BLACKETT MAGUIRE+ GOLDSMITH

BCA REPORT

Preliminary Review

GOULBURN PERFORMING ARTS CENTRE

Revision: 0
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Project No.: 160301

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REPORTING STATUS				
DATE	VERSION	STATUS	PREPARED BY	REVIEWED
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1.0 INTRODUCTION

1.1 BACKGROUND

This report comprises a review of the Schematic Design documentation for the proposed Goulburn Performing Arts Centre against the NCC Building Code of Australia 2016 (BCA)

1.2 OBJECTIVE OF REPORT

The objective of this report is to:

+ Confirm that the referenced Schematic Design documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
+ Outline the BCA Compliance Strategy for the building and certification pathway for the project.
+ Identify BCA compliance matters that require further resolution.
+ Identify matters that are to be required to be addressed by Alternative Solutions prior to issue of the Construction Certificate.
+ Identify the relevant essential fire safety measures that are applicable to the proposed development.

1.3 REFERENCED DOCUMENTATION

The following documentation was relied upon when preparing this Report:

+ Building Code of Australia 2016 (BCA)
+ Guide to the Building Code of Australia 2016
+ Schematic Design Plans prepared by Brewster Hjorth Architects.
+ Email correspondence from BM+G to GHD dated 20/07/2016 regarding compliance matters subject to Fire Safety Engineering.

1.4 LIMITATIONS AND EXCLUSIONS

The limitations of this report are as follows:

+ This report is based on a review of the referenced documents.
+ No assessment has been undertaken with respect to access for people with disabilities and the Disability Discrimination Act 1992 (DDA). The building owner should be satisfied that their obligations under the DDA have been addressed. In this instance, we note that an Access Consultant has been engaged to advise further in this regard,
+ The Report does not address issues in relation to the following:
  i. The design, maintenance or operation of any existing electrical, mechanical, hydraulic or fire protection services.
  ii. Occupational Health and Safety Act and Regulations.
  iii. Water, drainage, gas, telecommunications and electricity supply authority requirements.
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+ This report is based solely on client instructions, and therefore should not be used by any third party without prior knowledge of such instructions.

2.0 PROJECT OVERVIEW

2.1 DESCRIPTION OF DEVELOPMENT

The project site is located at 163 Auburn Street, Goulburn (McDermott Centre) .

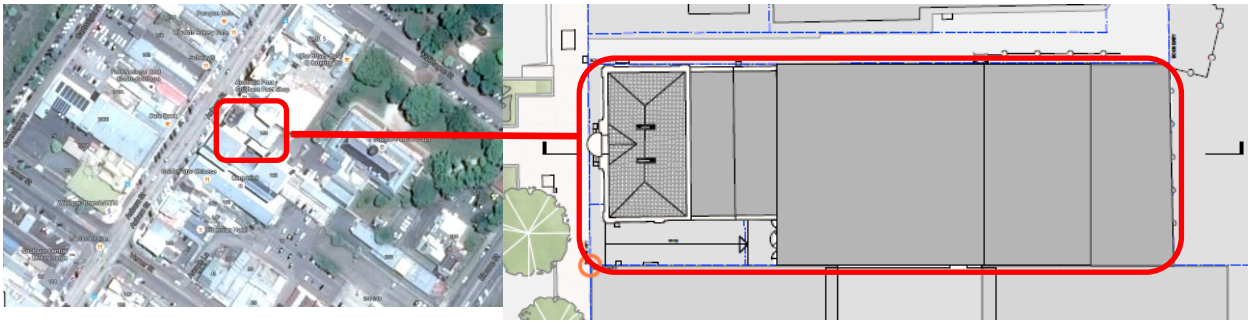

Figure 1: Site Location & Proposed Site Plan
Source: Google maps

The proposed development consists of conversion of the existing heritage building into a performing arts centre. The design brief includes:

- Retains the original building and is sympathetic to its heritage status.
- Converts the original building into an entrance foyer, box office, café and studio/office facilities.
- Constructs a modern performing arts centre behind the original building, to include a minimum 300 seat capacity theatre with modern amenities; theatre to include flexible seating modes, raised stage, orchestra pit, flytower, wing areas, storage and performance change rooms.
- Considers site configuration to include parking arrangements, public and performance access loading and unloading (bump in/out) from existing Post Office Lane.
- Identifies structural modifications to the existing structure for the conversion.

