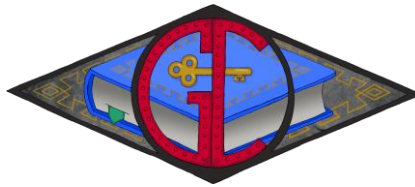


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Project 5 Chiltern Road, Ingleside

Report DA Stage Combined BCA & Access Compliance Report
New passenger lift installation to existing school building

Reference P230001

Date 11/04/2023


Client Hamazkaine - Arshak & Sophie Galstaun College Limited

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2. Document Control

Reference & Revision	Date	Description	DA Stage Combined BCA & Access Compliance Report
P230001-r1	11/04/2023	Prepared by	
			Mark Stone
			BSR (All Classes of building) Registration No.: BDC2880
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3. Introduction

3.1. Development Proposal

The development proposal for the existing school building involves the installation of a passenger lift to the northern elevation (between the main stairway and western 'wing') that connects ground and first floor levels.

3.2. Executive Summary

The reviewed documentation referenced in [Annexure A](#) of this report has been assessed against both the accessibility provisions as outlined in [Part 5](#) of this report, as well as the Deemed-to-Satisfy (DtS) provisions of the Building Code of Australia 2019 Amendment 1 Volume 1 (BCA) as outlined in [Annexure B](#) of this report, and it is considered the proposed development can comply with all such requirements.

3.3. Objectives

This report provides an assessment against both legislation related to accessibility and the BCA, addressing relevant clauses therein to identify where the subject building achieves (or is capable of achieving) compliance, as well as to identify where Performance Solutions may be appropriate, the details of which are not included in the scope of this report and will not be provided by Guild Certification.

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, understood, acknowledged. Guild Certification trading as Guild Certification are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and furthermore, Guild Certification take no responsibility for misinterpretation of any of the content herein.

This report has been prepared in good faith. To the best of our knowledge, the information contained herein is neither false nor misleading, with content based on information that was correct at the time of writing. Guild Certification accepts no responsibility or liability for any errors, omissions, nor consequences, including, but not limited to, any loss or damage arising from reliance on the information within this document.

3.4. Exclusions & Limitations

1. This report does not include, nor imply, any audit, assessment, or upgrading of the following matters except where explicitly addressed:
 - a) The structural design of the building;
 - b) The capacity or design of any services, including, but not limited to, electrical, fire, hydraulic, goods/passenger lifts, and mechanical services;
 - c) Existing consents and/or illegal/unauthorised work.

2. This report does not include, nor imply, any assessment of, or compliance with:
 - a) Any Development Consent conditions;
 - b) State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development;
 - c) The Disability Discrimination Act 1992 (Cth) (DDA);
 - d) The Disability (Access to Premises – Building) Standards 2010;
 - e) The Liquor Licencing Act 1997;
 - f) The Work Health and Safety Act 2011;
 - g) The Swimming Pools Act 1992; and

- h) Requirements of Authorities including, but not limited to, WorkCover, RMS, Council (including LEPs and DCPs), Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.
- 3. This report is not a compliance certificate under the Environmental Planning & Assessment Act nor Regulation.
- 4. This report includes assessment of the following Parts of the BCA only, as relevant: B, C, D, E, F, G, H and J.

3.5. Reviewed Documentation

This report has been based on the documentation referenced in [Annexure A](#) of this report.

4. Building Description

4.1. Location and Construction

The development comprises a school building, being one of several administration and school buildings on the lot located at 5 Chiltern Road, Ingleside. The particular building, the subject of this report (highlighted in red below), comprises two storeys, being ground and first floor, and is constructed of masonry stone walls, concrete floors, and a tiled roof covering.



4.2. Classification

The classification of the building is for a Class 9b school use.

4.3. Rise in Storeys

The Rise in storeys of the building is two (2).

4.4. Type of Construction

The Type of Construction is B.

4.5. Effective Height

The effective height is approx. 3.29m.

4.6. Fire Compartmentation

The building is assumed to be one single fire compartment for the purposes of this report.

