SC BUILDING SURVEYING

Sarantzouklis Consulting Pty Ltd
ABN: 43 160 314 768

NCC Report

For Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing Centre.

40924.1: Preliminary BCA Assessment Report - Rev 1.0 – For Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing centre.

SC Building Surveying
Sarantzouklis Consulting Pty Ltd
ABN: 43 160 314 769
Address: 325 Darling Street, DUBBO NSW 2830
Phone: 68 828491
Mobile: 0421 367 805 or 0413 593 078

date

17.11.2023

reference

40924.1: BCA Assessment Report - Rev 1.0 Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340

Dear Ben,

Job Details

BCA Assessment Report - For Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340

The following NCC Report provides a preliminary building assessment to accompany the development application. The report is prepared for Project Manager Ben Pilon of Barnson Pty Ltd. The assessment will be in accordance with the Building Code of Australia Volume 1 – 2022 and the Disability (Access to Premises Standards) 2010 for the following buildings –

- Hyman Park, Allied Health Services Building
- Hyman Park, Aboriginal Medical Services Building
- Hyman Park, Wellbeing Centre Building

The assessment has been prepared on our interpretation of the scope and based on the referenced documentation listed in Section 13 of this report. This report aims to support the application for a Development Consent by providing detail in relation to the capability for the proposed development to receive Construction Certificate approval. It highlights items that are considered potentially non-compliant and/or issues that may require significant further details.

If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully

SC BUILDING SURVEYING

Spiro Sarantzouklis

Disclaimer

This report has been prepared for Ben Pilon | Project Manager Barnson for the Development Proposal of an Aboriginal Medical Services Building, an Allied Health Services Building and a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340.

This Report provides an assessment of the referenced documents under the Building Code of Australia Volume 1 – 2022 and the Disability (Access to Premises Standards) 2010 to support the submission of a Development Consent.

The undersigned accept no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Project Name:	Development Proposal of an Aboriginal Medical Services Building, an Allied Health Services Building and a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340
Client:	Ben Pilon Barnson Pty ltd
Project No.	40924.1
Report Reference	NCC Assessment Report - Rev 1.0 - Development Proposal of Aboriginal Medical Services Building, Allied Health Services Building with a Wellbeing Centre located at Hillvue Road, South Tamworth NSW 2340
Date:	17.11.2023
Revision:	Final A

Prepared by:

Spiro Sarantzouklis - Building Surveyor

BAppSc (EnvHlth), GradDip (BldSurv)

Registration Number: BDC2184 – Building Surveyor Unrestricted | NSW Government Fair Trading

Accreditation Number: AIBS8079 – Building Surveyor Level One | Australian Institute of Building Surveyors

LIST OF CONTENTS

EXECUTIVE SUMMARY

An assessment of the proposed new Medical Service building located at Lot 2 DP1264030 Hillvue Road, South Tamworth NSW 2340 has been undertaken on the listed design documentation against the relevant Deemed-to-Satisfy provisions of Volume One of the National Construction Code of Australia 2022 (BCA 2022) and the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard) as outlined in the report.

The purpose of this report is to assess compliance of the design documentation against the Performance Requirements of the BCA 2022 and the Premises Standards by determining the extent of compliance with the deemed-to-satisfy provisions. This report will provide support of the Development Application and a future Construction Certificate application.

The subject building proposes a floor area of approximately 2,620m2. The floor plan comprises of a community wing, administration wing, counselling wing and a clinical wing. There are internal courtyards within the centre of the building which contribute to the floor area. In addition to the above is training and meeting rooms The assumed ceiling height is 2.7m.

The Medical Service building is assumed to have a skillion type metal sheet roof. The construction material of the walls is assumed to be a combination of metal sheeting, weatherboard, and masonry.

The assumed building classification is Class 5. Minor uses with a combined floor area of less than 10% the total floor area of the class 5 use, includes class 6 and class 9b.

Tamworth Regional Council Minutes dated 27 June 2023, recorded that 'the applicant advised that there will be no procedures carried out on site that involve general anaesthetic, and that all patients are conscious during procedures'. This statement is critical in the assessment relating to classification as it rules out the Medical Centre building having a classification of 9a 'Health Care Building'.

Dental care involving general anaesthetics, including longer lasting gas, non-ambulatory renal care and other treatments may change the building classification to 9a. We have relied on the above statement dated 27 June 2023 in arriving at the class 5 building classification.

The Australian Building Codes Board reinforces the above by stating in their building classification guideline the following –

Generally, a general medical practitioner's office will be a Class 5 building. However, if any medical treatment administered leaves patients unconscious or non-ambulatory, then the building would be considered a health-care building (as defined by the NCC) and therefore a Class 9a building.

If any treatment administered in the medical centre involves patients becoming non-ambulatory and requiring supervised medical care on the premises for a period exceeding 15 minutes, exact details of that treatment and the length of supervised care after that treatment should be provided for a review of the building classification.

The structure of the building and associated design actions is to be assessed by a suitably qualified engineer. Design plans and design compliance certificates shall be provided with the application for Construction Certificate. Loads and actions to be considered shall be in accordance with Section B of BCA 2022 and all applicable Australian Standards, including but not limited to the AS/NZS 1170 Series, masonry codes, concrete codes, steel and timber construction, glazed assemblies, termite management and surface water management. Consideration of land-subsidence issues with zone of influence limitations and surrounding excavations should all be considered during the structural design phase.

The Medical Service building has a rise in storeys of (1), a total floor area of 2,620m^2 inclusive of the internal courtyards. As a result, the building is required to be designed as Type C Construction. The proximity of the building to adjoining fire-source features appears to exceed 3m and therefore the external walls and openings within them are not required to be fire-rated. As there are no fire walls required there would appear to be no building elements that would require a fire resistance level otherwise outlined in Table S5C24a-e.

The fire hazard properties of floor linings and floor coverings, wall and ceiling linings, air-handling ductwork, sarking, and other materials within the proposed building, including insulation must comply with Specification 7 of the BCA for a class 5 building.

Provision for escape from the building is capable of complying with the BCA. In accordance with Table D2D18 of the BCA 2022 the number of persons accommodated within the building would be 120. Overall, the number of required exits in the building will cater for the assumed population. Travel distance requirements and industry practise would see another required exit located directly off the northern corridor along the administration wing.

The Premises Standard prescribes national requirements for new buildings in order to comply with the Disability Discrimination Act 1992 (DDA).

Section 23 of the DDA covers access to premises and makes it unlawful to discriminate against a person with disability in relation to access to, or use of, a premises.

Disability standards, and in this case the Premises Standards, effectively codify the general non-discrimination requirements of the relevant parts of the DDA.

If a building complies with the Premises Standards those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the DDA in relation to the matters covered by the Premises Standards.

Compliance with the BCA assessment table, and the requirements of AS 1428.1 – 2009 (as adopted by BCA 2022), will therefore satisfy the requirements of the Premises Standard. In this regard, refer to the BCA assessment tables for preliminary compliance details.

Notwithstanding the above, it is an assumption of this report that a larger percentage of persons who utilise this facility will have temporary or permanent disabilities and careful consideration should be given to access provisions for people with a disability and whether a level of access exceeding the minimum prescribed by the BCA and Premises Standards alone should be provided. An access consultant is recommended to provide such advice.

The number of sanitary facilities proposed in the Medical Service building supports a building classification of 5 and the number of persons to be accommodated within the building calculated under clause D2D18(c). The sanitary facilities provided for patrons of the medical facility although not required for a class 5 building, do meet the sanitary facility number requirements for a class 9a health care facility. Notwithstanding the compliant number of sanitary facilities shown on the plans for employees, separate facilities will be required for both males and females. In addition, separate male and female ambulant sanitary facilities will be required in the clinical wing.

As the storey / fire compartment size is greater than 500m^2, the fire services and equipment required to protect the building include a fire hydrant system. Fire hose reels are not required in a class 5 building. Notwithstanding the above, if fire hose reels are provided to the building those fire safety measures must be included in the fire safety schedule and must be designed and installed in accordance with the requirements of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 and AS 2441 – 2005. A smoke hazard management system is not required in the class 5 building.

A suitable type and number of portable fire extinguishers is also required. It is an assumption of this report that explosive materials, flammable material, or level of combustible material above that of a classification 5 building, will not be stored within the Medical Service building.

Emergency lighting will be required in the corridors and hallways of the building and rooms that do not meet certain thresholds. Emergency exit signs will be required above all required exits. Where an exit is not readily apparent to persons occupying or visiting the building, directional exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the best way to alternative required exit.

The Medical Services building has a unique design with sectional wings of the building separated from the remainder of the building with swinging doors. The use of directional exit signs should consider corresponding alternative exits from a point of choice within each wing. As a matter of good industry design, door swings, and door hardware should not impede the path of travel to a required exit.

Stormwater work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia and Tamworth City Council requirements. The preliminary stormwater management plan drawing number 40924-C03 prepared by Barnson Pty Ltd shows existing design and initial pit installations.

The design, design calculations, and design certification shall be completed by a suitably qualified engineer. Health and amenity, wet areas and overflow protection is capable of complying with the BCA. The building is required to be weatherproof and therefore roof and wall cladding is to comply with the requirements of the BCA. Wall cladding other than masonry, autoclaved aerated concrete and metal sheets may require a performance solution to demonstrate compliance with performance requirement F3P1.

Lighting and ventilation are capable of complying via artificial lighting and mechanical ventilation. Artificial lighting and mechanical ventilation are to be designed by suitably qualified engineers.

The energy efficiency of the building should be explored further to determine whether a performance solution will be required to meet the performance requirements of J1P1. The extent of building fabric and openings is not yet known and therefore compliance with the deemed to satisfy provisions is not clear. The use of JV3 to meet performance requirement J1P1 is recommended. This Verification Method compares the greenhouse gas emissions of a proposed building to that of a reference building which is based on the deemed to satisfy provisions. If the greenhouse gas emissions of the proposed building do not exceed that of the reference building, compliance with J1P1 is achieved. Through this modelling process, it must be demonstrated that the Performance Solution is equivalent to, or better than, the deemed to satisfy provisions. This equivalency is also one of the assessment methods recognised in the NCC.

Solar photovoltaic systems and facilities for electric vehicle charging installed independently or as part of a performance solution should be identified early on and documented in the plans to be submitted with the development application and to be further considered in the preparation of the plans for the construction certificate.

The preliminary Statutory Fire Safety Measures listed in Section 14 of this report are subject to change. The fire safety measures listed in the fire safety schedule approved with the Construction Certificate are required to be certified upon completion of their installation. Fire safety measures must be installed by competent fire safety practitioners who are responsible for their installation.

1.0 INTRODUCTION

This report details the results of an assessment undertaken against the relevant Deemed-to-Satisfy (DtS) provisions of Volume One of the National Construction Code – Building Code of Australia 2022 (BCA 2022) and the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) for the proposed Medical Service building located at Hillvue Road, South Tamworth NSW 2340.

The report has been prepared by SC Building Surveying for Ben Pilon of Barnson Pty Ltd.

2.0 PURPOSE

The purpose of this report is to assess compliance of the design documentation against the Performance Requirements of the BCA 2022 and the Premises Standards by determining the extent of compliance with the deemed-to-satisfy provision. This report will provide support of the Development Application and a future Construction Certificate application.

3.0 EXTENT

3.1 Scope

The scope of this assessment is limited to the design documentation referenced in Section 13 of this report.

3.2 Limitations

The following limitations apply to the assessment:

- The Medical Service building is assessed as Class 5 building.
- The plans are assessed to the extent necessary to determine if the building is capable of complying with the performance provisions of the BCA, specifically the Deemed-to-Satisfy provisions and to ascertain what, if any, issues may exist with the initial design in support of the Development Consent and Construction Certificate applications.
- This assessment is limited to the Medical Service building.
- The following Sections / Parts of the BCA 2022 have not been listed in the assessment tables of this report on the basis that the objective of that Section / Part is not directly applicable and/or can be assumed to have no relationship to the subject building –
    - Part E3 – Lift Installations
    - Part F7 – Sound Transmission and Insulation
    - Part F8 – Condensation Management
    - Section G – Ancillary Provisions
    - Section I – Special Use Buildings
- The assessment does not consider the requirements for people with disabilities under the provision of the Disabilities Discrimination Act 1992. Details regarding access for people with disabilities have been assessed to the extent of the deemed-to-satisfy provisions of the BCA 2022 and the Premises Standards.
- The assessment does not cover the requirements of legislation other than the nominated sections of the Environmental Planning & Assessment Act 1979, and which might address building works such as Occupational Health & Safety, Construction Safety, or the like.
- The assessment does not cover the requirements of the Food Standards Code under the Food Act 2003 and AS 4674 – 2004 – Design, Construction and Fitout of Food Premises.

- Generally, the assessment does not incorporate the detailed requirements of Australian Standards unless specifically noted.
- This report has been prepared based upon limitations, assumptions and information validated by others. SC Building Surveyors is not able to verify the accuracy and completeness of the design outside of the agreed scope and shall therefore not be responsible for any errors or omissions which may be incorporated during the construction phase as a result.

3.3 Documentation

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- Environmental Planning and Assessment Act 1979 (EP&AA)
- Environmental Planning and Assessment Regulation 2021 (EP&AR)
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 EP&A(DC&FS) R 2021
- National Construction Code – Volume 1 Building Code of Australia 2022 (BCA).
- Disability (Access to Premises – Buildings) Standard 2010 (Premises Standard).
- Plans & Specifications listed in Section 13 of this report; and

4.0 LEGISLATION

The following summarises the key statutory issues relating to the BCA 2022 and the Premises Standard in relation to the certification of the subject building.

Issue	Legislation	Comment
Fire protection and structural capacity	S14 EP&A(DC&FS) R 2021	A certifier must not issue a construction certificate for building work under a development consent that authorises a change of building use unless— (a) the fire protection and structural capacity of the building will be appropriate to its new use, and (b) the building will comply with the Category 1 fire safety provisions that apply to the new use.
Compliance with development consent and Building Code of Australia	S19 EP&A(DC&FS) R 2021	A certifier must not issue a construction certificate for building work unless— (a) the relevant building work plans and specifications include the matters required by a relevant BASIX certificate, if any, and (b) the design and construction of the building, as described in the relevant building work plans and specifications and in other information given to the certifier under section 12, is consistent with the development consent, and (c) the building will comply with the relevant requirements of the Building Code of Australia as in force on the relevant date.
Compliance with conditions of development consent	S20 EP&A(DC&FS) R 2021	A certifier must not issue a construction certificate for building work under a development consent unless the following have been complied with— (a) a condition of the development consent or an agreement referred to in the Act, section 4.17(6) requiring the provision of security before building work is carried out, (b) a condition of the development consent, referred to in the Act, section 7.11 or 7.12, requiring the payment of a monetary contribution or levy before building work is carried out, (c) a condition of the development consent that must be complied with before a construction certificate may be issued.
Fire safety systems in class 2-9 buildings	S22 EP&A(DC&FS) R 2021	(1) It is a condition of a construction certificate for building work involving the installation, extension, or modification of a relevant fire safety system in a class 2, 3, 4, 5, 6, 7, 8 or 9 building that the building work must not commence unless— (a) plans have been submitted to the principal certifier that show— (i) for building work involving the installation of the relevant fire safety system—the layout, extent, and location of key components of the relevant fire safety system, or (ii) for building work involving the extension or modification of the relevant fire safety system—the layout, extent, and location of the new or modified components of the relevant fire safety system, and (b) specifications have been submitted to the principal certifier that— (i) describe the basis for the design, installation, and construction of the relevant fire safety system, and

		(ii) identify the provisions of the Building Code of Australia on which the design of the system is based, and (c) the plans and specifications— (i) are certified by a compliance certificate as complying with the relevant provisions of the Building Code of Australia, or (ii) are endorsed by an accredited practitioner (fire safety) as complying with the relevant provisions of the Building Code of Australia, and (d) if the plans and specifications were submitted before the construction certificate was issued—they are endorsed by a certifier with a statement that the certifier is satisfied they correctly identify the relevant performance requirements and deemed-to-satisfy provisions, and (e) if the plans and specifications were not submitted before the construction certificate was issued—they are endorsed by the principal certifier with a statement that the principal certifier is satisfied they correctly identify the relevant performance requirements and deemed-to-satisfy provisions.
Disabled Access	Disability (Access to Premises – Buildings) Standard 2010	New building work is required to comply with the requirements of the NCC and Premises Standards.