2.2 BCA COMPLIANCE METHODOLOGY & STATUTORY REQUIREMENTS FOR BCA UPGRADE

The new building works are to comply with the current provisions of the BCA as required by Clause 145 of the Environmental Planning & Assessment Regulation 2000.

With respect to any statutory requirements to upgrade the existing building, in determining a Development Application, Clause 94 of the Environmental Planning & Assessment Regulation 2000 requires the Consent Authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia where (in the case of the subject building):

> *(a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls;*
> *or*
> *(b) the measures contained in the building are inadequate:*
> *(i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
> *(ii) to restrict the spread of fire from the building to other buildings nearby.*

As the Development Consent has yet to be received, it is unknown as to whether Council would require full upgrade to the existing building. In any case, the client brief is for proposed redevelopment to include BCA upgrades. Furthermore, given the extent of works, upgrade of the building to comply with the current provisions of the BCA would be considered appropriate (where possible). As such, if a BCA upgrade condition is imposed upon the Development Consent, it is considered that appropriate upgrade works are being incorporated within the design to address compliance with such a condition.

2.3 RELEVANT VERSION OF THE BCA

The current version of the BCA is the BCA 2016, with the BCA 2017 coming into effect on the 1 May 2017. In this regard, and for the purpose of this review, it is assumed that an application for the Construction Certificate will be made prior to 1 May 2017. As such, this review has been undertaken against the BCA 2016.

3.0 BCA REVIEW

3.1 BCA CLASSIFICATION

The building is classified as follows:

+ **BCA CLASSIFICATION:**	Class 5, 6 & 9b (Entertainment Venue)
+ **STOREYS CONTAINED:**	Five (5)
+ **RISE IN STOREYS:**	Five (5)
+ **TYPE OF CONSTRUCTION:**	Type A
+ **EFFECTIVE HEIGHT:**	Less than 25m

3.2 STRUCTURE

1. New building works are to comply with the structural provisions of the BCA 2016 and referenced standards including AS 1170.
2. The structural engineer will need to certify that the structural capacity of the existing building will not be reduced as a result of the new works and that the building is considered structurally adequate for its intended use.

3.3 FIRE RESISTANCE AND COMPARTMENTATION

1. Arising from the BCA classification and Type of Construction (Type A) required, the following fire ratings generally apply (as per BCA Spec. C1.1):

   + Loadbearing external walls less than 1.5m from FSF: 120/120/120 FRL
   + Internal loadbearing columns & walls: 120/-/- FRL
   + Fire Resisting Stair & Lift Shafts: 120/120/120 FRL
   + Floors: 120/120/120 FRL
   + Roof: 120/60/30

   We note that a fire engineered Alternative Solution may be documented by the Fire Safety Engineer allowing reduced FRLs to the wall located between the existing and new parts due to the installation of the sprinkler system.

2. The building is deemed to contain multiple fire compartments which will be less than 8,000m^2 in floor area and 48,000m^3.

   Further details will be required for further review, which documents the floor areas of all parts of the building.

3. The building is deemed an Entertainment Venue (EV) and therefore subject to compliance with BCA (NSW) Part H101 provisions. These provisions include requirements above and beyond the BCA national provisions, such as 1m clear width for all doors used by the public, all swinging doors must swing in the direction of egress, fire separation of storerooms, etc.

   The above provisions will need to be applied to the whole building; however where areas such as the the existing building part are fire separated from the remainder of the building by construction achieving 60/60/60 FRL, then provisions of BCA (NSW) Part H101 need not be applied to the non-EV fire separated part. An example is provided below in Figure 2.