4.7. Required Exits

The following have been considered as the exits (in scope):

- The main central stairway to the northern elevation serving the first floor and discharging to open space;
- The openings between building elements such as columns, beams and the like, in the plane formed at the construction edge or perimeter of the ground floor of the building.

5. Accessibility

For the purposes of assessment against relevant accessibility requirements applicable to the subject building, this report solely includes assessment against requirements contained within the BCA, including applicable parts of the Australian Standards stated within [Clause 5.1](#) of this report, against which, the subject building is capable of complying with.

Any other accessibility requirement whatsoever that may be relevant to the subject building is not included, nor forms part of the assessment within this report.

5.1. Australian Standards

Assessment against the relevant parts of AS 1428.1 (as referenced by the BCA) is included as part of this report with relevant comments against the applicable parts under [Annexure B](#).

The subject building is capable of complying with the relevant parts of the Australian Standard stated above.

5.2. Disability (Access to Premises – building) Standards 2010 (Premises Standards)

The Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) are applicable to the subject building. The relevant provisions of this piece of legislation are covered (mirrored) by the accessibility provisions under the BCA, therefore assessment would be as per that under [Annexure B](#).

As per the ‘Guideline on the application of the Premises Standards, version 2 – 2013’, there are a number of important principles to note in relation to the Premises Standards.

First, the guiding principles of the Premises Standards are the objects of the Disability Discrimination Act 1992 (Cth) (DDA), which are:

- To eliminate, as far as possible, discrimination against persons on the basis of their disabilities in various areas, and in particular access to premises, work, accommodation and the provision of facilities, services and land;*
- To ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and*
- To promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.*

Second, the purpose of the Premises Standards is:

- To ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability, and*
- To give certainty to building certifiers, developers and managers that if the Standards are complied with they cannot be subject to a successful complaint under the DDA in relation to those matters covered by the Premises Standards.*

Third, it is unlawful to contravene the Premises Standards.

Fourth, the Premises Standards specify how the objects of the DDA are to be achieved in the provision of accessible buildings.

Finally, the Premises Standards prescribe national requirements for new buildings and where

new building work is being undertaken in existing buildings in order to comply with the DDA in the areas and for the buildings covered by these Standards.

Parts 1-4 of the Premises Standards includes the scope and requirements of the Standards, which contain the 'Affected Part' provision and those responsible persons to whom the Standards apply, as well as exceptions and concessions in particular circumstances.

An 'Affected Part' is:

- The principal pedestrian entrance of an existing building that contains a new part; and
- Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

It is important to note that complying with the Premises Standards does not mean those responsible for buildings are fulfilling all their responsibilities in relation to possible discrimination under the DDA. The Premises Standards state that a building certifier, building developer, and building manager must ensure a building complies with the Access Code for buildings. The Standards apply to the extent that a person is responsible for, or has control over, matters in the Access Code. Therefore, any application that does not involve the building as a whole, and/or where parts of the building are not available to be altered due to restrictions on a lease, for example, is only required to comply with the Standards in relation to those parts of the building in scope for the proposed development.

It would be unlawful to fail to comply with the requirements of the Premises Standards; however, they do not contain any mechanism for anyone, such as a building certifier, to issue a certificate confirming compliance, or invest authority in a building certifier to refuse to allow a project to proceed on the basis of non-compliance. Therefore, building certifiers can effectively meet their responsibility to ensure compliance with the Access Code by exercising their authority under NSW building legislation to approve or refuse a CC/CDC application, as this legislation requires compliance with the BCA (compliance with the access provisions of the BCA also ensures compliance with the Access Code).

However, the provisions within Parts 1 to 4 of the Premises Standards are not currently contained within the Access Code (or BCA) in NSW, therefore building owners/operators still remain liable for possible discrimination complaints if the 'Affected Part' requirements are not addressed.

The subject building is impacted by the 'Affected Part' provision, but given the scope of work involves an accessible passenger lift, the provisions relating to upgrade of the 'Affected Part' are satisfied.

5.3. [Pittwater 21 Development Control Plan \(P21DCP\) Provisions](#)

Assessment against the relevant P21DCP Provisions for accessibility (Section C5.5) is not required given this clause only applies to the following development criteria, for which the proposed development does not entail.