Table 1 – Summary of Applicable Legislation

5.0 METHODOLOGY

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

1. Determine the basic assessment data for the building.
2. Assess the design of the building against each current Deemed-to-Satisfy requirements of the NCC. Establish the status of each clause into the following categories:
    a. The proposed work complies with the requirements of the clause – Complies.
    b. Proposed work is not detailed or not specified but is considered capable of meeting the deemed to satisfy requirements of the BCA – Capable of compliance.
    c. Proposed detail does not comply with the requirements of the clause – Does not comply.
3. Nominate the status of the design against each NCC requirement.
4. Provide comments against each NCC requirement as appropriate in support of the Development Application and a future Construction Certificate application.
5. Where a BCA and/or Premises Standard Section, Part, or Clause is not relevant to the proposed building work, that Section, Part, or Clause may be excluded from the assessment report.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The Medical Service building is to be located at Lot 2 DP1264030 Hillvue Road, South Tamworth NSW 2340. It will form part of a complex of buildings associated with the Tamworth Aboriginal Medical Centre.

The subject building has a floor area of approximately 2,620m^2. The floor plan comprises of a community wing, administration wing, counselling wing and a clinical wing. There are internal courtyards within the centre of the building which contribute to the floor area. In addition to the above is a training and meeting room. The assumed ceiling height is 2.7m.

The subject building is assumed to have a skillion type metal sheet roof. The construction material of the walls is assumed to be a combination of metal sheeting, weatherboard, and masonry.

The assumed building classification is Class 5. Minor uses with a combined floor area of less than 10% the total floor area of the class 5 use, includes class 6 and class 9b.

Tamworth Regional Council Minutes dated 27 June 2023, recorded that 'the applicant advised that there will be no procedures carried out on site that involve general anaesthetic, and that all patients are conscious during procedures'. This statement is critical in the assessment relating to classification as it rules out the Medical Centre building having a classification of 9a 'Health Care Building'.

Dental care involving general anaesthetics, including longer lasting gas, non-ambulatory renal care and other treatments may change the building classification to 9a. We have relied on the above statement dated 27 June 2023 in arriving at the class 5 building classification.

It is critical that if any treatment administered onsite involves patients becoming non-ambulatory and requiring supervised medical care on the premises for some time after the treatment, that this report be treated as null and void and that a new report be quoted to assess the clinical wing as a class 9a building.

The Australian Building Codes Board reinforces the above by stating in their building classification guideline the following –

Generally, a general medical practitioner's office will be a Class 5 building. However, if any medical treatment administered leaves patients unconscious or non-ambulatory, then the building would be considered a health-care building (as defined by the NCC) and therefore a Class 9a building.

NSW Health state on https://www.health.nsw.gov.au/Performance/Pages/date-for-surgery.aspx that if you are having day surgery, you will be sent home once you have recovered from your operation. This will usually happen 2 to 6 hours after your operation or procedure.

If any treatment administered in the medical centre involves patients becoming non-ambulatory and requiring supervised medical care on the premises for a period exceeding 15 minutes, exact details of that treatment and the length of supervised care after that treatment should be provided for a review of the building classification.

The Medical Service building is required to be protected with preliminary fire safety measures in accordance with Clause 79 of the EP&A(DC&FS) R 2021 as listed in Section 14 of this report. Additional fire safety measures not required by the BCA however that may be proposed are required to be listed within fire safety schedule.

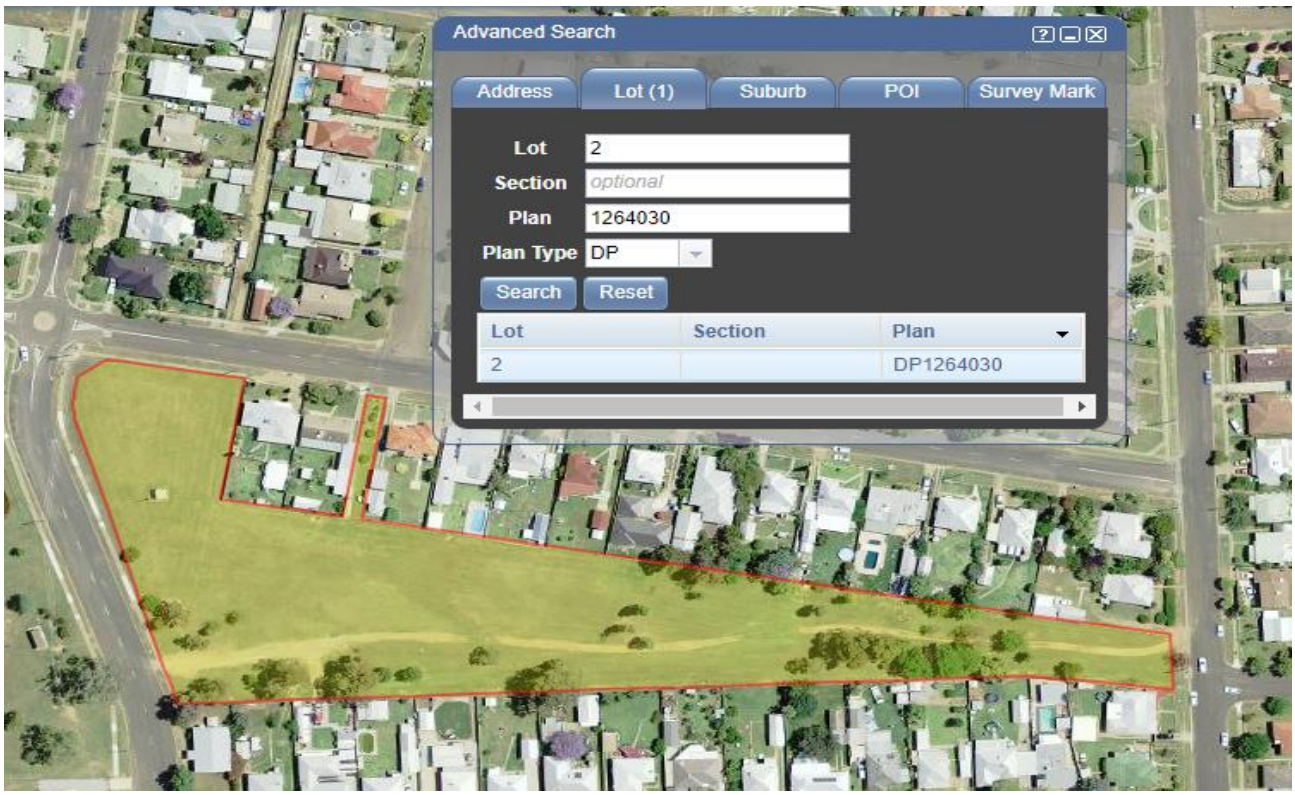


Image 1 – Aerial View of Site (Six Maps)

7.0 ASSESSMENT DATA SUMMARY

7.1 Assumptions & Interpretations

It should be noted that a number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered interpretations are made that are considered to be within standard industry practice and / or SC Building Surveying policy formulated in regard of each issue. The following interpretations and assumptions have been made in the preparation of this report:

1. For the purposes of this assessment the Medical Service building has been assessed on the basis of having a Class 5 building classification. Its use is that of a medical practitioners office.

2. The subject building was not considered to be a Class 2, 3, 4, 6, 7, 8 or 9 building on the basis that the design plans are not residential accommodation, class 6 and 9 parts are less than 10% the total floor area of the class 5 part and no general anaesthetic will be given within the building, nor will any medical treatment administered on-site leave the patients unconscious or non-ambulatory.

   If the above assumption no medical treatment administered on-site will leave the patients unconscious or non-ambulatory, is based on Tamworth Regional Council Minutes dated 27 June 2023 stating that *'no procedures carried out on site that involve general anaesthetic, and that all patients are conscious during procedures'.*

   If for any reason this assumption is identified to be incorrect a new assessment report with a building classification of 9a will be required.

3. The definition of a health care building is as follows-

   A building whose occupants or patients undergoing medical treatment generally need physical assistance to evacuate the building during an emergency and includes—

   (a) a public or private hospital; or

   (b) a nursing home or similar facility for sick or disabled persons needing full-time care; or

   (c) a clinic, day surgery or procedure unit where the effects of the predominant treatment administered involve patients becoming non-ambulatory and requiring supervised medical care on the premises for some time after the treatment.

   For the purposes of (c) above, the phrase *patients becoming non-ambulatory* ***and requiring supervised medical care on the premises for some time after the treatment***.

   NSW Health state on https://www.health.nsw.gov.au/Performance/Pages/date-for-surgery.aspx that if you are having day surgery, you will be sent home once you have recovered from your operation. This will usually happen 2 to 6 hours after your operation.

   If any treatment administered in the medical centre involves patients becoming non-ambulatory and requiring supervised medical care on the premises for a period exceeding 15 minutes, exact details of that treatment and the length of supervised care after that treatment should be provided for a review of the building classification.

4. The floor area of the Medical Service building has been based on numbers provided on the relevant drawings. All other measurements have either been extrapolated or assumed.

5. For the purposes of this assessment the executive rooms, consultancy rooms, dental rooms, physiotherapy room etc… are all considered separate sole-occupancy units occupied exclusively by an individual at one time or another any therefore any doorway leading from that room to open space should not be treated as a required exit for any part of the building, other than that room for which the doorway serves.

6. It is an interpretation of this report that the floor area of the internal courtyard shall be included in the total floor area of the building in relation to the storey and fire compartment, as the floor area of the courtyards will contribute to or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA.

7. Clause D2D18 (3) has been used to determine the number of people occupied within the subject building. The total number of persons occupying the building has been determined as 60. This correlates with the number of sanitary facilities proposed in the medical service building.
8. It is an assumption of this report that the number of patrons to be accommodated within the building at any given time will be 60, that is., 1:1 with the number of staff accommodated within the building.
9. It is an assumption of this report that the subject enclosed building will be a conditioned space.
10. It is an assumption of this report that explosive materials, flammable material, or level of combustible material above a typical Class 5 use, will not be stored within the Medical Service building.
11. It is assumed that trade waste provisions will apply to the building.
12. It is assumed that the Café section in the medical service building will need to comply with the Food Standards Code under the Food Act 2003 and AS 4674 – 2004 – Design, Construction and Fitout of Food Premises.
13. It is an assumption of this report that a larger percentage of persons who utilise this facility will have temporary or permanent disabilities and careful consideration should be given to access provisions for people with a disability. The building owners should explore their obligations under the Disability Discrimination Act as to whether compliance above that prescribed by the BCA 2022 and Premises Standards is appropriate.

It is the responsibility of client to consider all of the above assumptions and interpretations and seek clarification and/or provide correction where applicable.

7.2 Building Characteristics

The following assessment data has been drawn from the provisions of BCA 2022 and from an assessment of the plans submitted by the client.

7.2.1 Summary of Construction Determination

The type of construction required for the proposed building works is summarised as follows:

Medical Service Building	
Classification	5[1]
Minor Classifications (cumulative floor area <10% of the main classification)	6 and 9b
Number of Storeys Contained	1
Rise in storeys	1
Preliminary Type of Construction	C
Concessions	N/A
Floor Area (m^2). Approx.[2]	2,620m^2
Volume Total (m^3). Approx. Assumed underside of roof height average of 4m^3	10,480m^3
Final Type of Construction	Type C
Effective Height	<25m
Climate Zone	4

Table 2 – Summary of Construction Determination

[1] Whether a provision applies or not depends on the circumstances of the case and the circumstances in which the reference is made. For example, where a building has a single classification, a reference to a building in the NCC 2022 and this report is understandably a reference to a whole of the building.

[2] **Definitions:**
Floor area in relation to a storey – in relation to a storey — the area of all floors of that storey measured over the enclosing walls, and includes if there is no enclosing wall, an area which has a use that contributes to the fire load or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA.

Floor area in relation to a fire compartment — the total area of all floors within the fire compartment measured within the finished internal surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load.

[3] **Volume in relation to a building** — the volume of the total space of the building measured above the lowest floor (including, for a suspended floor, any subfloor space), over the enclosing walls, and to the underside of the roof covering.

7.2.2 Summary of Floor areas and Relevant Populations

The floor areas and relevant populations for the subject building is summarised as follows:

Part of Project	BCA Classification	Approx. Floor Area (m^2)	Assumed Population
Medical Service building	5	2,620m^2	120[4]

Table 3– Summary of Floor Area and Relevant Populations

8.0 ADDITIONAL REQUIREMENTS

8.1 Comments

The matters noted in the comments section of the assessment tables provides supporting material for the building owners, project managers, design team and planning officials in submission / assessment of the Development Application and for the future preparation of the Construction Certificate application.

8.2 Performance Requirements

Performance Requirements are satisfied by one of the following,

(a) Performance Solution; or
(b) Deemed-to-Satisfy Solution; or
(c) A combination of (a) and (b).

A number of the Performance Requirements of the NCC use the expression "to the degree necessary" or "appropriate to". These expressions provide flexibility by allowing appropriate authorities to determine the degree of compliance necessary in a particular case. Therefore, any part of the NCC that uses these expressions should be referenced against the requirements of the appropriate authority. For example, an appropriate authority might judge that an item need not be installed, or a particular level of performance be achieved.

The building has been assessed as being able comply with the Deemed-to-Satisfy provisions of Volume 1 of the BCA 2022.

8.3 Other Legislative Requirements

1. The building owners should consider their obligations in relation to any Long Service Levy applicable to the proposed development to be paid to the Long Service Levy Payments Corporation prior to the issue of a Construction Certificate.

9.0 FIRE SAFETY MEASURES

9.1 Fire Safety Measures

The preliminary Statutory Fire Safety Measures listed in Section 14 of this report are subject to change. The fire safety measures listed in the fire safety schedule approved with the Construction Certificate are required to be certified upon completion of their installation. Fire safety measures must be installed by suitably qualified persons and accredited fire safety practitioners where applicable.

[4] Relates to 60 employees and 60 patrons.

After their installation the fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied, noting that all firefighting equipment should be tagged when tested and where required inspection and logbooks are kept up to date.

An annual fire safety certificate must be submitted to Tamworth Regional Council and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annual fire safety statement should be displayed in a prominent place within the Medical Centre building (i.e., near the reception area).

The correct operation and maintenance of the fire safety measures is critical in affording an adequate level of fire safety for occupants of the building.

9.2 Maintenance

The ongoing management of the building should ensure good housekeeping procedure. The following matters should be considered by building management:

- Ensure exits and paths of travel to exits remain unobstructed for width of one meter (1.0m),
- Avoid storage of materials in unoccupied areas,
- Limit storage of additional flammable / combustible materials to that designated and referred to in this approval, and
- Prevent storage of materials that could hinder access to firefighting equipment, (i.e., storage in front of fire extinguishers, equipment that could hinder access to the required exit door).

10.0 CONCLUSION

Having assessed the subject design plans, I am satisfied that the Medical Centre building is capable of complying with the BCA 2022 and the Premises Standard with no major issues identified.

Careful review of the treatment and procedures to be undertaken within the Medical Service building should be considered. If any treatment administered in the medical centre involves patients becoming non-ambulatory and requiring supervised medical care on the premises for a period exceeding 15 minutes, exact details of that treatment and the length of supervised care after that treatment should be provided for a review of the building classification.

The client is required to consider the listed limitations, assumptions and interpretations within this preliminary report and make the necessary clarifications and/or comments where appropriate, in support of the Development Application and in the preparation of future design plans for the Construction Certificate application.