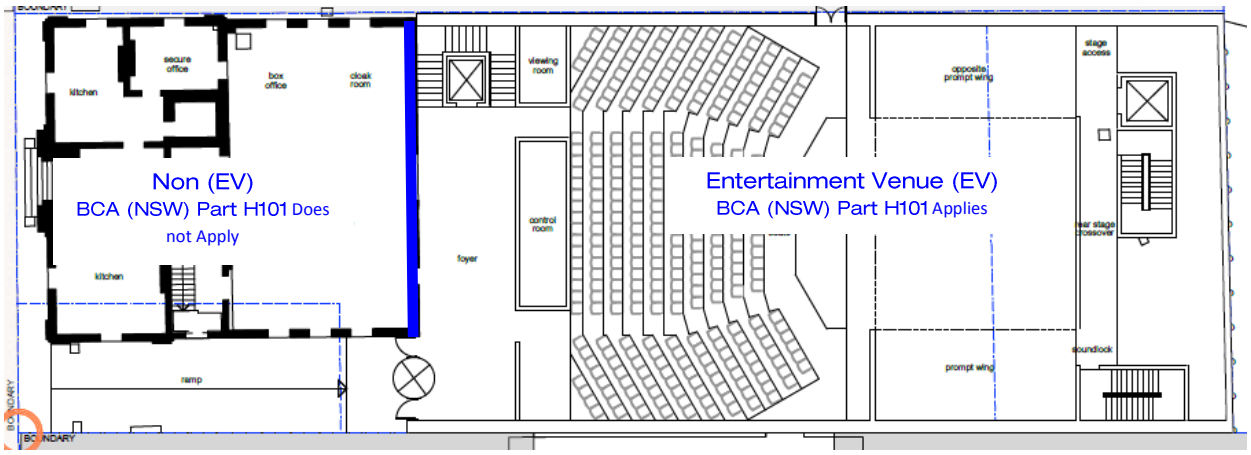

Figure 2: Option showing non-EV Part fire separated from EV

4. Having regard to fire compartmentation within the building, we note that 2hr fire walls will be required between the existing and new building parts and between the auditorium and athe lobby, as indicated below:

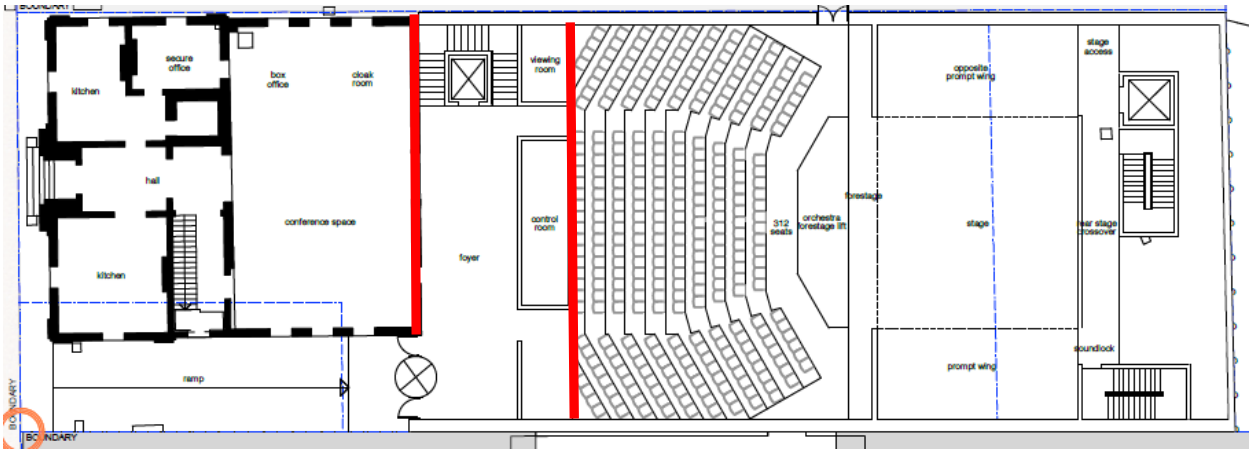

Figure 2a: Location of Fire Walls

There may be opportunity to reduce the FRL of the fire walls located between the existing and new building parts subject to a fire engineered Alternative Solution based upon the installation of the sprinkler system.

5. Any storerooms within the EV part of the building must be fire separated (1hr) from the remainder of the building. Furthermore, any switchrooms or plantrooms sustaining emergency equipment (in either EV or non-EV parts) must be fire separated (2hrs) from the remainder of the building.

6. The Projection suite must be fire separated from other parts of the building by construction achieving an FRL of not less than 60/60/60.

