the fire hazard within the building or occupant egress. **(No Reduction in Safety);**
   5. A deficiency within the existing building has been identified, the existing feature of the building does not comply and is recommended to be up1graded to provide adequate fire safety. **(Upgrade Required)**

7.0 UPGRADE STRATEGY REVIEW

This part of the report outlines an upgrading strategy for the subject building, designed to either achieve compliance with DTS provisions of the BCA, or to achieve a reasonable level of compliance with the BCA, given the restraints which exist with the existing building.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
Section C: Fire Resistance				
Part C2 – Fire Resistance and Stability				
C2D2 & Spec 5	**Fire resisting construction** The following building elements of the **class 3 accommodation** are required to achieve an FRL in accordance with Specification 5 – • 60/60/60 - Walls bounding public corridors • 60/60/60 - Walls separating sole-occupancy units. • 30/30/30 – Floors. • 180/-/- Load bearing walls supporting a floor.	The existing building on level 01 is primarily constructed of the following materials – • **External walls:** Double brick masonry. • **Internal walls:** Single brick construction. • **Floors:** Gypsum lined timber framed flooring. The existing building construction results in the following non-compliances - • Internal walls bounding SOUs, public corridors and supporting the level 01 floor may not achieve the required fire-rating. • Floors separating storeys do not achieve the required fire-rating. • Internal walls terminate at a non-fire rated ceiling. Due to the historical age of the building retrospectively fire-rating these elements is not feasible.	**Upgrade required**	It is proposed that the existing construction remain in place, with the installation of an AS 2118.1 – 2017 sprinkler system throughout the existing accommodation and pub. The Fire Engineering Strategy Report is to demonstrate that the active fire safety systems proposed to be retrofitted provide similar or improved performance comparable to that of the deemed-to-satisfy (DTS) fire-rated elements in relation to – • Fire intensity and duration. • Potential spread of fire. • Available safe egress time.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
CD23 (C1.2)	**Calculation of rise in storeys** **Effective Height / Calculation of rise in storeys**. Rise in storeys is a defined BCA term addressing the number of main building levels excluding basements. Effective height is defined under the BCA as vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units). These parameters influence the BCA provisions applicable to the building.	**Rise in storeys:** 2 **Effective height:** 3.6 m	**Noted**	-
C2D4 (C1.3)	**Buildings of multiple classification**	The building is required to be constructed of **Type B** fire resisting construction as the classification of the top storey is a **Class 3**.	**No Reduction in Fire Safety**	The Fire Engineering Strategy Report will demonstrate the existing building will provide performance equivalent to that of a DTS Type B building.
C2D5 (C1.4)	**Mixed types of construction**	-	**N/A**	-
C2D6 (C1.5)	**Two storey Class 2, 3 or 9c buildings**	-	**N/A**	-
C2D7 (C1.6)	**Class 4 parts of buildings**	-	**N/A**	-
C2D8 (C1.7)	**Open spectator stands and indoor sports stadiums**	-	**N/A**	-