11.0 BUILDING CODE OF AUSTRALIA ASSESSMENT

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Building Code of Australia 2022						
Medical Centre Building						
Section A – General Provisions						
A6G1	Determining a Building Classification	(1) The classification of a building or part of a building is determined by the purpose for which it is designed, constructed, or adapted to be used. (2) Each part of a building must be classified according to its purpose and comply with all the appropriate requirements for its classification. (3) A room that contains a mechanical, thermal, or electrical facility or the like that serves the building must have the same classification as the major part or principal use of the building or fire compartment in which it is situated. (4) Unless another classification is more suitable, an occupiable outdoor area must have the same classification as the part of the building to which it is associated. **Exemptions:** For A6G1(1) 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. This exemption				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		does not apply where the minor use of a building is a laboratory, a Class 9b early childhood centre, or a Class 2, 3 or 4 part of a building.				
A6G6	Building Classification	The assumed building classification is Class 5. Class 5 – Professional Use In accordance with A6G1 minor uses with a combined floor area of less than 10% the total floor area of the class 5 use includes class 6 and class 9b. NOTES: Tamworth Regional Council Minutes dated 27 June 2023, recorded that 'the applicant advised that there will be no procedures carried out on site that involve general anaesthetic, and that all patients are conscious during procedures'. This statement is critical in the assessment relating to classification as it rules out the Medical Centre building having a classification of 9a 'Health Care Building'. Dental care involving general anaesthetics, including longer lasting gas, non-ambulatory renal care and other treatments may change the building classification to 9a. We have relied on the above statement dated 27 June 2023 in arriving at the class 5 building classification. The Australian Building Codes Board reinforces the above by stating in their building classification guideline the following – *Generally, a general medical practitioner's office will be a Class 5 building. However, if any medical treatment administered leaves patients unconscious or non-ambulatory, then the building would be considered a health-care building (as defined by the NCC) and therefore a Class 9a building.* If any treatment administered in the medical centre involves patients becoming non-ambulatory and requiring supervised medical care on the premises for a period exceeding		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		15 minutes, exact details of that treatment and the length of supervised care after that treatment should be provided for a review of the building classification. **Definitions:** **Health-care building:** A building whose occupants or patients undergoing medical treatment generally need physical assistance to evacuate the building during an emergency and includes— (a) a public or private hospital; or (b) a nursing home or similar facility for sick or disabled persons needing full-time care; or (c) a clinic, day surgery or procedure unit where the effects of the predominant treatment administered involve patients becoming non-ambulatory and requiring supervised medical care on the premises for some time after the treatment.				
Section B – Structure						
Part B1						
B1D2	Resistance to actions	Buildings are subject to certain actions i.e., wind, ground movement, earthquake, live and dead loads, subsidence and more. A building must be designed to resist such actions. A suitably qualified engineer is required to – (a) determine the most critical action effect on a building or structure in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0; and (b) determine the resistance of a building or structure in accordance with B1D4.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Wind region is noted as Region A, non-cyclonic.				
B1D3	Determination of individual actions	Assessment required by suitably qualified engineer.		X		
B1D4	Determination of structural resistance of materials and forms of construction	Assessment required by suitably qualified engineer.		X		
B1D5	Structural software	Assessment required by suitably qualified engineer.		X		
B1D6	Construction of buildings in flood hazard areas	The building classification is Class 5.				X
Section C – Fire Resistance						
Part C2 – Fire Resistance and Stability						
C2D2	Type of construction required	Refer to Table 2 in Section 7.2.1 of this report. The type of construction for a single storey Class 5 building is Type C. Refer to item S5C24 in this report for details that relate to FRLs of various building elements.				X
C2D3	Calculation of rise in storeys	The proposed building has a rise in storeys of (1).				X
C2D4	Buildings of multiple classification	The building classification is wholly class 5. The type of construction for the subject building remains Type C.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
C2D5	Mixed types of construction	The type of construction for the Medical Services building is Type C.				X
C2D6	Two storey Class 2, 3 or 9c buildings	The subject building is not a two storey Class 2, 3 or 9c building.				X
C2D7	Class 4 parts of buildings	The subject building does not contain a Class 4 part.				X
C2D8	Open spectator stands and indoor sports stadiums	The subject building is not an open spectator stand or indoor sports stadium.				X
C2D9	Lightweight construction	Lightweight construction is defined as '*Construction which incorporates or comprises—* *(a) sheet or board material, plaster, render, sprayed application, or other material similarly susceptible to damage by impact, pressure, or abrasion; or* *(b) concrete and concrete products containing pumice, perlite, vermiculite, or other soft material similarly susceptible to damage by impact, pressure, or abrasion; or* *(c) masonry having a width of less than 70 mm'.* The subject building appears to be situated 3m or more from any adjoining fire source feature and is not likely to incorporate any fire walls. As such, lightweight construction, is not envisaged.				X
C2D10	Non-combustible building elements	Non-combustible building elements relate to Type A and B construction. The type of construction for the Medical Service building is Type C.				X
C2D11 *NSW C2D11*	Fire hazard properties	The fire hazard properties for floor linings and floor coverings, wall and ceiling linings, air-handling ductwork, sarking, and other materials within the proposed building, including		X		

<table>
<tr><th>Item</th><th>Title</th><th>Assessment Comments</th><th>Complies</th><th>Capable of Compliance</th><th>Does Not Comply</th><th>Noted / Not Applicable</th></tr>
<tr><td></td><td></td><td>
insulation must comply with Specification 7 of the BCA 2022. The following tables provide a summary of the requirements-
Floor linings and floor coverings - Critical radiant flux (CHF in kW/m2)
<table>
<tr><th>Class of Building</th><th>Building not fitted with a sprinkler system</th></tr>
<tr><td rowspan="3">Class 5</td><td>2.2kW/m^2</td></tr>
<tr><td>a maximum smoke development rate of 750 percent-minutes</td></tr>
<tr><td>a group number 1 or 2, for any portion of the floor covering that is continued more than 150 mm up a wall.</td></tr>
</table>
Table S7C3– Floor linings and floor coverings
Wall and ceiling linings -
<table>
<tr><th colspan="2" rowspan="2">Class of Building</th><th colspan="4">Required Fire Hazard property</th></tr>
<tr><th>Fire Isolated Exit</th><th>Public Corridors</th><th>Specific Areas</th><th>Other Areas</th></tr>
<tr><td rowspan="2">Class 5</td><td>Walls</td><td>1</td><td>1,2</td><td>1,2,3</td><td>1,2,3</td></tr>
<tr><td>Ceilings</td><td>1</td><td>1,2</td><td>1,2</td><td>1,2,3</td></tr>
<tr><td colspan="6">a smoke growth rate index not more than 100; or</td></tr>
</table>
</td><td></td><td></td><td></td><td></td></tr>
</table>

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable

an average specific extinction area less than 250m^2 /kg.
A group number of a wall or ceiling lining and the smoke growth rate index or average specific extinction area must be determined in accordance with AS 5637.1 – 2015.

Table S7C4– Wall and Ceiling requirements

Air-handling ductwork

Rigid and flexible ductwork in a Class 5 building must comply with the fire hazard properties set out in AS 4254.1 – 2021 and AS 4254.2 – 2012

Materials and assemblies in a Class 2 to 9 building

Material or assembly location	Required Fire Hazard property
Class 5	Flammability Index 5 for sarking materials
	Other materials or locations and insulation materials other than sarking-type materials. Spread-of-Flame Index 9. Smoke-Developed-Index 8, if the Spread-of-Flame Index is more than 5.

Table S7C7– Other material and assembly requirements

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		A suitable test report must be provided for each lining, material, and assembly to be used in the building (that is not exempt under C2D11(3)) which demonstrates compliance with Specification 3 of the BCA 2022. Definitions: **Specific areas:** means within— (i) for Class 5 buildings, open plan offices with a minimum floor dimension/floor to ceiling height ratio > 5.				
C2D12	Performance of external walls in fire	Concrete external walls that could collapse as complete panels (e.g., tilt-up and pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification 8. Specification 8 contains measures to minimise, in the event of fire, the likelihood of certain external walls collapsing outwards as complete panels and the likelihood of panels separating from supporting members.		X		
C2D13	Fire-protected timber: Concession	Fire-protected timber may be used wherever an element is required to be non-combustible.				X
C2D14	Ancillary elements	Ancillary building elements relates to external walls required to be constructed with non-combustible construction. The subject building has been determined to be Type C construction and therefore the external walls are not required to be constructed with non-combustible construction.				X
C2D15	Fixing of bonded laminated cladding panels	Fixing of bonded laminated cladding panels relate to Type A and B construction. The subject building has been determined to be Type C construction.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part C3 – Compartmentation and Separation						
C3D3	General floor area and volume limitations	The maximum floor area for a Class 5 building of Type C Construction is 3,000m^2. The maximum volume for a Class 5 building of Type C Construction is 18,000m^3. The subject building will comply with the percentage combination of all building classification parts. **Definitions:** **Floor area:** For the purposes of Volume One — (a) **in relation to a building** — the total area of all storeys; and (b) **in relation to a storey** — the area of all floors of that storey measured over the enclosing walls, and includes— (i) the area of a mezzanine within the storey, measured within the finished surfaces of any external walls; and (ii) the area occupied by any internal wall or partitions, any cupboard, or other built-in furniture, fixture, or fitting; and (iii) if there is no enclosing wall, an area which has a use that contributes to the fire load or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA; and (c) **in relation to a room** — the area of the room measured within the internal finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture, or fitting; and (d) **in relation to a fire compartment** — the total area of all floors within the fire compartment measured within the finished internal surfaces of the bounding construction,	X			

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		and if there is no bounding construction, includes an area which has a use which contributes to the fire load. **Volume:** In relation to— (a) **a building** — the volume of the total space of the building measured above the lowest floor (including, for a suspended floor, any subfloor space), over the enclosing walls, and to the underside of the roof covering; or (b) **a fire compartment** — the volume of the total space of the fire compartment measured within the inner finished surfaces of the enclosing fire-resisting walls and/or floors, and— (i) if there is no fire-resisting floor at the base of the fire compartment, measured above the finished surface of the lowest floor in the fire compartment; and (ii) if there is no fire-resisting floor at the top of the fire compartment, measured to the underside of the roof covering of the fire compartment; and (iii) if there is no fire-resisting wall, measured over the enclosing wall and if there is no enclosing wall, includes any space within the fire compartment that has a use which contributes to the fire load.				
C3D4	Large-isolated buildings	The size of the subject building does not exceed the maximum permissible size of a building required to be Type C construction. The subject building is not a large-isolated building.				X
C3D5	Requirements for open spaces and vehicular access	Requirements for open spaces and vehicular access relate to large-isolated buildings. The subject building is not a large-isolated building.				X
C3D6	Class 9 buildings	The classification of the subject building is determined as Class 5.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
C3D7	Vertical separation of openings in external walls	Vertical separation of openings in external walls relate to Type A construction. The subject building has been determined to be Type C construction.				X
C3D8	Separation by fire walls	Fire walls are neither required nor are they likely to be installed within the subject building.				X
C3D9	Separation of classifications in the same storey	(1) If a building has parts of different classifications located alongside one another in the same storey— (a) each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or (b) the parts must be separated in that storey by a fire wall. Building elements that require an FRL are not envisaged within the subject building.				X
C3D10	Separation of classifications in different storeys	Refer to Table 2 in Section 7.2.1 and item number C2D3 of this report. The subject building has a rise in storeys of (1).				X
C3D11	Separation of lift shafts	The subject building has a rise in storeys of (1) and therefore a lift shaft and/or any form of lift is not required within the building.				X
C3D12	Stairways and lifts in one shaft	The subject building has a rise in storeys of (1). Fire-resisting stair and/or lift shafts are therefore not required.				X
C3D13	Separation of equipment	There are no lift motors, lift control panels, emergency generators used to sustain emergency equipment operating in the emergency mode, central smoke control plant, boiler or battery system containing a total voltage of 12 volts or more and a storage capacity of 200kWh or more to be installed within the building. There are no on-site fire pumps to be installed in or around the subject building.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
C3D14	Electricity supply system	There is no electricity sub-station to be located within the subject building. There is no main switchboard located within the subject building that will be required to sustain emergency equipment operating in the emergency mode. There are no electrical conductors to be located within the subject building associated with the main switchboard or electrical substation. There is no emergency equipment within the subject building reliant on the electricity supply, so isolation of emergency equipment switchgear is not required. Emergency equipment includes but is not limited to the following: (a) Fire hydrant booster pumps. (b) Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like. (c) Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. (d) Air handling systems designed to exhaust and control the spread of fire and smoke. (e) Emergency lifts. (f) Control and indicating equipment; or (g) Emergency warning and intercom systems.				X
C3D15	Public corridors in Class 2 and 3 buildings	The classification of the subject building is determined as Class 5.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part C4 – Protection of Openings						
C4D3	Protection of openings in external walls	Refer to item S5C24 in this report. As the external walls appear to be located 3m or more from an adjoining fire-source feature, there is no requirement for the protection of openings.				X
C4D4	Separation of external walls and associated openings in different fire compartments	The subject building contains a single fire compartment.				X
C4D5	Acceptable methods of protection	(1) Where protection is required, doorways, windows and other openings must be protected as follows: (a) Doorways— (i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (ii) –/60/30 fire doors that are self-closing or automatic closing. (b) Windows— (i) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (iii) –/60/– automatic closing fire shutters. (c) Other openings—				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(i) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than –/60/–. (2) Fire doors, fire windows and fire shutters must comply with Specification 12.				
C4D6	Doorways in fire walls	There are no doorways in fire walls proposed or likely to be required in the subject building.				X
C4D7	Sliding fire doors	The nature of the subject building and/or any future fire compartment is unlikely to require the construction of a sliding fire door.				X
C4D8	Protection of doorways in horizontal exits	A horizontal exit is defined as *'a required doorway between 2 parts of a building separated from each other by a fire wall'.* Horizontal exits are not proposed or likely to be required within the subject building.				X
C4D9	Openings in fire-isolated exits	There will be no fire-isolated exits within the subject building.				X
C4D10	Service penetrations in fire-isolated exits	There will be no fire-isolated exits within the subject building.				X
C4D11	Openings in fire-isolated lift shafts	There will be no fire-isolated lift shafts within the subject building.				X
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The classification of the subject building is determined as Class 5.				X
C4D13	Openings in floors and ceilings for services	The floor is not required to have an FRL in relation to integrity and insulation.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		The ceiling is not required to have a resistance to the incipient spread of fire. As such there is no requirement for the protection of services through floors and/or the ceiling within the subject building.				
C4D14	Openings in shafts	Openings in shafts relate to a building of Type A construction. This subject building has been determined to be Type C construction.				X
C4D15	Openings for service installations	Openings for service installations apply where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning, or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire. Any service penetration through a building element required to have an FRL must comply with Specification 13 of the BCA or be identical with a prototype assembly of the service, building element and protection method which has been tested in accordance with AS 4072.1 – 2005 and AS 1530.4 – 2014 and has achieved the required FRL. The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2 of the BCA. Note: Refer to item S5C24 in this report for details on the FRLs that may be required for certain building elements. Notwithstanding the above at this preliminary stage there are no building elements with FRLs proposed or likely to be required within the subject building.				X
C4D16	Construction joints	Construction joints, spaces, and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner—				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(a) identical with a prototype tested in accordance with AS 4072.1 – 2005 and AS 1530.4 -2014 to achieve the required FRL; or (b) that differs from a prototype in accordance with Section 4 of AS 4072.1 – 2005 and achieves the required FRL. It is unlikely that internal fire walls will be constructed of construction materials that require construction joints. As the external walls appear to be located 3m or more from an adjoining fire-source feature, there will be no requirement for external walls to have an FRL.				
C4D17	Columns protected with lightweight construction to achieve an FRL	There are no columns that maybe protected by lightweight construction that will be required to pass through a building element that is required to have an FRL or a resistance to the incipient spread of fire.				X
Specification 5 **Type C Fire-Resisting Construction**						
S5C24	Type C fire-resisting construction – fire resistance of building elements	In a building required to be of Type C construction a building element listed in Tables S5C24a, S5C24b, S5C24c, S5C24d and S5C24e and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the Class of building concerned.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Table S5C24a: Type C construction: FRL of parts of external walls Distance from a *fire-source feature* / FRL (in minutes): *Structural adequacy / Integrity / Insulation* Class 2, 3 or 4 part / Class 5, 7a or 9 / Class 6 / Class 7b or 8 Less than 1.5 m: 90/90/90 / 90/90/90 / 90/90/90 / 90/90/90 1.5 to less than 3 m: –/–/– / 60/60/60 / 60/60/60 / 60/60/60 3 m or more: –/–/– / –/–/– / –/–/– / –/–/– **Table S5C24b: Type C construction: FRL of external columns not incorporated into an external wall** Distance from a *fire-source feature* / FRL (in minutes): *structural adequacy / Integrity / Insulation* Class 2, 3 or 4 part / Class 5, 7a or 9 / Class 6 / Class 7b or 8 Less than 1.5 m: 90/–/– / 90/–/– / 90/–/– / 90/–/– 1.5 to less than 3 m: –/–/– / 60/–/– / 60/–/– / 60/–/– 3 m or more: –/–/– / –/–/– / –/–/– / –/–/–				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Table S5C24c: Type C construction: FRL of common walls and fire walls Wall type | FRL (in minutes): *Structural adequacy / Integrity / Insulation* | Class 2, 3 or 4 part | Class 5, 7a or 9 | Class 6 | Class 7b or 8 *Loadbearing* or non-*loadbearing* | 90/90/90 | 90/90/90 | 90/90/90 | 90/90/90 **Table S5C24d: Type C construction: FRL of internal walls** Location | FRL (in minutes): *Structural adequacy / Integrity / Insulation* | Class 2, 3 or 4 part | Class 5, 7a or 9 | Class 6 | Class 7b or 8 Bounding *public corridors*, public lobbies and the like | 60/60/60 | –/–/– | –/–/– | –/–/– Between or bounding *sole-occupancy units* | 60/60/60 | –/–/– | –/–/– | –/–/– Bounding a stair if *required* to be rated | 60/60/60 | 60/60/60 | 60/60/60 | 60/60/60 **Table S5C24e: Type C construction: FRL of roof** Location | FRL (in minutes): *Structural adequacy / Integrity / Insulation* | Class 2, 3 or 4 part | Class 5, 7a or 9 | Class 6 | Class 7b or 8 Roofs | –/–/– | –/–/– | –/–/– | –/–/–				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Section D – Access and Egress						
Part D2 – Provision for Escape						
D2D3 *NSW D2D3*	Number of exits required	The subject building is required to have at least one compliant required exit. Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to— (a) an exit; or (b) at least 2 exits if 2 or more exits are required. For the purposes of this assessment the executive rooms, consultancy rooms, dental rooms, physiotherapy room etc… are all considered separate sole-occupancy units occupied exclusively by an individual at one time or another any therefore any doorway leading from that room to open space should not be treated as a required exit for any part of the building, other than that room for which the doorway serves. **Definitions:** **Sole-occupancy unit:** A room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes— (a) a dwelling; or (b) a room or suite of rooms in a Class 3 building which includes sleeping facilities: or (c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building; or (d) a room or suite of associated rooms in a Class 9c building, which includes sleeping facilities and any area for the exclusive use of a resident.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D2D4	When fire-isolated stairways and ramps are required	The subject building is not required to contain a fire-isolated stairway or fire-isolated ramp.				X
D2D5	Exit travel distances	In a Class 5 building no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m. The following required exits are noted. 1. Double swing doors on northern side of community room. 2. Double swing doors on southern side of community room. 3. Single swing door on northern side of clinical wing between the storeroom and consulting room. 4. Single swing door on southern side of clinical wing between the dirty utility and office room. 5. Single swing door at the eastern end of the clinical wing along the northern corridor. 6. Single swing door at the eastern end of the clinical wing along the southern corridor. 7. Single swing door at the western end of the counselling wing along the southern corridor. Based on the above, additional required exits not defined as being to the exclusion of anyone else (refer to clause D2D3) are required in the following locations – • Directly off the northern corridor in the administration wing towards the western end. The staff room exit has not been considered as a sufficient required exit on the basis that dining rooms contain obstructions that can hinder an orderly evacuation from a building in an emergency situation.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		In addition egress via a required exit in the staff room may not be limited to staff, as it may be an alternative exit from the courtyard and from the counselling wing, which would liken the staff room to a separate sole occupancy unit.				
D2D6	Distance between alternative exits	Exits that are required as alternative means of egress must be— (a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and (b) not less than 9 m apart; and (c) not more than— (i) in a Class 2 or 3 building — 45 m apart; or (ii) in a Class 9a health-care building, if such required exit serves a patient care area — 45 m apart: or (iii) in all other cases — 60 m apart; and (d) located so that alternative paths of travel do not converge such that they become less than 6 m apart. As stated in Table D2D5 above an additional required exit will be required off the northern corridor in the administration wing towards the western end.		X		
D2D7	Height of exits, paths of travel to exits and doorways	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D2D8 *NSW D2D8*	Width of exits and paths of travel to exits	The unobstructed width of each required exit or path of travel to an exit must be not less than 1m. If the storey, mezzanine, or open spectator stand accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of required exits or paths of travel to an exit, except for doorways, must be not less than 1m plus 250mm for each 25 persons (or part) in excess of 100.		X		
D2D9 *NSW D2D9*	Width of doorways in exits or paths of travel to exits	In a required exit or path of travel to an exit, the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4), minus 250 mm. This unobstructed width relates to fire exit widths only. Compliance with Table D4D3 may require the unobstructed width to be wider. Note: In any other case except where it opens to a sanitary compartment or bathroom — not less than 750 mm wide.		X		
D2D10	Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space.		X		
D2D11	Determination and measurement of exits and paths of travel to exits	The determination and measurement of exits and paths of travel to exits relate to stairways and ramps in a required exit or path of travel to a required exit. There are no stairways or ramps proposed within the subject building.				X
D2D12	Travel via fire-isolated exits	The subject building is not required to have, and does not propose, a fire-isolated exit.				X
D2D13	External stairways or ramps in lieu of fire-isolated exits	The subject building has a rise in storeys of one and is not required to have, and does not propose, a fire-isolated exit or an external stairway in lieu of a fire-isolated exit.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D2D14	Travel by non-fire-isolated stairways or ramps	The subject building has a rise in storeys of one and is not required to have, and does not propose, a stairway or ramp.				X
D2D15 NSW D2D15	Discharge from exits	An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it. If a required exit leads to an open space, the path of travel to Hillvue Road and/or Kathleen Street must have an unobstructed width throughout of not less than— (a) the minimum width of the required exit; or (b) 1 m, whichever is the greater.		X		
D2D16	Horizontal exits	Refer to Item C4D8 for the definition of a horizontal exit. It is not likely that a horizontal exit will be required within the subject building.				X
D2D17	Non-required stairways, ramps, or escalators	The subject building does not require an escalator, moving walkway or non-required non-fire-isolated stairway or pedestrian ramp.				X