7. The proscenium opening of the stage area itself must be protected by a safety curtain that complies with Clause H101.10.

8. A dressing room with a total floor area of 50m^2 or more, must be fire separated from other parts of the building by construction achieving an FRL of not less than 60/60/60

9. As the stage has a floor area in excess of 50m^2, must be separated from the backstage area, by construction achieving an FRL of not less than 60/60/60.

10. Based upon the site plan, it appears that the existing and proposed parts of the building are located directly adjacent to the site boundaries, being the Fire Source Feature. As such the external walls will typically need to be fire rated to achieve not less than 2hrs, whilst any openings located within the elevations that are less than 3m from the subject boundary line will need to be protected.

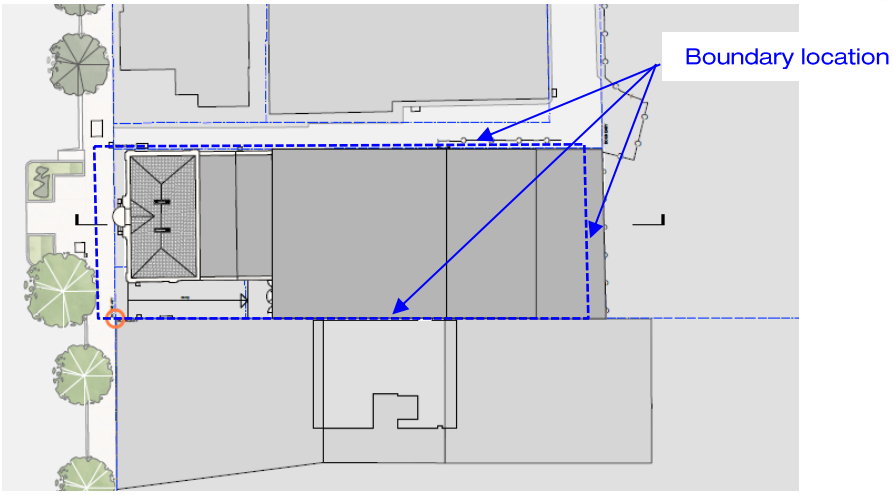

Figure 3: Boundary locations

Further verification will need to be provided having regard to the building setback from the site boundaries along with verification of the parcel of land located to the North East of the site and whether rights to this land is permitted via easements or the like.

3.4 PROVISION FOR ESCAPE (EGRESS)

1. In a Class 9b building that can accommodate more than 50 persons, must be provided with not less than 2 exits. In this regard, we note that there appears to be only a single exit serving the Mezzanine level, in lieu of the minimum required 2.

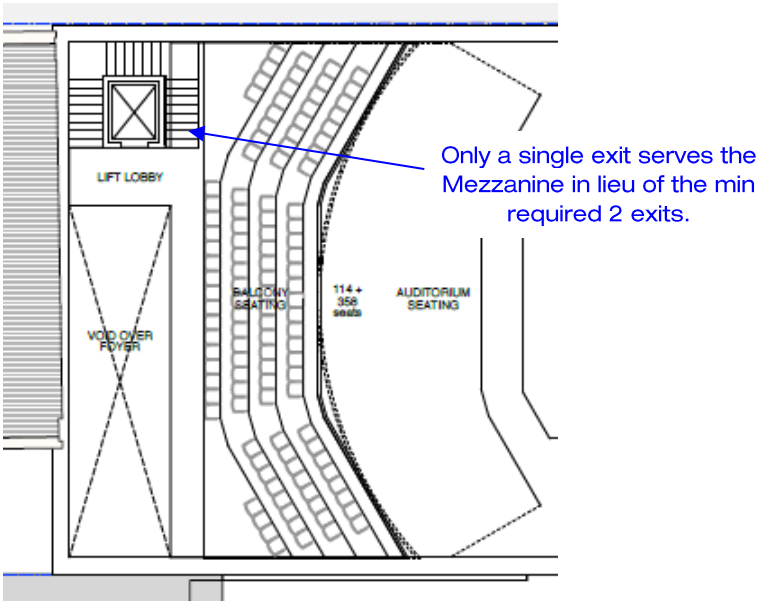

Figure 4: Single exit non compliance - Mezzanine

Please note that there may be opportunity to provide an Alternative solution for the single exit to the mezzanine, providing the egress width accommodates the population (approx. 3m wide), sprinklers installed and smoke exhaust is provided above this area.