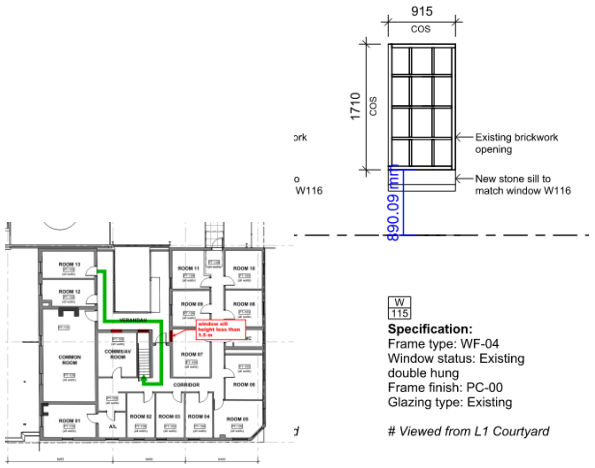
BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
C2D9 (C1.8)	**Lightweight construction**	The existing building does not contain lightweight fire-rated construction.	**N/A**	-
C2D10 (C1.9)	**Non-combustible building elements** In a building required to be of Type B construction, the following building elements and their components must be non-combustible: (a) External walls and common walls, including all components incorporated within them including façade covering, framing and insulation; (b) The flooring and floor framing of lift pits; (c) Non-loadbearing internal walls where they are required to be fire-resisting; (d) Non-loadbearing shaft being a lift, ventilating, garbage or similar shaft.	The existing building on level 01 is primarily constructed of the following materials – • **External walls:** Double brick masonry. • **Internal walls:** Single brick construction. The following are not considered to be non-combustible under the BCA – • External timber framed windows are not considered to be non-combustible. It is proposed to retain the existing timber sash windows as they have a high contribution to the heritage value of the property.	**No Reduction in Fire Safety**	The Fire Engineering Strategy Report will demonstrate that the timber sash windows will not facilitate rapid vertical fire spread based on the following – • The combustible elements within the wall are isolated, similar to the concession under clause C2D10(4)(i) of the NCC 2022. • No other combustible elements are present in the external wall. • The building has a rise in storeys of 2 resulting in minimal fire spread via the façade.
C2D11 (C1.10)	**Fire hazard properties** Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C2D11 & compliance with AS5637.1—2015.	The existing building construction results in the following non-compliances - • Timber floors throughout the existing heritage part of the building.	**No Reduction in Fire Safety**	It is proposed to retain the existing timber floors as they have a high contribution to the heritage value of the property. New linings are to comply with the fire hazard property requirements under NCC 2022.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
C2D12 (C1.11)	**Performance of external walls in fire**	The existing building does not contain pre-cast construction.	**N/A**	-
C2D13 (C1.13)	**Fire-protected timber: Concession**	-	**N/A**	-
C2D14 (C1.14)	**Ancillary elements** An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is non-combustible or as specified under this clause.	The existing building does not have any signage.	**N/A**	-
C2D15 (New)	**Fixing of bonded laminated panels**	-	**N/A**	-
Part C3 – Compartmentation and Separation				
C3D3 (C2.2)	**General floor area and volume limitations** **(Type B construction)** The floor area and volume limitations are: Class 5, 9b or 9c: 5,500m^2 and 33,000m^3 Class 6, 7, 8 or 9a: 3,500m^2 and 21,000m^3	The existing building and proposed pub extension are to form a singular fire compartment. The floor area and volume of the Lower Ground, Ground floor, and level 01 are within the maximum limitations outlined by Table C3D3.	**Capable of Complying**	As part of the Construction Certificate submission finalised fire compartmentation plans and quantities are to be submitted to the PCA.
C3D4	**Large isolated buildings**	-	**N/A**	-
C3D5	**Requirements for open space and vehicular access**	-	**N/A**	-
C3D6	**Class 9 buildings**	-	**N/A**	-

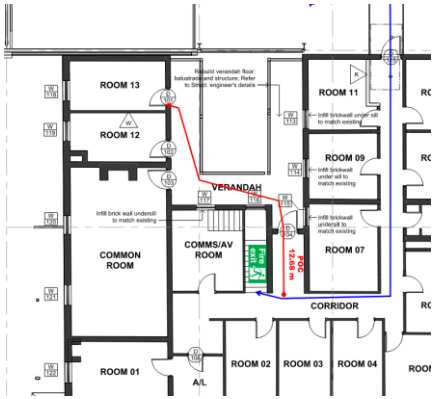
BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
C3D7	**Vertical separation of openings in external walls**	-	**N/A**	-
C3D8 (C2.7)	**Separation by fire walls**	-	**N/A**	-
C3D9 (C2.8)	**Separation of classifications in the same storey**	-	N/A	-
C3D10 (C2.9)	**Separation of classifications in different storeys**	The following classifications are situated one above the other in adjoining storeys – • **Ground floor** – Class 6 • **Level 01** – Class 3 The storeys must be separated in accordance with the DTS provisions of the BCA (FRL 30/30/30). The existing building construction results in the following non-compliances - • Gypsum lined timber floors separating storeys do not achieve the required fire-rating. Due to the historical age of the building retrospectively fire-rating the floor is not feasible.	**Upgrade required**	It is proposed that the existing construction remain in place, with the installation of an AS 2118.1 – 2017 sprinkler system throughout the existing accommodation and pub. The Fire Engineering Strategy Report is to demonstrate that the active fire safety systems proposed to be retrofitted provide similar or improved performance comparable to that of the deemed-to-satisfy (DTS) fire-rated elements in relation to – • Fire intensity and duration. • Potential spread of fire. • Available safe egress time.
C3D11 (C2.10)	**Separation of lift shafts**	-	**N/A**	-
C3D12 (C2.11)	**Stairways and lifts in one shaft**	-	**N/A**	-
C3D13 (C2.12)	**Separation of equipment**	-	**N/A**	-

