COPPERSTRING 2032

HUGHENDEN - CAMP & LAYDOWN

Non-Resident Worker Accommodation

Drawing Index

Sketch Design only
NOT FOR CONSTRUCTION

Revision	Change ID	Description	Date
01		Planning Submission - 90% client review	23.08.23
02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Cover Page and Drawing Index**
scale N/A (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0001_02

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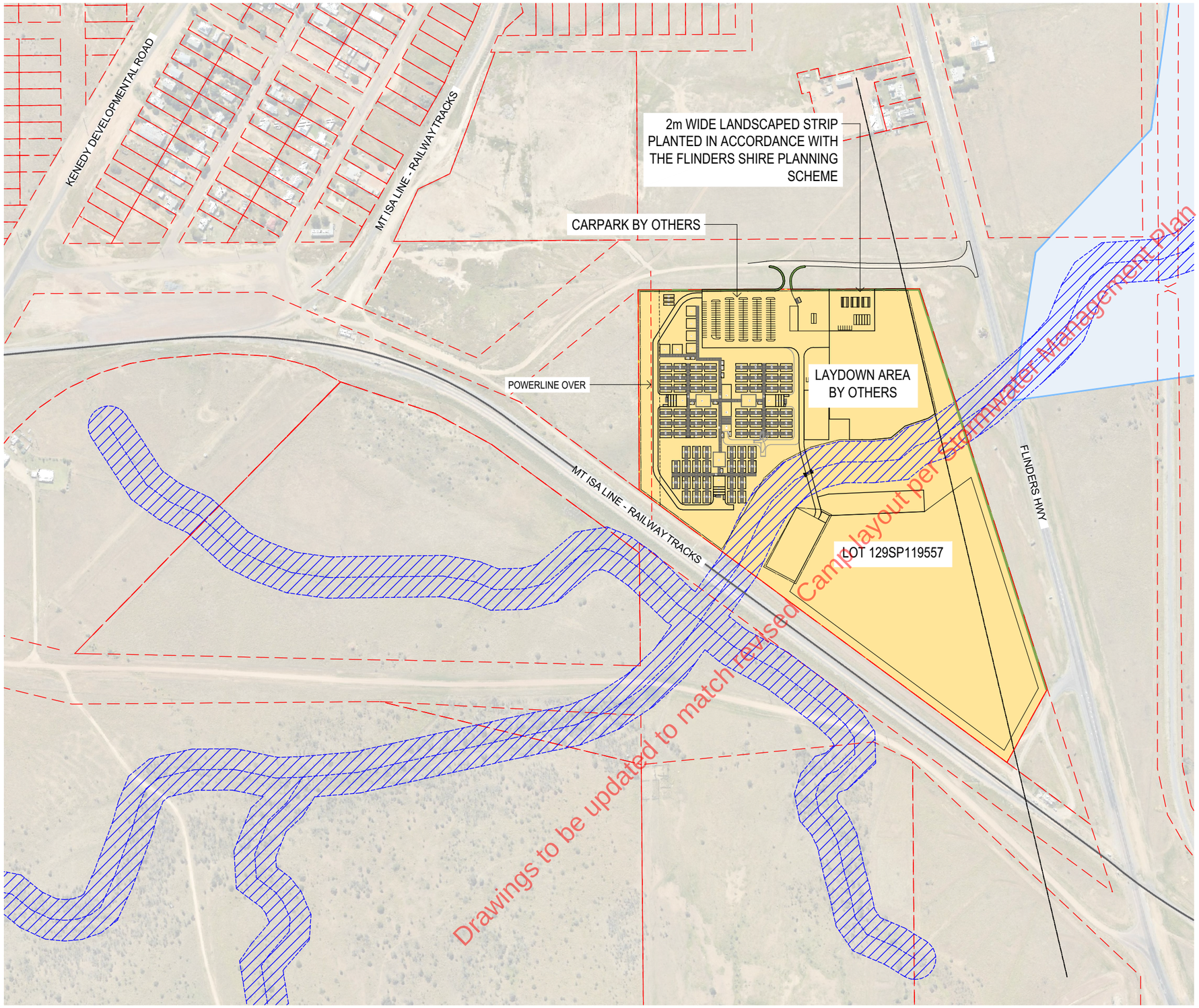

LEGEND

- LAND ACQUISITION AREA
- FLOODPLAIN EXTENT
- DCDB CADASTRE
- WATERCOURSE - DIGITISED
- BUSHFIRE HAZARD - MEDIUM RISK
- BUSHFIRE HAZARD - BUFFER ZONE
- 123 — CONTOURS - 1m INTERVAL (NOT SURVEYED)
- WATERCOURSE SETBACK - 25m
- E — ERGON HV TRANSMISSION LINE

0m 250m

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Revision	Change ID	Description	Date
01	--	FOR REVIEW	05.07.23
02	--	FOR REVIEW	18.07.23
03	--	Planning Submission - 90% client review	23.08.23
04	--	Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing LOCATION PLAN
scale 1:5000 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0002_04

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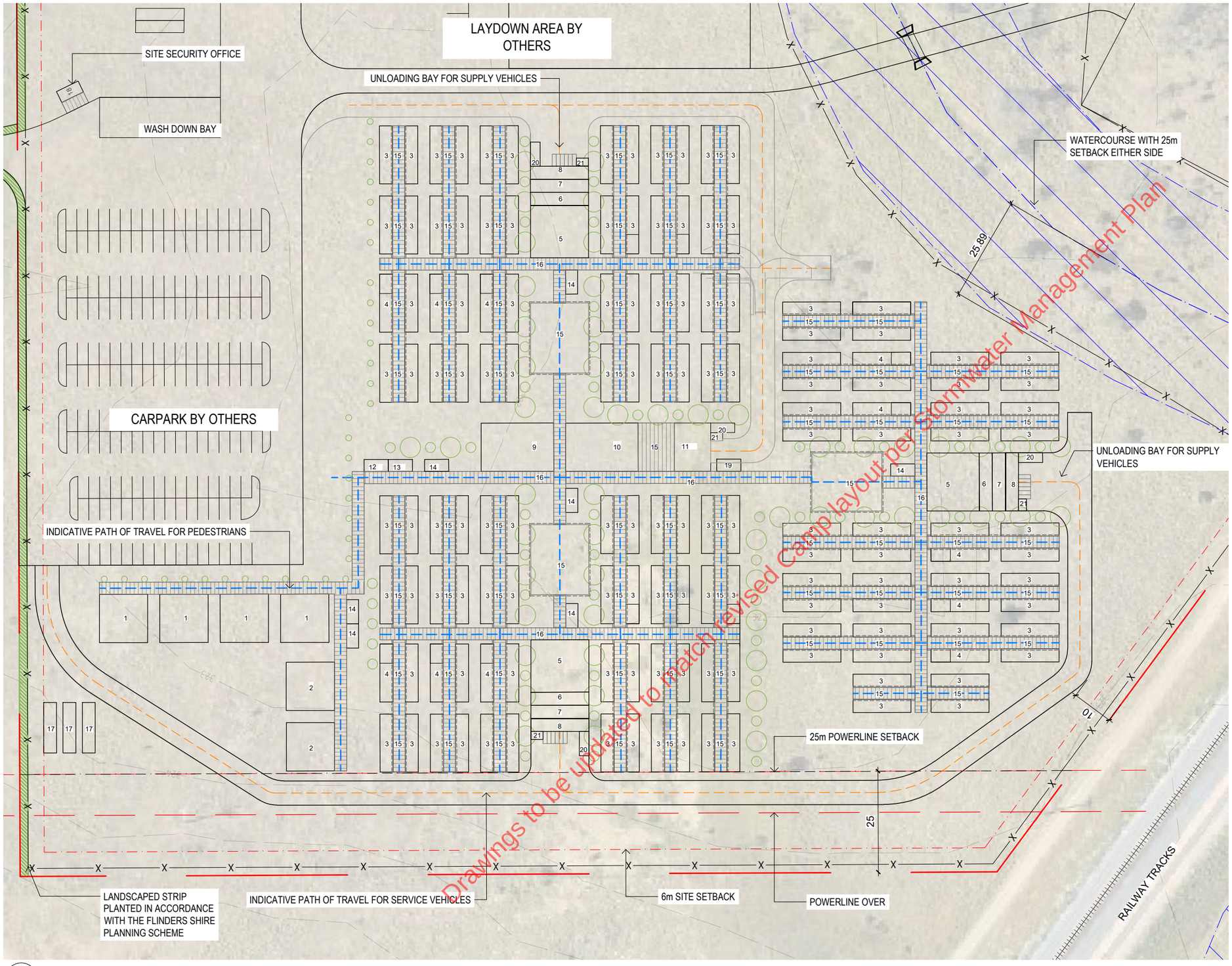

ACCOMMODATION CAMP SITE PLAN
SCALE 1:1000

LEGEND

- DCDB CADASTRE
- WATERCOURSE - DIGITISED
- BUSHFIRE HAZARD - MEDIUM RISK
- BUSHFIRE HAZARD - BUFFER ZONE
- BOUNDARY SETBACKS
- CONTOURS - 1m INTERVAL (NOT SURVEYED)
- SERVICE VEHICLE ACCESS WAY
- PEDESTRIAN ACCESS WAY
- WATERCOURSE SETBACK - 25m
- LANDSCAPED SCREENING
- PATHWAYS
- LANDSCAPE PLANTING

NOTES:
-Maintain a minimum distance of 3m between adjacent and opposite modules, where shown. Refer ground floor setout plan
-All residential units are to open onto a covered walkway with a minimum width of 3m with a waterproof roof with side ventilation along the entire length of each side for smoke ventilation (refer Accommodation Module drawings)
-Maintain an egress path with a minimum width of 1m

Camp Legend - Hughenden

ID No.	Name	Module Size m²	Qty	Total
1	Office	144	4	576 m²
2	Meeting Room	144	2	288 m²
3	Accommodation (3 Bed)	46.8	127	5943.6 m²
4	Accommodation (2 Bed) With Laundry	46.8	17	795.6 m²
5	Dining Room	46.8	12	561.6 m²
6	Servery	46.8	3	140.4 m²
7	Kitchen	46.8	3	140.4 m²
8	Food Store/ Prep	46.8	3	140.4 m²
9	Gym	72	3	216 m²
10	Recreation Room	72	3	216 m²
11	Wet Mess	72	1.5	108 m²
12	Site Reception	18	1	18 m²
13	First Aid	18	1	18 m²
14	WC Block	18	7	126 m²
15	Covered Outdoor Rec Area	N/A		4394.4 m²
16	Covered Walkway	N/A		495 L/M
17	Generator Unit	N/A	3	
18	Site Security (Inc. WC)	18	1	18 m²
19	Ice Room	18	1	18 m²
20	Refer Container	14.4	4	57.6 m²
21	Bin Area	N/A	4	
	Total Building Floor Area			**9381.6 m²**
	Total Covered Outdoor Rec Area			**4394.4 m²**
	Total Covered Walkway			**495 L/M**

Notes:

Final quantity and total area of amenities subject to review in detailed design phase.

0m — 50m

Sketch Design only
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Revision	Change ID	Description	Date
04	--	FOR REVIEW	18.08.23
05	--	FOR REVIEW	21.08.23
06	--	Planning Submission - 90% client review	23.08.23
07	--	Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing SITE PLAN
scale 1:1000 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0003_07

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Revision	Change ID	Description	Date
01		Planning Submission - 90% client review	23.08.23
02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Setout Plan**
scale 1:750 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0004_02

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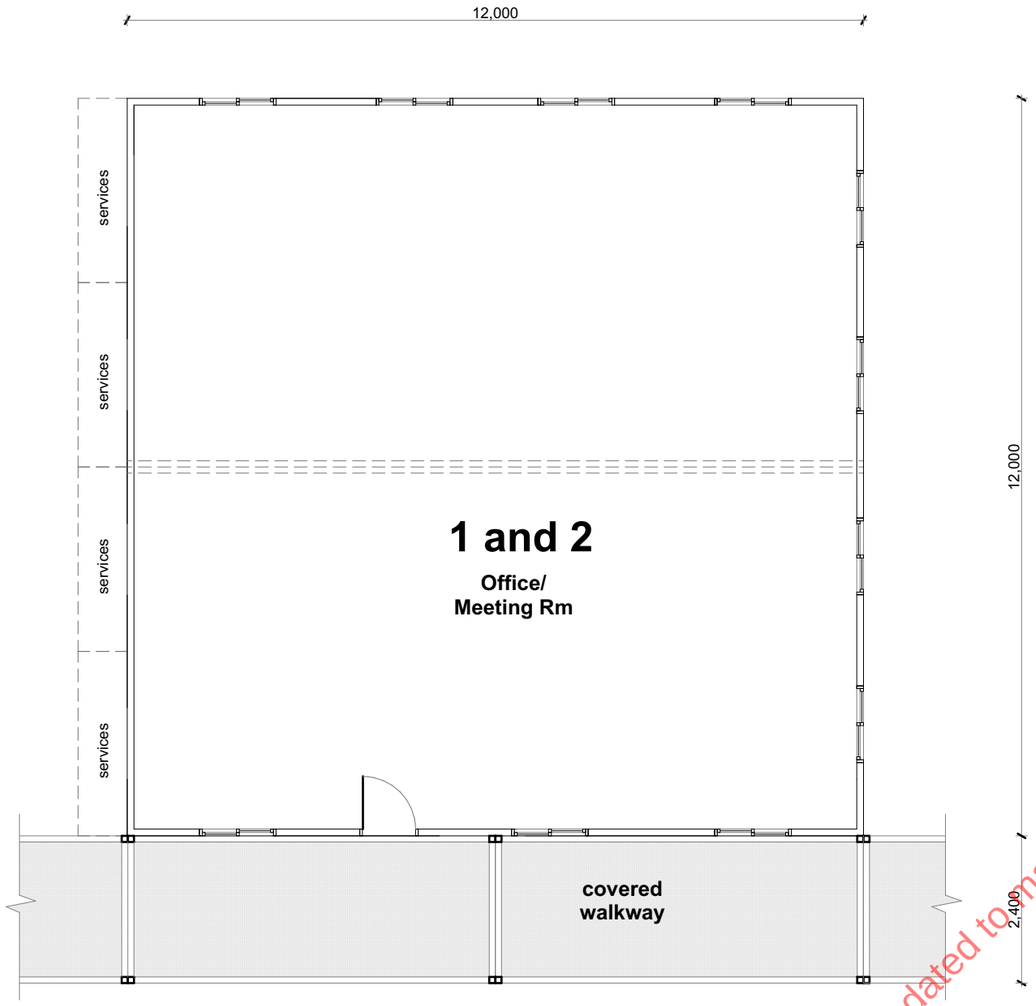
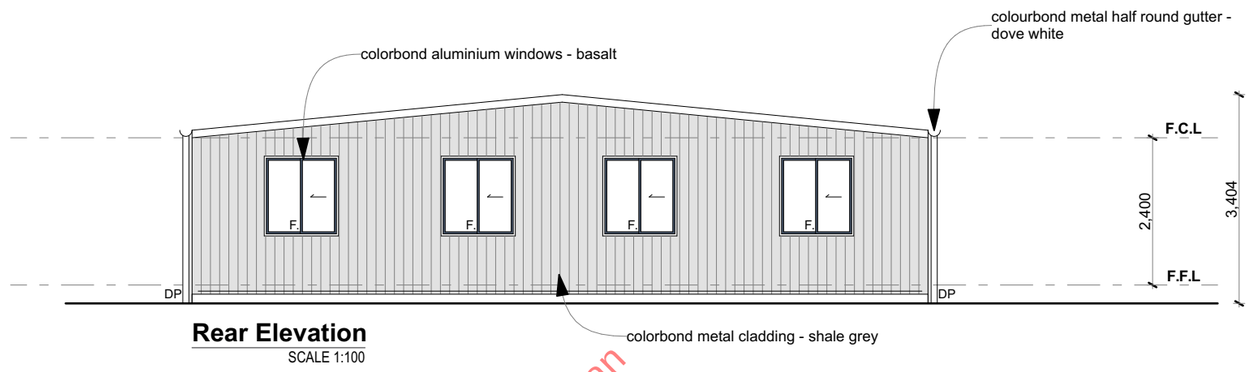
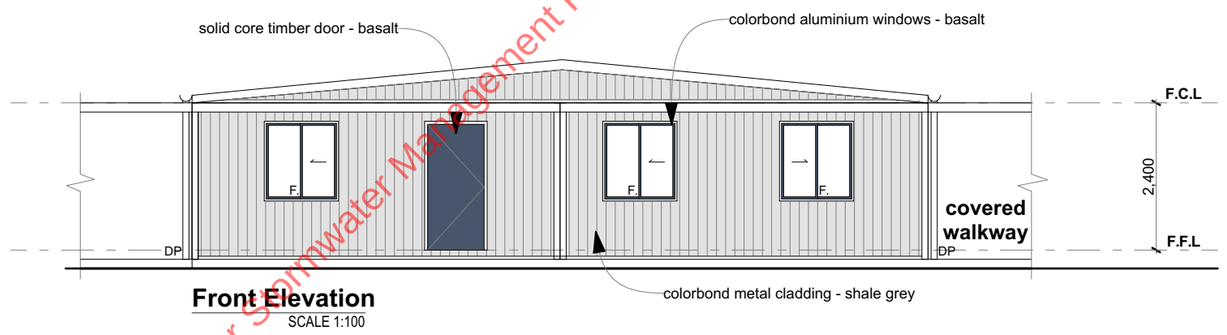
Notes:
1. Stormwater - gutters types, dp's and water tanks indicative only to be confirmed by hydraulic engineer at detailed design stage.
2. Height above ground to F.F.L. and footings to be confirmed by structural engineer at detailed design stage.
3. Window size and spacings subject to bracing requirements to be determined at detailed design stage.
4. Overall building height dimension nominal, pending final supplier shop drawings and details. No building to be taller than 8.5m.