<table>
<tr><th>Item</th><th>Title</th><th>Assessment Comments</th><th>Complies</th><th>Capable of Compliance</th><th>Does Not Comply</th><th>Noted / Not Applicable</th></tr>
<tr><td>D2D18
NSW Table D2D18</td><td>Number of persons accommodated</td><td>For the purposes of the Deemed-to-Satisfy Provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by—
(a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for—
(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies, and the like; and
(ii) service ducts and the like, sanitary compartments, or other ancillary uses; or
(b) reference to the seating capacity in an assembly building or room; or
(c) any other suitable means of assessing its capacity.
In accordance with Clause D2D18(c) the number of people likely to occupy the subject building is –
<table>
<tr><th>Building Part</th><th>Staff Numbers</th></tr>
<tr><td>Clinical Wing</td><td>26</td></tr>
<tr><td>Administration</td><td>25</td></tr>
<tr><td>Counselling Wing</td><td>9</td></tr>
<tr><td>Total:</td><td>60</td></tr>
</table>
It is an assumption of this report that the number of patrons to be accommodated within the building at any given time will be 60, that is., 1:1 with the number of staff accommodated within the building.</td><td></td><td></td><td></td><td>X</td></tr>
</table>

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D2D19	Measurement of distances	The nearest part of a required exit for a doorway opening to a road or open space, is generally determined as being the nearest part of the doorway.				X
D2D20	Method of measurement	Measurements are generally taken in a straight line.				X
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	The subject building proposes external service cupboards X2, cleaners rooms X2, and external plant enclosures X2. None of which will require vertical egress.				X
D2D22	Access to lift pits	The subject building does not require a lift pit.				X
D2D23	Egress from primary schools	The classification of the subject building is determined as Class 5.				X
Part D3 – Construction of Exits						
D3D3	Fire-isolated stairways and ramps	The subject building is not required to contain a fire-isolated stairway or fire-isolated ramp.				X
D3D4	Non-fire-isolated stairways and ramps	The subject building has a rise in storeys of one and is not required to contain a stairway or ramp.				X
D3D5	Separation of rising and descending stair flights	The subject building has a rise in storeys of one. Fire-resisting stair shafts are therefore not required.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D3D6	Open access ramps and balconies	There are no smoke hazard management requirements applicable to the subject building that would require an open access ramp and balconies.				X
D3D7	Smoke lobbies	The subject building will not contain a fire-isolated exit and therefore a smoke lobby will not be required.				X
D3D8	Installations in exits and paths of travel	The subject building is not required to contain a fire-isolated exit. The plan of the subject building does not show any ductwork or chute for the disposal of hot products. Gas or other fuel services must not be installed in a required exit or in this case near the required exit doorways. Services or equipment such as the electricity meters, distribution boards or ducts, central telecommunications distribution boards or equipment, electrical motors or other motors serving equipment in the building should not be located along the path of travel leading to the required exit unless these services and equipment are protected with an enclosure of non-combustible construction or a fire protective covering with all joints or openings suitably sealed to prevent smoke from spreading outwards of the enclosure.		X		
D3D9	Enclosure of space under stairs	The subject building has a rise in storeys of one and will not contain a stairway.				X
D3D10	Width of required stairways and ramps	The subject building has a rise in storeys of one and will not contain a stairway or ramp.				X
D3D11	Pedestrian ramps	The subject building has a rise in storeys of one and will not contain a fire-isolated ramp or a ramp serving as a required exit				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D3D12	Fire-isolated passageways	The subject building has a rise in storeys of one and a floor area of approximately 2,620m^2 with multiple required exits. A fire-isolated passageway to enable compliance with D2D5 will not be required.				X
D3D13	Roof as open space	The required exits discharge onto open space at ground level and in no part will discharge onto a part of the roof be possible.				X
D3D14	Goings and risers	The subject building has a rise in storeys of one and will not contain a stairway noting that for the purposes of this item a stairway is defined as having not more than 18 and not less than 2 risers in a flight.				X
D3D15	Landings	Landings are associated with stairways. The subject building has a rise in storeys of one and will not contain a stairway that requires a landing.				X
D3D16 NSW D3D16	Thresholds	The threshold at a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door.		X		
D3D17	Barriers to prevent falls	The subject building does not show a public accessible roof, stairway or ramp, mezzanine or any other floor or any delineated path of access to the building that has a trafficable surface 1 metre or more above a surface beneath in which someone can fall. As such there is no requirement for a continuous barrier to prevent a fall.				X
D3D18	Height of barriers	Refer to item D3D17 in this report.				X
D3D19	Openings in barriers	Refer to item D3D17 in this report.				X
D3D20	Barrier climbability	Refer to item D3D17 in this report.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D3D21	Wire barriers	Refer to item D3D17 in this report.				X
D3D22	Handrails	The subject building has a rise in storeys of one and will not contain a stairway or ramp. A stairway with 2 or more risers that is associated with the building entrance will require a handrail. The classification of the subject building is determined as Class 5 and will not require a handrail along passageways or corridors. Handrails required to assist people with a disability must be provided in accordance with D4D4.		X		
D3D23	Fixed platforms, walkways, stairways, and ladders	The subject building does not show any fixed platforms, walkways, stairways, or ladders in accordance with AS 1657 in lieu of D3D14, D3D15, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22.				X
D3D24 NSW D3D24 (2)	Doorways and doors	The design plans propose swing doors as required exits. Swing type doors are permitted for a Class 5. If the swinging doors are power-operated— (i) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		A power-operated door in a path of travel to a required exit, except for a door in a patient care area of a Class 9a health-care building, must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source.				
D3D25	Swinging doors	The swinging doors are shown to swing outwards in the direction of egress and are positioned such that they will not encroach or impede on a required path of travel. The Medical Services building has a unique design with sectional wings of the building separated from the remainder of the building with swinging doors. The use of directional exit signs should consider corresponding alternative exits from a point of choice within each wing. As a matter of good industry design, door swings, should not impede the path of travel to a required exit.	X			
D3D26 NSW D3D26	Operation of latch	A door in a required exit, forming part of a required exit or in a path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress by a single-handed downward action on a single device which is located between 900mm and 1.1m from the floor or a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor. Where the latch operation device referred to in (1)(b) is not located on the door leaf itself— (a) manual controls to power-operated doors must be at least 25mm wide, proud of the surrounding surface and located— (i) not less than 500 mm from an internal corner; and (ii) for a hinged door, between 1m and 2m from the door leaf in any position; and (iii) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device. Smart door locks, Fob/Card door locks, should be designed to unlock in the event of an emergency through a fail-safe device which automatically unlocks the door upon the activation of a smoke detection system, or any other detector system deemed suitable in accordance with AS 1670.1 – 2018 installed throughout the building, and is readily openable when unlocked.				
D3D27	Re-entry from fire-isolated exits	The subject building has a rise in storeys of one and will not contain a fire-isolated exit.				X
D3D28	Signs on doors	Signs on doors are not required on the required exit doors serving as a required exit from the building.				X
D3D29	Protection of openable windows	There is no window proposed in the subject building with an internal lower sill height of less than 1.7m from the floor where a person can fall 2m or more to the external ground surface.				X
D3D30	Timber stairways: Concession	The subject building has a rise in storeys of one and will not contain a stairway. As such this concession is not applicable.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part D4 – Access for People with a Disability						
D4D1	Deemed-to-Satisfy provisions	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with Clause D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				X
D4D2	General building access requirements	For Class 5 building, access must be provided to and within all areas normally used by the occupants.		X		
D4D3	Access to buildings	An accessway must be provided to a building required to be accessible— (a) from the main points of a pedestrian entry at the allotment boundary. If a pedestrian entry is provided at Robert Street, Hillvue Road and Kathleen Street, all shall be via compliant accessways; and (b) from another accessible building connected by a pedestrian link. The medical services building, the allied health services building and the wellbeing centre building, shall all be connected via a compliant accessible pedestrian link; and (c) from any required accessible carparking space on the allotment. An accessway must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance. Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Definitions: **Accessway (BCA)**: A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building. **Continuous accessible path of travel (AS1428.1)**: An uninterrupted path of travel to, into or within a building providing access to all accessible facilities. **Clause 6 of AS 1428.1**: **6.1 General** A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator. Moving walk or other, impediment. **6.2 Heights of a continuous accessible path of travel** The minimum unobstructed height of a continuous accessible path of travel shall be 2000mm or 1980mm at a doorway. **6.3 Width of a continuous accessible path of travel** Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel: (a) fixtures and fittings such as lights, awnings, windows that when open, intrude into the circulation space, telephones, skirtings, and similar objects. (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards. (c) Door handles less than 900mm above the finished floor level.				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
D4D4	Parts of buildings to be accessible	In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with, for a ramp, clause 10 of AS 1428.1 - 2009; and for a stairway, clause 11 of AS 1428.1. Accessways (including the external pedestrian link) must be assessed to have- (a) passing spaces complying with AS 1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available; and (b) turning spaces complying with AS 1428.1— (i) within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and (ii) at maximum 20m intervals along the accessway. Notes: (a) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and (b) a passing space may serve as a turning space. **Clause 6 of AS 1428.1**: **6.4 Passing space for wheelchairs** Passing space for 2 persons using wheelchairs shall be a minimum width of 1800mm for a minimum length of 2000mm. **6.5 Circulation space for wheelchair turn** **6.5.1 -** *60^{O} to 90^{O} turn:*		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		The space required for a wheelchair to make a 60^O to 90^O turn shall have a gradient no steeper than 1 in 40 and shall be not less than 1500mm wide and 1500mm long in the direction of travel. The space may be splayed across the internal corner. 6.5.2 – *30^O to 60^O turn:* Where the angle of turn is 30^O to less than 60^O and the width of the path of travel is less than 1200mm, a splay of at least 500mm x 500mm shall be made on the internal corner. 6.5.3 – *$>90^O$ to 180^O turn:* The space required for a wheelchair to make a *$>90^O$ to 180^O turn* shall be not less than 2070mm in the direction of travel and not less than 1540mm wide. The corridors of the Medical Services building must comply with the circulation space and passing space requirements for wheelchairs. Special consideration should be given at the end corridors and hallways where a U-turn is required.				
D4D5	Exemptions	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). Any exemption on an area to be accessible shall be in the form of a written report, outlining the area of the allotment and/or building to which an exemption is sought, the reason why the exemption is sought and justification as to why the exemption should be granted.				X
D4D6	Accessible carparking	Accessible carparking spaces must be provided –		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		In a Class 5 building at the ratio of 1 accessible space for every 100 carparking spaces or part thereof. Accessible carparking spaces must comply with AS/NZS 2890.6. As the carparking area has more than 5 carparking spaces available, appropriate signage shall be provided so as to restrict the use of the carparking space only for people with a disability. As the Medical Services building has 86 allocated carparking spaces, at least one accessible carparking spaces will be required. There are two accessible carparking spaces shown. In this case, the number of accessible carparking spaces to be provided will comply with the requirements of D4D6.				
D4D7	Signage	In the Medical Centre building – (a) braille and tactile signage complying with Specification 15 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole occupancy unit in a Class 3 or Class 9c building; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A) “Exit”; and (B) “Level”; and (C) the floor level number or floor level descriptor, or a combination of the two.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and (c) signage in accordance with AS 1428.1 – 2009 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 - 2009 must be located on the door of the facility; and (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 - 2009, must be provided to direct a person to the location of the nearest accessible pedestrian entrance.				
D4D8	Hearing augmentation	A hearing augmentation system must be provided to the meeting, training room in the Medical Services building if an inbuilt amplification system is installed, the exception being an inbuilt amplification system used only for emergency warning. Hearing augmentation must be provided by either a compliant induction loop or a receiver system.		X		
D4D9	Tactile Indicators	For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway, a ramp other than a step ramp, kerb ramp and in the absence of a suitable barrier— (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1 2009.				
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	This requirement only applies to Class 9b assembly buildings where fixed seating is provided. The subject building has been determined as class 5.				X
D4D11	Swimming pools	There is no swimming pool proposed as part of the subject development.				X
D4D12	Ramps	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.		X		
D4D13	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, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level. Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.		X		

<table>
<tr><th>Item</th><th>Title</th><th>Assessment Comments</th><th>Complies</th><th>Capable of Compliance</th><th>Does Not Comply</th><th>Noted / Not Applicable</th></tr>
<tr><td colspan="7"></td></tr>
<tr><td colspan="7">Section E – Services and Equipment</td></tr>
<tr><td colspan="7">Part E1 – Fire Fighting Equipment</td></tr>
<tr><td>E1D2</td><td>Fire hydrants</td><td>A fire hydrant system must be provided to serve a building having a total floor area greater than 500m^2 and where a fire brigade station is no more than 50km from the building as measured along roads.