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
C3D14 (C2.13)	**Electricity supply system**	-	**N/A**	-
C3D15 (C2.14)	**Public corridors in Class 2 & 3 buildings** Public corridors must be divided at intervals of not more than 40m by smoke-proof walls complying with Clause S11C2 of Specification 11.	The accommodation rooms on level 01 are served by a public corridor. Although the corridor itself does not exceed 40 meters, the smoke separation intervals cannot be quantified due to the interconnection with the pub via the existing open stairway. It is proposed that the existing stairway remain in its current form.	**Upgrade required**	To mitigate smoke spread from the ground floor pub to the Level 01 public corridor, one of the following smoke separation provisions will be installed: • Smoke baffle around the existing internal stairway; or • Smoke lobby at the top of the existing internal stairway or • Smoke baffle at the lounge opening. The Fire Engineering Strategy Report will demonstrate that the proposed smoke separation strategy will not adversely impact occupant egress and will limit smoke spread between storeys.
Part C4 – Protection of Openings				
C4D3 (C3.2)	**Protection of openings in external walls**	Openings in the existing building are setback at least 3 m from fire source features.	**N/A**	-
C4D4 (C3.3)	**Separation of external walls and associated openings in different fire compartments**	-	**N/A**	-
C4D5 (C3.4)	**Acceptable method of protection**	-	**N/A**	-
C4D6 (C3.5)	**Doorways in fire walls**	-	**N/A**	-
C4D7 (C3.6)	**Sliding fire doors**	-	**N/A**	-

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
C4D8 (C3.7)	**Protection of doorways in horizontal exits**	-	**N/A**	-
C4D9 (C3.8)	**Openings in fire-isolated exits**	-	**N/A**	-
C4D10 (C3.9)	**Service penetrations in fire-isolated exits**	-	**N/A**	-
C4D11 (C3.10)	**Openings in fire-isolated lift shafts**	-	**N/A**	-
C4D12 (C3.11)	**Bounding construction: Class 2, 3, 4 and 9 buildings** Doorways opening to public corridors are to be protected with self-closing, tight-fitting, 35 mm thick solid core doors.	The existing accommodation rooms on level 01 contain doorway openings which are primarily constructed of the following materials – • **Doorways:** 35 mm thick, self-closing solid core doorways. The existing building construction results in the following non-compliances - • The existing solid core doors may not be tight-fitting resulting in smoke leakage through the doorway. The existing accommodation construction is to largely remain in its current form.	**Upgrade required**	It is recommended to upgrade the existing SOU doorways with medium temperature smoke seals to reduce the extent of smoke leakage into the public corridor. The Fire Engineering Strategy Report will demonstrate that the proposed smoke separation strategy will not adversely impact occupant egress from the level 01 accommodation.
C4D12 (C3.11)	**Bounding construction: Class 2, 3, 4 and 9 buildings** Travel via an open balcony.	Rooms 13 and Room 12 located on located on level 01 requires occupants seeking egress without a choice in travel in different directions and passes the external wall of other SOUs containing openings. The openings are required to be a minimum height of 1.5 m above the FFL of the open verandah.	**No Reduction in Fire Safety**	The Fire Engineering Strategy Report is to demonstrate that the necessity to egress past unprotected openings does not adversely affect the evacuation of occupants from the Level 01 staff accommodation.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
		Windows W117, W116 & W115 have a sill height of 900 mm above the FFL. The Fire Engineering Strategy Report is to demonstrate the existing window arrangement will not impact occupant egress. 		
C4D13 (C3.12)	**Openings in floors and ceilings for services**	The floor is not proposed to be fire-rated.	**N/A**	-
C4D14 (C3.13)	**Openings in shafts**	-	**N/A**	-
C4D15 (C3.15)	**Openings for service installations**	The existing accommodation construction is largely to remain unchanged, with enhanced active fire-safety systems relied upon in place of passive fire-rated systems. Penetrations through non-fire-rated elements are not strictly required to be treated under the NCC.	**Upgrade required**	The Fire Engineering Strategy Report is to detail the required passive fire and/or smoke treatment for penetrations through non-fire-rated walls that bound a public corridor or separate sole-occupancy units, ensuring the integrity of the passive smoke / fire barrier formed by the gypsum lined walls is maintained.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
C4D16 (C3.16)	**Construction Joints**	-	**N/A**	-
C4D17 (C3.17)	**Columns protected with lightweight construction to achieve an FRL**	-	**N/A**	-
Section D: Access and Egress				
Part D2 - Provision for Escape				
D2D3 (D1.2)	**Number of exits required**	The existing egress provisions from Level 01 accommodation have been improved with the addition of a new non-fire-isolated stairway. Number of exit provisions from the current accommodation level (level 01) are deemed adequate to NCC 2022 provisions.	**Capable of Complying**	-
D2D4 (D1.3)	**When fire-isolated stairways and ramps are required**	-	**N/A**	-
D2D5 (D1.4)	**Exit travel distances** No point on the floor must be more than 6 m to an exit or a point in which travel in different directions to 2 exits is available.	Rooms 12 & 13 have an extended travel distance of up to 12.5 m to a point of choice in lieu of the permitted 6 m.	**No Reduction in Fire Safety**	The Fire Engineering Strategy Report is to demonstrate that the extended travel distance does not adversely affect the evacuation of occupants from the Level 01 staff accommodation.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
				
