



# BCA and Fire Safety ASSESSMENT REPORT

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**Project:** Woolworths Austral North

**Address:** 495 Fourth Avenue, Austral

**Report no:** BCADAR\_23199\_ R1.0

**Date:** 12/06/2024



**Prepared For:** Woolworths Group

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**HONTAS  
HATZI & CO** Building Code &  
Accessibility Consultants



## Document Control & Status

Report & Revision No.	Date	Status	Authorisation	
BCADAR_23199_R1.0	12.06.24	Final	Author:	
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## Disclaimer

This report is based on a desktop assessment of the design documentation listed in Section 5. It identifies the status of compliance at this point and will need to be amended as the design develops.

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## 1. Introduction

Hontas Hatzi & Co. (HHC) have been engaged by Woolworths Group to conduct a preliminary assessment of the proposed architectural design documentation against the relevant Deemed to Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022.

## 2. Purpose

The purpose of this report is to assess the referenced design documentation against the relevant Deemed to Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022 and identify those areas (if any) where:

- Compliance is not achieved; or
- Design amendments are required to achieve compliance; or
- Compliance is proposed to be achieved by way of a Performance Solution.

The report is proposed to form part of the documentation supporting the Development Application to the relevant Consent Authority.

## 3. Scope

The scope of this report is limited to the assessment of the referenced design documentation listed in **Section 5.1**.

## 4. Report Limitations

This report is limited to a preliminary assessment of the Deemed to Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022, relevant regulatory framework and referenced architectural design documentation in **Sections 5 and 6** of this report.

The design documentation has been assessed to the extent necessary to support the Development Application. This means the design has been assessed as capable of complying with the BCA without necessarily having all the detailed design completed at this stage.

The content of this report is restricted for the exclusive use of the Client. Whilst all care has been taken in the preparation of this report, HHC accepts no responsibility or liability with respect to reliance upon this report by any third party. The recommendations relating to compliance throughout this report reflect the professional opinion and interpretation of HHC.

The report does not include or imply any detailed assessment or compliance with:



- Provisions of the BCA not directly referenced.
- Detailed requirements of Australian Standards which are not directly referenced.
- Structural adequacy and/or design of the building.
- Design and/or operating capabilities of any electrical, fire protection, hydraulic or mechanical services.
- The National Construction Code – Plumbing Code of Australia (Volume 3).
- Any Performance Solution(s) unless specifically referenced.
- The Disability Discrimination Act 1992.
- Any other Acts, Regulations, Planning Instruments and Guidelines unless specifically referenced.
- Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like.
- Work Health and Safety Act.
- Construction Safety Act.
- Review or testing of any materials or products (unless referenced in this report).
- This document does not, in any way, constitute or form part of a 'Design Declaration' under the Design and Building Practitioners Act 2020 or the Design and Building Practitioners Regulation 2021. This document must not be referenced or referred to in any declarations made under that legislation.

## 5. Project Information

The following project and building characteristics are noted as part of this assessment:

Project and Building Characteristics	
<b>Description of proposed works</b>	Construction of a new retail development including Woolworths Supermarket, specialty retail, commercial, direct-to-boot and associated carparking.
<b>Building Classification and Use</b>	Class 5 (commercial), 6 (retail) and 7a (carpark)
<b>Rise in Storeys</b>	3
<b>Type of Construction</b>	Type B
<b>Effective Height</b>	<12m
<b>Climate Zone</b>	6
<b>Maximum Floor Area and Volume Limitations / Fire Compartments</b>	Not applicable – Large isolated building
<b>Location of Exits and aggregate egress width</b>	Refer to Appendix C, D and E

### 5.1. Referenced Architectural Documentation

Assessment is based on the following design documentation prepared by **Clarke Hopkins**

**Clarke:**

Drawing No.	Title	Revision	Date
DA1.0	Architectural DA cover page	P6	11.06.24
DA3.1	Lower ground floor plan	P15	11.06.24
DA3.2	Upper ground floor plan	P16	11.06.24
DA3.3	First floor plan	P14	11.06.24
DA3.4	Roof plan	P11	11.06.24