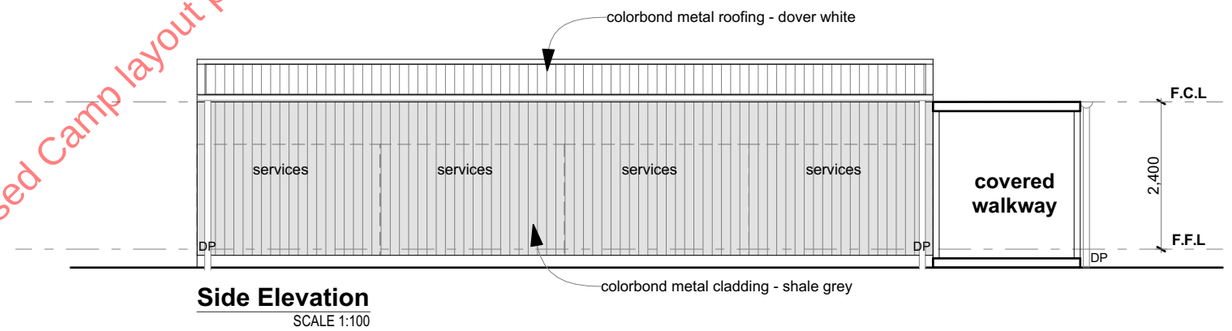
Floor Plan - Typical
SCALE 1:100



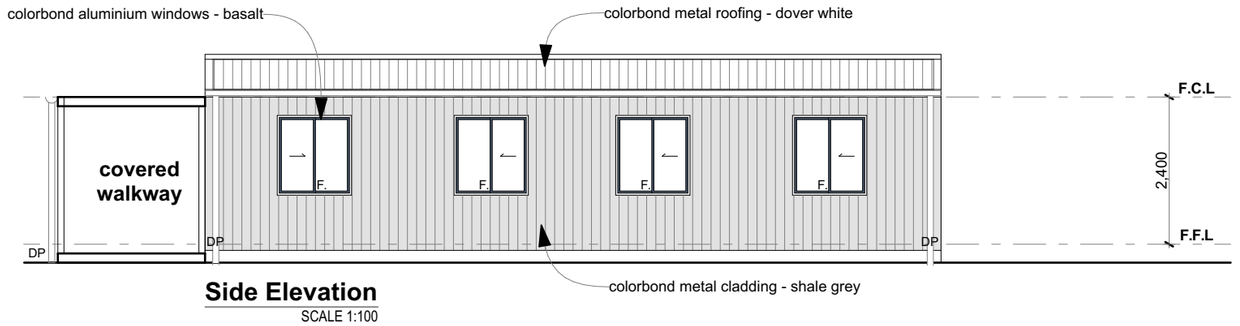
Rear Elevation
SCALE 1:100



Front Elevation
SCALE 1:100



Side Elevation
SCALE 1:100



Side Elevation
SCALE 1:100

1 - OFFICE
2 - MEETING ROOM

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PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
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JOB #: 2339

drawing **Modules 1, 2 - Plans and Elevations**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0005_02

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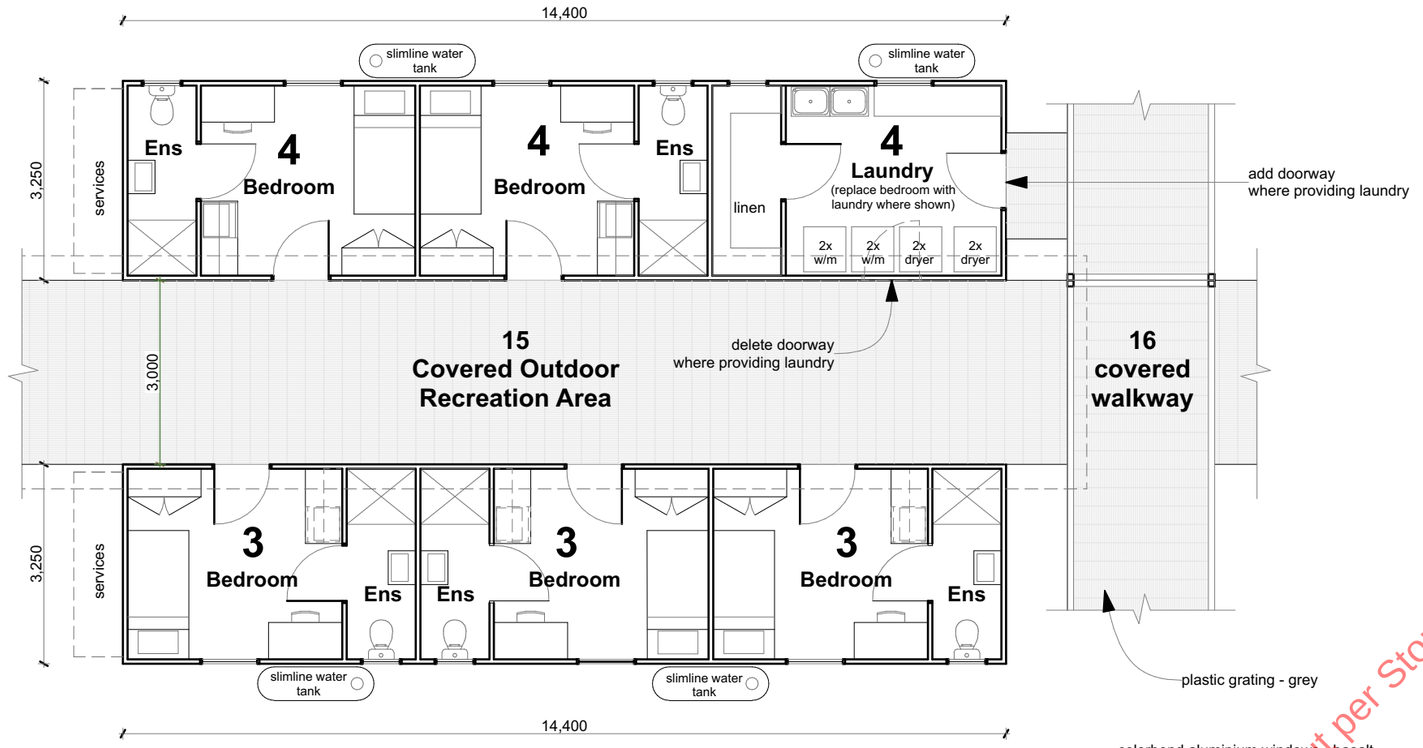
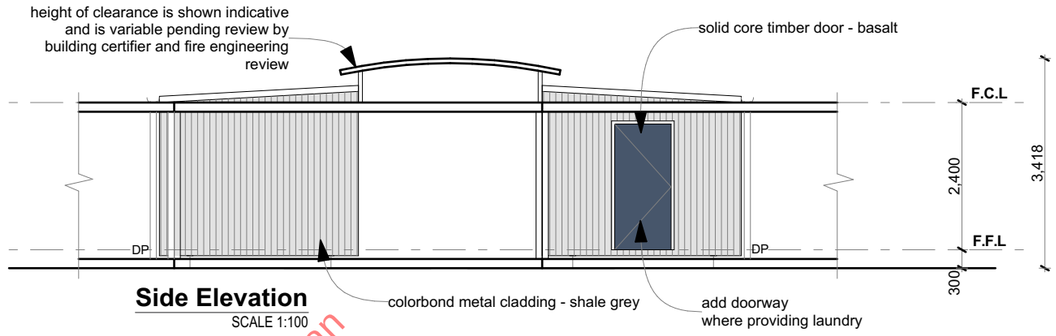
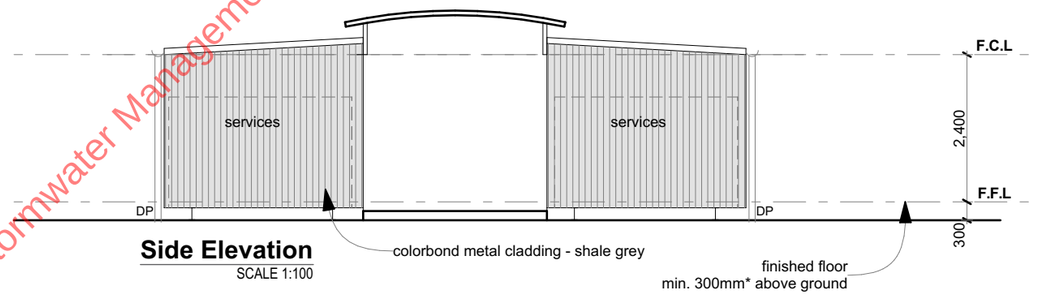


Floor Plans

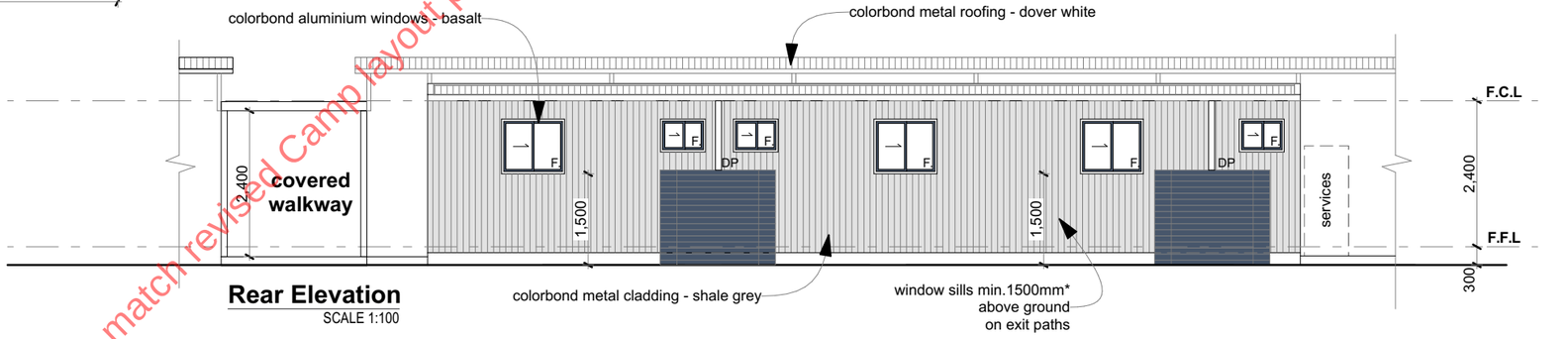
SCALE 1:100



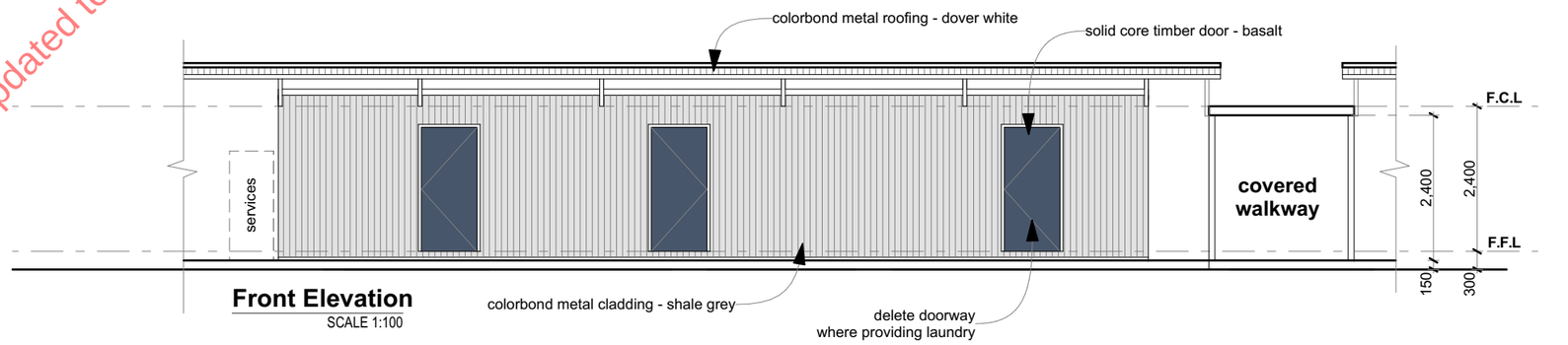
Side Elevation
SCALE 1:100



Side Elevation
SCALE 1:100



Rear Elevation
SCALE 1:100



Front Elevation
SCALE 1:100

Notes:
1. Stormwater - gutters types, dp's and water tanks indicative only to be confirmed by hydraulic engineer at detailed design stage.
2. Height above ground to F.F.L.and footings to be confirmed by structural engineer at detailed design stage.
3. Window size and spacings subject to bracing requirements to be determined at detailed design stage.
4. Overall building height dimension nominal, pending final supplier shop drawings and details. No building to be taller than 8.5m.