D2D6 (D1.5)	**Distance between alternative exits** The following travel distance limits apply: • ≤ 20 m to a single exit or to a point of choice to alternative egress paths. • ≤ 40 m to the closest alternative exit. • ≤ 60 m travel distance between alternative exits and not less than 9 m between • Located so no alternative path of travel converges such that they become less than 6 m apart.	The existing egress provisions from Level 01 accommodation have been improved with the addition of a new non-fire-isolated stairway. Alternate exit egress provisions from the current accommodation level (level 01) are deemed adequate to NCC 2022 provisions.	**Capable of Complying**	-
D2D7 to D2D11 *(D1.6)*	**Dimensions of exits and paths of travel to exits**	The existing accommodation rooms on level 01 are served by the following egress stairs – • An existing non-fire-isolated stairway, discharging into the existing pub. • A new fire-isolated stairway discharging into the bistro.	**No Reduction in Fire Safety**	The Fire Engineering Strategy Report is to demonstrate that the reduction in egress width does not adversely affect the evacuation of occupants from the Level 01 staff accommodation based on the following: • A quantitative assessment of the adequacy of the existing egress width relative to key body measurements of occupants.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
		The existing building construction results in the following non-compliances - • The existing non-fire-isolated stairway has a clear egress width of 930 mm, which is less than the required 1,000 mm. It is proposed to retain the existing timber non-fire-isolated stairway as it has a high contribution to the heritage value of the property.		• Level 01 has a low occupant population. • The improvement of existing egress provisions from Level 01 with the installation of a compliant non-fire-isolated stairway.
D2D12 (D1.7)	**Travel via fire-isolated exits**	-	**N/A**	-
D2D13 (D1.8)	**External stairways or ramps in lieu of fire-isolated exits**	-	**N/A**	-
D2D14 (D1.9)	**Travel by non-fire-isolated stairways or ramps**	The existing accommodation rooms on level 01 are served by the following egress stairs – • An existing non-fire-isolated stairway, discharging into the existing pub. • A new fire-isolated stairway discharging into the bistro. The existing building construction results in the following non-compliances - • The two non-fire-isolated stairways discharge at the internal ground level and are not suitably smoke-separated from each other. It is proposed to retain the existing stair configuration as the implementation of significant smoke separation at ground level is not considered feasible.	**Upgrade required**	It is recommended to implement a smoke baffle down to a height of 2.1 m at the opening between the existing pub lounge and new proposed bistro.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
D2D15 (D1.10)	**Discharge from exits** An exit must not be blocked nor be capable of being blocked at its point of discharge.	The existing exit discharges are deemed adequate to NCC 2022 provisions.	**Capable of Complying**	-
D2D16 (D1.11)	**Horizontal exits**	-	**N/A**	-
D2D17 (D1.12)	**Non-required stairways, ramps or escalators**	-	**N/A**	-
D2D18 (D1.13)	**Number of persons accommodated**	-	**Noted**	-
D2D19 (D1.14)	**Measurement of distances**	-	**Noted**	-
D2D20 (D1.15)	**Method of measurement**	-	**Noted**	-
D2D21 (D1.16)	**Plant rooms, lift machine rooms and electricity network substations: Concession**	-	**N/A**	-
D2D22 (D1.17)	**Access to lift pits**	-	**N/A**	-
D2D23 (D1.18)	**Egress from primary schools**	-	**N/A**	-
D2D21 (D1.16)	**Plant rooms, lift machine rooms and electricity network substations: Concession**	-	**N/A**	-
D2D22 (D1.17)	**Access to lift pits**	-	**N/A**	-