DA4.1	Building elevations – sheet 1	P1	11.06.24
DA4.2	Building elevations – sheet 2	P1	11.06.24
DA5.1	Building sections – sheet 1	P7	11.06.24
DA5.2	Building sections – sheet 2	P5	11.06.24
DA6.1	Material palette	P1	12.06.24

## 5.2. Assumptions and Interpretations

Assumptions and interpretations forming part of the assessment and preparation of this report are identified below. These are typically in line with standard industry practice and/or Hontas Hatzi & Co policies relating to specific compliance issue(s) and should be confirmed at Construction Certificate stage:

- For the purposes of calculating population and minimum sanitary facilities under Clauses D2D18 and F4D4 of the BCA:
  - Specialty Retail
    - Twenty percent (20%) of the total retail floor area is considered to be BOH and the remaining eighty percent (80%) will be FOH.
    - An additional thirty percent (30%) will be subtracted from the FOH and BOH areas for permanent fixtures, fixed shelving, racking and the like to determine the net area.
    - Population density is 3m<sup>2</sup> per person in accordance with Table D2D18.
  - F & B Tenancies
    - Thirty percent (30%) of the total floor area is considered to be BOH and remaining seventy percent (70%) will be FOH.
    - An additional thirty percent (30%) will be subtracted from the FOH and BOH areas for permanent fixtures, fixed shelving, racking and the like to determine the net area.



- Population density is 1m<sup>2</sup> per person in accordance with Table D2D183.
- A total of 669m<sup>2</sup> “retail” area has been considered to form F&B tenancies as confirmed by the client.
- Staff
  - Assumed to be ten percent (10%) of the net BOH areas for specialty retail and F&B.
  - For the purposes of calculating sanitary facilities required in accordance with Clause F4D4 of the BCA for Woolworths, BWS and DTB, the client has confirmed a maximum of 80 staff members will be located within the stores at any given time.
- The Woolworths supermarket will be provided with their own dedicated sanitary facilities for staff members, which includes BWS and DTB, in accordance with Part F4 of the BCA.
- The commercial tenancies on lower ground and first floor only indicatively depict the location of the proposed sanitary facilities for DA purposes. They will be provided with their own dedicated facilities in accordance with the minimum requirements outlined at Appendix F of this report as part of their future fitout.
- All openings located within 3m of the eastern boundary will be protected in accordance with Clause C4D5 and do not exceed 1/3 of the area of the external wall of the storey to which they are located in.
- Stairway SC1 located at the south-western corner of the site is proposed to be “fire-isolated” for the purposes of providing compliant access the lower ground pump room as required by Section 6.11.2 of AS2419.1 – 2021.

## **6. Regulatory Framework**

This section of the report summarises the key regulatory issues that apply to fire safety.

### **6.1. New Building Work**

Pursuant to Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, all new building work must comply with the relevant requirements of the BCA as in force on the relevant date. Notwithstanding, existing features of an existing building need not comply with the BCA unless an upgrade is required by other clauses of legislation.

### **6.2. Referral to Fire and Rescue NSW**

Sections 26 to 29 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 outline the requirements when a building owner and Certifier must submit a Performance-Based Design Brief, relevant plans, specifications and Performance Solution Reports to the Fire Commissioner for review and comment.

## **7. BCA Assessment**

A preliminary assessment of the proposed architectural design documentation has been undertaken for the purposes of, and to the extent necessary, to accompany the Development Application to the relevant Consent Authority.

It is acknowledged the design does not contain all the details necessary for a Construction Certificate, however it is developed to a standard that is considered suitable to accompany the Development Application.

The assessment has revealed the proposed design is capable of achieving compliance with the relevant provisions of the BCA 2022. Compliance is proposed to be achieved by a combination of satisfying the relevant DfS provisions of the BCA and/or where necessary, by way of a Performance Solution.

Further regulatory assessments will need to be progressively undertaken during the subsequent design development phase and prior to the issue of the Construction Certificate (CC) to ensure compliance is achieved.

## 8. Items Requiring Performance Solutions

The following summary outlines the BCA DtS non-compliances associated with the new works that require further investigation at the design development stage and the possible issue of a Performance Solution.

The feasibility and any additional requirements that will apply as a result of the performance solution will need to be confirmed by the professional preparing the performance solution.