- A new building to which the general public has access;
- Major alterations and additions to an existing building to which the general public has access; and
- Alterations to the shopfront/entrance of an existing building to which the general public has access.

6. Fire Safety Measures (FSM)

This section of the report details the existing FSM within the subject building, noting that they are not being impacted by the proposed works.

	Fire Safety Measure	Standard of Performance
1.	Emergency Lighting	AS 2293.1
2.	Exit signs	AS 2293.1
3.	Fire hose reel system	Ordinance 70, Part 27.2
4.	Fire hydrant system	Ordinance 70, Part 27.3
5.	Portable fire extinguishers	AS 2444

7. Fire Resistance Levels

The FRLs stated in the table below are those required to be achieved by the new building elements unless as altered by concessions within the BCA as listed beneath the table and as discussed and specified within this report.

Building Element – Type B Construction	Class 9b
Loadbearing External Walls <ul style="list-style-type: none"> - Less than 1.5m from a FSF - 1.5 to < 3m from a FSF - 3m to < 9m or more from a FSF - 9m to < 18m or more from a FSF - 18m or more from a FSF 	120/120/120 120/90/60 120/30/30 120/30/- -/-/-
Non-Loadbearing External Walls <ul style="list-style-type: none"> - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF 	-/120/120 -/90/60 -/-/-
Loadbearing External Columns (not incorporated into an external wall) <ul style="list-style-type: none"> - Less than 18m - 18m or more 	120/-/- -/-/-
Non-loadbearing External Columns (not incorporated into an external wall) <ul style="list-style-type: none"> - Less than 18m - 18m or more 	120/-/- -/-/-
Common Walls and Fire Walls	120/120/120
Internal Walls - Fire resisting lift and stair shafts – <ul style="list-style-type: none"> - Loadbearing - Non-loadbearing 	120/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – <ul style="list-style-type: none"> - Loadbearing - Non-loadbearing 	120/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – <ul style="list-style-type: none"> - Loadbearing - Non-loadbearing 	120/-/- -/-/-
Other loadbearing internal walls, internal beams, trusses and columns	120/-/-
Roofs	-/-/-

8. Matters for Further Consideration

8.1. Assessment

The reviewed documentation referenced in [Annexure A](#) of this report has been assessed against the Deemed-to-Satisfy (DtS) provisions of the BCA and it is considered the documentation is capable of complying with the BCA as outlined in [Annexure B](#), noting there are no matters for further consideration regarding the proposed scope of work.

[Annexure B](#) of this report provides a detailed assessment of the proposal against each of the relevant DtS provisions of the BCA.

8.2. Performance Solutions

No Performance Solutions proposed.

8.3. Additional Information Required

No additional information required.

9. Annexure A – Reviewed Documentation

This report is based upon the information provided within the documentation listed below:

Architectural Details prepared by ES Design			
Drawing Number	Revision	Date	Title
19159-01	A	-	Existing Ground Floor Plan
19159-02	A	-	Existing First Floor Plan
19159-03	A	-	Proposed Ground Floor Plan
19159-04	A	-	Proposed First Floor Plan
19159-05	A	-	Section View

10. Annexure B – Detailed Assessment

Outlined below is a detailed assessment of the subject building against the DtS provisions of the BCA.

All relevant DtS Clauses applicable to the subject building are referenced, whereas those clauses not applicable whatsoever are excluded.

The following abbreviations have been used in the tables below:

PS	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	<p>“Compliance Readily Achievable” – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the BCA, the proposed design is capable of comply subject to noting the requirements of the Clause.</p> <p>Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification.</p>
Complies	The proposal shows compliance with the DtS Clause.
DNC	The design does not comply with the DtS Clause.
FI	Further information is required for assessment of the proposal relative to the DtS Clause.
N/A	The DtS Clause is not applicable at this stage to this design.
Noted	The DtS Clause provides information not requiring specific assessment of the proposed design.