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
Part D3 – Construction of Exits				
D3D3 (D2.2)	**Fire-isolated stairways and ramps**	-	**N/A**	-
D3D4 (D2.3)	**Non-fire-isolated stairways and ramps**	The buildings do not exceed a rise in storeys of 2.	**N/A**	-
D3D5 (D2.4)	**Separation of rising and descending stair flights**	-	**N/A**	-
D3D6 (D2.5)	**Open access ramps and balconies**	-	**N/A**	-
D3D7 (D2.6)	**Smoke lobbies**	-	**N/A**	-
D3D8 (D2.7)	**Installations in exits and paths of travel**	-	**N/A**	-
D3D9 (D2.8)	**Enclosure of space beneath stairs and ramps** The space below non fire-isolated stairs must not be enclosed to form a cupboard or similar enclosed space unless the enclosing walls have an FRL of not less than 60/60/60 and any doorway to the enclosed space is fitted with a self-closing -/60/30 fire door.	The space below the existing non-fire-isolated stairway is enclosed to form a cupboard and does not achieve the required fire-rating under NCC 2022.	**Upgrade required**	To enhance occupant egress reliability from the level 01 staff accommodation, it is recommended to upgrade the existing enclosure beneath the stairway to comply with the following – • 60/60/60 walls and ceiling. • -/60/30 fire door.
D3D10 (D2.9)	**Width of required stairways and ramps**	-	**N/A**	-
D3D11 (D2.10)	**Pedestrian ramps**	-	**N/A**	-

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
D3D12 (D2.11)	**Fire-isolated passageways**	-	**N/A**	-
D3D13 (D2.12)	**Roof as open space**	-	**N/A**	-
D3D14 (D2.13)	**Going and risers**	The existing stairways are deemed capable of complying with the NCC 2022 provisions.	**Capable of Complying**	As part of the Construction Certificate submission the architectural plans are to illustrate a stair section of the existing non-fire-isolated stair, detailing the following – • Riser and going heights. • Number of risers in each flight.
D3D15 (D2.14)	**Landings**	The existing landings are deemed capable of complying with the NCC 2022 provisions.	**Capable of Complying**	-
D3D16 (D2.15)	**Thresholds**	-	**N/A**	-
D3D17 to D3D21 *(D2.16a, b & c)*	**Barriers to prevent falls & Handrails**	The existing balustrades and handrails are deemed capable of complying with the NCC 2022 provisions.	**Capable of Complying**	As part of the Construction Certificate submission the architectural plans are to illustrate balustrade and handrail details to the following – • Handrail parameters to the existing stairway; and • Balustrade details protecting the balcony on level 01 of the accommodation.
D3D23 (D2.18)	**Fixed platforms, walkways, stairways and ladders**	-	**N/A**	-
D3D24 (D2.19)	**Doorways and doors**	The existing pub and accommodation building is not served by sliding doors.	**N/A**	-
D3D25 (D2.20)	**Swinging doors** Defined exit doors that serve a part of a building with a floor area over 200m^2 must swing outward in the direction of exit travel.	The existing heritage doorways at ground level serve as a required exit and swing against the direction of egress.	**No Reduction in Fire Safety**	The Fire Engineering Strategy Report will demonstrate that any potential minor delay to egress is mitigated by the additional fire safety systems provided, which exceed the DTS criteria for the building.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
	Must not encroach more than 500mm into the required width of the stair or 100mm when fully open and swing in the direction of travel.	It is proposed to retain the current doorway configuration to preserve the heritage value of the facade.		
D3D26 (D2.21)	**Operation of latch** Exit doors should be provided with "free handle" egress via a downward or pushing action and, if serving an area accessible to people with disabilities, must have non-slip "D" pull handles with 35-45mm hand clearances.	The existing door hardware is deemed adequate to NCC 2022 provisions.	**Capable of Complying**	As part of the Construction Certificate submission a door hardware schedule is to be submitted to the PCA.
D3D27 (D2.22)	**Re-Entry from Fire-Isolated Exits**	-	**N/A**	-
D3D28 (D2.23)	**Signs on doors**	-	**N/A**	-
D3D29 (D2.24)	**Protection of openable windows**	The existing protection measures to level 01 bedroom windows is deemed capable of comply with the NCC 2022 provisions.	**Capable of Complying**	As part of the Construction Certificate submission the proposed mechanisms for restricting window openings in the following locations are to be detailed as part of the window schedule: • bedroom windows in Class 3 SOUs where the floor below the window is 2 m or more above the surface beneath and the lowest level of window opening is less than 1.7 m above FFL.