3 - ACCOMMODATION UNIT (3 bed)

4 - ACCOMMODATION UNIT (2 bed) with LAUNDRY

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02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Modules 3, 4 - Plans and Elevations**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0006_02

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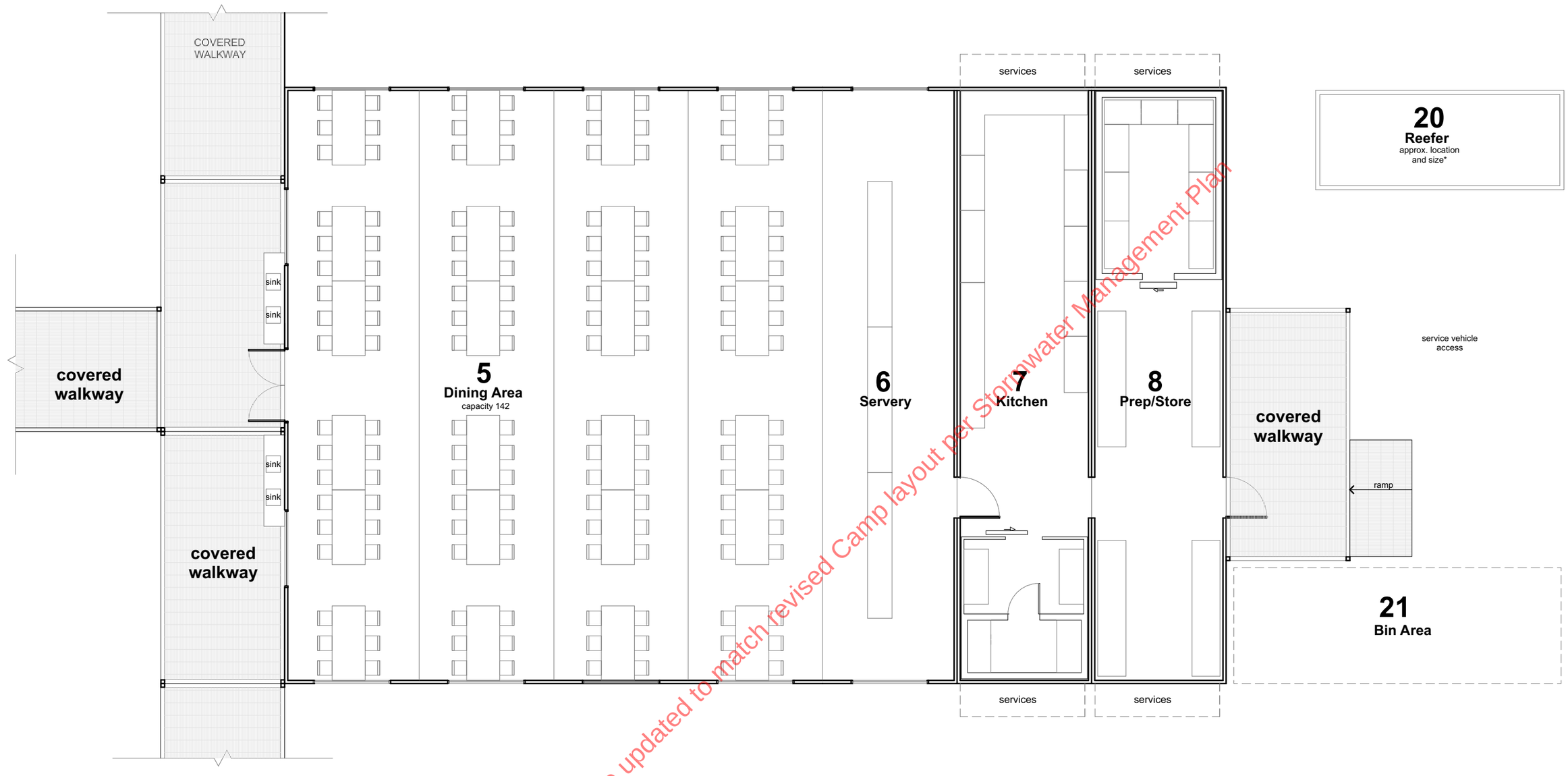

5 - DINING MODULE
6 - SERVERY MODULE
7 - KITCHEN MODULE
8 - FOOD STORE/ PREP

Floor Plan

SCALE 1:100

Notes:
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drawing **Modules 3, 4 - Plans**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0007_02

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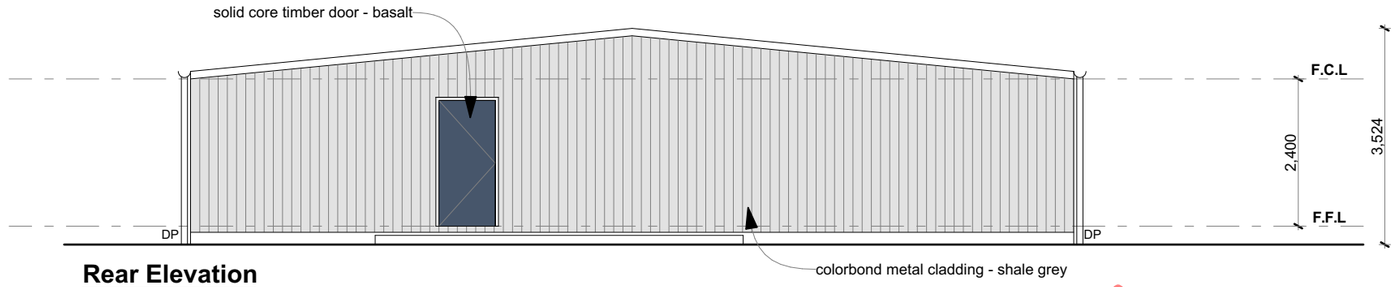
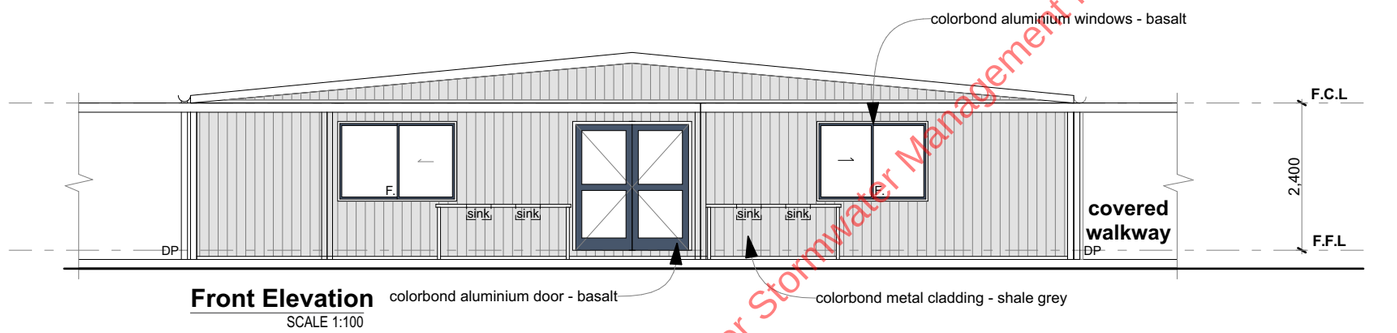
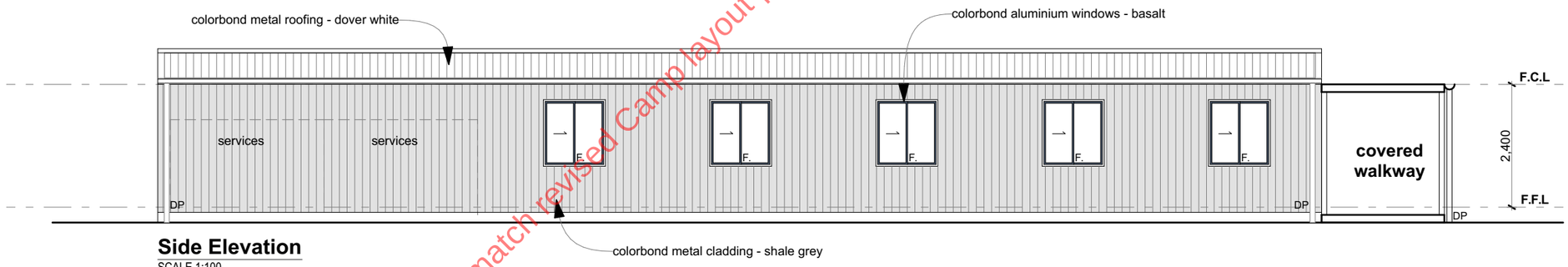


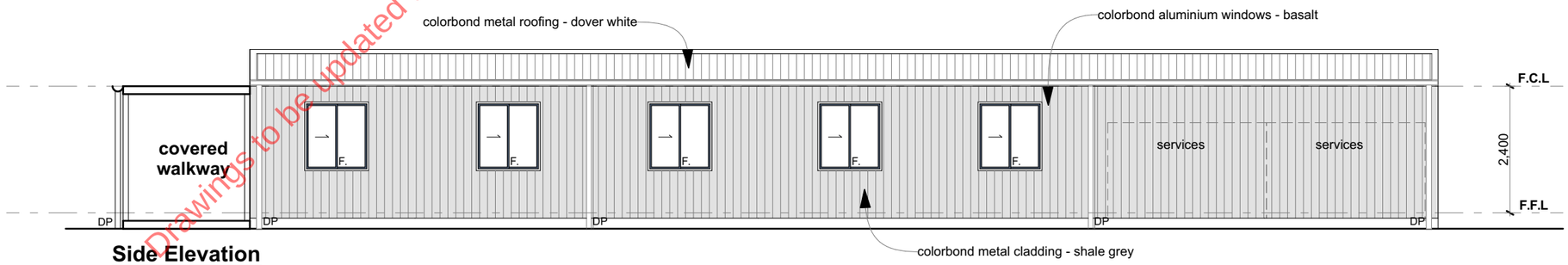
Rear Elevation
SCALE 1:100



Front Elevation
SCALE 1:100



Side Elevation
SCALE 1:100



Side Elevation
SCALE 1:100

5 - DINING MODULE
6 - SERVERY MODULE
7 - KITCHEN MODULE
8 - FOOD STORE/ PREP

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Revision	Change ID	Description	Date
01		Planning Submission - 90% client review	23.08.23
02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Modules 5, 6, 7, 8 - Elevations**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0008_02

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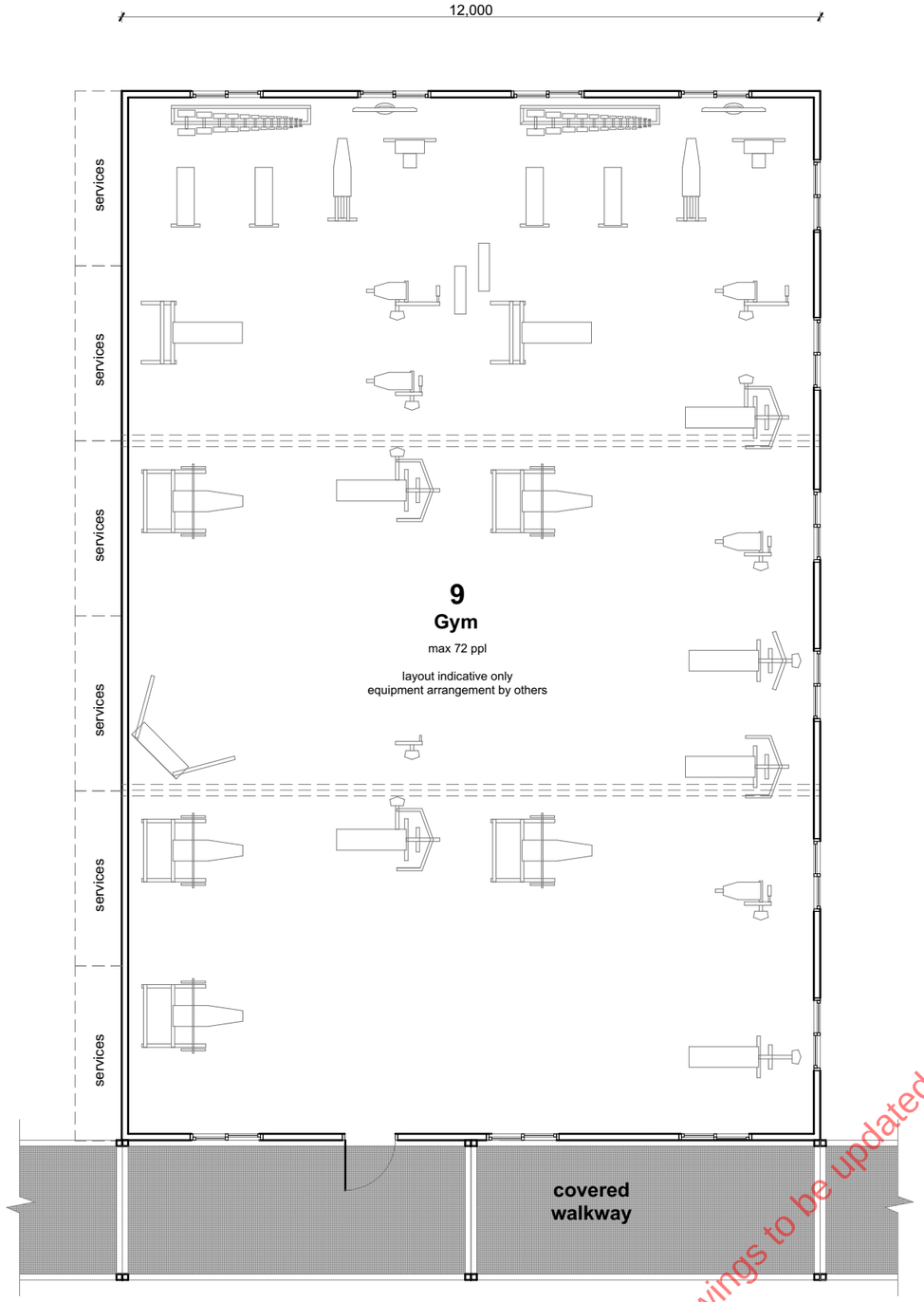
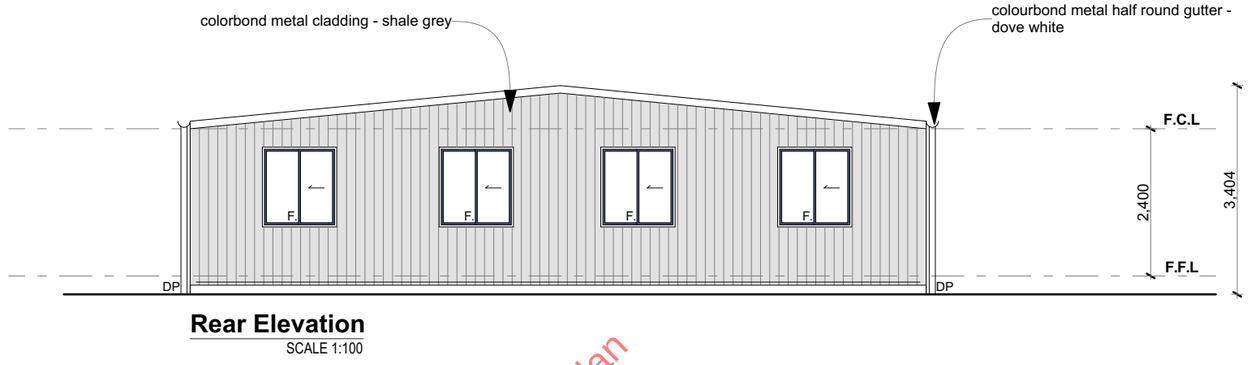