The fire hydrant system must be installed in accordance with AS 2419.1 – 2021.

The total floor area of the Medical Services building is 2620m^2 and therefore the building is required to be protected with a fire hydrant system.

The number of fire hydrant outlets required to flow simultaneously is however subject to fire compartment size.

<table><tr><th>NCC building classification</th><th>Fire compartment floor area m^2</th><th>Number of fire hydrant outlets</th></tr><tr><td>Class 5</td><td>> 1000
≤ 5000</td><td>2</td></tr></table>
The pressure and flow requirements for a fire hydrant system designed to protect the Medical Services building include-

<table><tr><th>Fire hydrant type</th><th>Minimum required flow rate</th><th>Minimum required residual pressure, kPa</th></tr></table></td><td></td><td>X</td><td></td><td></td></tr>
</table>

<table>
<tr><th>Item</th><th>Title</th><th>Assessment Comments</th><th>Complies</th><th>Capable of Compliance</th><th>Does Not Comply</th><th>Noted / Not Applicable</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th></th><th>L/s</th><th>NSW</th></tr>
<tr><td>External feed or attack/feed fire hydrant located not more than 20m from a hardstand.</td><td>10</td><td>150</td></tr>
<tr><td>External or internal attack fire hydrant</td><td>10</td><td>250</td></tr>
</table>
Further testing is required to determine whether the system will need to be boosted, be provided with a pump and/or tanks.

A coverage diagram will be required to determine the location of external hydrants to ensure compliant coverage is provided.</td><td></td><td></td><td></td><td></td></tr>
<tr><td>E1D3</td><td>Fire hose reels</td><td>A fire hose reel system is not required to be provided in a Class 5 building.

It is noted that fire hose reels are shown in the clinical wing of the building. The designers in this case are most likely of the opinion that the building classification of this building part is class 9a. You are referred to A6G6 within this assessment table for the basis of our class 5 building classification.

Notwithstanding the above, if fire hose reels are provided to the building those fire safety measures must be included in the fire safety schedule and must be designed and installed in accordance with the requirements of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 and AS 2441 – 2005</td><td></td><td>X</td><td></td><td></td></tr>
<tr><td>E1D4</td><td>Sprinklers</td><td>A sprinkler system must—</td><td></td><td></td><td></td><td>X</td></tr>
</table>

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(a) be installed in a building or part of a building when required by E1D5 to E1D13 as applicable; and (b) comply with Specification 17 and Specification 18 as applicable.				
E1D5	Where sprinklers are required: all classifications	Sprinklers are required throughout the whole building if any part of the building has an effective height of more than 25m. The subject building has an effective height of less than 25m and is therefore not required to be provided with a sprinkler system.				X
E1D6	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	The classification of the subject building is determined as Class 5.				X
E1D7	Where sprinklers are required: Class 3 building used as a residential care building	The classification of the subject building is determined as Class 5.				X
E1D8	Where sprinklers are required: Class 6 building	The classification of the subject building is determined as Class 5.				X
E1D9	Where sprinklers are required: Class 7a building, other than an open-deck carpark	The classification of the subject building is determined as Class 5.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
E1D10	Where sprinklers are required: Class 9a health-care building used as a residential care building and Class 9c buildings	The classification of the subject building is determined as Class 5.				X
E1D11	Where sprinklers are required: Class 9b buildings	The classification of the subject building is determined as Class 5.				X
E1D12	Where sprinklers are required: additional requirements	This relates to atriums and large isolated buildings.				X
E1D13	Where sprinklers are required: occupancies of excessive hazard	Refer to assumptions made in Section 7.1 of this report regarding no storage of explosives and/or flammable materials or excessive carbonaceous materials within the proposed class 5 building. As such the space is not considered to be an occupancy of excessive hazard.				X
E1D14	Portable fire extinguishers	Portable fire extinguishers must be provided as follows – (a) To cover Class AE or E fire risks associated with emergency services switchboards. (b) To cover Class F fire risks involving cooking oils and fats in kitchens. (c) To cover Class B fire risks in locations where flammable liquids more than 50 litres are stored or used (not including that held in fuel tanks of vehicles). (d) To cover Class A fire risks in normally occupied fire compartments less than 500m^2 not provided with fire hose reels (excluding open-deck carparks).		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(e) To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels. (f) To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building. Where internal fire hydrants are not installed, to serve any fire compartment in a Class 5 building, with a floor area greater than 500m^2. Portable fire extinguishers must be selected, located, and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444 – 2001. Note: (a) Fire risks are defined in accordance with AS 2444. (b) An emergency services switchboard is one which sustains emergency equipment operating in the emergency mode. (c) Additional extinguishers may be required to cover fire risks in relation to special hazards provided for in E1D17.				
E1D15	Fire control centres	A fire control centre is not required in the subject building on the basis that it has an effective height less than 25m and a floor area less than 18,000m^2.				X
E1D16	Fire precautions during construction	In a building under construction not less than one portable fire extinguisher to suit Class A, B and C fires and electrical fires must be always provided adjacent to each required exit or temporary exit. Portable fire extinguishers must comply with AS 2444-2001.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
E1D17	Provision for special hazards	Refer to assumptions made in Section 7.1 of this report regarding no storage of explosives and/or flammable materials or excessive carbonaceous materials within the proposed building. As such the space is not considered to be an occupancy of special hazard.				X
Part E2 – Smoke Hazard Management						
E2D3	General requirements	An air-handling system which does not form part of a smoke hazard management system and 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 be designed and installed— (a) to operate as a smoke control system in accordance with AS 1668.1 - 2015; or (b) such that it— (i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (ii) is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1 - 2018. Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 – 2015 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard. The subject building does not propose multiple fire compartments.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
E2D4	Fire-isolated exits	The subject building will not contain a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp.				X
E2D5	Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The subject building has an effective height of less than 25m. The classification of the building is determined a Class 5.				X
E2D6	Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	The subject building has an effective height of less than 25m.				X
E2D7	Buildings more than 25 m in effective height: Class 9a buildings	The subject building has an effective height of less than 25m. The classification of the building is determined a Class 5.				X
E2D8	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The classification of the building is determined a Class 5.				X
E2D9	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	A smoke hazard management system must be provided in a Class 5 building or part of a building if it has a rise in storeys of more than two (2). The subject building has a rise in storeys of one (1).				X
E2D10	Buildings not more than 25 m in effective height: large-	The subject building does not exceed the maximum permissible size of a building required to be Type C construction and is therefore not a large-isolated building.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
	isolated buildings subject to C3D4					
E2D11	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	The classification of the building is determined a Class 5.				X
E2D12	Class 7a buildings	The classification of the building is determined a Class 5.				X
E2D13	Basements (other than Class 7a buildings)	The subject building is not a basement level building.				X
E2D14	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)	The classification of the building is determined a Class 5.				X
E2D15	Class 6 buildings – in fire compartments more than 2000 m^2: Class 6 building (containing an enclosed common walkway or mall serving more than one	The classification of the building is determined a Class 5.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
	Class 6 sole-occupancy unit)					
E2D16 NSW E2D16	Class 9b – assembly buildings: all	The classification of the building is determined a Class 5.				X
E2D17 NSW E2D17	Class 9b – assembly buildings: nightclub, discotheque, and the like	The classification of the building is determined a Class 5.				X
E2D18 NSW E2D18	Class 9b – assembly buildings: exhibition halls, museums, and art galleries	The classification of the building is determined a Class 5.				X
E2D19 NSW E2D19	Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16 to E2D18)	The classification of the building is determined a Class 5.				X
E2D20 NSW E2D20	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	E2D20 does not apply in NSW. This clause is deleted from the BCA in NSW, as requirements for Class 9b – Assembly buildings in NSW are covered under NSW E2D16 to NSW E2D19.				X
E2D21	Provision for special hazards	There are no additional special fire-fighting equipment provisions deemed necessary at this preliminary stage based on the size, nature, and fire load of the subject building. As such the space is not considered to be an occupancy of special hazard.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part E4 – Visibility in an Emergency, Exit Signs and Warning Systems						
E4D2	Emergency lighting requirements	An emergency lighting system must be installed – (a) in every storey of a Class 5, 6, 7, 8 or 9 building where the storey has an area more than 300m^2— (i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit; and in any room having a floor area more than 100m^2. (ii) that does not open to a corridor or space that has emergency lighting or to a road or open space; and in any room having a floor area more than 300m^2. (iii) in any room having a floor area more than 300m^2. (b) in a sole-occupancy unit in a Class 5, 6 or 9 building if— (i) the floor area of the unit is more than 300m^2; and (ii) an exit from the unit does not open to a road or open space or to an external stairway, passageway, balcony, or ramp, leading directly to a road or open space. Emergency lighting will be required in the corridors and hallways of the building and rooms that do not meet certain thresholds.		X		
E4D3	Measurement of distance	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves, or a combination of both.				X
E4D4	Design and operation of emergency lighting	Every required emergency lighting system must comply with AS/NZS 2293.1 – 2018.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
E4D5	Exit signs	An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.		X		
E4D6	Direction signs	If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit. The Medical Services building has a unique design with sectional wings of the building separated from the remainder of the building with swinging doors. The use of directional exit signs should consider corresponding alternative exits from a point of choice within each wing. As a matter of good industry design, door swings, and door hardware should not impede the path of travel to a required exit.		X		
E4D7	Class 2 and 3 buildings and Class 4 parts: exemptions	The classification of the building is determined a Class 5.				X
E4D8	Design and operation of exit signs	Every required exit sign must— (a) comply with— (i) AS/NZS 2293.1 - 2018; or (ii) for a photoluminescent exit sign, Specification 25; and (b) be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.		X		
E4D9	Emergency warning and intercom systems	An emergency warning and intercom system is not required to be installed within the proposed subject building on the basis that the subject building has a floor area that does not exceed 1000m^2 or a rise in storeys of more than 2.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Section F – Health and Amenity						
Part F1 – Surface water management, rising damp and external waterproofing						
F1D3	Stormwater drainage	Stormwater drainage must comply with AS/NZS 3500.3 – 2021. Stormwater work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia and Tamworth City Council requirements. The preliminary stormwater management plan drawing number 40924-C03 prepared by Barnson Pty Ltd shows existing design and initial pit installations. The design, design calculations, and design certification shall be completed by a suitably qualified engineer.		X		
F1D4	Exposed joints	There are no exposed joints proposed in the roof or any other horizontal projection associated with the subject building.				X
F1D5	External waterproofing membranes	There is no roof, balcony, or similar horizontal surface part of the subject building that is required to be provided with a waterproof membrane.				X
F1D6	Damp-proofing	Moisture from the ground must be prevented from reaching the walls above the damp-proof course. A damp-proof course must consist of— (a) a material that complies with AS/NZS 2904 - 1995; or (b) impervious sheet material in accordance with AS 3660.1 – 2014.		X		

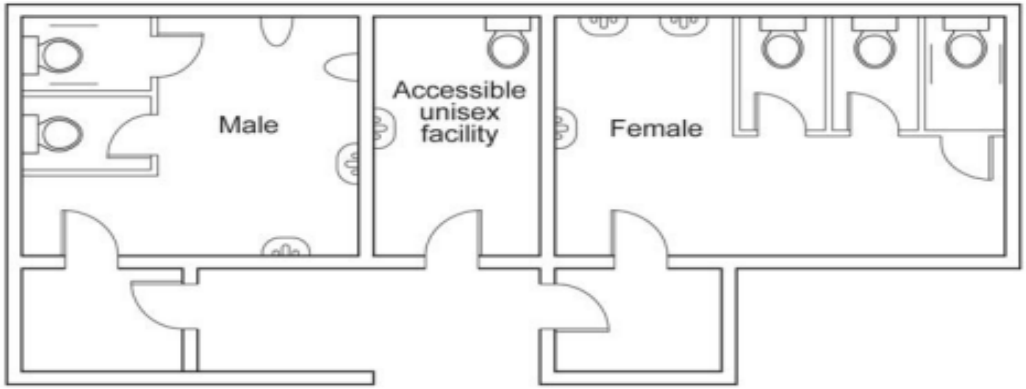
Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
F1D7	Damp-proofing of floors on the ground	If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier such as 0.2 polythene fortecon waterproof membrane in accordance with AS 2870 – 2011.		X		
F1D8	Subfloor ventilation	The subject building will be on ground and therefore subfloor ventilation will not be required.				X
Part F2 – Wet areas and Overflow Protection						
F2D2	Wet area construction	The building elements in the bathrooms, sanitary facilities, shower rooms, cleaners rooms, laundry rooms with sinks and dental / consulting rooms with a sink compartment— (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740 – 2021.		X		
F2D3	Rooms containing urinals	(1) If a slab or stall type urinal is then installed— (a) the floor surface of the room containing the urinal must be an impervious material; and (i) where no step is installed, must— (A) be graded to the urinal channel for a distance of 1.5 m from the urinal channel; and (B) have the remainder of the floor graded to a floor waste; and (ii) where a step is installed—		X		