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
D3D30 (D2.25)	**Timber stairways: Concession**	-	**N/A**	-
Section E: Services and Equipment				
Part E1 – Fire Fighting Equipment				
E1D2 (E1.3)	**Fire hydrants**	A site-wide fire hydrant system, complying with Clause E1D2 and AS 2419.1-2021, is proposed to serve the hotel, retail, and pub buildings.	**Capable of Complying**	As part of the Construction Certificate submission hydraulic plans and an associated design certificate prepared by an FPAS-accredited designer must be provided for the proposed fire hydrant system, ensuring compliance with: • BCA 2022 Vol 1, Clause E1D2 • AS 2419.1—2021
E1D3 (E1.4)	**Fire hose reels**	It is proposed to provide portable fire extinguishers protection in lieu of fire hose reels in the class 6 parts of the existing pub.	**No Reduction in Fire Safety**	The Fire Engineering Strategy Report will demonstrate portable fire extinguishers as suitable for purpose and less hazardous to occupants than fire hose reels.
E1D4 to E1D13 (E1.5)	**Sprinklers**	It is proposed that both the existing and new parts of the pub to be served by a non-required AS 2118.1-2017 sprinkler system throughout.	**Capable of Complying**	As part of the Construction Certificate submission fire service plans and an associated design certificate prepared by an FPAS-accredited designer must be provided for the proposed automatic sprinkler system, ensuring compliance with: • BCA 2022 Vol 1, Clause E1D4 • AS 2118.1—2017
E1D14 (E1.6)	**Portable fire extinguishers**	Portable fire extinguisher complying with Clause E1D14 and AS 2444 - 2001, are proposed to serve the pub and accommodation levels.	**Capable of Complying**	As part of the Construction Certificate submission fire service plans and an associated design certificate prepared by an FPAS-accredited designer must be provided for the proposed portable fire extinguisher, ensuring compliance with:

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
				• BCA 2022 Vol 1, Clause E1D14 • AS 2444—2001
E1D15 (E1.8)	**Fire control centre**	-	**N/A**	-
E1D16 (E1.9)	**Fire precautions during construction**	-	**N/A**	-
E1D17 (E1.10)	**Provisions for special hazards**	No special hazards identified.	**N/A**	-
Part E2 – Smoke Hazard Management				
E2D2 (E2.1)	**General requirements**	-	**N/A**	-
E2D4	**Fire Isolated Exits**	-	**N/A**	-
E2D5 (E2.2a)	**Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building**	-	**N/A**	-
E2D6 (E2.2a)	**Buildings more than 25m in effective height: Class 5, 6, 7b, 8 or 9b buildings**	-	**N/A**	-
E2D7 (E2.2a)	**Buildings more than 25m in effective height: Class 9a buildings**	-	**N/A**	-
E2D8 (E2.2a)	**Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building**	It is proposed that both the existing and new parts of the pub and accommodation building to be served by an AS 1670.1 – 2018 automatic smoke detection system throughout.	**Capable of Complying**	As part of the Construction Certificate submission fire service plans and an associated design certificate prepared by an FPAS-accredited designer must be provided for the proposed automatic smoke detection system, ensuring compliance with:

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
				• BCA 2022 Vol 1, Clause E2d8 • AS 1670.1—2018
E2D9 (E2.2a)	**Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 or 9b buildings**	-	**N/A**	-
E2D10 (E2.2a)	**Buildings not more than 25m in effective height: large isolated buildings subject to C3D4**	-	**N/A**	-
E2D11 (E2.2a)	**Buildings not more than 25m in effective height: Class 9a and 9c buildings.**	-	**N/A**	-
E2D13 *(E2.2a)*	**Basements (other than Class 7a buildings)**	-	**N/A**	-
E2D14 *(E2.2b)*	**Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)**	The class 6 fire compartment of the pub does not exceed 2,000 m2.	**N/A**	-
E2D15 *(E2.2b)*	**Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall)**	-	**N/A**	-
E2D16 *(E2.2b)*	**Class 9b – assembly buildings: nightclubs, discotheques and the like**	-	**N/A**	-
E2D17 *(E2.2b)*	**Class 9b – assembly buildings: exhibition halls**	-	**N/A**	-