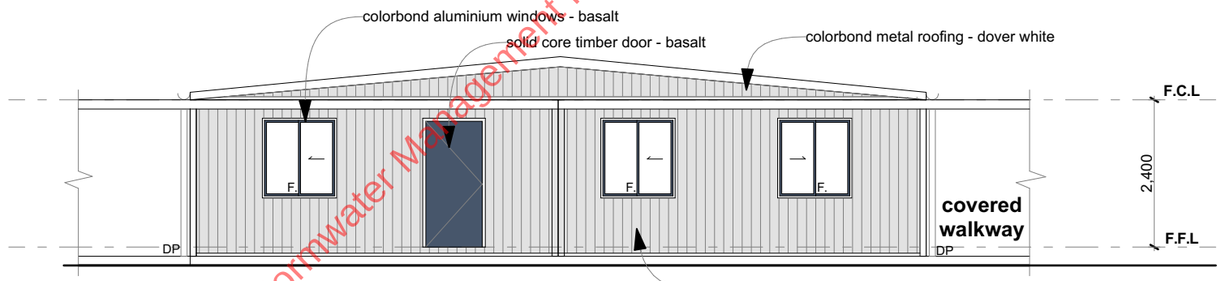
Floor Plan

SCALE 1:100



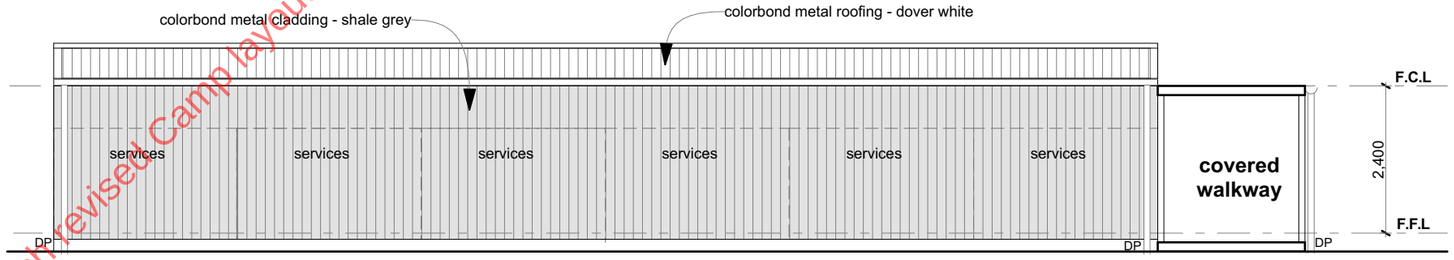
Rear Elevation

SCALE 1:100



Front Elevation

SCALE 1:100



Side Elevation

SCALE 1:100

Side Elevation

SCALE 1:100

Notes:

1. Stormwater - gutters types, dp's and water tanks indicative only to be confirmed by hydraulic engineer at detailed design stage.
2. Height above ground to F.F.L.and footings to be confirmed by structural engineer at detailed design stage.
3. Window size and spacings subject to bracing requirements to be determined at detailed design stage.
4. Overall building height dimension nominal, pending final supplier shop drawings and details. No building to be taller than 8.5m.

9 - GYM

Sketch Design only
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01		Planning Submission - 90% client review	23.08.23
02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Module 9 - Plans and Elevations**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0009_02

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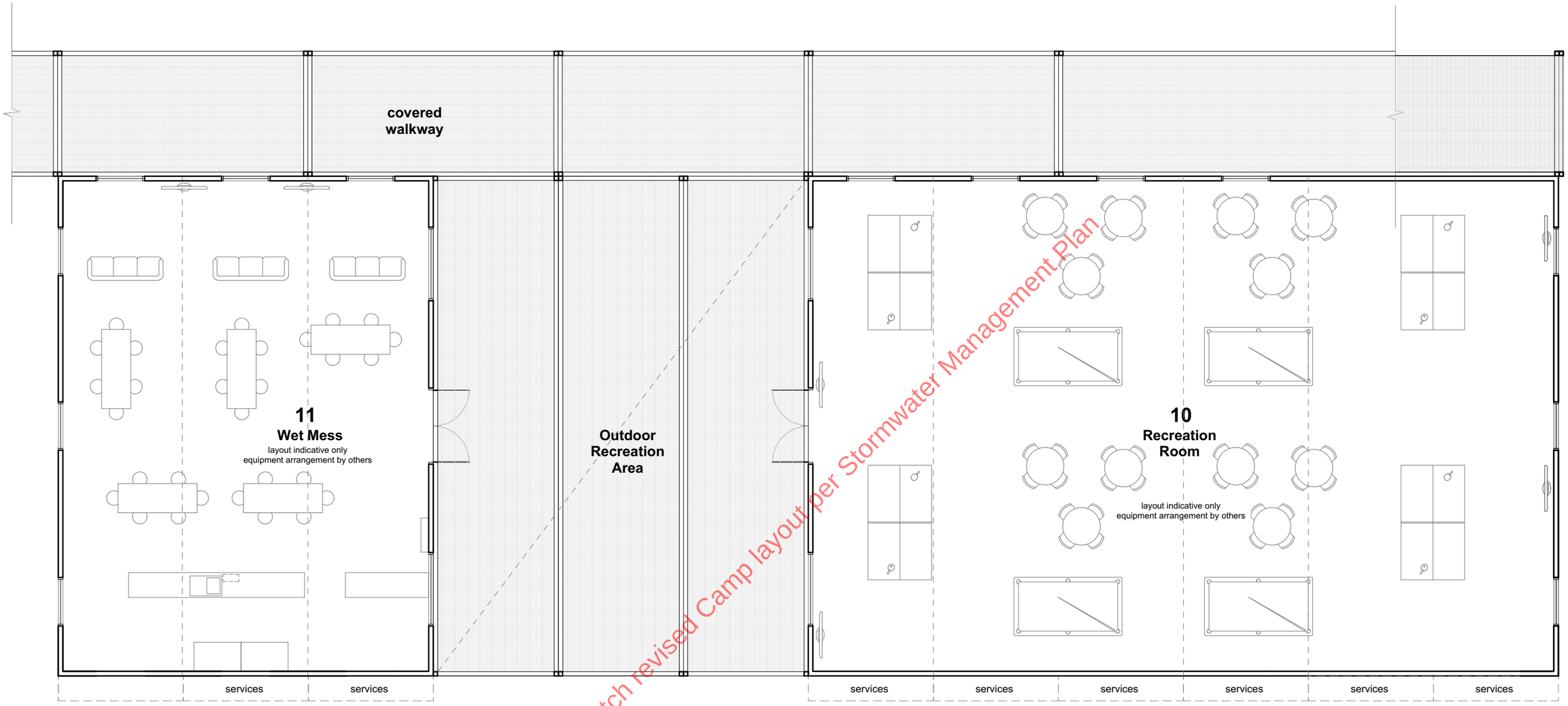
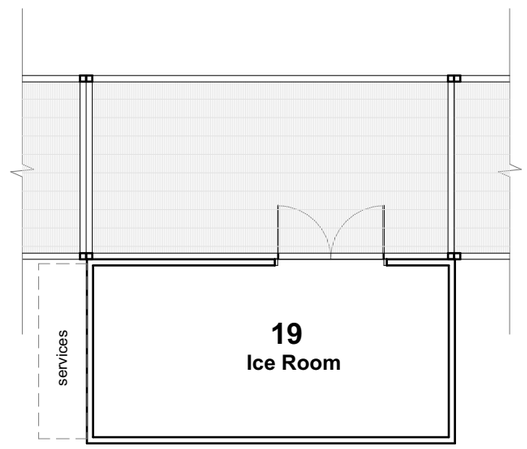


Floor Plan

SCALE 1:100



Notes:
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5. Final dimension TBC in detailed design.

10 - RECREATION ROOM
11 - WET MESS

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01		Planning Submission - 90% client review	23.08.23
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PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Module 10, 11 - Plans**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0010_02

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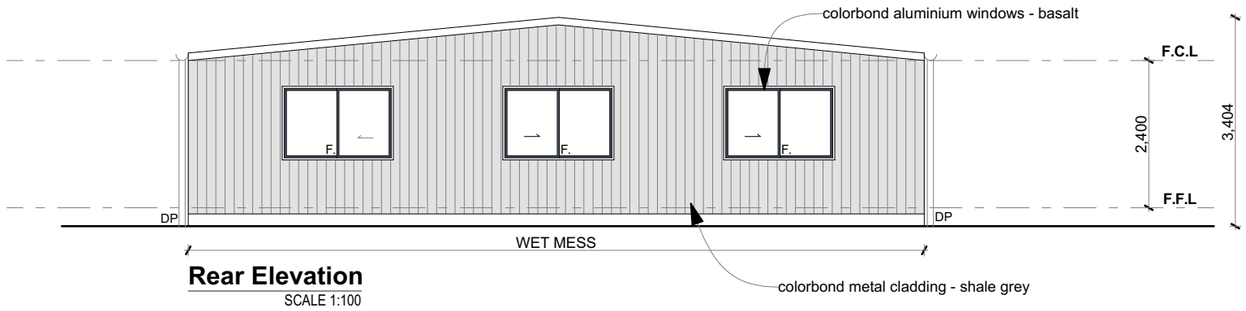
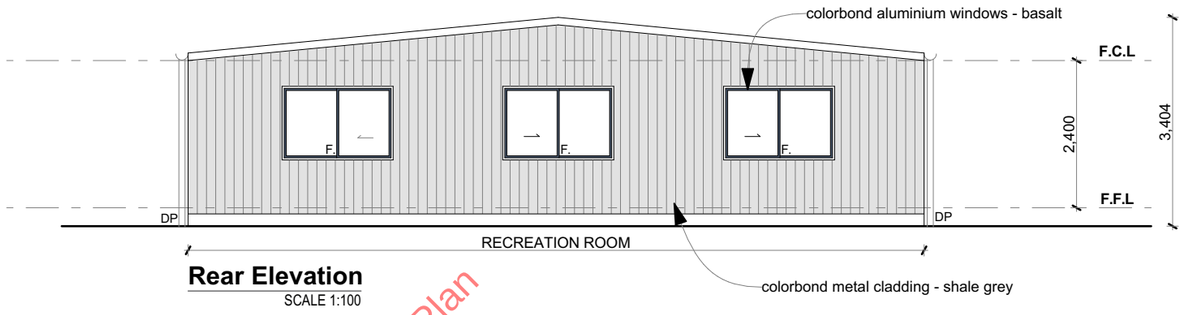


Rear Elevation
SCALE 1:100



Rear Elevation
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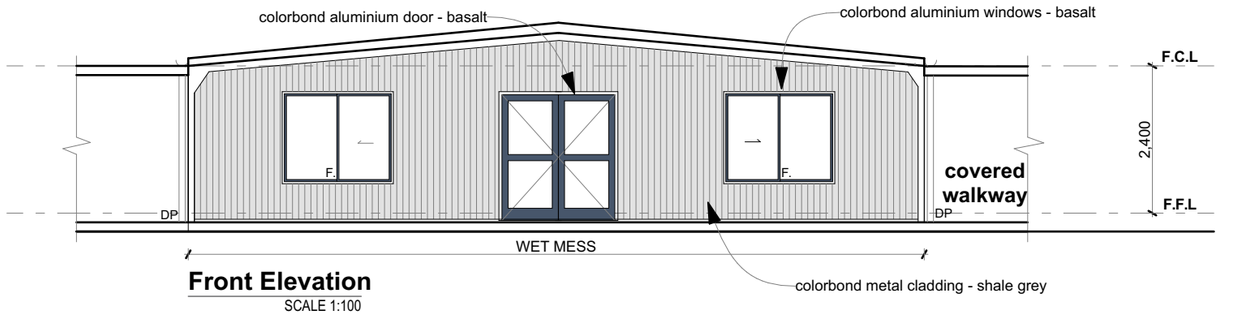
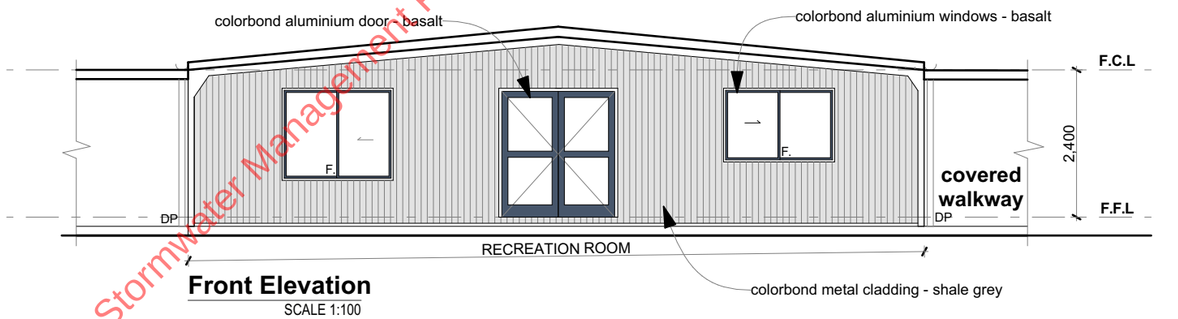