In addition to the above, we note that where travel from a storey involves the vertical rise within the building of more than 1.5m, where the floor area is greater than 50m^2, then two exits must be provided. In this regard we note that travel from the basement level amenities is served by a single exit rather than the minimum required 2 exits.

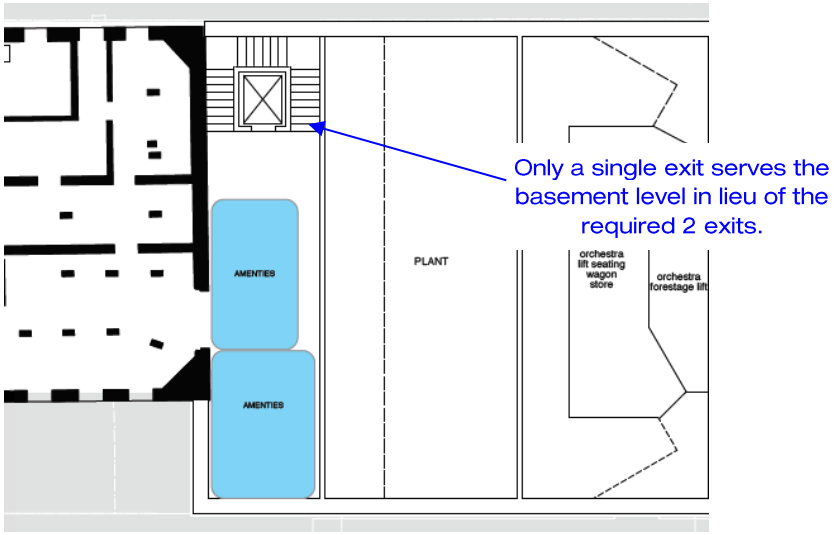

Figure 5: Single exit non compliance – Basement Level

Notwithstanding the above, matters, we note that further details will need to be provided having regard to the following egress concerns:

+ The configuration of the fire isolated stairways within the back of house area and also serving the stage are to be clarified with regard to the discharge point, providing access to the road / open space,
+ Egress provisions are to be clarified with regard to travel from the basement plant area,
+ The egress doors to the north of the auditoriumopen over the site boundary, and persons are required to egress via another parcel of land.
+ As the building is proposed to be partially sprinkler protectred, then the stairway located within the foyer area and the stairway within the existing building connecting 3 storeys, would need to be fire isolated. Notwithstanding, we would suggest that an alternative solutiuon be provided for the new stairway within the lobby on the basis that this part will be sprinkler protected.

2. The BCA DTS provisions state that no point on the floor should be more than 20m to an exit, or from a point at which travel in different directions to two exits is available, in which case the maximum distance to one of those exits is 40m.

   The referenced plans show that travel distances generally can comply with the BCA DTS provisions with the exception of travel distances where a single exit is provided (i.e. Mezzanine Level, Basement Plant & seats store).

3. The BCA DTS provisions state that the maximum distance between alternative exits (when measured through the point of choice) is not less than 9m apart and not greater than 60m.
4. The aggregate egress width required from each storey will need to be determined once verification of the population numbers has been clarified by the client for each storey. Once the population numbers are obtained we will advise accordingly.
5. Any dressing rooms, which have a total floor area of more than 50m2, must have 2 means of egress which discharges to the road or open space.
6. All doors within an Entertainment Venue are required to achieve an unobstructed width of 1m and swing in the direction of egress.

3.5 CONSTRUCTION OF EXITS AND SAFE MOVEMENT

1. Stairway balustrades and handrails shall comply with the following:
   + All internal balustrades must achieve a minimum 1m height above FFL.
   + Openings in all balustrades must not exceed 125mm.
   + Handrails tare to be provided to atleast 1 side of every stairway and to both sides of the stairway where it is required to be accessible.

3.6 ACCESS FOR PEOPLE WITH DISABILITIES

1. The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D3 & AS 1428.1-2009).

   With respect to the new works, compliance with the Access Code is achieved if the building complies with:
   + BCA clauses D3.1 to D3.12;
   + BCA clause E3.6;
   + BCA clauses F2.2 and F2.4.