SECTION B – STRUCTURE			
Clause	Comments	Assessment	
Part B1 – Structural Provisions			
B1.0	DtS Provisions	Information only.	Noted
B1.1	Resistance to actions	Resistance to actions must be in accordance with this Clause. Structural Engineer to certify.	CRA
B1.2	Determination of individual actions	The magnitude of individual actions must be determined in accordance with this Clause.	Noted
B1.4	Determination of structural resistance of materials and forms of construction	The structural resistance of materials and forms of construction must be determined in accordance with this Clause. Structural Engineer to certify.	CRA
B1.5	Structural software	Structural software used in computer aided design of a building or structure must comply with the ABCB Protocol for Structural Software in accordance with this Clause. Structural Engineer to certify.	CRA
B1.6	Construction in buildings in flood hazard areas	A Class 4 part of a building in a flood hazard area must comply with this Clause.	N/A

SECTION C – FIRE RESISTANCE			
Clause	Comments	Assessment	
Part C1 – Fire Resistance and Stability			
C1.0	DtS Provisions	Information only.	Noted
C1.1	Type of Construction	Type B Construction required.	CRA
C1.2	Rise in Storeys	The building has a RIS of two (2).	Noted
C1.3	Multiple classifications	Not applicable.	N/A
C1.4	Mixed types of construction	No mixed Types of Construction proposed.	N/A
C1.5	Two storey Class Class 2, 3, or 9c buildings	Not applicable.	N/A
C1.6	Class 4 Parts	No Class 4 parts.	N/A
C1.8	Lightweight construction	Not applicable.	CRA
C1.9	Non-combustible building elements	Buildings of Type B Construction require building elements to be non-combustible as listed within this Clause. This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required.	CRA
C1.10	Fire hazard properties	Fire hazard properties of all materials to comply with this Clause and Specification C1.10.	CRA
C1.14	Ancillary elements	Ancillary elements are to be non-combustible when fixed, installed or attached to internal parts or external faces of an external wall unless in compliance with this Clause.	CRA
Part C2 – Compartmentation and Separation			
C2.0	DtS Provisions	Information only.	Noted
C2.1	Application of Part	Information only.	Noted
C2.2	Floor area and volume limits	The floor area and volume limits are significantly below the max. permitted under Type B Construction for the specific use.	Complies
C2.6	Vertical separation of openings in external walls	Not applicable.	N/A
C2.7	Separation by fire walls	No fire walls proposed. The building is considered to be a single fire compartment.	N/A
C2.8	Separation of classifications in the same storey	Not applicable.	N/A

C2.9	Separation of classifications in different storeys	Not applicable.	N/A
C2.10	Separation of lift shafts	Given the proposed passenger lift only connects 2 storeys, the requirements of this Clause are not applicable.	Noted
C2.11	Stairways and lifts in one shaft	No stairways and lifts proposed to be in the same shaft.	N/A
C2.12	Separation of equipment	Given there is no lift machine room, the requirements of this Clause are not applicable.	Noted
C2.13	Electricity supply system	Not applicable.	N/A
C2.14	Public corridors in Class 2 and 3 buildings	Not applicable.	N/A
Part C3 – Protection of Openings			
C3.0	DtS Provisions	Information only.	Noted
C3.1	Application of Part	Information only.	Noted
C3.2	Protection of openings in external walls	The opening to the lift shaft is not within 3m of a fire source feature.	N/A
C3.3	Separation of external walls and associated openings in different fire compartments	Not applicable.	N/A
C3.7	Protection of doorways in horizontal exits	No horizontal exits proposed.	N/A
C3.8	Openings in fire-isolated exits	No fire-isolated exits proposed.	N/A
C3.10	Openings in fire-isolated lift shafts	Given the proposed passenger lift only connects 2 storeys, the requirements of this Clause are not applicable.	Noted
C3.12	Openings in floors and ceilings for services	Not applicable.	N/A
C3.13	Openings in shafts	Not applicable.	N/A
C3.15	Openings for service installations	Not applicable.	N/A
C3.16	Construction joints	Not applicable.	N/A
C3.17	Columns protected with lightweight construction	Not applicable.	N/A
Specification C1.1 – Fire Resisting Construction			
1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
2	General Requirements	-	-
2.1	Exposure to FSF	The building is not exposed to any fire-source features.	Noted
2.2	Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not less than that required by other provisions as set out in this Clause.	Noted
2.3	Lintels	Not applicable.	N/A
2.4	Method of attachment not to reduce the fire-resistance of building elements	The method of attaching or installing a finish, lining, ancillary element or service installation to a building element must not reduce the fire-resistance of that element to below that required.	Noted
2.5	General concessions	No concessions available	Noted
4	Type B Construction	-	-