Front Elevation
SCALE 1:100



Front Elevation
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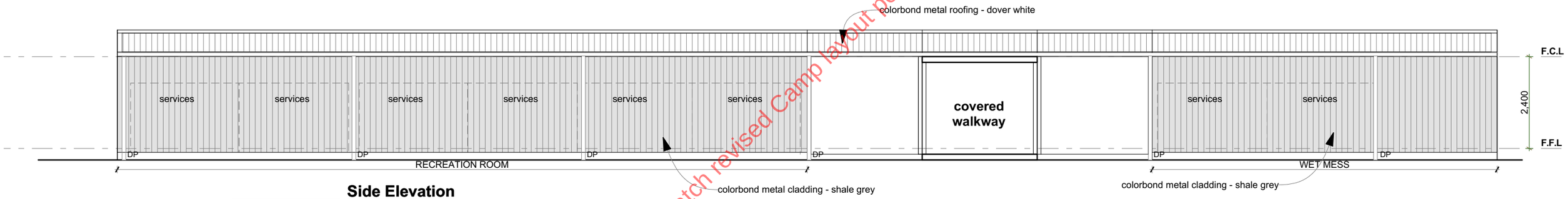
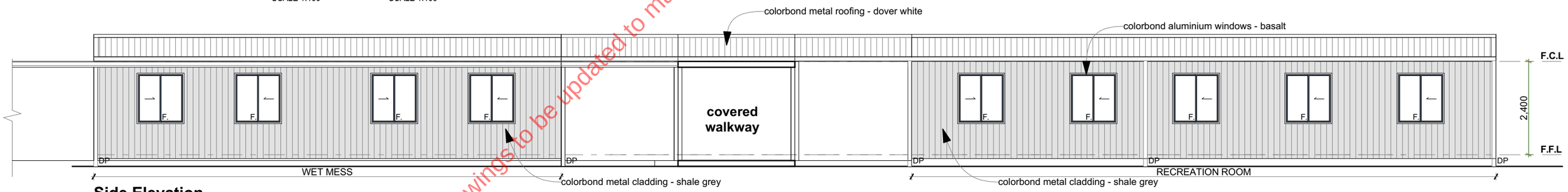


Side Elevation
SCALE 1:100 SCALE 1:100



Side Elevation
SCALE 1:100

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11 - WET MESS

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01		Planning Submission - 90% client review	23.08.23
02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Module 10, 11 - Elevations**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0011_02

7/59 WILLIAM STREET
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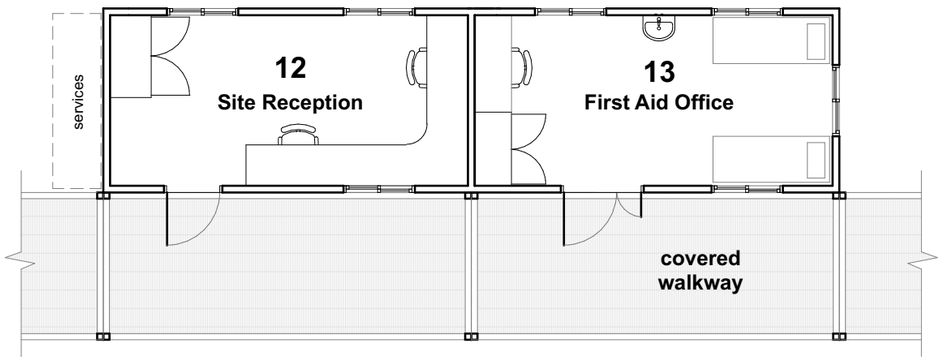
P: 03 6334 4899
E: admin@denman.studio

DAVID DENMAN + ASSOCIATES
denman.studio / architects

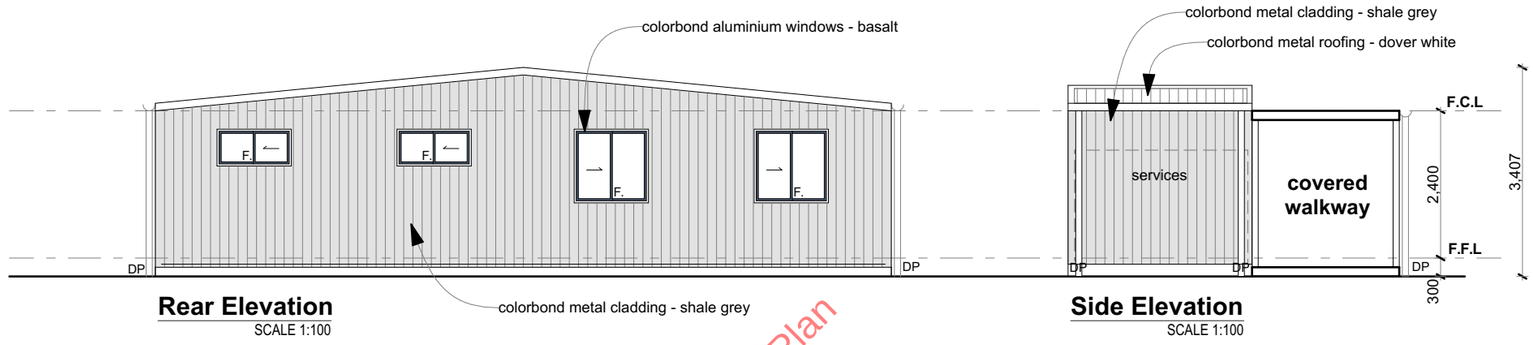


Floor Plan

SCALE 1:100

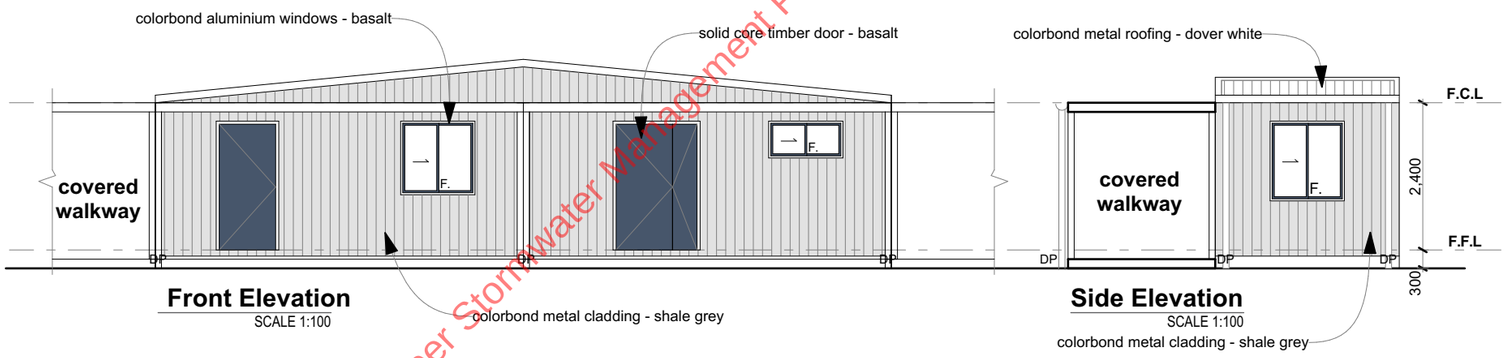
12 - SITE RECEPTION
13 - FIRST AID

Notes:
1. Stormwater - gutters types, dp's and water tanks indicative only to be confirmed by hydraulic engineer at detailed design stage.
2. Height above ground to F.F.L. and footings to be confirmed by structural engineer at detailed design stage.
3. Window size and spacings subject to bracing requirements to be determined at detailed design stage.
4. Overall building height dimension nominal, pending final supplier shop drawings and details. No building to be taller than 8.5m.



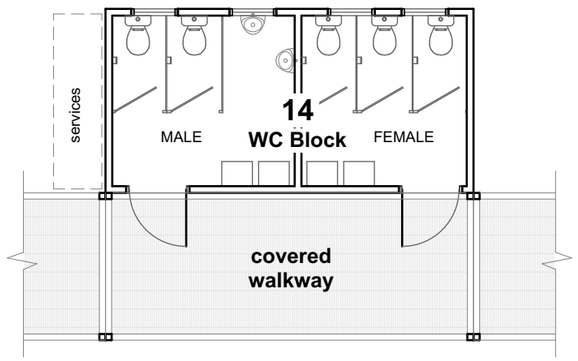
Rear Elevation
SCALE 1:100

Side Elevation
SCALE 1:100



Front Elevation
SCALE 1:100

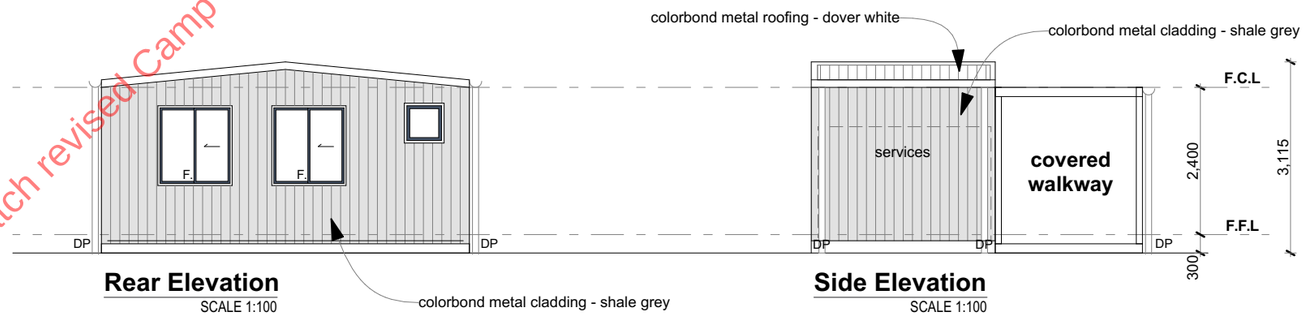
Side Elevation
SCALE 1:100



Floor Plan

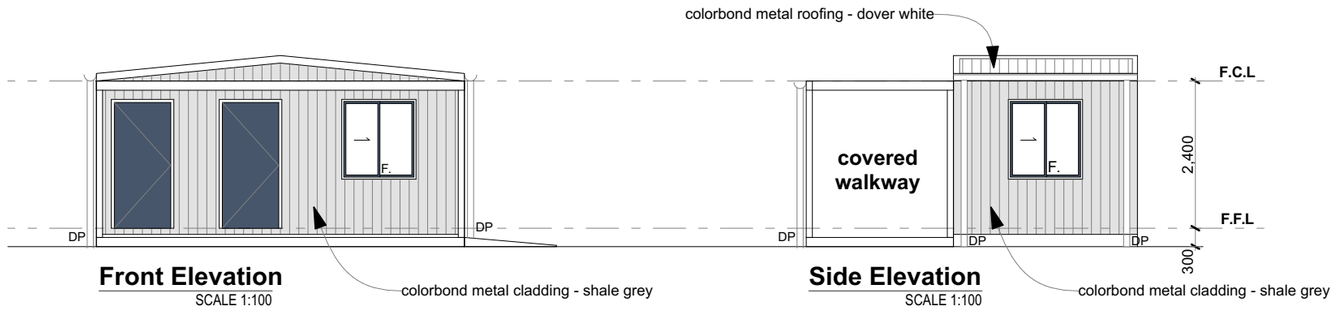
SCALE 1:100

14 - TOILET BLOCK



Rear Elevation
SCALE 1:100

Side Elevation
SCALE 1:100



Front Elevation
SCALE 1:100

Side Elevation
SCALE 1:100

Sketch Design only
NOT FOR CONSTRUCTION

Revision	Change ID	Description	Date
01		Planning Submission - 90% client review	23.08.23
02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Module 12, 13, 14 - Plans and Elevations**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0012_02

7/59 WILLIAM STREET
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Notes:
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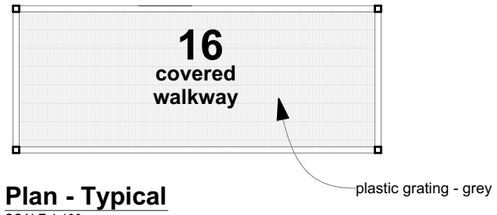
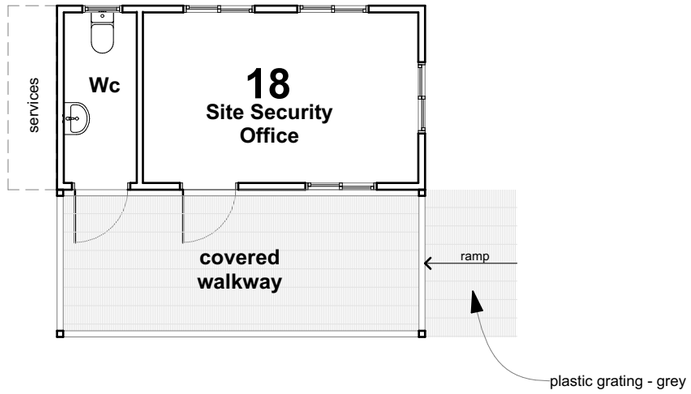


