

**Preliminary Compliance Assessment**  
**Proposed Multi Use Development**  
**148 Rouse Street, Tenterfield**



**Mills Gorman Architects**

**September 2021**

**PROPOSAL**

It is proposed to construct a multi-use development consisting of cinema complex with associated facilities, separate Childcare Centre, and a separate building consisting of Medical Centre, Pharmacy, Café, and small bowling alley.

A 66-space open carpark is also proposed.

**TOWN PLANNING**

A Development approval will be required for the development.

**REVIEWED DOCUMENTS**

MGA- DA00-08 inclusive.

**BUILDING DESCRIPTION**

Classification	Cinema Class 9b Pharmacy Class 6 Medical Class 5 Café Class 6 Childcare Class 9b Bowles Class 9b
Rise in Storeys	One
Type of Construction	Type C
Floor Area	Floor areas vary. Approximate floor areas are; Cinema 1200Sqm Pharmacy 180Sqm Medical 393Sqm Café Sqm142 Childcare 185Sqm Bowles 154 Sqm
Number of people accommodated	To be determined
Compartmentation	Fire separation may be required and can be achieved by way of fire rated walls if necessary.
<b>FIRE RATINGS</b>	
External Walls	Fire rated walls will be required where adjoining the neighboring properties.
Fire Indices	Information to be provide at application stage

<b>EGRESS</b>	
Number of Exits	Compliance is achievable
Exit Travel Distances	Compliance is achievable
Separation of Exits	Compliance is achievable
Dimensions of Exits	Compliance is achievable
Discharge from Exits	Compliance is achievable
Roof Plant	To be determined at detailed design stage
Door Swings	Compliance is achievable
Door Latches	Compliance is achievable
<b>ACCESS FOR PEOPLE WITH A DISABILITY</b>	
Circulation Space	Compliance is achievable
Facilities	Compliance is achievable
Handrails	Compliance is achievable
Tactile Indicators	Required
Accessible Carparking	Required and is indicated in the car park area
<b>SERVICES AND EQUIPMENT</b>	
Hydrants	Required for the fire compartments that exceed 500 Sqm
Fire Hose Reel	Required for the fire compartments that exceed 500 Sqm
Portable Fire Extinguishers	Compliance is achievable
Exit and Emergency Lighting	Required for buildings with a floor area greater than 300 Sqm
Hydraulic Services	Design to be prepared

<b>HEALTH AND AMENITY</b>	
Toilets	Number of toilets required can be determined when occupant numbers is calculated. Compliance can be achieved
Natural Light	Can be used to provide natural light some buildings
Natural Ventilation	Can be used to provide ventilation some buildings
Mechanical Ventilation	Mechanical ventilation can be designed to comply with the NCC requirements
Energy Efficiency	Section J Assessment will be required
Glazing	Compliance is achievable
<b>GENERAL COMMENTS</b>	
Based on the above and the information provided to date, compliance with the National Construction Code is achievable.	



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