Item No.	Non-Compliance	DtS Clause	Description	Performance Requirement
1.	Ancillary elements – signage	C2D14	Combustible signage is proposed to be attached to the external façade and/or external face of an external wall.	C1P2 and C1P4
2.	Perimeter vehicular access	C3D5	Perimeter vehicular access is only provided on 3 x sides of the building. No access is provided along the eastern boundary.  The furthest part of the required 6m wide perimeter vehicular access along the north-eastern and south-western corners is greater than 18m from the building.	C1P9
3.	Exit travel distances	D2D5 D2D6	Exit travel distances exceed the maximum limitations of 20m to a point of choice, 40m to the first exit and 60m between alternative exits as follows:  <b>Lower and Upper Ground</b> <ul style="list-style-type: none"> <li>Up to 30m to a point choice in lieu of 20m.</li> <li>Up to 60m to an exit in lieu of 40m.</li> <li>Up to 90m between alternative exits in lieu of 60m.</li> </ul>	D1P4 and E2P2



Item No.	Non-Compliance	DTS Clause	Description	Performance Requirement
			<b>First Floor</b> <ul style="list-style-type: none"><li>Up to 30m to a single exit without a point choice from the Woolworths plant room.</li></ul>	
4.	Operation of latch to doorways and doors	D3D24 D3D26	The following locations propose sliding doors and/or roller shutters which will not open automatically upon failure or activation of fire/smoke alarm afterhours: <ul style="list-style-type: none"><li>Lift / entry lobby on lower ground floor.</li><li>3 x mall main entry / exit on upper ground floor.</li><li>Roller shutters to Woolworths shopfront.</li><li>Roller shutters to BWS shopfront.</li><li>Any specialty retail and/or commercial tenancy with a floor area greater than 200m<sup>2</sup></li></ul>	D1P2
5.	Fire Hydrant System	E1D2	The booster assembly is located remote from the building on Fourth Avenue however is not within sight of the principal pedestrian entrance (either southern mall entry from open air carpark or open stair within the piazza on Gurner Ave).	E1P:3
6.	Sprinkler valve location	E1D4	The sprinkler valves are located within the lower ground pump room which does not lead directly to the road or open space. Access necessitates using the fire-isolated stairway SC1 from future South Road.	E1P4
7.	Sprinklers	E1D12	The proposed remote location of the sprinkler booster assembly is not within sight	E1P4

Item No.	Non-Compliance	DTS Clause	Description	Performance Requirement
			of the principal pedestrian entrance to the building (either southern mall entry from open air carpark or open stair within the piazza on Gurner Ave).	
8.	Smoke hazard management	E2D3 E2D15	A performance-based smoke hazard management system is proposed to include (but not limited to) rationalising the extent and location of smoke exhaust system, exhaust inlet location and quantities, exhaust flow rates, make-up air provisions, smoke reservoir size etc.	E2P2
9.	Exit signs	E4D5	Exit signs within the common mall and supermarket are proposed to be located at a height greater than 2.7m.	E4P2

## 9. Conclusion

This report documents a preliminary assessment of the proposed architectural design documentation against the relevant Deemed to Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022 for the purpose of supporting the Development Application to the relevant Consent Authority.

The assessment has revealed the referenced architectural design documentation can readily achieve compliance with the relevant provisions of the BCA, subject to compliance with the recommendations and notes in this report.

Further detailed reviews will need to be undertaken as the design develops to ensure it is capable of being approved under a Construction Certificate and contains all relevant details regarding performance-based solutions or other documentation necessary to satisfy the relevant legislative requirements.

## 10. Appendix A – Statutory Fire Safety Measures

The following draft fire safety measures are required for the new building works.

The fire safety measures may need to be revised at Construction Certificate stage to include reference to any relevant fire safety Performance Solution(s).