   Furthermore, the Access to Premises Standards also requires the 'Affected Part' to be upgraded to comply with the access code. In this regard, the Affected Part is the accessible path of travel from the principal entry to the new works.

   Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment the appointed Access Consultant.

3.7 FIRE SERVICES & EQUIPMENT

1. The following comprises a preliminary proposed fire safety schedule for the building:

Statutory Fire Safety Measure	Design / Installation Standard
Alarm Signalling Equipment	AS 1670.3 – 2004
Automatic Fail Safe Devices	BCA Clause D2.21
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2004
Automatic Fire Suppression System (sprinklers)	BCA Spec. E1.5 & AS 2118.1 – 1999
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2004
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 1998 & AS 1682.1 & 2 – 1990 and manufacturer's specification
Fire Doors	BCA Clause C2.12, C2.13 & C3.5and AS 1905.1 – 2005 and manufacturer's specification
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 (Subject to an Alternative Solution)
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS 4072.1 – 2005 and manufacturer's specification
Fire Shutters	BCA Spec C3.4 & AS 1905.2 – 2005
Fire Windows	BCA Spec C3.4
Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1999 and manufacturer's specification
Mechanical Ventillation systems (automatic shutdown)	BCA Clause E2.2, Clause H101.18 & AS1668.2
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Smoke Exhaust System/Smoke and Heat Vents	BCA Part E2, BCA Spec E2.2b, AS/NZS 1668.1 – 1998 and subject to an Alternative Solution (rationalisation)
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 of BCA and AS1670.4-2004
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5; and AS 3000 – 1991
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2005, BCA Clause D2.23, D3.6, E3.3 & H101.8

   Note: Additional fire safety measures may be required arising from any fire engineered Alternative Solutions.

2. It is understood that the fire hydrant Booster assembly will be situated within 10m of the building and not appropriately safeguarded from the building. In this regard, we note that a Fire Engineered Alternative Solution report will be required to address this non compliance. Further details will be required which indicates the exact proposed location.

3.8 HEALTH & AMENITY

1. The number of facilities will need to comply with BCA Table F2.3, and include an accessible toilet facility at each level and ambulant facilities complying with AS 1428.1-2009.

   Further to our email correspondence, once the population numbers have been determined, we will advise of the minimum required number of facilities.

2. A minimum 2.7m ceiling height is required to parts accommodating more than 100 people. Otherwise, generally 2.4m ceiling height is required, and 2.1m is permitted to amenities and non-habitable rooms.

3.9 ENERGY EFFICIENCY

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

   + J1: Building Fabric
   + J2: External Glazing
   + J3: Building Sealing
   + J5: Air-conditioning and ventilation systems
   + J6: Artificial lighting and power
   + J7: Hot water supply
   + J8: Access for maintenance

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

   It should be noted that compliance with Section J applies to the new building elements only. There is no statutory requirement to comply with the current BCA Section J provisions for existing building elements not being altered.

3.10 ENTERTAINMENT VENUE PROVISIONS (NSW H101)

The following additional provisions are applicable to the Enterainment Venue building:

1. The foyer space will need to be designed so that at least 0.25m^2 is provided for each personthat the Auditorium can accommodate.
2. Where there is Flying scenery over the stage, the following provisions apply;

   + The stage is to be provided with sprinkler coverage, and
   + a fly gallery, bridge grid, rigging loft, tie gallery or electric perch must comply with AS1657 & be of non combustible construction, and
   + The fly gallery must be provided with at least 2 means of egress, one on each side of the stage,
   + A grid or rigging loft must be provided with with at least 2 means of egress,
   + If exposed steel is used in the construction of the roof, fly or tie gallery, then it must be designed so that in the event of its structural failure due to fire, the wall structure of the building is not affected.
   + Structural steel supporting the stage tower must be enclosed by masonry or concrete achieveing an FRL of not less than 120/120/120,
   + The Proscenium wall must achieve an FRL of not less than 120/120/120 and
   + The walls forming the stage and the area beneath the stage must be constructed of masonry or concreteto achieve an FRL of not less than 120/120/120.

