

EAST MAITLAND BOWLING CLUB – 23 Banks Street East Maitland Building Compliance Summary – 16th May 2024

The below documentation provides a preliminary assessment of construction management, staging and BCA compliance for the proposed new outdoor area and covered bowling greens to East Maitland Bowling Club.

Detailed assessments and confirmation of the following will be provided prior to the issue of a Construction Certificate.

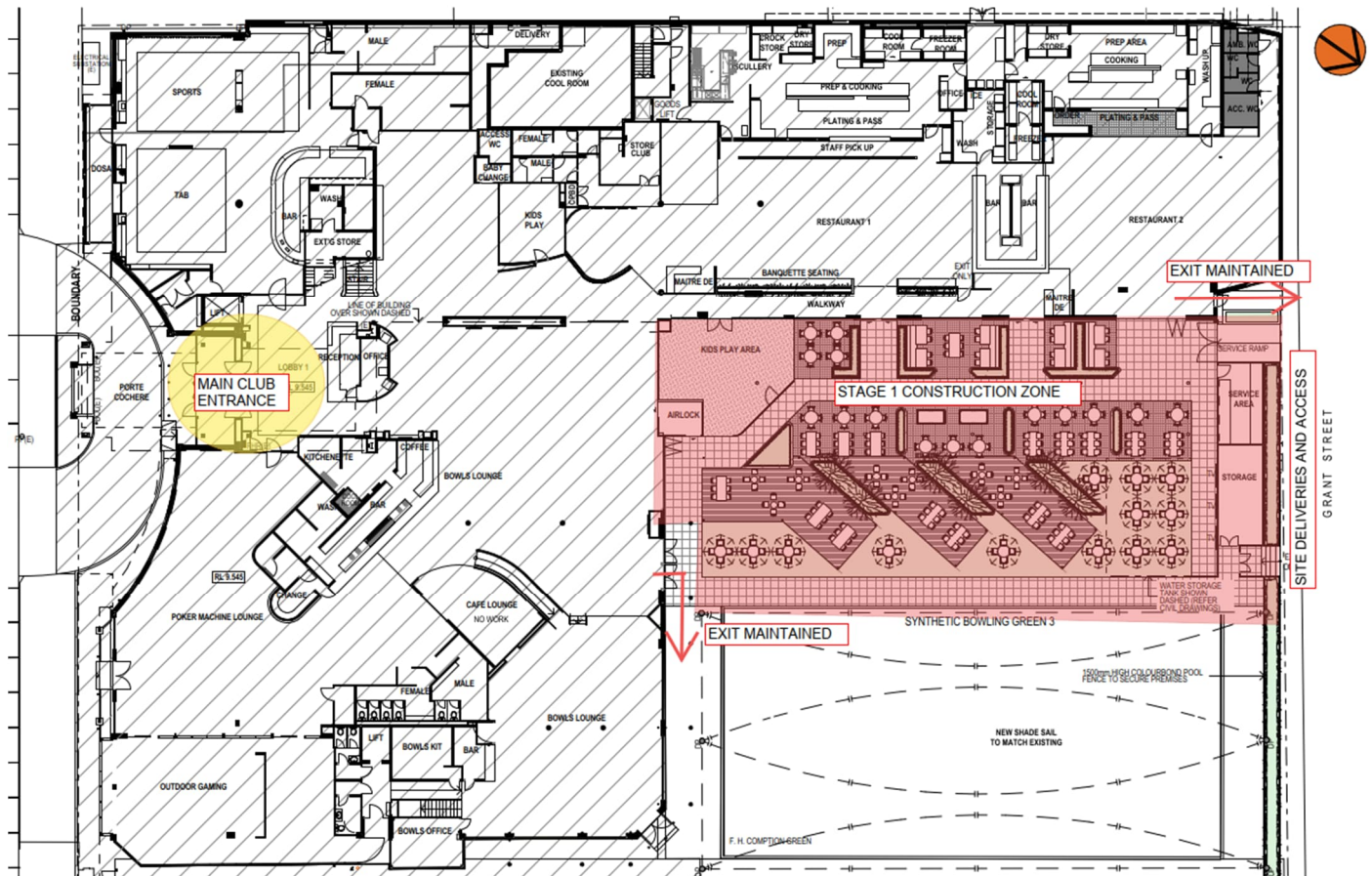
Staging

While staging of the project is indicated on the below diagrams, final staging may change depending on implementation by the Club management.



Construction Management

A detailed construction management plan, including any traffic management plans will be submitted by the selected builder prior to commencing construction. Indicative plans are identified below.



BCA Compliance

General compliance is noted below; however a complete BCA report will be undertaken in conjunction the Principal Certifying Authority, ensuring all BCA conditions are met and implemented prior to issue of the occupation certificate.

1. The proposed outdoor area is constructed at the same level as the existing ground floor of the Club ensuring accessible compliance is achieved.
2. The club currently meets the requirements of their Fire Safety Schedule, checked, and submitted annually. A detailed BCA report will be undertaken, and consultants will be engaged to implement the requirements of the BCA report.
3. Existing fire fixtures (hydrants / fire hose reels) will be relocated and extended as required to meet the conditions of the BCA report. Certification of the fire system will be provided prior to the completion of the project and issue of the Occupation Certificate.
4. All door thresholds will comply with Australian Standards ensuring provision of disabled access is achieved.

5. The existing amenities on the ground floor have the capability to cater for 1800 persons which is in excess of the population for the ground floor following the alterations. Refer table below.

Required sanitary facilities							
Gender	Design occupancy	User group	Closet pans	Urinals	Washbasins	Showers	Baths
Male	0	employees	0	0	0	NA	NA
Female	0	employees	0	NA	0	NA	NA
Male	900	patrons	5	12	6	NA	NA
Female	900	patrons	13	NA	6	NA	NA
		NA	NA	NA	NA	NA	NA
		NA	NA	NA	NA	NA	NA

Notes - for the selected building class			
Tables F4D4a to F4D4i Sanitary facilities need not be provided for patrons if the total number of persons accommodated in the building is not more than 20.	F4D4(j) If not more than 10 people are employed, a unisex facility may be provided instead of facilities for each sex.	F4D4(k) Employees and the public may share the same facilities in a Class 6 and 9a building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities for employees plus those required for the public.	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		NOTE - ACCESSIBLE UNISEX SANITARY COMPARTMENT
Number of levels in your building (including ground level)	2	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.
Number of banks of sanitary compartments per level	2	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.

Should you have any queries or require additional information please do not hesitate to contact.

Yours faithfully

EJE



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