



TREVOR R HOWSE

29 August, 2021

Our ref: J20073-5(r)

Meridian Australia  
618 Bourke Street  
**SURRY HILLS NSW 2010**

Email: [glenn@meridianaustralia.com.au](mailto:glenn@meridianaustralia.com.au)  
**Attention: Mr Glenn Piper**

Dear Glenn,

**RE: Harbord Hotel  
Ground floor population load**

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**Introduction**

Reference is made to the recent discussions held with the undersigned by yourself and Ms Sophie Harris of Alexander & Co. regarding the acceptability of the proposed population load within the ground floor space.

From these discussions, and the marked-up floor plan provided to our office via email correspondence of 25 August, 2021, it is understood that –

- It is proposed to accommodate a population load at ground floor level of 820 persons
- This population load shall be dispersed across the ground floor level as follows –
  - (a) 250 persons within the external, open-air beer garden on the north-western side of the building;
  - (b) 300 persons within the main bar;
  - (c) 200 persons within the restaurant; and
  - (d) 70 persons within the lounge area.
- The population load shall only be accommodated at times when the remainder of the Hotel is not otherwise occupied (thereby allowing access to sanitary facilities contained within those above ground floors).

On the basis of the above, this correspondence has been prepared to summarise the result of an assessment of this proposal against the applicable exit width and sanitary facility number provisions of the building code.

## Assessment Basis

The content of this correspondence is based upon –

- Clause D1.6 and F2.3 of the National Construction Code 2019 Volume 1, Amendment 1 (NCC 2019);
- Marked up-up ground floor plan provided by the project architect via email correspondence on 25 August, 2021.

## Assessment

- Exit widths

Noting that the ground floor space (and entire building for that matter) is not an *entertainment venue* as defined by the EP&A Regulation, Clause D1.6 requires the provision of 6500-mm of aggregate exit width to serve a population load of 820 persons.

HOWEVER, it is important to note that only 570 persons are desired *within* the building as a load of 250 persons is sought in an external area (beer garden) that qualifies as “open space” under the NCC 2019 definition of such.

A population load of only 570 persons inside the building within the ground floor requires only an aggregate exit width of **4500-mm**.

With reference to the ground floor plan D00-001 A, the following exits and clear widths are denoted –

- Exit in north-east elevation, from airlock to open space – 1155-mm <sup>[1]</sup>
- Exit in north-west elevation, from the lounge to open space – 990-mm
- Exit in the south elevation, from the hallway (adj. lift) to open space – 1180-mm
- Exit in the south-east elevation, from the restaurant to open space – 1210-mm <sup>[1]</sup>

These exits provide an aggregate exit width of **4535-mm**, which accommodates an internal population load of 575 persons.

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<sup>1</sup> Whilst the exit door has a clear width of 1695-mm, the subsequent accessway which connects this exit door to the street (via the stairway) has a limiting width of 1155-mm.

- Sanitary facilities

In accordance with Clause F2.3 of NCC 2019, a population load of 820 persons, using an equal ratio of male to female (i.e. 410 male and 410 female), require access to the following number of sanitary facilities –

(a) Male

1. Water closets	–	3
2. Urinals	–	7
3. Wash basins	–	4

(b) Female

1. Water closets	–	8
2. Wash basins	–	4

With reference to architectural plan D00-001 A, the ground floor space is depicting as having the following sanitary facilities –

(a) Male

1. Water closets	–	2
2. Urinals	–	5
3. Wash basins	–	2

(b) Female

1. Water closets	–	4
2. Wash basins	–	3

(c) Accessible

1. Water closets	–	1
2. Wash basins	–	1

(d) Un-allocated <sup>[2]</sup>

1. Water closets	–	2
2. Wash basins	–	2

In the knowledge that Clause F2.2 in NCC 2019 allows the accessible toilet to be counted once for both sexes, and assuming that the two 'un-allocated' cubicles (WC pan and wash basin) are designated "female", the following table summarises the 'required' and 'actual' numbers –

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<sup>2</sup> Two single WC and wash basin enclosures exist on the ground floor plan – one adjacent the proposed lift, and the other adjacent to the accessible toilet in the lounge area.

	Required		Actual		Deficiency / Surplus	
	Male	Female	Male	Female	Male	Female
WC's	3	8	3	7	-	-1
Urinals	7	-	5	-	-2	-
Washbasins	4	4	3	6	-1	+2

Notwithstanding the WC (female), urinal (male) and wash basin (male) numbers deficiency in the ground floor calculation, it is noted that the architectural floor plan for level 1 (D00-011 A) depicts the provision of the following sanitary facility numbers –

(a) Male

- |                  |   |   |
|------------------|---|---|
| 1. Water closets | - | 2 |
| 2. Urinals       | - | 5 |
| 3. Wash basins   | - | 3 |

(b) Female

- |                  |   |   |
|------------------|---|---|
| 1. Water closets | - | 5 |
| 2. Wash basins   | - | 2 |

(c) Accessible

- |                  |   |   |
|------------------|---|---|
| 1. Water closets | - | 1 |
| 2. Wash basins   | - | 1 |

These facility numbers easily cover the shortfall present within the ground floor for the desired 820 persons. And, as mentioned previously, it is understood that these facilities shall be available to the ground floor occupants as this and other levels shall not be occupied at the time of events within the ground floor having 820 persons.

## Conclusion

On the basis of the above assessment, and subject to the maintenance of the parameters and inputs mentioned, compliance for exits and sanitary facilities can be achieved for the desired population.

Yours faithfully,



Hayden L Howse  
For Trevor R Howse Pty Limited