Plan - Typical
SCALE 1:100

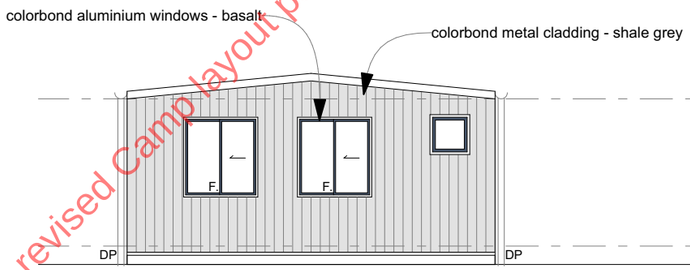
Long Elevation - Typical
SCALE 1:100

Short Elevation - Typical
SCALE 1:100

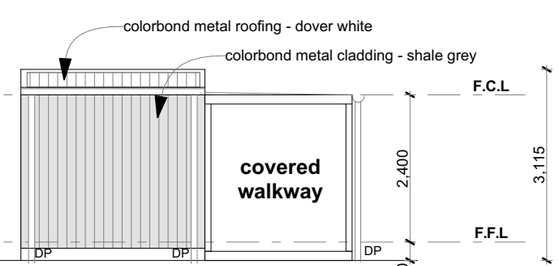
16 - COVERED WALKWAY



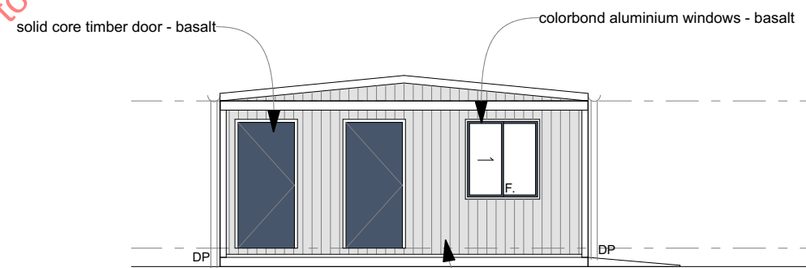
Floor Plan
SCALE 1:100



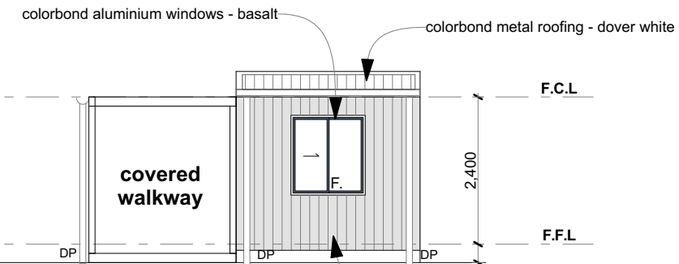
Rear Elevation
SCALE 1:100



Side Elevation
SCALE 1:100



Front Elevation
SCALE 1:100
colorbond metal cladding - shale grey



Side Elevation
SCALE 1:100
colorbond metal cladding - shale grey

18 - SITE SECURITY OFFICE

Sketch Design only
NOT FOR CONSTRUCTION

Revision	Change ID	Description	Date
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PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Modules 16 ,18 - Plans and Elevations**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0013_02

7/59 WILLIAM STREET
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Floor Plan

SCALE 1:100

Sketch Design only
NOT FOR CONSTRUCTION

Revision	Change ID	Description	Date
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02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Covered Outdoor Recreation Areas**
scale 1:100 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0014_02

7/59 WILLIAM STREET
LAUNCESTON TAS 7250
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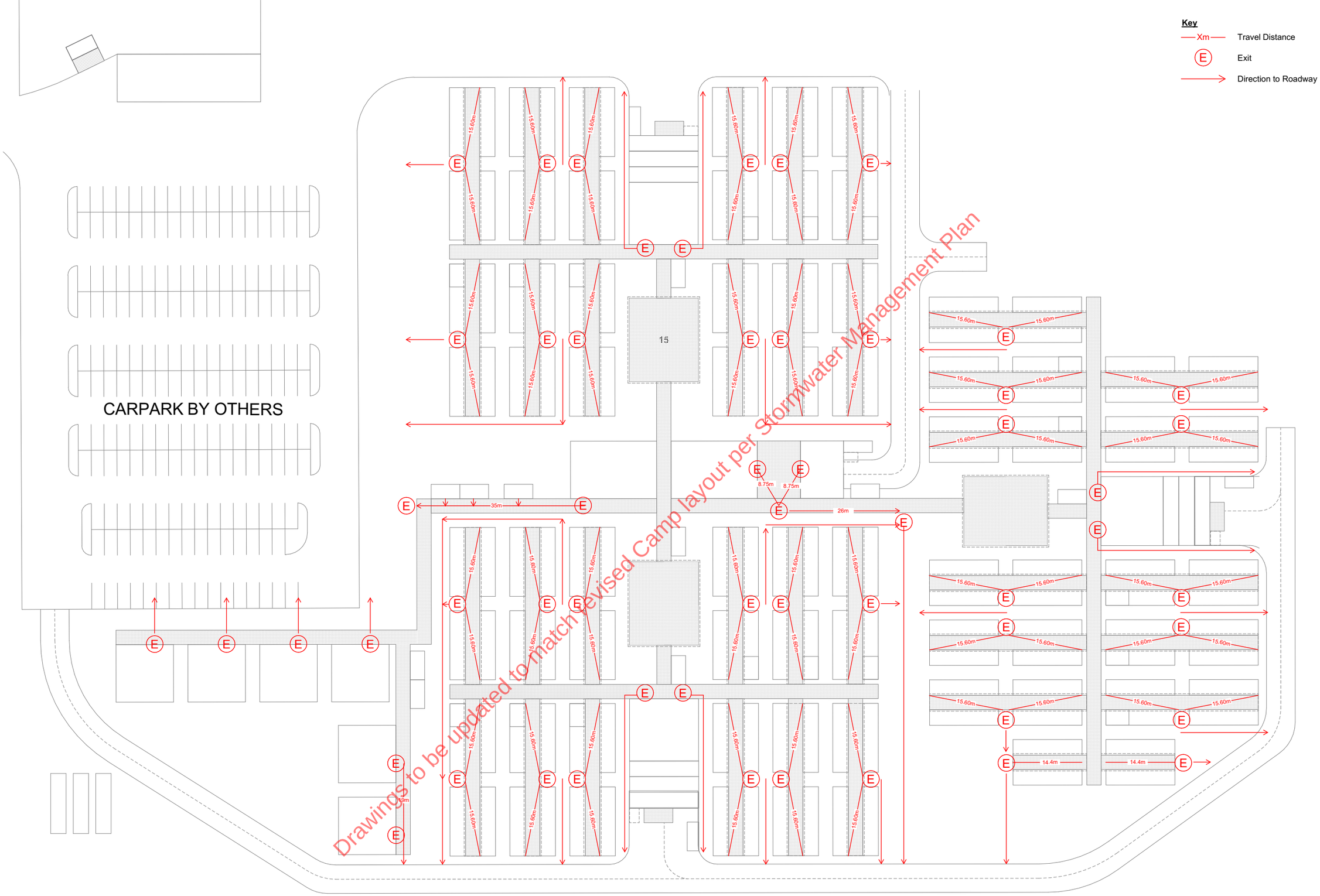

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02		Planning Submission	06.09.23

Sketch Design only
NOT FOR CONSTRUCTION

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Egress Diagram**
scale 1:750 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0015_02

7/59 WILLIAM STREET
LAUNCESTON TAS 7250
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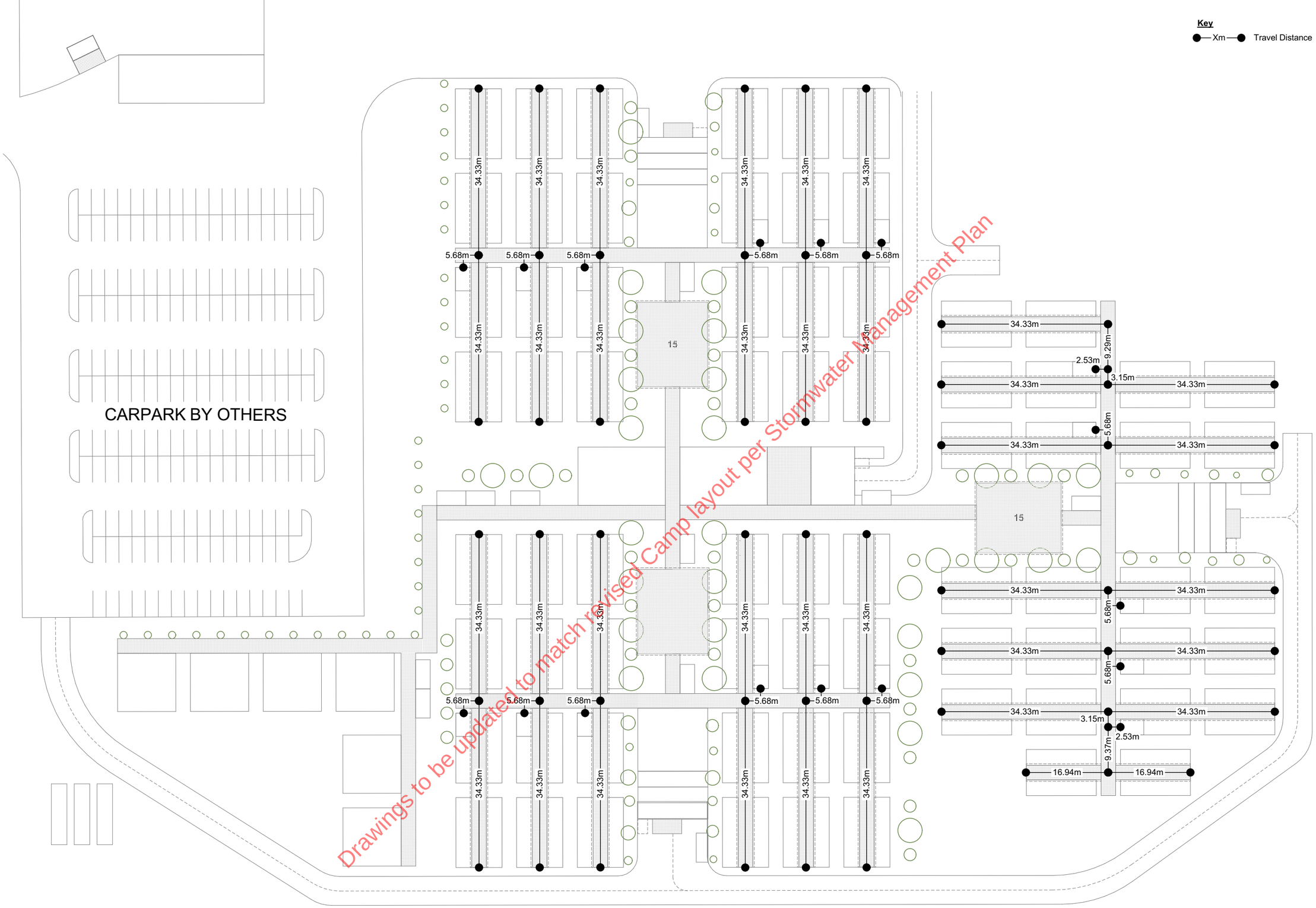

Sketch Design only
NOT FOR CONSTRUCTION

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02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Distance to Laundry Diagram**
scale 1:750 (A3 paper)
date 06.09.2023
dwg # CU2-HU00-DRG-PAS-400-0016_02

7/59 WILLIAM STREET
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Key

Xm — Travel Distance

CARPARK BY OTHERS

34.33m

32.73m

34.33m

32.77m

32.73m

34.23m

Drawings to be updated to match revised Camp layout per Stormwater Management Plan

Sketch Design only
NOT FOR CONSTRUCTION

Revision	Change ID	Description	Date
01		Planning Submission - 90% client review	23.08.23
02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps

ADDRESS: Hughenden

CLIENT: UGL / CPB JV

JOB #: 2339

drawing **Distance to Dining Room Diagram**

scale 1:750 (A3 paper)

date 06.09.2023

dwg # CU2-HU00-DRG-PAS-400-0017_02

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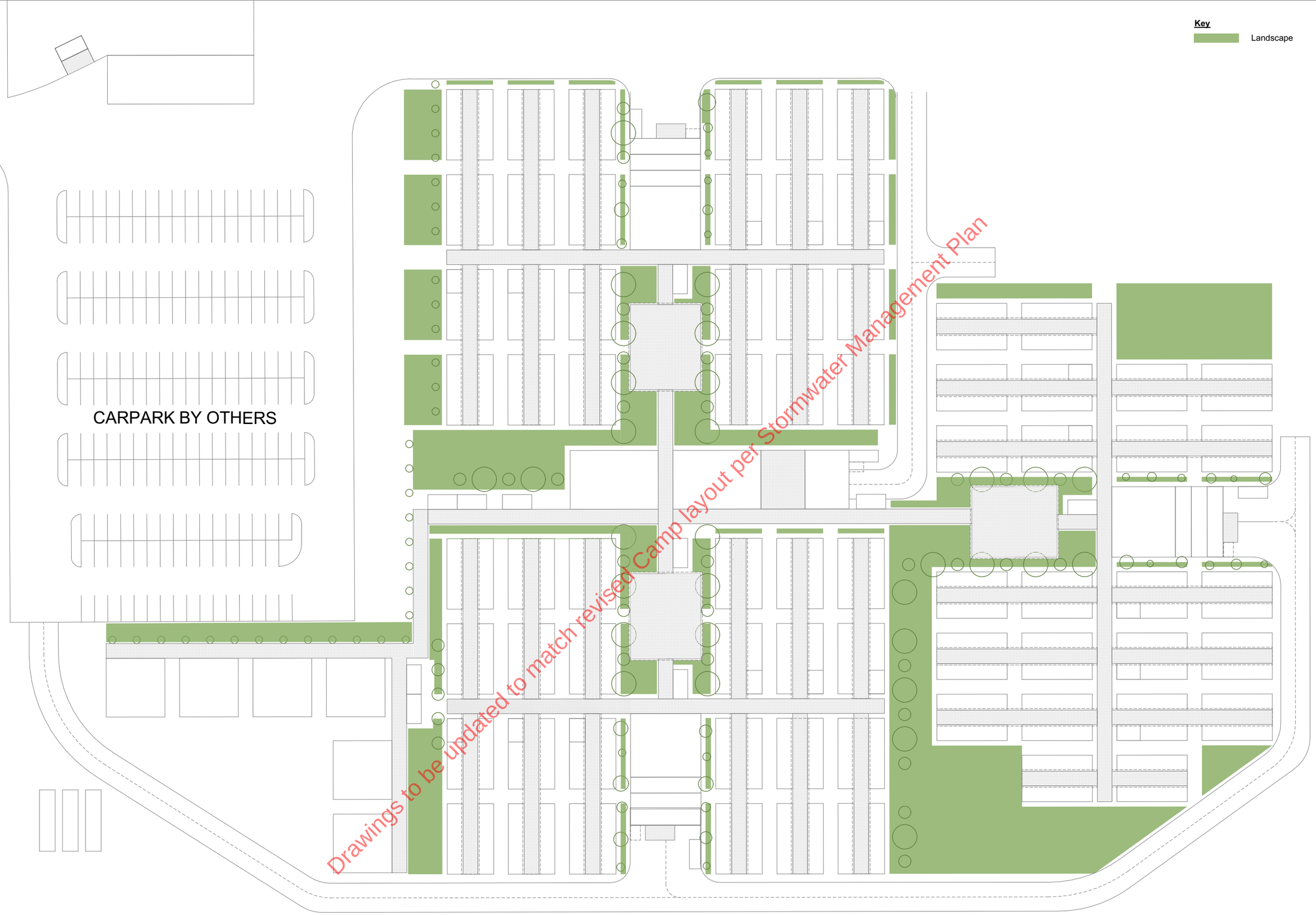

Sketch Design only
NOT FOR CONSTRUCTION

Revision	Change ID	Description	Date
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02		Planning Submission	06.09.23

PROJECT: CopperString 2032 Camps
ADDRESS: Hughenden
CLIENT: UGL / CPB JV
JOB #: 2339

drawing **Landscape Plan**
scale 1:750 (A3 paper)
date 06.09.2023

dwg # CU2-HU00-DRG-PAS-400-0018_02

7/59 WILLIAM STREET
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Cover Sheet – Preliminary BCA Assessment

The following document 'Preliminary BCA Assessment' has been provided by Trident Building Surveying and Certification to outline high level items of Building Code Compliance. It is based on only one of the 6 camps designed (Charters Towers Camp) to provide indicative guidance of general compliance or otherwise and so it is considered generally indicative rather than definitive for any particular camp.