4.1	Fire-resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Part 7 of the Report.	CRA
Specification C1.10 – Fire Hazard Properties			
1	Scope	This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in buildings.	Noted
2	Application	Linings, materials and assemblies must comply with the appropriate provisions described in Table 1 of this Clause.	Noted
3	Floor linings and floor coverings	Fire hazard properties of the floor linings and floor coverings are to comply with this Clause.	CRA
4	Wall and ceiling linings	Fire hazard properties of the wall and ceiling linings are to comply with this Clause.	CRA
5	Air-handling ductwork	Fire hazard properties of the air-handling ductwork are to comply with this Clause.	CRA
7	Other materials	Fire hazard properties of other materials not covered in Clauses 3, 4, 5 or 6 above are to comply with this Clause.	CRA

SECTION D – ACCESS AND EGRESS			
Clause	Comments		Assessment
Part D1 – Provisions for Escape			
D1.0	DtS Provisions	Information only.	Noted
D1.1	Application of Part	Information only.	Noted
D1.2	Number of exits	The building is required to be provided with two exits on each storey, however, the first floor level is only provided with one exit, being the central stairway. It is assumed this design was compliant at the time of the original development approval, and furthermore, given the scope of work being limited to a passenger lift only, the fire protection and structural capacity of the building will not be reduced.	Noted
D1.3	When fire-isolated stairways and ramps are required	No fire-isolated stairways or ramps required.	N/A
D1.4	Exit travel distances	No point on a floor must be more than 20m from an exit, or a point from which travel in different directions to two exits is available, in which case the maximum distance to one of those exits must not exceed 40m. In a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30m. Although not relevant to the scope of work, existing travel distances in the building are considered satisfactory.	Noted
D1.5	Distance between alternative exits	Although not relevant to the scope of work, alternative exits to the ground floor level are considered satisfactory.	Noted
D1.6	Dimensions of exits and paths of travel	Although not relevant to the scope of work, dimensions of exits and paths of travel to exits are considered satisfactory.	Noted
D1.7	Travel via fire-isolated exits	Not applicable.	N/A
D1.8	External stairways or ramps in lieu of fire-isolated exits	Not applicable.	N/A
D1.9	Travel by non-fire-isolated stairways or ramps	(a) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. (c) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80m. (e) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more	Noted

		<p>than—</p> <p>(i) 20m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or</p> <p>(ii) 40m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.</p> <p>Although not relevant to the scope of work, travel by the central non-fire-isolated stairway is considered satisfactory.</p>	
D1.10	Discharge from exits	<p>(a) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it.</p> <p>(b) If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than—</p> <p>(i) the minimum width of the required exit; or</p> <p>(ii) 1m,</p> <p>whichever is the greater.</p> <p>(c) If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by—</p> <p>(i) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the DtS Provisions of Part D3; or</p> <p>(ii) except if the exit is from a Class 9a building, a stairway complying with the Deemed-to-Satisfy Provisions of the BCA.</p> <p>(d) The discharge point of alternative exits must be located as far apart as practical.</p> <p>Although not relevant to the scope of work, discharge from exits is considered satisfactory.</p>	Noted
D1.11	Horizontal exits	No horizontal exits proposed.	N/A
D1.12	Non-required stairways, ramps or escalators	No non-required stairways or ramps.	N/A
D1.13	Number of persons accommodated	<p>The number of persons accommodated must take into consideration aggregate exit widths, floor area, and sanitary facilities available for patrons and staff alike.</p> <p>Each floor level is reasonably assumed to have a max. population of 120 people given the no. of classrooms.</p>	Noted
D1.14	Measurement of distances	Information only.	Noted
D1.15	Method of measurement	Information only.	Noted
D1.16	Plant rooms, lift machine rooms and electricity network substations: concession	Not applicable.	N/A
D1.17	Access to lift pits	Access to lift pits must be in accordance with the requirements of this Clause.	CRA
Part D2 – Construction of Exits			
D2.0	DtS Provisions	Information only.	Noted
D2.1	Application of Part	Information only.	Noted
D2.3	Non-fire-isolated stairways and ramps	<p>In a building having a rise in storeys of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a fire-resisting shaft, must be constructed according to D2.2, or only of—</p> <p>(a) reinforced or prestressed concrete; or</p>	N/A