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
E2D18 *(E2.2b)*	**Class 9b – assembly buildings: theatres and public halls**	-	**N/A**	-
E2D19 *(E2.2b)*	**Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes**	-	**N/A**	-
E2D20 *(E2.2b)*	**Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)**	-	**N/A**	-
Part E3 – Lift Installations				
E3D2 (E3.1)	**Lift installations**	There are no existing lifts within the heritage portion of the pub and accommodation building. A new lift, complying with NCC 2022, is proposed within the bistro and will serve Level 01	**N/A**	-
E3D3 (E3.2)	**Stretcher facility in lifts**	-	**N/A**	-
E3D4 (E3.3)	**Warning against use of lift in fire**	-	**N/A**	-
E3D5 (E3.4)	**Emergency lifts**	-	**N/A**	-
E3D6 (E3.5)	**Landings**	-	**N/A**	-
E3D7 (E3.6)	**Passenger lifts**	-	**N/A**	-

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
E3D8 (E3.6)	**Accessible features required for passenger lifts**	-	**N/A**	-
E3D9 (E3.7)	**Fire service control**	-	**N/A**	-
E3D10 (E3.8)	**Residential care buildings**	-	**N/A**	-
E3D11 (E3.9)	**Fire service recall control switch**	-	**N/A**	-
E3D12 (E3.10)	**Lift car fire service drive control switch**	-	**N/A**	-
Part E4 – Emergency Lighting, Exit and Warning Systems				
E4D2 (E4.2)	**Emergency lighting requirements** Emergency lighting is to be provided throughout the building in the following locations: • Every passageway, hallway, corridor or the like, that is part of the path of travel to an exit. • In every room having a floor area more than 100 m^2 that does not open to a corridor or space that has emergency lighting or to a road or open space. • In any room having a floor area more than 300m^2. • In every required non-fire isolated stairway.	It is proposed that both the existing and new parts of the pub be served by an emergency lighting system complying with AS/NZS 2293.1 – 2018.	**Capable of Complying**	As part of the Construction Certificate submission electrical plans and an associated design certificate prepared by an electrical engineer must be provided for the proposed emergency lighting system, ensuring compliance with: • BCA 2022 Vol 1, Clause E4D2 • AS/NZS 2293.1—2018
E4D3	**Measurement of distances**	-	**Noted**	-

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
(E4.3)				
E4D4 (E4.4)	**Design and operation of emergency lighting** Emergency lighting must comply with to AS/NZS 2293.1—2018.	-	**Noted**	-
E4D5 (E4.5)	**Exit signs** • Exit signage must comply with AS/NZS 2293.1—2018. • Exit signs must be clearly visible to person approaching the exit.	It is proposed that both the existing and new parts of the pub be served by an exit lighting system complying with AS/NZS 2293.1 – 2018.	**Capable of Complying**	As part of the Construction Certificate submission electrical plans and an associated design certificate prepared by an electrical engineer must be provided for the proposed exit lighting system, ensuring compliance with: • BCA 2022 Vol 1, Clause E4D5 • AS/NZS 2293.1—2018
E4D6 (E4.6)	**Direction signs** Where an exit is not readily apparent then exit signs with directional arrows must be installed in appropriate positions in corridors, hallways, lobbies and the like indicating the direction to a required exit	It is proposed that both the existing and new parts of the pub be served by an exit lighting system complying with AS/NZS 2293.1 – 2018.	**Capable of Complying**	As part of the Construction Certificate submission electrical plans and an associated design certificate prepared by an electrical engineer must be provided for the proposed exit lighting system, ensuring compliance with: • BCA 2022 Vol 1, Clause E4D6 • AS/NZS 2293.1—2018
E4D7 (E4.7)	**Class 2 and 3 buildings and Class 4 parts: Exemptions**	-	**Noted**	-
E4D8 (E4.8)	**Design and operation of exit signs** 1. Exit signs are to operate in accordance with AS 2293.1. 2. Photo luminescent exit sign are to comply with Specification 25.	-	**Noted**	-

BCA Clause	Requirement	Steve Watson & Partners Comments	Status	Recommendations / Actions
E4D9 (E4.9)	**Emergency warning and intercom systems**	-	**N/A**	-

8.0 STATUTORY FIRE SAFETY MEASURES

Schedule of Statutory Fire Safety Measures proposed for the building, subject to the acceptance of the finalised Fire Safety Strategy Report.