This assessment has been completed based on documentation that is at a stage of sketch design only and would typically be based on a further detailed design stage. As such, the report notes two instances of Does not comply – Amend Design to comply.

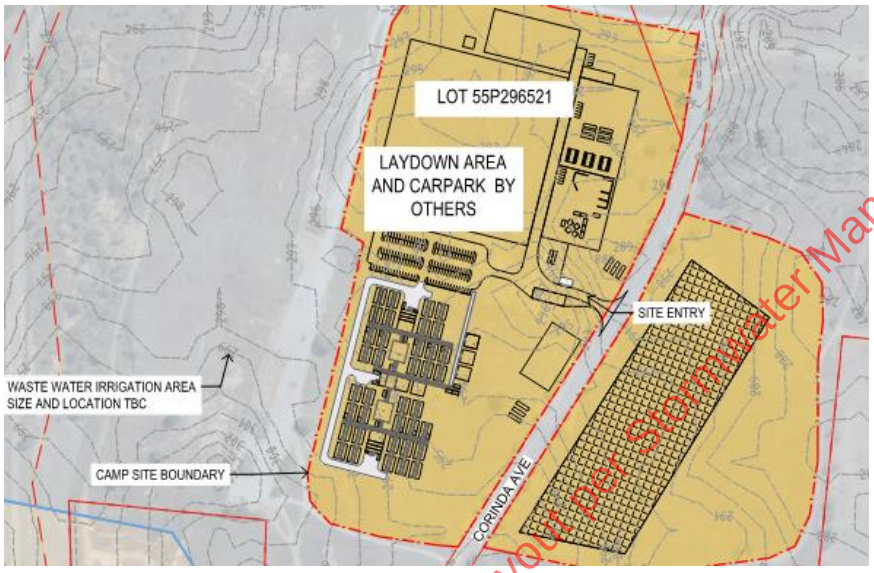
The first, item 12, concerns the fire rating of walls and the protection of openings. These are items that are typically documented in full at the next detailed design stage. Consideration has been given to these items and have been noted in Section 6.2 of 'Non-resident Worker Accommodation Architectural Report'.

Secondly, item 23, concerns the requirements for disability accessible units and accessible paths of travel. Again, this requirement has been addressed in Section 6.3 of 'Non-resident Worker Accommodation Architectural Report'.

The above items have been noted in the 'Non-resident Worker Accommodation Architectural Report' and can reasonably be reasonably addressed in a detailed documentation stage.

PRELIMINARY BCA ASSESSMENT:

Trident Job #:	Q20230545
Date of Assessment:	31/08/2023
Scope of Works:	Workers Accommodation and ancillary buildings / structures



Client:	Christie Denman, David Denman & Associates
Architect:	David Denman & Associates
Proposed Use:	Workers Quarters, Office/Meeting Rooms, Dining & Kitchen, Gym Recreation & Wet Mess, Toilet Block, Site Security Office
Project Address:	74 Corinda Avenue Columbia QLD 4820
Applicable BCA:	NCC 2022 Volumes 1 & 2
BCA Classifications:	• Workers Quarters – Class 3 • Office/Meeting Rooms – Class 5 • Dining & Kitchen – Class 6/8 • Gym Recreation & Wet Mess – Class 6 • Toilet Block / Ice Room and other structures – Class 10a • Site Security Office - Class 5

Drawings to be updated to match revised Camp layout per Stormwater Management Plan

REVISION HISTORY:			
Revision:	**Date of issue:**	**Type of Report:**	**Prepared By:**
1	31 August 2023	Preliminary BCA Assessment Report	Bernard Gericke

Table of Contents

1. EXECUTIVE SUMMARY

Trident Building Certification have been engaged by David Denman & Associates to provide building certification services for the proposed building works located at 74 Corinda Avenue Columbia QLD 4820. This PRELIMINARY Building Code Assessment Report outlines the high-level items of Building Code Compliance that must be addressed prior to the issue a Development Permit for Building Works (Building Approval).

This Building Code Assessment Report outlines Trident Building Certification's assessment of the proposed design documentation against the Building Assessment Provisions including the QLD Building Act 1975 & Building Regulation 2021, Building Code of Australia, Queensland Development Code and the Disability (Access to Premises – Buildings) Standards 2010.

Should you wish to discuss the project please contact the undersigned.

2. BUILDING DESCRIPTION

The proposed building work is understood to involve the proposed construction of a new two storey apartment building and carpark. The building has been assessed as follows under the BCA —

Proposed use	**Workers Quarters, Office/Meeting Rooms, Dining & Kitchen, Gym Recreation & Wet Mess, Toilet Block, Site Security Office**
Applicable BCA	NCC 2022 Volume 1 & 2
BCA Classification	• Workers Quarters – Class 3 • Office/Meeting Rooms – Class 5 • Dining & Kitchen – Class 6/8 • Gym Recreation & Wet Mess – Class 6 • Toilet Block – Class 10a • Site Security Office - Class 5
Floor Area of works	The buildings range in floor area however there is no building greater than 350sqm.

CAMP LEGEND- CHARTERS TOWERS

MODULE NO:	ITEM:	GROSS FLOOR AREA:	QTY:
1	OFFICE Class 5	288m²	2
2	MEETING ROOM Class 5	144m²	1
3	ACCOMMODATION (3 bed)	2845.2m²	64 (192ppl)
4	ACCOMMODATION (2 bed) WITH LAUNDRY	468m²	10 (20ppl)
5	DINING ROOM Class 6	280.8m²	6
6	SERVERY Class 6	93.6m²	2
7	KITCHEN Class 6	93.6m²	2
8	FOOD STORE/PREP Class 6	93.6m²	2
9	GYM Class 6	144m²	2
10	RECREATION ROOM Class 6	144m²	2
11	WET MESS Class 6	72m²	1
12	SITE RECEPTION Class 5	18m²	1
13	FIRST AID Class 5	18m²	1
14	W/C BLOCK Class 10a	90m²	5
15	COVERED OUTDOOR REC AREA Class 10a	609.12m²	
16	COVERED WALKWAY Special Structure	2,818.97m²	
17	GENERATOR UNIT Class 10a		3
18	SITE SECURITY (INC. WC) Class 5	18m²	1
19	ICE ROOM Class 10a	18m²	1
20	REEFER CONTAINER Class 10a	43.2m²	3
21	BIN AREA (2x3) Class 10a	NA	3
	BUILDING GROSS FLOOR AREA	5,658.8m²	
	COVERED WALKWAY AREA	2,971.8m² approx.	
	TOTAL GROSS FLOOR AREA:	8,630.6m²	

Number of Storeys	All buildings are single storey buildings
Type of Construction	All buildings are Type C construction
Energy Efficiency Zone	Zone 2
Fire Safety Systems required under the BCA	• Portable fire extinguishers • Fire Detection & Alarm Systems (AS1670.1) And/Or Smoke Alarms (AS3784) • Exit signs & emergency lighting systems (To some buildings only)

3. QLD BUILDING ACT 1975 SECTION 120:

120 BCA classification as special structure

A building or structure that can not, under the BCA, be given a BCA classification must be classified as a special structure.

4. REFERRAL AGENCIES / QUEENSLAND FIRE AND EMERGENCY SERVICES (QFES):

The Queensland Fire and Emergency Service (QFES) are a designated advice referral agency under the Queensland building legislation for the proposed building works as it involves construction of "Special Fire Services" and/or Fire Safety Performance Solutions.

We are required to lodge an application to the QFES who have up to 20 business day period to provide their advice on the submission to the applicant. In order to get this process underway, the following is required;

1. Complete QFES application form – Available for download at https://www.fire.qld.gov.au/buildingsafety/forms.asp
2. Architectural drawings (floor plans, sections, elevations)
3. Fire services drawings relating to each Special Fire Service
4. Fire Engineering Report, if applicable.
5. Unwanted Alarms Report, if applicable
6. Pressure and flow test to ensure the existing water service meets the requirements of AS2419.1.

5. PERFORMANCE SOLUTION(S)

Whilst there are some design issues identified in this preliminary report as non-compliant, we understand a Performance Solution design will not be adopted. Amendments to the proposed design will be made to comply with the Deemed-to-Satisfy Provisions of BCA.

6. REFERENCED DOCUMENTATION

See assessed drawings attached to this Preliminary Building Code Assessment Report;

7. LEGEND for BUILDING CODE ASSESSMENT:

The following is a legend for the Action / Responsible entity listed for each item with the Building Code Assessment in Section 6 of this report.

Compliance Achieved	**Compliance achieved**
Further Design Considerations required	**Confirm or Provide Documentation**
Issue of Non-Compliance	**Does not comply - Amend Design to comply**
Note only	**Note only**
To be conditioned on Building Approval.	**To be conditioned**

8. BUILDING CODE ASSESSMENT

The following table documents Trident Building Certification's assessment of the design documentation against the Queensland Building Legislation including the Building Code of Australia and AS1428.1 and is based upon the drawings detailed at Section 5 of this report.

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
Administration Items:			
1.	*DA Form 2* This form must be used to make a development application involving building work. For a development application involving building work only, use this form (DA Form 2) only.	Provide completed DA Form 2. A prepopulated form is attached to the email sent containing this BCA report.	noted
2.	*Qleave* The Portable Long Service Leave Scheme is funded by a levy imposed on the total cost, whether direct or indirect, of building and construction work in Queensland costing $150,000 or more (excluding GST).	Provide Qleave receipt for the works.	noted
3.	*Town Planning* The building works for this project may trigger the requirements for Town Planning Approval / A Development Application to council to approve the use, activities and physical characteristics of the building.	Provide Town Planning Approval (or similar) for the project from Charters Towers Regional Council	noted
Section B - Structure			
4.	*Part B1D1 to B1D4* All structural aspects of the building must be compliant with Part B1 of the BCA & AS1170.	Provide structural drawings and a Form 15 design certificate.	noted

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
5.	*Part B1D4* Timber structural elements must be protected by a termite management system in accordance with AS3660.1. Following review of the drawings, it appears that no timber structural elements are proposed; however, please confirm that this understanding is correct.	Following review of the drawings, it appears that no timber structural elements are proposed; however, please confirm that this understanding is correct.	noted
6.	*Part B1D4* Glazing must be designed to meet the requirements of AS1288 and AS2047.	Note only. To be conditioned on the Building Approval.	noted
Section C - Fire Resistance			
Part C2 - Fire Resistance and Stability			
7.	*Part C2D2 & Specification 5* This building is considered to be a Type C construction building. For further details see Part C2D6. For a building of Type C Construction, building elements must achieve required FRLs as per Specification S5C24 of the BCA and the below table:	• Confirm the floor construction of the units – For fire separation this should be concrete slab construction (preferably). • FRLs to be confirmed throughout on Architectural Drawings. • If a proprietary method is proposed for achieving the required FRL, details must be provided for review & approval (e.g. CSR/Knauf system details)	noted

Drawings to be updated to match revised Camp layout per Stormwater Management Plan

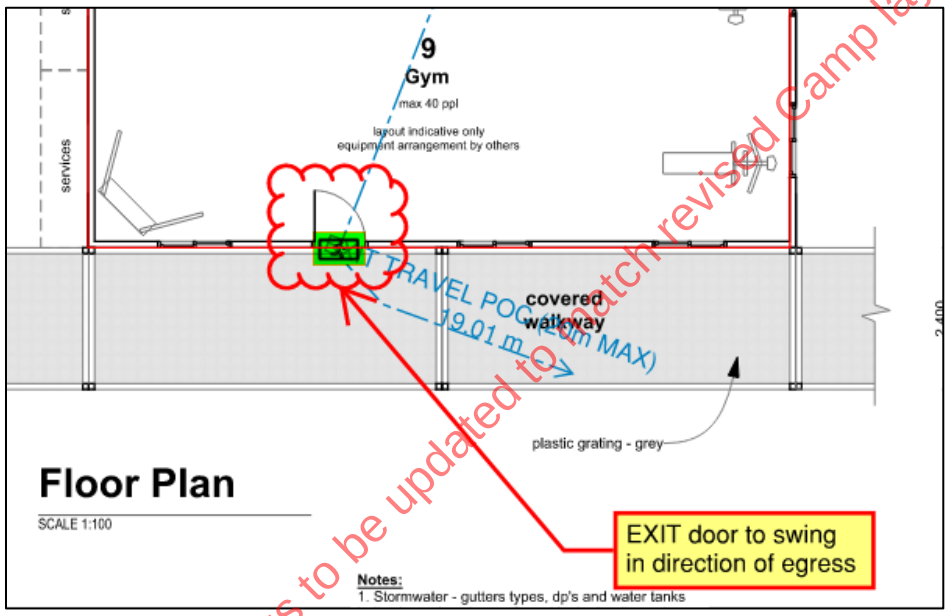
Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
		• If concrete/masonry, structural engineer must confirm within structural drawings and Form 15.	
	Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS **Building element** — **ALL BUILDINGS - FRL: (in minutes)** *Structural adequacy / Integrity / Insulation* **INTERNAL WALLS—** 60/60/60 Bounding public corridors, public lobbies and the like AND Between sole-occupancy units **ROOFS—** NO FRL		
8.	*Part C2D2 & Specification 5* It is understood there are covered walkways joining or connected to the buildings on the allotment. Confirm construction details of these covered walkways – These should be non-combustible construction throughout and self-supported / not rely on the other buildings for support – Provide structural drawings for further assessment.	Confirm construction details of these covered walkways – These should be non-combustible construction throughout and self-supported / not rely on the other buildings for support – Provide structural drawings for further assessment.	noted, concept design allows for this
9.	*Part C2D11* Fire hazard properties of any material or assembly within the building must comply with Spec S7C3 and S7C4 for floor, wall or ceiling linings.	Provide fire test data for all new combustible floor/wall/ceiling finishes. Alternatively, confirm if this is to be conditioned on the Building Approval.	noted