		(b) steel in no part less than 6 mm thick; or (c) timber that— (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m ³ at a moisture content of 12%; and (iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.	
D2.4	Separation of rising and descending stair flights	Not applicable.	N/A
D2.5	Open access ramps and balconies	Not applicable.	N/A
D2.6	Smoke lobbies	Not applicable.	N/A
D2.7	Installations in exits and paths of travel	Although not relevant to the scope of work, it is assumed that any installation in the path of travel covered by this Clause is enclosed by non-combustible construction/fire-protective covering and suitably smoke sealed.	Noted
D2.8	Enclosure of space under stairs and ramps	No enclosure under the main stairway.	Noted
D2.9	Width of required stairways and ramps	The main stairway serving the first floor level is considered to have a width of 2m.	Noted
D2.10	Pedestrian ramps	No ramps serving as exits.	N/A
D2.11	Fire-isolated passageways	No fire-isolated passageways.	N/A
D2.12	Roof as open space	Not applicable.	N/A
D2.13	Goings and risers	Not applicable.	N/A
D2.14	Landings	The lift landings to each storey are to comply with the requirements of this Clause.	CRA
D2.15	Thresholds	Not applicable.	N/A
D2.16	Barriers to prevent falls	The proposed barriers are to comply with the requirements of this Clause. Although not relevant to the scope of work, the existing barriers to the first floor and main stairway do not comply with the requirements of this Clause. However, the proposed works do not reduce the fire protection and structural capacity of the building.	CRA / Noted
D2.17	Handrails	Not applicable.	N/A
D2.18	Fixed platforms, walkways, stairways and ladders	Not applicable.	N/A
D2.19	Doorways and doors	Not applicable.	N/A
D2.20	Swinging doors	Not applicable.	N/A
D2.21	Operation of latch	Not applicable.	N/A
D2.23	Signs on doors	Not applicable.	N/A
D2.24	Protection of openable windows	Not applicable.	N/A
Part D3 – Access for People with a Disability			
D3.0	DtS Provisions	Information only.	Noted
D3.1	General building access requirements	The passenger lift is required to be accessible in accordance with E3.6.	CRA
D3.2	Access to buildings	Not applicable.	N/A
D3.3	Part of buildings to be accessible	The passenger lift is required to be accessible in accordance with E3.6. Abutments/junctions between the floor of the existing first floor breezeway/external corridor and the proposed floor are to comply with the tolerances/requirements within AS 1428.1.	CRA
D3.4	Exemptions	Not applicable.	N/A
D3.5	Accessible carparking	Not applicable.	N/A
D3.6	Signage	Not applicable.	N/A
D3.7	Hearing augmentation	A hearing augmentation system must be provided in accordance with the relevant requirements of this Clause where an inbuilt	N/A

		amplification system, other than one used only for emergency warning, is installed in a room in a Class 9b building.	
D3.8	Tactile indicators	Tactile Ground Surface Indicators (TGSIs) are to be provided to warn people that they are approaching a stairway, ramp or overhead obstruction. TGSIs are to comply with the relevant requirements of this Clause and AS 1428.4.1.	N/A
D3.12	Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with the relevant requirements of AS 1428.4.1.	N/A

