

Our reference: 190195

23 January 2024

Northern Beaches Council
 PO Box 82
 Manly NSW 1655

Dear Sir/Madam,

Letter of Support – Adequate Sanitary Facilities 1/9-15 Central Avenue Manly

Private Certifiers Australia have undertaken an assessment for compliance with the Building Code of Australia / National Construction Code 2022, Volume 1 in relation to the provision of adequate Sanitary Facilities at 9-15 Central Avenue, Manly.

Based on the indicative plan provided by the applicant in relation to their proposed bathroom/sanitary facilities layout, and review against NCC 2022 Volume 1, we are of the view that adequate facilities have been proposed to suitably accommodate 400 occupants.

Further detail in relation to the NCC Requirements and assessment undertaken in relation to this matter are provided below.

NCC Performance Requirements F4P1 to F4P6 are satisfied by complying with Clauses F4D2 to F4D12 which forms the basis of this assessment.

BCA Classification: Class 6 (Restaurants, Cafes etc.)

The proposed sanitary facilities are as follows:

	Closet Pans	Urinals	Washbasins
Unisex Accessible	1	N/A	1
Male	0	4	1
Male Ambulant	1	-	1
Male Total	1	4	2
Female	3	N/A	4
Female Ambulant	1	N/A	1
Female Total	4	N/A	5

NCC F4D4(5) states that *[Employees and the public may share the same facilities in a Class 6 provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.]*

Given the number of facilities to be provided for each sex in addition to the Accessible Unisex Sanitary Compartment presented in the table above, it is clearly demonstrated that the 'Design Occupancy' on that basis would be 400 persons including patrons & employees in accordance with NCC 2022, NSW Table F4D4d: Sanitary facilities in Class 6 buildings – restaurants, cafes, bars, small live music or arts venues (excerpt below).

NSW Table F4D4d: Sanitary facilities in Class 6 buildings – restaurants, cafes, bars, small live music or arts venues

User group	Closet pans		Urinals		Washbasins	
	Design occupancy	Number	Design occupancy	Number	Design occupancy	Number
Male patrons	1 - 100	1	1 - 50	1	1 - 50	1
	101 - 300	2	51 - 100	2	51 - 200	2
	>300	Add 1 per 200	101 - 150	3	>200	Add 1 per 200
	-	-	151 - 200	4	-	-
	-	-	201 - 250	5	-	-
	-	-	>250	Add 1 per 100	-	-
Female patrons	1 - 25	1	N/A	N/A	1 - 50	1
	26 - 50	2	N/A	N/A	51 - 150	2
	51 - 100	3	N/A	N/A	>150	Add 1 per 200
	101 - 150	4	N/A	N/A	-	-
	151 - 200	5	N/A	N/A	-	-
	201 - 250	6	N/A	N/A	-	-
	>250	Add 1 per 100	N/A	N/A	-	-

Table Notes

- (1) Sanitary facilities need not be provided for patrons if the total number of persons accommodated in the building is not more than 20.
- (2) Sanitary facilities need not be provided for patrons in a *small live music or arts venue* that is not a *licensed premises*.

NCC F4D2 allows for an accessible unisex sanitary compartment required for people with a disability be used to count as (1) for each sex and does not negate the need for ambulant facilities.

With the provision of an Accessible Unisex Sanitary Compartment within the 'Bank' counting as (1) required facility for each sex and based on a Design Occupancy of **400 pax** (200 Male, 200 Female).

	Closet Pans		Urinals		Washbasins	
	NCC Requires	Provided	NCC Requires	Provided	NCC Requires	Provided
Male	1	1	4	4	2	2
Female	4	4	N/A	N/A	3	3

* Shaded green indicates **COMPLIANT**

Of the facilities represented in the above table, the following are Ambulant Compartments:

Number of Male Ambulant Sanitary Compartments: 1 - **Compliant with NCC F4D5(c)**

Number of Female Ambulant Sanitary Compartments: 1 - **Compliant with NCC F4D5(c)**

In accordance with NCC F4D9(2) a *washbasin* may be an individual basin; or a part of a hand washing trough.

The proposed facilities represented in the layout attached under Appendix A, are considered to be adequate for the Classification / Use of the building, and will accommodate 400 persons as demonstrated above.

Yours sincerely,



Rhiannon Thurlow
 Building Surveyor – A1 Unrestricted (BDC 2762)
 Private Certifiers Australia Pty Ltd

APPENDIX A