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
Part C3 - Compartmentation and Separation			
10.	*Part C3D14* Electricity supply systems supporting emergency equipment (e.g. MSB, substations, etc) is to be separated from the remainder of the building with construction having an FRL not less than 90/90/90 with any openings protected in accordance with Part C4.	Confirm location of applicable MSB / Transformers / substations or the like or confirm these are not within 6m of any building.	noted - can be made compliant
11.	*Part C3D15* For Class 3, public corridors serving apartments must be divided into sections not more than 40m in length using smoke walls/doors complying with S11C2.	Compliance achieved.	
Part C4 - Protection of Openings			
12.	*Part C4D12* A doorway must be protected if it provides access from— • An apartment to a public corridor, another SOU, a room not within an SOU, or landing of an internal non-fire-isolated stair. • A room not within an apartment (e.g. a common area) to a public corridor or the landing of an internal non-fire-isolated stair. Protection for doorways must be self-closing tight-fitting solid core doors at least 35mm thick.	Confirm wall systems proposed to achieve the FRL of 60/60/60 between units/corridors. N NOTE: An internal wall which is required to have an FRL must extend to the underside of the floor above or the underside of the non-combustible roof covering. Provide door schedule for review.	noted - refer Section 6.2 of 'Non-resident Worker Accommodation Architectural Report' Allowance made and detail to be be added at a later stage.
13.	*Part C4D15* Penetrations through fire rated elements for services must be appropriately fire sealed to maintain the integrity and insulation requirements of the fire rated element. The method of protection is to be a tested system with details of such system provided to certifier for review.	Confirm method of protection of penetrations through unit walls / any fire rated construction. Alternatively, confirm to condition this on the Building Approval.	noted - intent is to comply. confirmation can be made once building designer/ supplier confirmed

Drawings to be updated to match revised Camp layout per Stormwater Management Plan

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
Section D – Access & Egress			
Part D2 - Provision for Escape			
14.	*Part D2D3* At least one exit must be provided from every part / storey of the building. NOTE: Access to an exit must be direct, e.g. without passing through another SOU or tenancy.	Compliance achieved.	
15.	*Part D2D5* Travel distances to an exit must meet the following requirements— • For Class 5/6 – 20m to a single exit • For Class 3 – the entrance doorway must be not more than 6m from a point where travel to two exits is possible – or up to 20m to a single exit on the ground floor. Based on the above compliance is achieved.	Compliance achieved.	
16.	*Part D2D6* Alternative exits must be located within the following parameters — • For Class 3 – exits must be located so they are at least 9m apart and located so that they are not more than 45m apart. • All parts – alternative paths of travel to exits must not converge so that they are less than 6m apart.	Compliance achieved.	
17.	*Part D2D8* All exit paths must achieve a minimum width of 1000mm and height of 2000mm (except 1980mm is permitted at doorways).	Compliance achieved.	

<table>
<tr><th>Item:</th><th>Description of BCA Clause & Issue</th><th>Action / Responsible Entity</th><th>Applicant Comments</th></tr>
<tr><td colspan="2"><u>Part D3 – Construction of Exits</u></td><td></td><td></td></tr>
<tr><td>18.</td><td><u>Part D3D8</u>
All electrical distribution boards/meters, central telecommunications boards, and electrical motors may be located within a path of travel to an exit; however, the system must be protected within a cabinet smoke sealed and non-combustible construction.</td><td>To be conditioned on the Building Approval.</td><td></td></tr>
<tr><td>19.</td><td><u>Part D3D11, D3D14, and D3D15</u>
All ramps, stairs, and landings must have a slip resistance classification not less than listed under Table D3D15 when tested in accordance with AS4586.
<table>
<tr><th>Application</th><th colspan="2">Surface Conditions</th></tr>
<tr><td></td><td>DRY</td><td>WET</td></tr>
<tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr>
<tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr>
<tr><td>Nosing or Landing edge strip</td><td>P3</td><td>P4</td></tr>
</table></td><td>If applicable, provide test report/s for surface finishes intended to be used.
Alternatively, confirm if this is to be conditioned on the Building Approval.</td><td>noted - can be provided at a later date</td></tr>
<tr><td>20.</td><td><u>Part D3D14</u>
A stairway must have—
Consistent risers and goings within each flight
A maximum of 18 risers between landings
Slip-resistant treads or nosings – as per above.
Balustrades where it is possible to fall 1m or more.
Features for disability access in accordance with AS1428.1-2009.</td><td>If applicable, provide detailed drawings of any new stairs for review.</td><td>noted - detail can be provided at a later date</td></tr>
</table>

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
21.	*Part D3D16* In a building required to be accessible by Part D3, a doorway must be provided with a threshold ramp in accordance with AS1428.1 (2009) if a change in level applies.	Provide details / RLs on drawings showing door threshold ramps where required.	noted - detail can be provided at a later date
22.	*D3D25* A swinging door in a required exit must swing in the direction of egress unless it serves a building or part with a floor area not more than 200 m2, it is the only required exit from the building or part and the door is fitted with a device for holding it in the open position. The door to the Gym must swing in the direction of egress or confirm it is fitted with a hold open device. 	The door to the Gym must swing in the direction of egress or confirm it is fitted with a hold open device.	noted - drawings have been updated accordingly
Part D4 - Access for People with Disabilities			

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
23.	*Part D4D2* For a Class 3 building, common areas are to be accessible as follows: From a pedestrian entrance required to be accessible to the entrance doorway of each sole-occupancy unit located on that level. Accessible Units are required as well as per below: Table D4D2b Requirements for access for people with a disability – sole-occupancy units in a Class 3 or 9c building Total number of sole-occupancy units / Number required to be accessible 1 to 10 / 1 11 to 40 / 2 41 to 60 / 3 61 to 80 / 4 81 to 100 / 5 101 to 200 / 5 sole-occupancy units plus 1 additional sole-occupancy unit for each additional 25 uni 201 to 500 / 9 sole-occupancy units plus 1 additional sole-occupancy unit for each additional 30 uni More than 500 / 19 sole-occupancy units plus 1 additional sole-occupancy unit for each additional 50 u	Confirm details of the continuous accessible pathway from the property boundary / the main buildings to the doors of each SOU. Disability Accessible Units are required – Confirm their numbers and location. Alternatively, provide D4D5 exemption letter or Access Performance Solution report as applicable.	Refer Section 6.3 of 'Non-resident Worker Accommodation Architectural Report'.
24.	*Part D4D4* Stairways and ramps (excluding fire-isolated stairs & ramps) must meet the requirements of AS1428.1. In particular, accessible stairways and ramps are to have— • Handrails to both sides; and • 300mm extension to handrails top landing; and • 300mm + tread width extension to handrail to bottom landing; and • Highlighted nosing's with at least 30% contrast; and • Risers of opaque construction.	If applicable, provide detailed drawings of all stairs showing accessibility features of AS1428.1 for review.	noted - can be provided at a later date

Drawings to be updated to match revised Camp layout per Stormwater Management Plan

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
Section E – Services & Equipment			
Part E1 - Fire Fighting Equipment			
25.	*Part E1D2* A fire hydrant system is not applicable as there are no buildings exceeding 500sqm.	Note only.	noted
26.	*Part E1D3* Fire hose reels are not required for these buildings as there are no buildings exceeding 500sqm.	Note only.	noted
27.	*Part E1D6* In a Class 3 building, sprinklers are required throughout the whole building if the building has a rise in storeys of 4 or more or if it is a "Residential Care" building.	Note only - Sprinklers are not required.	noted
28.	*Part E1D14* Fire extinguishers must be located no more than 10m from the doorway of every sole-occupancy unit. These extinguishers must be an ABE type extinguisher that is no less than 2.5kg in size. Pictorial signage must be located 2m above FFL. If the extinguisher is located within a cupboard/cabinet, additional signage must be provided to the door stating FIRE EXTINGUISHER, 50mm high and on a contrasting background	Confirm PFE locations on drawings.	noted - detail can be provided at a later date
Part E2 - Smoke Hazard Management			
29.	*Part E2D8* The building must be provided with a smoke detection and alarm system consisting of either of the following: • A smoke alarm system (AS3786); or	Provide fire service drawings and Form 15.	noted - intent is to comply. confirmation can be made once building designer/ supplier confirmed

Drawings to be updated to match revised Camp layout per Stormwater Management Plan

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
	• A smoke detection system (AS1670.1); or • A combination of the above, being smoke alarms within SOUs and smoke detection within common areas. • Building occupant warning system must minimum sound levels of clause 6 of Spec E2.2a (smoke alarm tones may act as the warning system for this building). A smoke alarm system provided in accordance with AS3786 must be interconnected so that each alarm within a unit activates all other alarms within that unit.		
Part E4 – Visibility in an Emergency, Exit Signs and Warning Systems			
30.	*Part E4D2 & E4D5* Emergency lighting and exit signage system is required throughout the building in accordance with Part E4 of the BCA and AS2293.1.	Provide electrical drawings and Form 15 design certificate.	noted - can be provided at a later date
Section F – Health and Amenity			
Part F1 - Surface water management, rising damp and external waterproofing			
31.	*Part F1D3* Stormwater drainage is to be in accordance with AS3500.3.	Provide hydraulic/stormwater drainage drawings and a Form 15.	noted - can be provided at a later date
Part F2 – Wet Areas and Overflow Protection			
32.	*Part F2D2* Water proofing of wet areas is to be designed in accordance with Table F1.7 and AS3740 and manufacturers specifications. Confirm details as required following assessment	To be conditioned on the Building Approval.	

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
Part F3 – Roof and Wall Cladding			
33.	*F3P1– External Wall Weatherproofing* All external walls must be designed/constructed to prevent the penetration of water that could cause— (a) Unhealthy or dangerous conditions, or loss of amenity for occupants (b) Undue dampness or deterioration of building elements	Provide F3P1 report confirming external wall construction to prevent water ingress.	noted - can be provided at a later date
Part F4 – Sanitary and Other Facilities			
34.	*Part F4D2* For residents in each building or group of buildings, for each 10 residents for whom private facilities are not provided, provide— • a bath or shower; and • a closet pan; and • a washbasin. Notwithstanding the above, if one urinal is provided for each 25 males up to 50 and one additional urinal for each additional 50 males or part thereof, one closet pan for each 12 males may be provided. Facilities for employees must be provided in accordance with F4D4. Facilities required by the above need not be situated in the same building.	Compliance achieved.	
Part F5 - Room Sizes			
35.	*Part F5D2* Minimum height of ceilings within the buildings must be as follows: • Habitable rooms – 2.4m • Bathrooms, kitchens and the like – 2.1m	Compliance capable of being achieved.	

Drawings to be updated to match revised Camp layout per Stormwater Management Plan

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
	• At stairways and landings – 2.0m		
Part F6 - Light and Ventilation			
36.	*Part F6D6* Ventilation of habitable rooms must be achieved through either: • Natural ventilation – 5% of floor area of room; or • Mechanical ventilation in accordance with AS1668.2 and AS3666.1.	Confirm method of ventilation for the building. If natural ventilation is proposed, please provide window schedule for review. If mechanical ventilation is proposed, provide mechanical drawings and a Form 15 design certificate for review & approval.	noted - intent is to comply. confirmation can be made once building designer/supplier confirmed
Part F7 - Sound Transmission and Insulation			
37.	*Part F7D5* Floors separating sole-occupancy units must have an Rw + Ctr (airborne) of not less than 50, and an Ln,W + Cl (Impact) not more than 62. The method to achieve the required sound insulation must be an approved and tested system. Specification F7D3 of BCA provides different floor methods to meet the above requirement.	Please provide details of floor system intended to be used or floor construction (carpet / underlay and "x"mm thick slab etc.	noted - intent is to comply. confirmation can be made once building designer/supplier confirmed
38.	*Part F7D6* Walls between SOUs must have an Rw + Ctr (airborne) not less than 50; and If it separates an SOU from a plant room, lift shafts, stairway, public corridor or the like must have an Rw (airborne) not less than 50. Wall must carry all the way to the underside of the floor and/or roof covering. Discontinuous construction must also be provided where a habitable room adjoins a non-habitable area in separate unit.	Provide details of walls system intended to be used.	noted - intent is to comply. confirmation can be made once building designer/supplier confirmed

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
	Doors serving the entrance of a sole-occupancy unit must achieve an Rw of not less than 30. • The method to achieve the required sound insulation must be an approved and tested system. Specification F7D3 of BCA provides different wall methods to meet the above requirement.		
39.	*Part F7D7* Soil or waste pipes that serve or pass through more than one SOU must be separated from any room of a sole occupancy unit with: • Rw + Ctr (airborne) not less than 40 if the adjacent room is a habitable room (other than a kitchen); and • Rw+ Ctr (airborne) not less than 25 if the adjacent room is a kitchen or non-habitable room.	Provide details of walls system intended to be used.	noted - intent is to comply. confirmation can be made once building designer/supplier confirmed
Part F8 – Condensation Management			
40.	*Part F8D4* Any exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— • 25 L/s for a bathroom / sanitary compartment; and • 40 L/s for a kitchen or laundry The discharge of this exhaust must be as follows— • For a kitchen – directly or via a shaft or duct to outside • For a bathroom, laundry or sanitary compartment— – to the outside, directly or via a shaft or duct; or – to a roof space that is ventilated as follows:	Mechanical engineer / contractor to confirm Exhaust flow rates and Discharge points and that these services are ducted directly to the outside. Provide mechanical drawings & Form 15. If the exhaust discharges to a roof space, please confirm how this roof space is being ventilated.	noted - intent is to comply. confirmation can be made once building designer/supplier confirmed

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
	▪ Via evenly distributed openings that have a total unobstructed area of— • 1/300 of the respective ceiling area if the roof pitch is greater than 22°; or • 1/150 of the respective ceiling area if the roof pitch is less than or equal to 22° ▪ 30% of the total unobstructed openings described above must be located not more than 900mm below the ridge or highest point of the roof space – with the remaining required unobstructed open area provided by eave vents.		
Section J - Energy Efficiency			
41.	*Part J1 to J7* The energy efficiency provisions apply to the new building. The proposed building design needs to comply with Parts: • J1 – Building Fabric; • J3 – Building Sealing; • J5 – Air-conditioning and ventilation systems;, • J6 – Artificial lighting and power; • J7 – Hot water supply (including for swimming pool heaters); • J8 – Facilities for energy monitoring	Energy Efficiency consultant to provide report for Parts J1 & J3. Services Engineers to confirm compliance for Parts J5, J6, J7 & J8 within their Form 15 / Design Certificates.	noted - intent is to comply. confirmation can be made once building designer/supplier confirmed

7. Queensland Development Code (QDC)

The following table documents Trident Building Certification's assessment of the design documentation against the Queensland Development Code and is based upon the drawings detailed at Section 5 of this report.

Item:	Description of BCA Clause & Issue	Action / Responsible Entity	Applicant Comments
42.	*QDC MP6.1 - Fire Safety Installations* It is understood the following fire safety installations are applicable to this project. • Emergency lighting • Exit signs • Fire detection and alarm systems • Fire extinguishers • Solid core doors	Note only.	

Yours faithfully,

Bernard Gericke

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