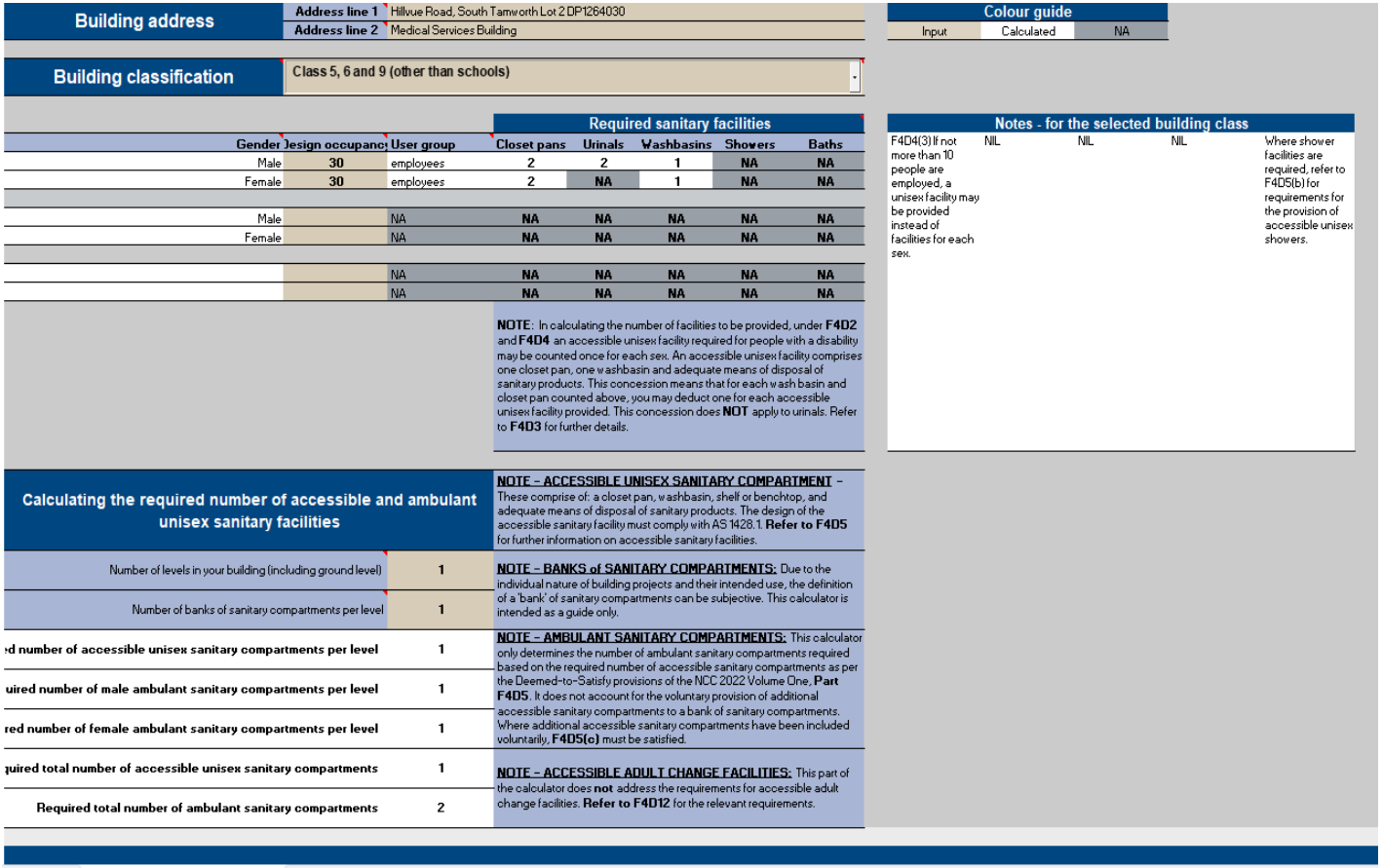
Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(A) the step must have an impervious surface and be graded to the urinal channel; and (B) the floor behind the step must be graded to a floor waste; and (b) the junction between the floor surface and the urinal channel must be impervious. (2) Where a wall hung urinal is installed— (a) the wall must be surfaced with impervious material extending from the floor to not less than 50 mm above the top of the urinal and not less than 225 mm on each side of the urinal; and (b) the floor must be surfaced with an impervious material and be graded to a floor waste. (3) In a room with timber or steel-framed walls and containing a urinal— (a) the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface; and (b) the junction of the floor surface and the wall surface must be impervious				
F2D4	Floor wastes	Where a floor waste is installed— (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part F3 – Roof and Wall Cladding						
F3D2	Roof coverings	A roof must be covered with— (a) roof tiles complying with AS 2049 - 2002, fixed in accordance with AS 2050 - 2018; or (b) metal sheet roofing complying with AS 1562.1 - 2018; or (c) plastic sheet roofing designed and installed in accordance with AS 1562.3 - 2006; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597 - 1999, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5. It appears that the roof will be sheeted with metal roofing. Roof drainage shall be designed by a suitably qualified engineer.		X		
F3D3	Sarking	Sarking-type used for weatherproofing of roofs and walls must comply with AS/NZS 4200.1 – 2017 and AS 4200.2 – 2017.		X		
F3D4	Glazed assemblies	The following glazed assemblies in an external wall, must comply with AS 2047 – 2014 requirements for resistance to water penetration: (a) Windows. (b) Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame. (c) Adjustable louvres. (d) Shopfronts. (e) Window walls with one piece framing.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		The following glazed assemblies need not comply with the above: (a) All glazed assemblies not in an external wall. (b) Revolving doors. (c) Fixed louvres. (d) Skylights, roof lights and windows in other than the vertical plane. (e) Sliding and swinging glazed doors without a frame. (f) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047 - 2014. (g) Second-hand windows, re-used windows, and recycled windows. (h) Heritage windows.				
F3D5	Wall cladding	External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700 - 2018. (b) Autoclaved aerated concrete: AS 5146.3 - 2018. (c) Metal wall cladding: AS 1562.1 - 2018. Metal roof/wall cladding shall be provided in a non-reflective and non-glary colour scheme such as Colourbond steel sheeting subject to Tamworth Regional Council approval.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part F4 – Sanitary and Other Facilities						
F4D2	Facilities in residential buildings	The subject building is not a residential building.				X
F4D3	Calculation of number of occupants and facilities	(1) The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means. (2) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. (3) In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex. (4) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.				X
F4D4	Facilities in Class 3 to 9 buildings	(1) Except where permitted by (2), (3), F4D5(a), and F4D5(b) separate sanitary facilities for males and females must be provided for Class 5 buildings in accordance with Tables F4D4a, and F4D4e, as appropriate. (2) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. (3) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions, and doors to afford privacy. F4D4 requires the separation of male and female toilets for staff. Image 2 below shows an example of a typical layout that meets the requirement for employee separate facilities in both the administration wing and the clinical wing.			X	

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		 Image 2 – Example of separate facilities required for staff. Refer to the calculation methodology in the images below, noting the application of Clause F4D3(3) has been relied on in the assessments. Note: Although a class 5 building does not require sanitary facilities for patrons, sanitary facilities have been provided and assessed as if it was a class 9a health care building. The number of patrons is 1:1 with the number of employees (60). Under this assumption the number of sanitary facilities provided for the public is satisfactory.				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
						

Building address		
Address line 1	Hillvue Road, South Tamworth Lot 2 DP1264030	
Address line 2	Medical Services Building	
Building classification	Class 5, 6 and 9 (other than schools)	

Colour guide		
Input	Calculated	NA

	Gender	Design occupancy	User group	Required sanitary facilities: Closet pans	Urinals	Washbasins	Showers	Baths
	Male	30	employees	2	2	1	NA	NA
	Female	30	employees	2	NA	1	NA	NA
	Male		NA	NA	NA	NA	NA	NA
	Female		NA	NA	NA	NA	NA	NA
			NA	NA	NA	NA	NA	NA
			NA	NA	NA	NA	NA	NA

NOTE: In calculating the number of facilities to be provided, under **F4D2** and **F4D4** an accessible unisex facility required for people with a disability may be counted once for each sex. An accessible unisex facility comprises one closet pan, one washbasin and adequate means of disposal of sanitary products. This concession means that for each wash basin and closet pan counted above, you may deduct one for each accessible unisex facility provided. This concession does **NOT** apply to urinals. Refer to **F4D3** for further details.

Notes - for the selected building class				
F4D4(3) If not more than 10 people are employed, a unisex facility may be provided instead of facilities for each sex.	NIL	NIL	NIL	Where shower facilities are required, refer to F4D5(b) for requirements for the provision of accessible unisex showers.

Calculating the required number of accessible and ambulant unisex sanitary facilities	
Number of levels in your building (including ground level)	1
Number of banks of sanitary compartments per level	1
ıd number of accessible unisex sanitary compartments per level	1
uired number of male ambulant sanitary compartments per level	1
red number of female ambulant sanitary compartments per level	1
ıuired total number of accessible unisex sanitary compartments	1
Required total number of ambulant sanitary compartments	2

NOTE – ACCESSIBLE UNISEX SANITARY COMPARTMENT – These comprise of: a closet pan, washbasin, shelf or benchtop, and adequate means of disposal of sanitary products. The design of the accessible sanitary facility must comply with AS 1428.1. **Refer to F4D5** for further information on accessible sanitary facilities.

NOTE – BANKS of SANITARY COMPARTMENTS: Due to the individual nature of building projects and their intended use, the definition of a 'bank' of sanitary compartments can be subjective. This calculator is intended as a guide only.

NOTE – AMBULANT SANITARY COMPARTMENTS: This calculator only determines the number of ambulant sanitary compartments required based on the required number of accessible sanitary compartments as per the Deemed-to-Satisfy provisions of the NCC 2022 Volume One, **Part F4D5**. It does not account for the voluntary provision of additional accessible sanitary compartments to a bank of sanitary compartments. Where additional accessible sanitary compartments have been included voluntarily, **F4D5(c)** must be satisfied.

NOTE – ACCESSIBLE ADULT CHANGE FACILITIES: This part of the calculator does **not** address the requirements for accessible adult change facilities. **Refer to F4D12** for the relevant requirements.

Image 3 – Medical Services Building – Class 5, 6 and 9 building – Number of Employee Occupants under Clause D2D18 is 60.

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable

Building address		
	Address line 1	Hillvue Road, South Tamworth Lot 2 DP1264030
	Address line 2	Medical Centre Building

Building classification	
	Class 9a - health-care buildings

Colour guide		
Input	Calculated	NA

			Required sanitary facilities				
Gender	Design occupancy	User group	Closet pans	Urinals	Washbasins	Showers	Baths
Male		employees	0	0	0	NA	NA
Female		employees	0	NA	0	NA	NA
Male	30	patients	4	NA	4	4	Refer to notes
Female	30	patients	4	NA	4	4	Refer to notes
		NA	NA	NA	NA	NA	NA
		NA	NA	NA	NA	NA	NA

NOTE: In calculating the number of facilities to be provided, under **F4D2** and **F4D4** an accessible unisex facility required for people with a disability may be counted once for each sex. An accessible unisex facility comprises one closet pan, one washbasin and adequate means of disposal of sanitary products. This concession means that for each wash basin and closet pan counted above, you may deduct one for each accessible unisex facility provided. This concession does **NOT** apply to urinals. Refer to **F4D3** for further details.

Notes - for the selected building class

F4D4(8)(a) A Class 9a health-care building must be provided with one kitchen or other adequate facility for the preparation and cooking or reheating of food including a kitchen sink and washbasin.

F4D4(8)(b) A Class 9a health-care building must be provided with laundry facilities for the cleansing and drying of linen and clothing or adequate facilities for holding and dispatch or treatment of soiled linen and clothing, sanitary products and the like and the receipt and storage of clean linen.

F4D4(3) If not more than 10 people are employed, a unisex facility may be provided instead of facilities for each sex.

F4D4(7) Separate facilities for males and females need not be provided for patients in a ward area of a Class 9a building.

F4D4(8)(d) A Class 9a health-care building must be provided with one island-type plunge bath in each storey containing a ward area.

Calculating the required number of accessible and ambulant unisex sanitary facilities	
Number of levels in your building (including ground level)	1
Number of banks of sanitary compartments per level	1
ed number of accessible unisex sanitary compartments per level	1
uired number of male ambulant sanitary compartments per level	1
red number of female ambulant sanitary compartments per level	1
quired total number of accessible unisex sanitary compartments	1
Required total number of ambulant sanitary compartments	2

NOTE – ACCESSIBLE UNISEX SANITARY COMPARTMENT – These comprise of: a closet pan, washbasin, shelf or benchtop, and adequate means of disposal of sanitary products. The design of the accessible sanitary facility must comply with AS 1428.1. **Refer to F4D5** for further information on accessible sanitary facilities.

NOTE – BANKS of SANITARY COMPARTMENTS: Due to the individual nature of building projects and their intended use, the definition of a 'bank' of sanitary compartments can be subjective. This calculator is intended as a guide only.

NOTE – AMBULANT SANITARY COMPARTMENTS: This calculator only determines the number of ambulant sanitary compartments required based on the required number of accessible sanitary compartments as per the Deemed-to-Satisfy provisions of the NCC 2022 Volume One, **Part F4D5**. It does not account for the voluntary provision of additional accessible sanitary compartments to a bank of sanitary compartments. Where additional accessible sanitary compartments have been included voluntarily, **F4D5(c)** must be satisfied.

NOTE – ACCESSIBLE ADULT CHANGE FACILITIES: This part of the calculator does **not** address the requirements for accessible adult change facilities. **Refer to F4D12** for the relevant requirements.

Image 4 – Medical Services Building –Class 9a Health-Care Building – Number of Patrons assumed is 1:1 with Employees (60)

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
F4D5	Accessible sanitary facilities	In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and (b) accessible unisex showers must be provided in accordance with F4D7; and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1 - 2009, must be provided; and A unisex ambulant sanitary facility to be provided in the clinical wing is not a deemed to satisfy compliant solution. In this regard separate ambulant facilities for both males and females must be provided. (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1 - 2009; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible; and			X	