3. A notice indicating the actual distributed load and concentrated load for which the stage floor has been designed to, must be conspicuously and permanently displayed in accordance with Clause NSW H101.8.
4. Safety Curtains must be non combustible and comply with the specific requirements of Clause NSW H101.10 and NSWH101.10.1
5. The maximum number of seats arranged in a row, is limited to the following:

   + Maximum of 8 seats where there is an aisle at one end of the row only, or
   + Maximum of 16 seats, where there are aisles on both ends of the row.

6. Where fixed seating is provided, then the following provisions apply;
   - The number of seats in each row between 2 aisles must not exceed 24, and each seat must;
   - Have a minimum lateral clearance of at least 325mm between the front of the seat and the back of the seat infront, and
   - Have a distance of at least 975mm between the back of the seat and the back of the seat infront.
7. Where aisle crossovers are provided;
   - Each aisle must have a width of at least 1000mm and each crossover must have a width of at least 1500mm, and
   - The floor of each aisle must not have a grade of more than 1:8, and
   - If there is s step from a row to an aisle or from a landing of an aisle the step must not project into the aisle.
8. Where an aisle contains platforms or steps, then the following provisions apply:
   - Platforms and steps must extend the full width of the aisle.
   - Where ther are no intervening steps between levels of platforms the height of the platform riser must not exceed 200mm.
   - If there is one intervening step between platforms then each riser must be at least 100mm but not greater than 200mm, and the going must be 250mm in depth and riser and goings must be uniform.
   - Goings more than 450mm in depth must not have a grade of more than 1:50.
   - At the entrance from the aisle to reach row there must be a clear level floor space extending the full width of the aisle of at least 300mm measured from the back of the row infront.
   - Any going projecting infront of a seat adjacent to an aisle must be protected by a guardrail.
9. Guardrails must be provided:
   - Along the fascia of each balcony or box,
   - If there is a stepped floor along the front edge of each cross over
   - In certain instances where fixed back seats are provided or steps in platforms as indicated below.
10. If fixed backed seats are provided, guardrails that extend for the full width of the seating must be provided at least 500mm above the platform unless,
    - Fixed seat backs of the next lower level project at least 500mm above the level of the stepped platform, and
    - There is only one riser between the platform and the next lower crossover.
11. Steps between platforms must comply with the following;
    - If there is more than one intervening step in an aisle between levels of platforms, a guardrail must be provided (at a vertical height of at least 660mm measured above the nosing of each tread and of the upper platform) to the sides of the aisle adjacent to those steps, and
    - If there is more than one intervening step in an aisle between levels of platform and that aisle is along a wall, a continuous guardrail must be affixed to that wall at the height of at least 865mm above the nosing of each tread, and
    - If the end of a platform of the back of the highest platform does not abut a wall that extends ateast 660mm above the floor level of the platform, a guardrail not less than 660mm must be provided at the ends of the platform extending from the front of the first riser to the back of the highest platform.
    - If there is an inclined floor, the raised section of ewhich is not bounded by walls at least 600mm high, a guard rail must be provided that extends around the perimeter of the raised section at a height of at least 660mm above the inclined floor level.
12. Where a guardrail is provided in front of a row of chairs,
    - The distance between the back of the back of each chair in that row, and the guardrail must be not less than the distance specified in column 2 of Table H101.12 and

- The minimum lateral clearance between the front of each chair in that row and the guardrail must not be less than the clearance specified in column 3 of Table H101.12