SECTION E – SERVICES AND EQUIPMENT			
Clause		Comments	Assessment
Part E1 – Fire Fighting Equipment			
E1.0	DtS Provisions	Information only.	Noted
E1.3	Fire hydrants	The building is provided with a fire hydrant system, which is reasonably assumed to be maintained in accordance with the existing AFSS regime.	Noted
E1.4	Fire hose reels	The building is provided with fire hose reels and are reasonably assumed to be maintained in accordance with the existing AFSS regime.	Noted
E1.5	Sprinklers	Sprinklers are not required to be installed to the building.	N/A
E1.6	Portable fire extinguishers (PFEs)	The building is provided with portable fire extinguishers and are reasonably assumed to be maintained in accordance with the existing AFSS regime.	Noted
E1.9	Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.	CRA
E1.10	Provisions for special hazards	No special hazards noted.	N/A
Part E2 – Smoke Hazard Management			
E2.0	DtS Provisions	Information only.	Noted
E2.1	Application of Part	Not applicable.	N/A
Part E3 – Lift Installations			
E3.0	DtS Provisions	Information only.	Noted
E3.1	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1.	CRA
E3.2	Stretcher facility in lifts	Not applicable.	N/A
E3.3	Warning against use of lifts in fire	Warning signage to be provided in accordance with the relevant requirements of this Clause.	CRA
E3.4	Emergency lifts	Not applicable.	N/A
E3.5	Landings	Access and egress to and from liftwell landings must comply with the DtS Provisions of Section D.	CRA
E3.6	Passenger lifts	In an accessible building, every passenger lift must— (a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and (b) have accessible features in accordance with Table E3.6b; and (c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.	CRA
E3.7	Fire service controls	Not applicable.	N/A
E3.9	Fire service recall control switch	Not applicable.	N/A
E3.10	Lift car fire service drive control switch	Not applicable.	N/A
Specification E3.1 – Lift Installations			
1	Scope	This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift installations.	CRA

2	Lift cars exposed to solar radiation	(a) A lift car exposed to solar radiation directly, or indirectly by re-radiation, must have— (i) mechanical ventilation at a rate of one air change per minute; or (ii) mechanical cooling. (b) A 2 hour alternative power source for ventilation or mechanical cooling at (a) must be provided in the event of normal power loss.	CRA
3	Lift car emergency lighting	A lift car must have an emergency lighting system designed— (a) to come on automatically upon failure of the normal lighting supply; and (b) to provide at least 20 lux of lighting for 2 hours on the alarm initiation button.	CRA
4	Cooling of lift shaft	While a lift in a lift shaft is in service, the cooling of the lift shaft must— (a) ensure that the dry bulb air temperature in the lift shaft does not exceed 40°C; and (b) if the cooling is by a ventilation system, be provided with an air change rate determined using a temperature rise of no more than 5K.	CRA
5	Lift foyer access	Not applicable.	N/A
6	Emergency access doors in a single enclosed lift shaft	Not applicable.	N/A
Part E4 – Emergency Lighting, Exit Signs and Warning Systems			
E4.0	DtS Provisions	Information only.	Noted
E4.2	Emergency lighting requirements	The building is provided with emergency lighting, which is reasonably assumed to be maintained in accordance with the existing AFSS regime. The passenger lift is to be provided with emergency lighting in accordance with Spec. E3.1	Noted / CRA
E4.3	Measurement of distance	Information only.	Noted
E4.4	Design and operation of emergency lighting	The building is provided with emergency lighting, which is reasonably assumed to be maintained in accordance with the existing AFSS regime.	Noted
E4.5	Exit signs	The building is provided with exit signage, which is reasonably assumed to be maintained in accordance with the existing AFSS regime.	Noted
E4.6	Direction signs	The building is provided with exit signage, which is reasonably assumed to be maintained in accordance with the existing AFSS regime.	Noted
E4.8	Design and operation of exit signs	The building is provided with exit signage, which is reasonably assumed to be maintained in accordance with the existing AFSS regime.	Noted
E4.9	Emergency Warning & Intercom Systems (EWIS)	An EWIS is not required.	N/A

SECTION F – HEALTH AND AMENITY			
Clause	Comments	Assessment	
Part F1 – Damp and Weatherproofing			
F1.0	DtS Provisions	Information only.	Noted
F1.1	Stormwater drainage	Stormwater drainage is to comply with AS 3500.3.	CRA
F1.4	External above ground membranes	Waterproofing membranes for external above ground use, such as balconies and roofs, must comply with AS 4654.1 and AS 4654.2.	N/A
F1.5	Roof coverings	A roof must be covered with materials set out in this Clause in accordance with the relevant standard also set out in this Clause.	N/A
F1.6	Sarking	Sarking type materials used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2.	N/A
F1.7	Waterproofing of wet areas in buildings	Waterproofing of wet areas in buildings must comply with this Clause, and AS 3740.	N/A
F1.9	Damp-proofing	Damp-proofing is to be provided in accordance with this Clause.	CRA