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
F4D6	Accessible unisex sanitary compartments	Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for a building, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	X			
F4D7	Accessible unisex showers	The clinical wing proposes two accessible showers. Although not required for a class 5 building, the proposed accessible showers are to be installed in accordance with AS 1428.1-2009.		X		
F4D8	Construction of sanitary compartments	(1) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend— (a) from floor level to the ceiling in the case of a unisex facility; or (b) to a height of not less than 1.5 m above the floor if primary school children are the principal users: or (c) 1.8 m above the floor in all other cases. (2) Unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway, the door to a fully enclosed sanitary compartment must— (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the sanitary compartment.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
F4D9	Interpretation: urinals and washbasins	(1) A urinal may be— (a) an individual stall or wall-hung urinal; or (b) each 600 mm length of a continuous urinal trough; or (c) a closet pan used in place of a urinal. (2) A washbasin may be— (a) an individual basin; or (b) a part of a hand washing trough served by a single water tap.				X
F4D10 NSW F4D10	Microbial (legionella) control	F4D10 does not apply in NSW as the installation of hot water, warm water, and cooling water systems (and their operation and maintenance) is regulated in the Public Health Regulation 2012, under the Public Health Act 2010.				X
F4D11	Waste management	The subject building is not required to contain a slop hopper or other similar device.				X
F4D12	Accessible adult change facilities	The subject building is not required to contain accessible adult change facilities.				X
Part F5 – Room Heights						
F5D2	Heights of rooms and other spaces	(1) The height of rooms and other spaces in a Class 5 building must be not less than— (a) except as allowed in (b) and (2) — 2.4m; and (b) for a corridor, passageway, or the like — 2.1m		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(2) The height of rooms and other spaces in any building must not be less than— (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, storeroom, garage, car parking area, or the like — 2.1 m; and (b) for a commercial kitchen — 2.4 m; and (c) above a stairway, ramp, landing, or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing, or the like; and (d) for a required accessible adult change facility — 2.4 m.				
Part F6 – Light and Ventilation						
F6D2	Provision of natural light	Natural light is not required to be provided in the subject building.				X
F6D3	Methods and extent of natural light	Refer to item F6D2 above.				X
F6D4	Natural light borrowed from adjoining room	Refer to item F6D2 above.				X
F6D5	Artificial lighting	Artificial lighting must be provided — to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress. The artificial lighting system must comply with AS/NZS 1680.0 – 2009.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Note: The reference to the complete artificial lighting standard should be made on Drawing Number 409024-A00, including reference to BCA 2022.				
F6D6 NSW F6D6	Ventilation of rooms	A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have— (a) natural ventilation complying with F6D7; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 - 2012.				X
F6D7	Natural ventilation	Natural ventilation provided in accordance with F6D6 must consist of openings, windows, doors, or other devices which can be opened with a ventilating area not less than 5% of the floor area of the room required to be ventilated, and open to a space open to the sky.		X		
F6D8	Ventilation borrowed from adjoining room	Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room in the same SOU provided – (i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of the room to be ventilated, measured not more than 3.6 m above the floor; and (ii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10% of the combined floor areas of both rooms;		X		
F6D9	Restriction on location of sanitary compartments	A sanitary compartment must not open directly into— (a) a kitchen or pantry; or (b) a public dining room or restaurant; or (c) a dormitory in a Class 3 building; or		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(d) a room used for public assembly (which is not an early childhood centre, primary school, or open spectator stand); or (e) a workplace normally occupied by more than one person.				
F6D10	Airlocks	The proposed sanitary compartments for each tenancy are shown to open into a compliant airlock. If additional sanitary facilities are required, the sanitary compartments must – (i) access must be by an airlock, hallway, or other room with a floor area of not less than 1.1m^2 and fitted with self-closing doors at all access doorways; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.		X		
F6D11	Carparks	The subject building or part of that building, is not a carpark.				X
F6D12	Kitchen local exhaust ventilation	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 - 2015 and AS 1668.2 – 2012 where— (a) any cooking apparatus has— (i) a total maximum electrical power input exceeding 8 kW; or (ii) a total gas power input exceeding 29 MJ/hour; or (b) the total maximum power input to more than one apparatus exceeds, per m^2 of floor area of the room or enclosure— (i) 0.5 kW electrical power; or (ii) 1.8 MJ/hour gas.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Section J – Energy Efficiency						
Part J2 – Energy Efficiency						
J2D2 NSW J2D2	Application of Section J	(1) For a Class 3 and 5 to 9 building, Performance Requirement NSW J1P1 is satisfied by complying with— (a) Part J4, for the building fabric; and (b) Part J5, for building sealing; and (c) Part J6, for air-conditioning and ventilation; and (d) Part J7, for artificial lighting and power; and (e) Part J8, for heated water supply and swimming pool and spa pool plant; and (f) J9D3, for facilities for energy monitoring. (2) For a sole-occupancy unit of a Class 2 building or a Class 4 part of a building, Performance Requirement NSW J1P5 is satisfied by complying with— (a) J3D5 and J3D6, for thermal breaks; and (b) J4D3, for general thermal construction; and (c) J3D10(3), J3D10(5) and J3D10(6), for floor edge insulation. (3) For a Class 2 building or a Class 4 part of a building, Performance Requirement NSW J1P6 is satisfied by complying with Part J5 for building sealing. (4) For a Class 2 building or a Class 4 part of a building, Performance Requirement NSW J1P7 is satisfied by complying with— (a) Part J6, for air-conditioning and ventilation; and (b) J8D2, for heated water supply; and				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(c) J9D3, for facilities for energy monitoring. (5) For a Class 2 to 9 building, Performance Requirement NSW J1P4 is satisfied by complying with J9D4 and J9D5.				
Part J4 – Building Fabric						
J4D1 NSW J4D1(1)	Deemed-to-Satisfy provisions	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements NSW J1P1 to NSW J1P7 are satisfied by complying with— (a) NSW J2D2; and (a) NSW J3D2 to J3D10; and (b) NSW J4D2 to J4D7; and (c) NSW J5D2 to J5D8; and (d) NSW J6D2 to J6D13; and (e) NSW J7D2 to J7D9; and (f) J8D2 to NSW J8D4; and (g) J9D2 to J9D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				X
J4D2	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 2 to 9 building other than J4D3(5), J4D4, J4D5, J4D6 and J4D7 which do not apply to a Class 2 sole-occupancy unit or a Class 4 part of a building.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J4D3 NSW J4D3	Thermal construction — general	(1) Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it— (a) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and (b) forms a continuous barrier with ceilings, walls, bulkheads, floors, or the like that inherently contribute to the thermal barrier; and (c) does not affect the safe or effective operation of a service or fitting. (2) Where required, reflective insulation must be installed with— (a) the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and (b) the reflective insulation closely fitted against any penetration, door or window opening; and (c) the reflective insulation adequately supported by framing members; and (d) each adjoining sheet of roll membrane being— (i) overlapped not less than 50 mm; or (ii) taped together. (3) Where required, bulk insulation must be installed so that— (a) it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling, or the like; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm. (4) Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification 36. (5) The required Total R-Value and Total System U-Value, including allowance for thermal bridging, must be— (a) calculated in accordance with AS/NZS 4859.2 for a roof or floor; or (b) determined in accordance with Specification 37 for wall-glazing construction; or (c) determined in accordance with Specification 39 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.				
J4D4	Roof and ceiling construction	Tamworth in NSW is in Climate Zone 4. A roof or ceiling in climate zone 4 must achieve a Total R-Value greater than or equal to R3.7 for a downward direction of heat flow. The solar absorptance of the upper surface of a roof in climate zone 4 must be not more than 0.45. BASIX reports that a solar absorptance of < 0.475 has a light typical colour.		X		
J4D5	Roof lights	Roof lights must have a total area of not more than 5% of the floor area of the room or space served. Transparent and translucent elements, including any imperforate ceiling diffuser must have a – **Total system SHGC**, in accordance with Table J4D5, and a **Total system U-value** of not more than U3.9.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J4D6 NSW J4D6	Walls and glazing	**Total system U-Value** The Total System U-Value of wall-glazing construction, including wall-glazing construction which wholly or partly forms the envelope internally, must not be greater than U2.0, and Display glazing must not be greater than U5.8, and The Total System U-Value of wall-glazing construction must be calculated in accordance with Specification 37. **Total R-Value** Wall components of a wall-glazing construction must achieve a minimum Total R-Value of— (a) where the wall is less than 80% of the area of the wall-glazing construction, R1.0; or (b) where the wall is 80% or more of the area of the wall-glazing construction, the value specified in Table J4D6a. **Solar Admittance** The solar admittance of externally facing wall-glazing construction, excluding wall-glazing construction, which is wholly internal, must not be greater than 0.13. The solar admittance of a wall-glazing construction must be calculated in accordance with Specification 37. **Total System SHGC** The Total system SHGC of display glazing must not be greater than 0.81 divided by the applicable shading factor specified in Specification 37 Clause 7.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Definitions – **Wall-glazing construction:** For the purposes of Section J in Volume One, the combination of wall and glazing components comprising the envelope of a building, excluding— (a) display glazing; and (b) opaque non-glazed openings such as doors, vents, penetrations, and shutters **Display glazing:** Glazing used to display retail goods in a shop or showroom directly adjacent to a walkway or footpath, but not including that used in a café or restaurant. **Solar admittance:** The fraction of incident irradiance on a wall-glazing construction that adds heat to a building's space				
J4D7	Floors	A slab on ground floor must achieve a – Total R-Value of 2.0 where it does not have an in-slab heating or cooling system, or Total R-Value of 3.25 where it does contain an in-slab heating or cooling system. A floor must be insulated around the vertical edge of its perimeter with insulation having an R-Value greater than or equal to 1.0 when the floor has an in-slab or in-screed heating or cooling system. Insulation required by (3) for a concrete slab-on-ground must— (a) be water resistant; and (b) be continuous from the adjacent finished ground level— (i) to a depth not less than 300 mm; or		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(ii) for the full depth of the vertical edge of the concrete slab-on-ground.				
Part J5 – Building Sealing						
J5D1 NSW J5D1(1)	Deemed-to-Satisfy provisions	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements J1P1 to J1P4 are satisfied by complying with— (a) J2D2; and (b) J3D2 to J3D15; and (c) J4D2 to J4D7; and (d) J5D2 to J5D8; and (e) J6D2 to J6D13; and (f) J7D2 to J7D9; and (g) J8D2 to J8D4; and (h) J9D2 to J9D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J5D2 NSW J5D2	Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to elements forming the envelope of a Class 2 to 9 building, other than— (a) a building in climate zones 1, 2, 3 and 5 where the only means of air-conditioning is by using an evaporative cooler; or (b) a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or (c) a building or space where the mechanical ventilation required by Part F6 provides sufficient pressurisation to prevent infiltration.				X
J5D3	Chimneys and flues	The chimney or flue of an open solid fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.				X
J5D4	Roof lights	A roof light must be sealed, or capable of being sealed, when serving a conditioned space. Roof lights capable of being sealed, must be constructed with – (a) an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or (b) a weatherproof seal; or (c) a shutter system readily operated either manually, mechanically, or electronically by the occupant. **Definition –** **Conditioned space:** A space within a building, including a ceiling or under-floor supply air plenum or return air plenum, where the environment is likely, by the intended use of the space, to have its temperature controlled by air conditioning.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J5D5 NSW J5D5	Windows and doors	A door, openable window or the like must be sealed when forming part of the envelope or in climate zone 4., with the exception of a window complying with complying with AS 2047 – 2014. A seal to restrict air infiltration— (a) for the bottom edge of a door, must be a draft protection device; and (b) for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compression strip, fibrous seal, or the like. The entrance to each tenancy, as it leads to a conditioned space must have an airlock, self-closing door, rapid roller door, revolving door, or the like. **Definitions –** **Envelope:** The parts of a building's fabric that separate a conditioned space or habitable room from— (i) the exterior of the building; or (ii) a non-conditioned space including— (A) the floor of a rooftop plant room, lift-machine room, or the like; and (B) the floor above a carpark or warehouse; and (C) the common wall with a carpark, warehouse, or the like		X		
J5D6	Exhaust fans	An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned space.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J5D7	Construction of ceilings, walls, and floors	Ceilings, walls, floors, and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage when forming part of the envelope; or in climate zone 4. Construction must be— (a) enclosed by internal lining systems that are close fitting at ceiling, wall, and floor junctions; or (b) sealed at junctions and penetrations with— (i) close fitting architrave, skirting or cornice; or (ii) expanding foam, rubber compressible strip, caulking or the like.		X		
J5D8	Evaporative coolers	An evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space; or in climate zones 4.		X		
Part J6 – Air-Conditioning and Ventilation						
J6D1 NSW J6D1(1)	Deemed-to-Satisfy provisions	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements NSW J1P1 to NSW J1P4 are satisfied by complying with— (a) NSW J2D2; and (b) NSW J3D2 to J3D15; and (c) NSW J4D2 to J4D7; and (d) NSW J5D2 to J5D8; and (e) NSW J6D2 to J6D13; and				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(f) NSW J7D2 to J7D9; and (g) NSW J8D2 to J8D4; and (h) NSW J9D2 to J9D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.				
J6D2 NSW J6D2(2)	Application of part	The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation. J6D10 does not apply to a Class 2 building or a Class 4 part of a building.				X
J6D3	Air-conditioning system control	(1) An air-conditioning system— (a) must be capable of being deactivated when the building or part of a building served by that system is not occupied; and (b) when serving more than one air-conditioning zone or area with different heating or cooling needs, must— (i) thermostatically control the temperature of each zone or area; and (ii) not control the temperature by mixing actively heated air and actively cooled air; and (iii) limit reheating to not more than— (A) for a fixed supply air rate, a 7.5 K rise in temperature; and (B) for a variable supply air rate, a 7.5 K rise in temperature at the nominal supply air rate but increased or decreased at the same rate that the supply air rate is respectively decreased or increased; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(c) which provides the required mechanical ventilation, other than in climate zone 1 or where dehumidification control is needed, must have an outdoor air economy cycle if the total air flow rate of any airside component of an air-conditioning system is greater than or equal to the flow rates in Table J6D3 of BCA 2022; and (d) which contains more than one water heater, chiller, or coil, must be capable of stopping the flow of water to those not operating; and (e) with an airflow of more than 1000 L/s, must have a variable speed fan when its supply air quantity is capable of being varied; and (f) when serving a sole-occupancy unit in a Class 3 building, must not operate when any external door of the sole-occupancy unit that opens to a balcony or the like, is open for more than one minute; and (g) must have the ability to use direct signals from the control components responsible for the delivery of comfort conditions in the building to regulate the operation of central plant; and (h) must have a control dead band of not less than 2°C, except where a smaller range is required for specialised applications; and (i) must be provided with balancing dampers and balancing valves, as required to meet the needs of the system at its maximum operating condition, that ensure the maximum design air or fluid flow is achieved but not exceeded by more than 15% above design at each— (i) component; or (ii) group of components operating under a common control in a system containing multiple components; and				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(j) must ensure that each independently operating space of more than 1000m^2 and every separate floor of the building has provision to terminate airflow independently of the remainder of the system sufficient to allow for different operating times; and (k) must have automatic variable temperature operation of heated water and chilled water circuits; and (l) when deactivated, must close any motorised outdoor air, or return air damper that is not otherwise being actively controlled. (2) When two or more air-conditioning systems serve the same space, they must use control sequences that prevent the systems from operating in opposing heating and cooling modes. (3) Time switches — the following applies: (a) A time switch must be provided to control— (i) an air-conditioning system of more than 2kWr; and (ii) a heater of more than 1 kW $_{heating}$ used for air-conditioning. (b) The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days. (c) The requirements of (a) and (b) do not apply to— (i) an air-conditioning system that serves— (A) only one sole-occupancy unit in a Class 2, 3 or 9c building; or (B) a Class 4 part of a building; or (ii) a conditioned space where air-conditioning is needed for 24-hour continuous use.				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		Definitions – **Air-conditioning:** For the purposes of Section J of Volume One, a service that actively cools or heats the air within a space, but does not include a service that directly— (a) cools or heats cold or hot rooms; or (b) maintains specialised conditions for equipment or processes, where this is the main purpose of the service. **Outdoor air economy cycle:** A mode of operation of an air-conditioning system that, when the outdoor air thermodynamic properties are favourable, increases the quantity of outdoor air used to condition the space.				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J6D4	Mechanical ventilation system control	(1) General — A mechanical ventilation system, including one that is part of an air-conditioning system, except where the mechanical system serves only one sole-occupancy unit in a Class 2 building or serves only a Class 4 part of a building, must— (a) be capable of being deactivated when the building or part of the building served by that system is not occupied; and (b) when serving a conditioned space, except in periods when evaporative cooling is being used— (i) where specified in Table J6D4, have— (A) an energy reclaiming system that preconditions outdoor air at a minimum sensible heat transfer effectiveness of 60%; or (B) demand control ventilation in accordance with AS 1668.2 – 2012 if appropriate to the application; and (ii) not exceed the minimum outdoor air quantity required by Part F6 of BCA 2022 by more than 20%, except where— (A) additional unconditioned outdoor air is supplied for free cooling; or (B) additional mechanical ventilation is needed to balance the required exhaust or process exhaust; or (C) an energy reclaiming system preconditions all the outdoor air; and (c) for an airflow of more than 1000 L/s, have a variable speed fan unless the downstream airflow is required by Part F6 to be constant.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(2) Exhaust systems — An exhaust system with an air flow rate of more than 1000 L/s must be capable of stopping the motor when the system is not needed, except for an exhaust system in a sole-occupancy unit in a Class 2, 3 or 9c building. (4) Time switches — The following applies: (a) A time switch must be provided to a mechanical ventilation system with an air flow rate of more than 1000 L/s. (b) The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days. (c) The requirements of (a) and (b) do not apply to— (i) a mechanical ventilation system that serves— (A) only one sole-occupancy unit in a Class 2, 3 or 9c building; or (B) a Class 4 part of a building; or (ii) a building where mechanical ventilation is needed for 24-hour occupancy.				
J6D5	Fans and duct systems	Fans, ductwork, and duct components that form part of an air-conditioning system or mechanical ventilation system must— (a) separately comply with (2), (3), (4) and (5) of Clause J6D5; or (b) achieve a fan motor input power per unit of flowrate lower than the fan motor input power per unit of flowrate achieved when applying (2), (3), (4) and (5) of Clause J6D5 together.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J6D6	Ductwork insulation	(1) Ductwork and fittings in an air-conditioning system must be provided with insulation— (a) complying with AS/NZS 4859.1 - 2018; and (b) having an insulation R-Value greater than or equal to— (i) for flexible ductwork, 1.0; or (ii) for cushion boxes, that of the connecting ductwork; or (iii) that specified in Table J6D6 of BCA 2022. (2) Insulation must— (a) be protected against the effects of weather and sunlight; and (b) be installed so that it— (i) abuts adjoining insulation to form a continuous barrier; and (ii) maintains its position and thickness, other than at flanges and supports; and (c) when conveying cooled air— (i) be protected by a vapour barrier on the outside of the insulation; and (ii) where the vapour barrier is a membrane, be installed so that adjoining sheets of the membrane— (A) overlap by at least 50 mm; and (B) are bonded or taped together. (3) The requirements of (1) do not apply to— (a) ductwork and fittings located within the only or last room served by the system; or		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(b) fittings that form part of the interface with the conditioned space; or (c) return air ductwork in, or passing through, a conditioned space; or (d) ductwork for outdoor air and exhaust air associated with an air-conditioning system; or (e) the floor of an in-situ air-handling unit; or (f) packaged air conditioners, split systems, and variable refrigerant flow air-conditioning equipment complying with MEPS; or (g) flexible fan connections. Definitions – **Minimum Energy Performance Standards (MEPS):** The Minimum Energy Performance Standards for equipment and appliances established through the Greenhouse and Energy Minimum Standards Act 2012. **Outdoor air:** Air outside the building.				
J6D7	Ductwork sealing	Ductwork in an air-conditioning system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 – 2021 and AS 4254.2 – 2012 for the static pressure in the system.		X		
J6D8	Pump systems	Pumps and pipework that form part of an air-conditioning system must either— (a) separately comply with (2), (3) and (4) of Clause J6D8; or (b) achieve a pump motor power per unit of flowrate lower than the pump motor power per unit of flowrate achieved when applying (2), (3) and (4) of Clause J6D8 together.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J6D9	Pipework insulation	(1) Piping, vessels, heat exchangers and tanks containing heating or cooling fluid, where the fluid is held at a heated or cooled temperature, that are part of an air-conditioning system, other than in appliances covered by MEPS, must be provided with insulation— (a) complying with AS/NZS 4859.1; and (b) for piping of heating and cooling fluids, having an insulation R-Value in accordance with Table J6D9a of BCA 2022; and (c) for vessels, heat exchangers or tanks, having an insulation R-Value in accordance with Table J6D9b of BCA 2022; and (d) for refill or pressure relief piping, having an insulation R-Value equal to the required insulation R-Value of the connected pipe, vessel, or tank within 500mm of the connection. (2) Insulation must— (a) be protected against the effects of weather and sunlight; and (b) be able to withstand the temperatures within the piping, vessel, heat exchanger or tank. (3) Insulation provided to piping, vessels, heat exchangers or tanks containing cooling fluid must be protected by a vapour barrier on the outside of the insulation. (4) The requirements of (1) and (2) do not apply to piping, vessels, or heat exchangers— (a) located within the only or last room served by the system and downstream of the control device for the regulation of heating or cooling service to that room; or (b) encased within a concrete slab or panel which is part of a heating or cooling system; or		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(c) supplied as an integral part of a chiller, boiler or unitary air-conditioner complying with the requirements of J6D10, J6D11 and J6D12; or (d) inside an air-handling unit, fan-coil unit, or the like. (5) For the purposes of (1), (2), (3) and (4)— (a) heating fluids include refrigerant, heated water, steam, and condensate; and (b) cooling fluids include refrigerant, chilled water, brines, and glycol mixtures, but do not include condenser cooling water.				
J6D10 NSW J6D10 (2)	Space heating	(1) A heater used for air-conditioning or as part of an air-conditioning system must be— (a) a solar heater; or (b) a gas heater; or (c) a heat pump heater; or (d) a heater using reclaimed heat from another process such as reject heat from a refrigeration plant; or (e) an electric heater if— (i) the heating capacity is not more than— (A) 10 W/m^2 of the floor area of the conditioned space in climate zone 1; or (B) 40 W/m^2 of the floor area of the conditioned space in climate zone 2; or (C) the value specified in Table J6D10 where reticulated gas is not available at the allotment boundary; or		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(ii) the annual energy consumption for heating is not more than 15 kWh/m^2 of the floor area of the conditioned space in climate zones 1, 2, 3, 4 and 5; or (iii) the in-duct heater complies with J6D3(1)(b)(iii); or (f) any combination of (a) to (e). (2) An electric heater may be used for heating a bathroom in a Class 3, 9a or 9c building if the heating capacity is not more than 1.2 kW and the heater has a timer. (3) A fixed heating or cooling appliance that moderates the temperature of an outdoor space must be configured to automatically shut down when— (a) there are no occupants in the space served; or (b) a period of one hour has elapsed since the last activation of the heater; or (c) the space served has reached the design temperature. (4) A gas water heater, that is used as part of an air-conditioning system, must— (a) if rated to consume 500MJ/hour of gas or less, achieve a minimum gross thermal efficiency of 86%; or (b) if rated to consume more than 500MJ/hour of gas, achieve a minimum gross thermal efficiency of 90%.				
J6D11	Refrigerant chillers	An air-conditioning system refrigerant chiller must comply with MEPS and the full load operation energy efficiency ratio and integrated part load energy efficiency ratio in Table J6D11a or Table J6D11b of BCA 2022when determined in accordance with AHRI 551/591.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J6D12	Unitary air-conditioning equipment	Unitary air-conditioning equipment including packaged air-conditioners, split systems, and variable refrigerant flow systems must comply with MEPS and for a capacity greater than or equal to 65kWr— (a) where water cooled, have a minimum energy efficiency ratio of 4.0Wr/W $_{\text{input power}}$ for cooling when tested in accordance with AS/NZS 3823.1.2 at test condition T1, where input power includes both compressor and fan input power; or (b) where air cooled, have a minimum energy efficiency ratio of 2.9Wr/W $_{\text{input power}}$ for cooling when tested in accordance with AS/NZS 3823.1.2 at test condition T1, where input power includes both compressor and fan input power.		X		
J6D13	Heat rejection equipment	(1) The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in Table J6D13 of BCA 2022. (2) The fan in an air-cooled condenser must have a motor rated power of not more than 42W for each kW of heat rejected from the refrigerant, when determined in accordance with AHRI 460 except for— (a) a refrigerant chiller in an air-conditioning system that complies with the energy efficiency ratios in Clause J6D11; or (b) packaged air-conditioners, split systems, and variable refrigerant flow air-conditioning equipment that complies with the energy efficiency ratios in Clause J6D12.		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
Part J7 – Artificial lighting and power						
J7D1 NSW J7D1	Deemed-to-Satisfy provisions	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements NSW J1P1 to NSW J1P7 are satisfied by complying with— (a) NSW J2D2; and (a) NSW J3D2 to J3D10; and (b) NSW J4D2 to J4D7; and (c) NSW J5D2 to J5D8; and (d) NSW J6D2 to J6D13; and (e) NSW J7D2 to J7D9; and (f) J8D2 to NSW J8D4; and (g) J9D2 to J9D5. (h) J9D2 to J9D5 (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.		X		
J7D2 NSW J7D2	Application of part	(1) The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 2 building or a Class 4 part of a building. (2) J7D3, J7D4 and J7D6(1)(b) do not apply to a Class 8 electricity network substation.				X
J7D3 NSW J7D3(1)	Artificial lighting	In a Class 5 to 9 building—		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
and J7D3(2)		(a) for artificial lighting, the aggregate design illumination power load must not exceed the sum of the allowances obtained by multiplying the area of each space by the maximum illumination power density in Table J7D3a; and (b) the aggregate design illumination power load in (a) is the sum of the design illumination power loads in each of the spaces served; and (c) where there are multiple lighting systems serving the same space, the design illumination power load for (b) is— (i) the total illumination power load of all systems; or (ii) where a control system permits only one system to operate at a time based on the highest illumination power load; or determined by the formula— [H x T/2 + P x (100 – T/2] / 100 (d) In the formula at (c)(ii)— (i) = the highest illumination power load; and (ii) = the time for which the maximum illumination power load will occur, expressed as a percentage; and (iii) P = the predominant illumination power load.				
J7D4	Interior artificial lighting and power control	(1) All artificial lighting of a room or space must be individually operated by– (a) a switch; or (b) other control device; or (c) a combination of (a) and (b)		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(2) An occupant activated device, such as a room security device, a motion detector in accordance with Specification 40, or the like, must be provided in the sole-occupancy unit of a Class 3 building, other than where providing accommodation for people with a disability or the aged, to cut power to the artificial lighting, air-conditioner, local exhaust fans and bathroom heater when the sole-occupancy unit is unoccupied. (3) An artificial lighting switch or other control device in (1) must— (a) if an artificial lighting switch, be located in a visible and easily accessed position— (i) in the room or space being switched; or (ii) in an adjacent room or space from where 90% of the lighting being switched is visible; and (b) for other than a single functional space such as an auditorium, theatre, swimming pool, sporting stadium or warehouse— (i) if in a Class 5 building or a Class 8 laboratory, not operate lighting for an area of more than 250m^2; or (ii) if in a Class 3, 6, 7, 8 (other than a laboratory) or 9 building, not operate lighting for an area of more than— (A) 250 m2 for a space of not more than 2000m^2; or (B) 1000 m2 for a space of more than 2000m^2. (4) 95% of the light fittings in a building or storey of a building, other than a Class 3 building of more than 250 m2 must be controlled by— (a) a time switch in accordance with Specification 40; or (b) an occupant sensing device such as—				