13. A guardrail provided along a fascia of a balcony or box must
    - If it is located at the foor of a stepped aisle, must have its top surface at least 900mm above the floor of the balcony or box,
    - If it not located at the foot of a stepped aisle, it must not be less than 750mm,
    - If it has a ledge more than 70mm wide, must have the top surface of the ledge slobing downwards toward the floor of the balcony or box at an angle of at ;least 30 degress from horizontal,
    - Must have unperforated kerb or toe guard extending for at least 300mm above the floor.
14. A guardrail provided along the front edge of a cross over on a stepped floor, must
    - Be at least 750mm high, and
    - Must extend for the full distance between aisles or between a wall and an aisle.
15. With regard to the projection room the following must be provided;
    - At least 1 closet pan and 1 washbasin must be provided within the room, where it is continually staffed during events, and
    - Automatic Fire suppression system being installed with SSL Appraisal Specification FAS 102 or sprinkler system complying with AS2118.1-1999, and
    - A smoke detection system complying with AS 1670.1-2004, which closes all shutters fitted to the projection or observation ports,
    - Activate sufficient general lighting to provide a minimum of 40 lux measured at floor level in any auditorium,
    - Operate a public address system to atomatically announce a suitable message from the management of the premises,
    - Activate an audible alarm to immediately indicate to management the presence of smoke in the projector room.
16. If a projection or observation point is not more than 0.1m^2 in area, then a metal shutter not less than 1.5mm thick may be fitted instead of a fire shutter or the like, and must be provided with a device adjacent to each egress door from the room which closes the shutter.
17. The electrical mains switchboard containing the main isolation switch must be positioned in a readily accessible position for authorised persons and the Brigades.
18. Protection of a final sub circuit originating at a switchboard or distribution board must be by means of circuit breakers.
19. Where the mains supply for the entertainment venue (EV) is in common with the existing building, then the EV must be served by a separate and independent sub main from the main switchboard and comply with the requirements of Clause H101.19.3
20. Any switch controlling the lighting within the EV must not be accessible and an override switch to switch on all the general lighting instantaneously must be installed within the auditorium in a position accessible to management.
21. Where lamps are utilised in the general lighting are of a type that will not relight immediately after the restoration of the primary electricity supply to those lamps, then
    - A time delay or other suitable means must be provided to maintain emergency lighting for a period not less than that necessary to allow the general lighting lamps to restrike or
    - Lamps that will relight immediately must be arranged in such a manner as to ensure visual conditions not inferior to those required to be provided to emergency lighting and
    - Be capable of being switched in common with the general lighting and of being controlled also by the over ride switch.

22. Where general lighting is to be either dimmed or extinguished when the public is in attendance and where the floor is stepped or at an inclination greater than 1:12, aisle lights must be provided to illuminate the length of each aisle and the tread of each step therein.

23. Fuel gas cylinders must be housed and comply with the requirements of Clause H101.24 of the BCA.

4.0 MATTERS REQUIRING FIRE SAFETY ENGINEERED ALTERNATIVE SOLUTIONS

The following BCA DTS non-compliances will necessitate a fire engineered Alternative prior to issue of the Construction Certificate.

	BCA CLAUSE/S	DESCRIPTION
1.	Spec C1.1	Possible reduced fire separation between the heritage building and the EV (noting the heritage building is unlikely, at this stage, to accommodate sprinkler coverage therein
2.	Spec C1.1	Possible reduced FRLs to other parts of the new-build.
3.	D1.4 & D1.6	Possible extended travel distances and, possibly reduced exit width / reduced number of exits to BOH stage areas if DTS cannot be achieved
4.	D1.7	Possible discharge of fire stairs within the BOH areas
5.	H101	Possible additional fixed seats in rows in excess of BCA DTS limitations.
6.	Spec C1.10	Possible flexibility with type of wall and ceiling finishes and linings.
7.	E1.3	Possible location of booster assembly (assuming non complaint location will be nominated)
8.	E2.2	Possible rationalisation of the extent / capacity of the required smoke exhaust system over the stage & flying-scenery
9.	D1.2	Possible reduction in the number of exits serving the basement sanitary facility areas.
10.	Spec C1.1 & D1.3	Possible allowance of the foyer stairway to be non fire rated due to the fact the building will not be sprinkler protected throughout (i.e. existing parts).
11.	C3.2	Possible exposure to fire source features (i.e. boundary)
12.	D1.10	Possible discharge of auditorium onto adjoining parcel of land which is connected to the road / open space.

Please note that the above items have been identified as a result of our review of the current schematic design documentation. Additional matters may be identified during preparation of further detailed documentation.

5.0 CONCLUSION

This report comprises a review of the Schematic Design Documentation for the Goulburn Performing Art Centre against the provisions of the Building Code of Australia 2016 (BCA 2016).

Arising from our review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA, however further assessment of the design documentation will be required as the design is further development to ensure that compliance with BCA is achieved.