Measure	Standard of Performance
Automatic Fail Safe Devices	Scheduled devices release upon trip of smoke detection, fire detection and sprinkler activation in accordance with BCA 2022 Clause D3D26.
Automatic Fire Detection And Alarm System (Smoke Detection System To Automatically Shutdown Air-Handling System)	BCA 2022 S20C6 and AS 1670.1 - 2018
Automatic Fire Detection And Alarm System (Smoke Detection System To Activate Smoke Exhaust System)	BCA 2022 S20C6 and AS 1670.1 - 2018
Automatic Fire Suppression Systems (Sprinklers)	BCA 2022 Specification 17 and AS 2118.1 - 2017
Building Occupant Warning System	BCA 2022 S20C7 and AS 1670.1 - 2018
Emergency Lighting	BCA 2022 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018
Exit Signs	BCA 2022 Clause E4D5, NSW E4D6, E4D8 and AS/NZS 2293.1 - 2018
Fire Alarm Monitoring System	BCA 2022 S20C8 and AS 1670.3 - 2018
Fire Dampers	BCA 2022 Clause C4D15 and AS 1668.1 - 2015 (AS 1682.1 - 2015 and AS 1682.2 - 2015)
Fire Doors	BCA 2022 Specification 12 and AS/NZS 1905.1 - 2015
Fire Hydrants Systems	BCA 2022 Clause E1D2 and AS 2419.1 - 2021
Fire Seals Protecting Opening In Fire Resisting Components Of The Building	BCA 2022 Clause C4D15, Specification 13, AS 1530.4 - 2014, AS 4072.1 - 2005 and installed in accordance with the tested prototype.
Hose Reel System	BCA 2022 Clause E1D3 and AS 2441 - 2005
Mechanical Air Handling System (Automatic Shut Down Of Air-Handling System)	BCA 2022 Clause E2D3 and AS 1668.1 - 2015
Mechanical Air Handling System (Carpark Mechanical Ventilation System)	BCA 2022 Clause E2D12, Clause 5.5 of AS/NZ 1668.1 - 2015 and fans with metal blades suitable for operation at normal temperature may be used and the electrical power and control cabling need not be fire rated

Measure	Standard of Performance
Mechanical Air Handling System ( <i>Automatic Smoke Exhaust System</i> )	BCA 2022 Specification 21
Perimeter Vehicle Access For Emergency Vehicles	BCA 2022 Clause C3D5
Portable Fire Extinguishers	BCA 2022 Clause E1D14 and AS 2444 - 2001
Wall Wetting Sprinkler and Drencher Systems	BCA 2022 Clause C4D5, Specification 31
Warning And Operational Signs	BCA 2022 Clauses D2D22, D3D28, D4D7 and E3D4

## 11. Appendix B – Fire Resisting Levels

### Type B Construction: FRL of Building Elements

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



## 12. Appendix C – Anticipated Total Population

Population Assessment						
Area	Use	Total area (m²)	FOH/BOH Split Retail (80/20%) F & B (70/30%)	Fixtures and fittings 30% deduction Net Area (m²)	DtS density / Staff %	Total Population
Lower Ground Commercial	Class 5	279m²	-	-	10m²	28
First Floor Commercial	Class 5	1450m²	-	-	10m²	145
Woolworths Retail (incl. BWS)	Class 6	3540m²	1600m² net area based on UGF plan DA3.2 P15		3m²	533
			Assumed staff population including BWS and DTB			80
Mall	Class 6	626m²	Including kiosk		3m²	208
Specialty Retail (non-F&B)	Class 6	1109m²	FOH – 887m²	620m²	3m²	206
			BOH – 222m²	154m²	10%	15
F & B	Class 6	669m²	FOH – 469m²	329m²	1m²	329
			BOH – 200m²	140m²	10%	14
Population Summary			Total Retail Patrons Population			947
			Total Retail Staff Population			95
			Total F & B Patrons Population			329
			Total F & B Staff Population			14
			Total Commercial Population			173
			Total Population			1558



## 13. Appendix D – Exit Locations and Widths

The exits from the building are set out below:

Exit No.	Location	Type	Width (m)	No of storeys connected / passed by
1.	<b>Lower Ground Floor</b>	Stairway SC1 (fire-isolated)	1m	2
2.		Stairway SC2	1m	2
3.		Stairway SC3	1m	3
4.		Pedestrian pathway either side of carpark vehicular entry	2m	1
5.		Sliding doors to lift lobby	2m	1
6.		Stairway SC5	1m	3
7.		Stairway at south east corner of carpark	1m	2
8.		Double doors serving retail tenancies	2m	1
9.		Double doors serving retail tenancies	2m	1
10.		Double doors serving commercial tenancy	1m	1
11.	<b>Upper Ground Floor</b>	Mall entry / exit (north)	2m	1
12.		Mall entry / exit (east)	2m	1
13.		Mall entry / exit (south)	2m	1
14.		Stairway SC4	1m	3
15.		Single swing door along western elevation of supermarket	1m	1
16.		Stairway SC5	1m	3
17.		Double doors serving retail tenancy at south-eastern end of mall	2m	1
18.		Double doors serving retail tenancies facing external carpark along southern elevation	2m each	1
19.	<b>Level 1</b>	Stairway SC3 (commercial)	1m	2
20.		Stairway SC4 (commercial)	1m	3
21.		Stairway SC5 (plantroom)	1m	3

## 14. Appendix E – Aggregate Egress Width Assessment

Aggregate Egress Width					
Area	Use	Population	Required Aggregate Egress Width (m)	Provided / Proposed Aggregate Egress Width (m)	Status
Lower Ground Floor*	Carpark and DTB	~293	3m	9m	Complies
Upper Ground**	Woolworths Supermarket, retail tenancies and Mall	~1000	9m	9m	Complies
First Floor	Plantroom	8	1m	1m	Complies
	Commercial	145	2m	2m	Complies

**NOTE:**

\*Lower ground floor population does not include specialty retail / F&B, or commercial tenancies which discharge directly to Gurner Avenue.

\*\*Upper Ground floor population does not include specialty retail / F&B tenancies which discharge directly to open space being the on-grade carpark.

## 15. Appendix F – Sanitary Facilities

Minimum Required Facilities – Within Commercial tenancies									
Area	Occupant Numbers			WC Required / Provided		Urinal Required / Provided		Basin Required / Provided	
	Total	Sex	50/50 Split						
Lower Ground Commercial	28	Male	14	1	0	1	0	1	0
		Female	14	1	0	-	-	1	0
		Accessible	-	Min. 1 x unisex AS1428.1 – 2009 compliant accessible WC must be provided which may also be counted <u>once</u> for each sex to <u>reduce</u> number of WCs and Basins above, if required.					
First Floor Commercial	145	Male	73	4	0	3	0	3	0
		Female	73	5	0	-	-	3	0
		Accessible	-	Min 1 x unisex AS1428.1 – 2009 compliant accessible WC required <u>per storey</u> which may also be counted <u>once</u> for each sex to <u>reduce</u> number of WCs and Basins above, if required.					

Minimum Required Facilities – Within Woolworths									
Area	Occupant Numbers			WC Required / Provided		Urinal Required / Provided		Basin Required / Provided	
	Total	Sex	50/50 Split						
Staff Woolworths, BWS and DTB	80	Male	40	2	3	1	1	1	3
		Female	40	3	4	-	-	1	3
		Accessible	-	The unisex AS1428.1 – 2009 compliant accessible WC adjacent to the multi faith room may be counted <u>once</u> for each sex to <u>reduce</u> number of WCs and Basins above, if required.  One of the 4 male WCs has been counted towards a urinal as permitted by Clause F4D9.					



Minimum Required Facilities – Within Common Mall									
Classification / Area	Occupant Numbers			WC Required / Provided		Urinal Required / Provided		Basin Required / Provided	
	Total	Sex	50/50 Split						
<b>Patrons</b> Woolworths, BWS, Mall and Specialty Retail	947	Male	474	1	1	1	1	1	1
		Female	474	2	2	-		1	1
<b>Patrons</b> F & B	329	Male	165	2	4	3	5	2	2
		Female	165	5	5*	-		3	3
<b>Staff</b> Specialty and F&B	29	Male	15	1	1	1	1	1	1
		Female	15	1	1	-		1	1
<b>Common Facility</b>	-	Accessible	-	See below					
<b>Total Male</b>				4	6	5	7	4	4
<b>Total Female</b>				8	8*	-		5	5
<b>Accessible</b>				Min 1 x unisex AS1428.1 – 2009 compliant accessible WC required which may also be counted <u>once</u> for <u>male</u> to <u>reduce</u> number of WCs and Basins above, if required.  *The accessible WC has already been counted as a female WC in the calculation above to achieve the required total of 8.					



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