		Where a damp-proof course is provided the material must comply with AS 2904 or impervious termite shields in accordance with AS 3660.1.	
F1.10	Damp-proofing of floors on the ground	Damp-proofing of floors on the ground is to be in accordance with this Clause. Where required the vapour barrier is to comply with AS 2870.	CRA
F1.12	Sub-floor ventilation	Where provided sub-floor ventilation is to be in accordance with this Clause.	N/A
F1.13	Glazed assemblies	New glazed assemblies in external walls or roofs are to comply with AS 2047 or AS 1288 as required by this Clause and B1.4.	CRA
Part F2 – Sanitary and Other Facilities			
F2.0	DtS Provisions	Information only.	Noted
F2.2	Calculation of number of occupants and facilities	Information only.	Noted
F2.3	Facilities in Class 3 to 9 buildings	The building is provided with existing sanitary facilities that are reasonably assumed to comply with the requirements of this Clause.	Noted
Part F3 – Room Heights			
F3.0	DtS Provisions	Information only.	Noted
F3.1	Height of rooms and other spaces	The internal head height within the passenger lift is to be in accordance with the requirements of this Clause.	Complies
Part F4 – Light and Ventilation			
F4.0	DtS Provisions	Information only.	Noted
F4.1	Provisions of natural light	Natural light is not required to be provided.	N/A
F4.4	Artificial lighting	Artificial lighting is to be provided in accordance with this Clause.	CRA
F4.5	Ventilation of rooms	Not applicable.	N/A

SECTION G – ANCILLARY PROVISIONS

Clause	Comments	Assessment
No requirements under this Section.		

SECTION H – SPECIAL USE BUILDINGS

Clause	Comments	Assessment
No requirements under this Section.		

NSW SUBSECTION J(B) – SECTION J – ENERGY EFFICIENCY – NON-RESIDENTIAL AREAS

It is recommended that a Section J report is provided at CC Stage.

Clause	Comments	Assessment
Part J0 – Energy Efficiency		
J0.0	DtS Provisions	Information only.
J0.1	Application Section J	Information only.
Part J1 – Building Fabric		
J1.0	DtS Provisions	Information only.
J1.1	Application of Part	Information only.
J1.2	Thermal construction – general	Where required insulation is to comply with AS 4859.1 and is to be installed in accordance with this Clause.
J1.3	Roof and ceiling construction	Where part of the thermal envelope the roof or ceiling is to achieve an R-value in accordance with this Clause.
J1.5	Walls and glazing	Wall-glazing construction must be in accordance with this Clause.
Part J5 – Air-conditioning and Ventilation Systems		
J5.0	DtS Provisions	Information only.
J5.1	Application of Part	Information only.
J5.2 – J5.12		All air-conditioning and ventilation systems are to be in accordance with the relevant requirements of these Clauses.
Part J6 – Artificial Lighting and Power		
J6.0	DtS Provisions	Information only.

J6.1	Application of Part	Information only.	Noted
J6.2	Artificial lighting	Artificial lighting is to comply with this Clause, including the maximum illumination power density.	CRA
J6.3	Interior artificial lighting and power control	Lighting controls are to comply with this Clause.	CRA
Specification J1.2 – Material Properties			
1	Scope	This Specification lists the thermal properties of some common construction materials.	Noted
2	Construction Dts	Information only.	Noted
Specification J6 – Lighting and Power Control Devices			
1	Scope	This Specification contains the requirements for lighting and power control devices including timers, time switches, motion detectors and daylight control devices.	Noted
2	Lighting timers	Lighting timers must comply with this Clause.	CRA
3	Time switch	Time switches must comply with this Clause.	CRA
4	Motion detectors	Motion detectors must comply with this Clause.	CRA
5	Daylight sensor and dynamic lighting control device	Daylight sensor and dynamic lighting control devices must comply with this Clause.	CRA