Measure	Standard of Performance
Automatic Fire Detection And Alarm System *(Combined Smoke Alarm and Smoke Detection System)*	BCA 2022 Volume 1 Clause S20C45of Specification 20, AS 1670.1 – 2018 and AS 3786 - 2014
Automatic Fire Suppression Systems *(Sprinklers)*	BCA 2022 Volume 1 Specification 17 and AS 2118.1 – 2017
Building Occupant Warning System	BCA 2022 Volume 1 Clause S20C7 of Specification 20 and AS 1670.1 – 2018
Emergency Lighting	BCA 2022 Volume 1 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018
Exit Signs	BCA 2022 Volume 1 Clause E4D5, NSW E4D6, E4D8 and AS/NZS 2293.1 - 2018
Fire Dampers - ***TBC***	BCA 2022 Volume 1 Clause C4D15 and AS 1668.1 - 2015 (AS 1682.1 - 2015 and AS 1682.2 - 2015)
Fire Hydrants Systems	BCA 2022 Volume 1 Clause E1D2 and AS2419.1-2021
Fire Seals Protecting Opening In Fire Resisting Components Of The Building - ***TBC***	BCA 2022 Volume 1 Clause C4D15, Specification 13, AS 1530.4 - 2014, AS 4072.1 - 2005 and installed in accordance with the tested prototype.
Hose Reel System - ***TBC***	BCA 2022 Volume 1 Clause E1D3 and AS 2441 - 2005
Portable Fire Extinguishers	BCA 2022 Volume 1 Clause E1D14 and AS 2444 - 2001
Smoke Detectors and Heat Detectors *(Detectors For The Automatic Closing Operation Of Smoke Doors)* - ***TBC***	BCA 2022 Volume 1 Clause C4D6 and AS 1670.1 - 2018
Solid Core Doors	BCA 2022 Volume 1 Clause C4D12
Warning And Operational Signs	BCA 2022 Volume 1 D4D7, E3D4 and Specification 15

9.0 – FRL'S REQUIREMENTS FOR TYPE B CONSTRUCTION

Note: New sections of the overall building are subject to performance-based fire ratings, refer to the project's Fire Engineering Report for further details.

Type B Construction: FRL of Building Elements				
Building element	**Class of building - FRL:** (in minutes) *Structural adequacy/Integrity/Insulation*			
	2, 3 or 4 part	5, 9 or 7a	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is-				
For loadbearing parts-				
less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/30	120/ 90/60	180/120/90	240/180/120
3 to less than 9 m	90/30/30	120/ 30/30	180/90/60	240/90/60
9 to less than 18 m	90/30/-	120/30/-	180/60/-	240/60/-
18 m or more	- / - / -	- / - / -	- / - / -	- / - / -
For non-loadbearing parts-				
less than 1.5 m	-/90/90	- /120/120	- /180/180	- /240/240
1.5 to less than 3 m	-/60/30	- / 90/60	- /120/90	- /180/120
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is-				
Less than 18 m	90/ - / -	120/ - / -	180/ - / -	240/ - / -
18 m or more	- / - / -	- / - / -	- / - / -	- / - / -
For non-loadbearing columns	- / - / -	- / - / -	- / - / -	- / - / -
COMMON WALLS and FIRE WALLS	90/90/90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS-				
Fire-resisting lift and stair shafts-				
Loadbearing	90/90/90	120/120/120	180/120/120	240/120/120
Non-loadbearing	- /90/90	- /120/120	- /120/120	- /120/120
Bounding public corridors, public lobbies and the like-				
Loadbearing	60/60/60	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
Between or bounding sole-occupancy units-				
Loadbearing	60/60/60	120/ - / -	180/ - / -	240/ - / -
Non-loadbearing	- /60/60	- / - / -	- / - / -	- / - / -
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS	60/ - / -	120/ - / -	180/ - / -	240/ - / -
ROOFS	- / - / -	- / - / -	- / - / -	- / - / -

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