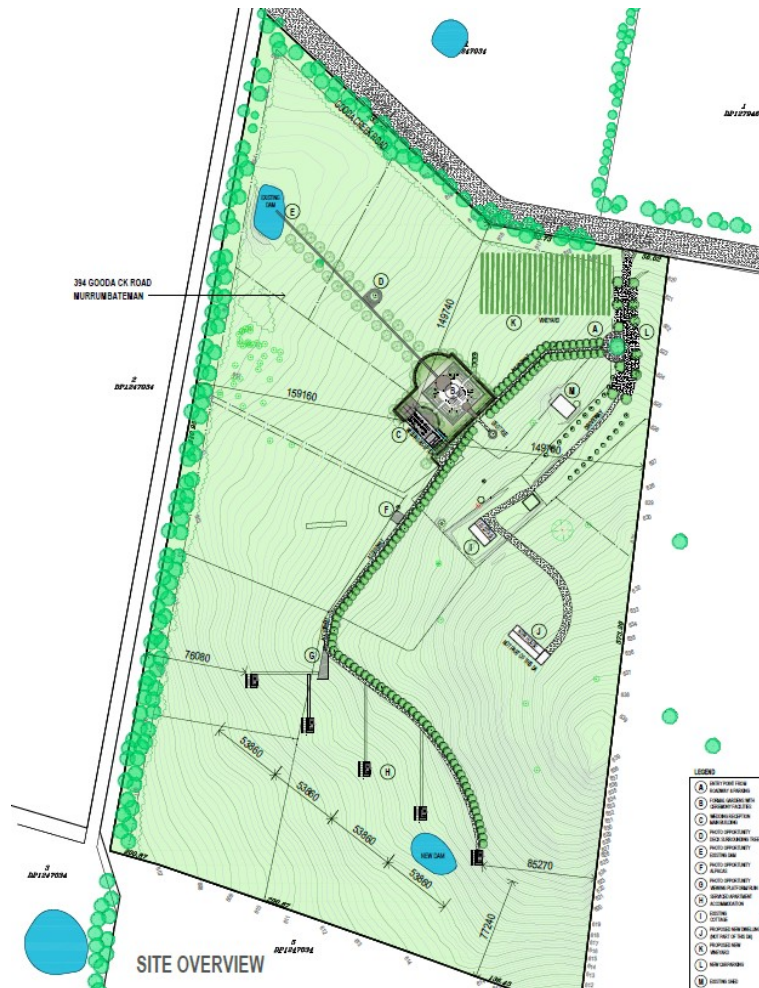


## BUILDING CODE OF AUSTRALIA REPORT

394 GOODA CREEK ROAD, MURRUMBATEMAN  
(LOT 4 DP1247034)

The proposed development on the site comprises 4 main components of work including the following:

1. New Wedding Venue Function Centre Temporary Marquee Structure (Stage 1 Works)
2. New Wedding Venue Function Centre Building (Final Stage Works)
3. Outdoor Wedding Venue facility including associated Landscaping and Carparking.
4. Serviced Apartment Accommodation Huts (x5) associated with the function centre.



## CLASSIFICATION OF PROPOSED BUILDINGS

The proposed works involves 2 separated areas of work with the below building classifications. The buildings have been designed and documented for the purposes of development application stage and it is noted that additional documentation details will be provided at the Construction Certificate stage of the project.

### WEDDING FUNCTION BUILDING

Building Class - Class 9b

Number of floors: 1

GFA: 351.7m<sup>2</sup>

- **Accessibility Features:** Fully accessible entry, pathways, and amenities to be compliant with AS 1428.
- **Fire Safety Systems:** Fire detection, alarm systems, egress routes, fire extinguishers to be compliant with NCC.
- **Egress:** Adequate exit facilities, signage, and emergency lighting to be compliant with NCC.
- **Structural Elements:** To be compliant with relevant structural design standards in accordance with structural engineering documentation to be prepared at Construction Certificate Stage.
- **Bushfire Resistance:** A Bushfire Assessment has been prepared by Australian Bushfire Assessment Consultants and this report is submitted as part of the development application submission. The assessment includes recommendations including 50m APZ zone to perimeter of structures, fire truck access and BAL 12.5 construction requirements. All proposed building works to be compliant with the Bushfire Assessment Report.
- **Energy Efficiency:** The building has been designed to comply with required energy efficiency requirements and a JV3 assessment has been undertaken and submitted as part of the development application submission.

## SERVICED APARTMENT ACCOMMODATION STRUCTURES

Building Class - Class 1

GFA: 38.2m<sup>2</sup>

- **Fire Safety Systems:** Fire detection, alarm systems, egress routes, fire extinguishers to be compliant with NCC.
- **Structural Elements:** To be compliant with relevant structural design standards in accordance with structural engineering documentation to be prepared at Construction Certificate Stage.
- **Bushfire Resistance:** A Bushfire Assessment has been prepared by Australian Bushfire Assessment Consultants and this report is submitted as part of the development application submission. The assessment includes recommendations including 50m APZ zone to perimeter of structures, fire truck access and BAL 12.5 construction requirements. All proposed building works to be compliant with the Bushfire Assessment Report.
- **Energy Efficiency:** The building has been designed to comply with required energy efficiency requirements and a JV3 assessment has been undertaken and submitted as part of the development application submission.

It is noted that the above is a preliminary BCA document for DA purposes only and a Building Certifier will be engaged as part of the Construction Certificate Stage of the project and specific BCA requirements will be further detailed on documentation as per the building certifiers requirements at CC Stage.