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(i) a security key card reader that registers a person entering and leaving the building; or (ii) a motion detector in accordance with Specification 40. (5) In a Class 5, 6 or 8 building of more than 250m^2, artificial lighting in a natural lighting zone adjacent to windows must be separately controlled from artificial lighting not in a natural lighting zone in the same storey except where— (a) the room containing the natural lighting zone is less than 20m^2; or (b) the room's natural lighting zone contains less than 4 luminaires, or (c) 70% or more of the luminaires in the room are in the natural lighting zone. (6) Artificial lighting in a foyer, corridor, and other circulation spaces— (a) of more than 250W within a single zone; and (b) adjacent to windows, must be controlled by a daylight sensor and dynamic lighting control device in accordance with Specification 40.				
J7D5	Interior decorative and display lighting	(1) Interior decorative and display lighting, such as for a foyer mural or art display, must be controlled— (a) separately from other artificial lighting; and (b) by a manual switch for each area other than when the operating times of the displays are the same in a number of areas such as in a museum, art gallery or the like, in which case they may be combined; and		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(c) by a time, switch in accordance with Specification 40 where the display lighting exceeds 1 kW. (2) Window display lighting must be controlled separately from other display lighting.				
J7D6	Exterior artificial lighting	(1) Exterior artificial lighting attached to or directed at the facade of a building, must— (a) be controlled by— (i) a daylight sensor; or (ii) a time switch that is capable of switching on and off electric power to the system at variable pre-programmed times and on variable pre-programmed days; and (b) when the total lighting load exceeds 100 W— (i) use LED luminaires for 90% of the total lighting load; or (ii) be controlled by a motion detector in accordance with Specification 40; or (iii) when used for decorative purposes, such as façade lighting or signage lighting, have a separate time switch in accordance with Specification 40. (2) The requirements of (1)(b) do not apply to the following: (a) Emergency lighting in accordance with Part E4. (b) Lighting around a detention centre.		X		
J7D7	Boiling water and chilled water storage units	Power supply to a boiling water or chilled water storage unit must be controlled by a time switch in accordance with Specification 40.		X		
J7D8	Lifts	The subject building has a rise in storeys of one (1) and therefore will not contain a lift.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
J7D9	Escalators and moving walkways	The subject building has a rise in storeys of one (1) and therefore will not contain an escalator. The building will not contain moving walkways.				X
Part J8 - Heated water supply and swimming pool and spa pool plant						
J8D2	Heated water supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.		X		
J8D3	Swimming pool heating and pumping	The subject building does not incorporate a swimming pool.				X
J8D4	Spa pool heating and pumping	The subject building does not incorporate a spa pool.				X
Part J9 – Energy monitoring and on-site distributed energy resources						
J9D3	Facilities for energy monitoring	A building or sole-occupancy unit with a floor area of more than 500m^2 must have energy meters configured to record the time-of-use consumption of gas and electricity		X		
J9D4	Facilities for electric vehicle charging equipment	The subject building does not propose facilities for electric vehicle charging equipment.				X
J9D5	Facilities for solar photovoltaic and battery systems	(1) The main electrical switchboard of a building must—		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Noted / Not Applicable
		(a) contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for— (i) a solar photovoltaic system; and (ii) a battery system; and (b) be sized to accommodate the installation of solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area. (2) At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels, except for buildings— (a) with installed solar photovoltaic panels on— (i) at least 20% of the roof area; or (ii) an equivalent generation capacity elsewhere on-site; or (b) where 100% of the roof area is shaded for more than 70% of daylight hours; or (c) with a roof area of not more than $55m^2$ (d) where more than 50% of the roof area is used as a terrace, carpark, roof garden, roof light or the like.				

12.0 PREMISES STANDARDS ASSESSMENT

The Premises Standard prescribes national requirements for new buildings and where new building work is being undertaken in an existing building in order to comply with the DDA in the areas and for the buildings covered by these Standards.

Section 23 of the DDA covers access to premises and makes it unlawful to discriminate against a person with disability in relation to access to, or use of, a premises.

Disability standards, and in this case the Premises Standards, effectively codify the general non-discrimination requirements of the relevant parts of the DDA.

If a building complies with the Premises Standards those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the DDA in relation to the matters covered by the Premises Standards.

Compliance with the BCA assessment table, and the requirements of AS 1428.1 – 2009 (as adopted by BCA 2022), will therefore satisfy the requirements of the Premises Standard. In this regard, refer to the BCA assessment tables for preliminary compliance details.

Note: In accordance with Clause D3.4 Exemptions

The following areas are not required to be accessible-

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

13.0 DESIGN DOCUMENTATION RELIED UPON

The referenced documentation in the Table below has been used in the preparation of this report. Plans and revisions not identified below are outside the scope of this assessment.

Plan Title	Drawing No.	Revision	Date
Architectural Design Drawings prepared by Barnson Pty Ltd – Project Number 40924			
Cover sheet	A00	C	26.07.2023
Site plan	A01	C	26.07.2023
3D perspectives	A02	A	26.07.2023
Medical centre plan	A03	C	26.07.2023
Wellbeing centre plan	A04	C	26.07.2023
Allied health services plan	A05	C	26.07.2023
Civil Design Drawings prepared by Barnson Pty Ltd – Project Number 40924			
Cover sheet and drawing schedule	C00	A	Date
Existing site plan	C01	A	Date
Proposed site plan	C02	A	Date
Proposed stormwater management plan	C03	A	Date
Proposed sewer plan	C04	A	Date
Proposed water plan	C05	A	Date
Other Documents Relied Upon			
Tamworth Regional Council minutes of the meeting for the development proposal of Aboriginal Medical Services with a Wellbeing Centre at Hyman Park, Hillvue Road South Tamworth NSW 2340, Lot 2 DP 1264030.	PDA2023-0126	-	27.06.2023

14.0 STATUTORY FIRE SAFETY MEASURES

CLAUSE 79, ENVIRONMENTAL PLANNING & ASSESSMENT (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION 2021

Pursuant to the provisi*ons of the* Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 the following listed statutory fire safety measures shall:

- In respect to those fire safety measures currently implemented in the building premises, be maintained to achieve the minimum standard of performance required at the time of its installation, as specified hereunder; and
- In respect to those fire safety measures proposed or required to be implemented in the building premises, be designed, and installed to achieve the minimum standard of performance specified hereunder-

Building Description:	Medical Service Building
Building location:	Lot 2 – DP1264030 Hillvue Road, South Tamworth, TAMWORTH, NSW 2340
Schedule and Certificate display Location:	Reception

Medical Service Building – Lot 2 DP1264030 Hillvue Road, South Tamworth, TAMWORTH, NSW 2340					
No.	**Fire Safety Measures proposed / Required to be Installed in the Building**	**Minimum Standard of Performance**	**Required**	**Proposed**	**Location**
1.	Automatic fail-safe devices*	BCA 2022 Clause D3D26; AS 1670.1-2018	✓		Any doors required for safe evacuation that may be locked in the building required for emergency evacuation.
2.	Emergency Exit Signs	BCA 2022 Clause E4D5, E4D6 and E4D8; AS/NZS 2293.1-2018	✓		Required Exits and directional exit signs as required.
3.	Emergency Lighting	BCA 2022 Clause E4D2 and E4D4; AS/NZS 2293.1-2018	✓		To illuminate the whole of the building including the barbeque area.
4.	Fire Blankets	AS 2444 – 2001	✓		Kitchen area
5.	Fire Hose Reel System	BCA 2022 Clause E1D3; AS 2441-2005.		✓	Proposed fire safety measure to protect clinical wing.
6.	Fire Hydrant System	BCA 2022 Clause E1D2; AS 2419.1-2021.	✓		Hydrant to protect the Medical Service building including the courtyard areas.
7.	Path of travel to a required exit	BCA 2022 Clause D2D8; and Part 15 of the Environmental Planning and Assessment (Development Certification	✓		Required paths of travel will apply to the fitout.

		and Fire Safety) Regulation 2021.			
8.	Portable fire extinguishers	BCA 2022 Clause E1D14; AS 2444 – 2001	✓		To be distributed around Class 5 and 6 buildings in accordance with the required tables in AS-2444.
9.	Required exit doorways	BCA 2022 Clauses NSW D3D24, NSW D3D25(5), D3D26; and Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.	✓		Applies to doors, swinging doors and latch sets at required exits.
10.	Smoke alarms*	BCA 2022 Specification 20 and AS 1670.1 – 2018.	✓		Throughout the building.

Note: The above fire safety schedule is preliminary in design and is based on conservative assumptions. The actual fire safety schedule may vary from the above subject to finalised construction drawings.

*Denotes fire safety measure subject to automatic fail-safe unlocking of doors required in the event of an emergency.