

LIFT PROJECT REPORT 2026

We received the BCA/NCC non-compliance report in December 2025 as foreshadowed at the 2025 AGM.

There are about 23 areas of non-compliance identified in the report which will have to be addressed in our application for a Construction Certificate for the Lift Project.

The Architect recommended engaging a Fire Consultant and probably an Access Consultant and Heritage Consultant to come up with "Performance Solutions" or design/ rework to comply.

A brief summary of non-conformances includes:

- The timber balconies are combustible and supported on unrated masonry walls front and rear
- Floor separating GF, Mezzanine and top floor are timber and steel with no fire resistance separating the club from tenancies and caretaker areas
- Walls separating different classes of the building need to have a fire rating eg ladies toilet wall (Club) to little stuart (caretakers). Also boundary walls need to be fire rated for example Chinese boundary wall
- Durack windows may need to be fire rated (automatic sprinklers perhaps) depending how close they are to Soldiers Club.
- All doorways in the fire escapes are too narrow and require new hardware, locks, Reswinging doors and removal of steps etc
- The timber main access stairs are non compliant- risers and goings are not uniform within 5mm and are not fire rated. Handrails are too low by about 80mm and do not extend sufficiently. Nosing strips and landing tactile buttons will be required. The bottom step gate was not compliant
- There are steps in several fire exit doorways which are not allowed.
- Main entry doors swing the wrong way and are too narrow and clash with internal doors
- Ceilings in tenancies and foyers are required to be fire rated and separating walls checked for rating.
- The tenancy alcove beside the cellar will need fire rating for example.
- Exit signs, emergency lights, fire hydrants etc

We have sought proposals from Fire Consultants. AED price appears to be about \$50,000. A second response from another consultant is around \$35,000. These are probably open ended due to the iterative nature of designing engineered solutions. A Heritage consultant will likely also be required to assist with engineered solutions.

The Board decided, rather than engage additional expensive consultants at this stage, that we would examine the AED NCC report item by item to determine which items could be addressed in house. A committee was formed to carry out a review of the AED report. The committee came up with some changes that we could undertake to address some of the report findings. Following assessment by our WHS committee a number of changes were deemed important enough to address immediately. The WHS committee recommended that dangerous door hardware be replaced with complying hardware, that the front door electric doors be installed now as an urgent safety issue, that some of the doorway trip hazards be addressed, that the main stairs be upgraded now since that is our primary emergency exit and that we install the steel emergency fire exit stairs at the end of the ladies verandah including demolition of the old disused toilet. Quotes are currently being sought for the fire stair.

Next steps on the Lift project, in my view, are probably to address the inherent fire rating shortcomings of the building. Short of substantial demolition and rebuilding, this will require engaging additional consultants to produce engineered solutions for the many fire rating issues. For example, some of these issues might be resolved by installing automatic fire sprinklers through the building. However this would likely mean a substantial increase in the required funds for the project. The new Board will continue working on these issues.