

BUILDING CONTROL GROUP



Address: **15 JUBILEE AVENUE, WARRIEWOOD NSW 2102**

Project: **PROPOSED INDUSTRIAL DEVELOPMENT**

Report: **BCA ASSESSMENT REPORT**

Reference: 210059 - BCA Assessment Report

Date: 12 May 2021

To: Trend Living Pty Ltd
PO Box 600
SPIT JUNCTION, NSW, 2088

Contact: Joshua Mete
josh.mete@trendconstructions.com.au

DOCUMENT CONTROL



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DRAFT	03 May 2021		Prepared by:	Checked by:
210059-01	12 May 2021	Name:	Gary Pavlou	Lee Kippax
			Accredited Certifier  Building Regulations Consultant	Accredited Certifier, No BPB0810  Director

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PART 1 BASIS OF ASSESSMENT

1.1 Location and Description

The development, the subject of this report, is proposed to be located at 15 Jubilee Avenue, Warriewood and comprises a proposed industrial development comprising a two-level warehouse and strata storage facility and three-level self-storage facility.

The development is accessible from Jubilee Avenue as shown below.

Note: As instructed our BCA Assessment is restricted to the Dry Stack Structure only.



Courtesy of Sixmaps

1.2 Purpose

In accordance with our role as an Accredited Certifier we have undertaken an assessment of the proposed works having regards to Clause 145 of the Environmental Planning and Assessment Regulations 2000 and Clause 24 of the Building and Development Certifiers Regulation 2020. In this instance, the proposed works have been assessed against the Deemed to Satisfy provisions of the Building Code of Australia 2019 Vol. 1 Amdt 1 which has been adopted on 1st of July 2020.

Demonstrating compliance with the BCA is not a principal consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979. It is noted however that Council has an obligation to consider whether the DA proposal, as lodged, is capable of complying with the BCA - without significant modification to those plans for which approval is sought.

This report will demonstrate that there will be no additional requirements, resulting from prescribed application of the BCA, for any significant design changes that would necessitate the submission of an application under Section 4.55 of the Environmental Planning and Assessment Act 1979.

1.3 Building Code of Australia

This report is based on the Deemed-to-Satisfy Provisions of the National Construction Code Series Volume 1 - Building Code of Australia, 2019 Edition (BCA) incorporating the State variations where applicable. Please note that the version of the BCA applicable to new building works is the version applicable at the time of the lodgement of the Construction Certificate Application to the Accredited Certifying Authority. **The BCA Edition of 2019^{Amdt 1} is now in force since its adoption on 1st July 2020.**

1.4 Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for: -

1. the structural adequacy or design of the building;
2. the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
3. the design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with

- (a) the National Construction Code – Plumbing Code of Australia Volume 3
- (b) the Disability Discrimination Act 1992 including the Disability (Access to Premises – Buildings) Standards 2010 – unless specifically referred to).
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act 2011;
- (e) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and
- (f) Previous conditions of Development Consent issued by the Local Consent Authority;
- (g) Local Council Authority Development Control Plan.

1.5 Design Documentation

This report has been based on the design plans and Specifications listed in Annexure A of this Report.

PART 2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

2.1 Rise in Storeys (Clause C1.2)

The building has a rise-in-storeys of three (3).

2.2 Classification (Clause A6.0)

The building has been classified as follows.

Class	Level	Description
5	Level 1 Mezzanine	Office
8	Level 1	Warehouse
7b	Ground Floor	Storage

Note:

2.3 Effective Height (Clause A1.0)

The building has an effective height of less than 12 metres.

2.4 Type of Construction Required (Table C1.1)

Type B Construction.

2.5 Floor Area and Volume Limitations (Table C2.2)

The building is subject to maximum floor area and volume limits of:-

- Class 7b - The Class 7b part of the storage area does not exceed the area and volume limitations of C2.2
- Class 8 - The Class 8 part of the warehouses do not exceed the area and volume limitations of C2.2
- Class 5 - The Class 5 part of the offices do not exceed the area and volume limitations of C2.2

2.6 Fire Compartments

The following fire compartments have been assumed:

1. The Storage Unit Area located on ground floor.
2. Each warehouse part of the development located on 'Level 1 Floor plan' as illustrated below.



Note: It should also be noted that despite the assumed fire compartmentation above it is the authors opinion that the proposal is considered as 'One Building' for the purposes of this assessment.

2.7 Exits

The following points in the building have been considered as the exits:

- a) Three (3) Exits at ground floor level serving the Storage Units Area, and;
- b) Each Exit door serving each individual warehouse/office tenancy opening into open space, and;
- c) Each non-fire isolated stairway serving each 'Office Mezzanine'

2.8 Climate Zone (Clause A1.0)

The building is located within Climate Zone 5.

PART 3 ESSENTIAL FIRE SAFETY MEASURES

The following **draft** fire safety measures are required to be installed in the building, this table may be required to be updated as the design develops and options for compliance are confirmed.

Item	Proposed Essential Fire Safety Measure	Minimum Standard of Performance
1.	Automatic fire detection and alarm system	BCA 2019 ^{Amdt 1} Clause E2.2a, Clause , 4, 7 & of Specification E2.2a, and AS1670.1-2018
2.	Emergency lighting	BCA 2019 ^{Amdt 1} Clauses E4.2 & E4.4, AS/NZS 2293.1-2018
3.	Exit signs	BCA 2019 ^{Amdt 1} Clauses E4.5, E4.6 & E4.8, AS/NZS 2293.1-2018
4.	Fire hose reel system	BCA 2019 ^{Amdt 1} Clause E1.4, AS2441-2005
5.	Fire hydrant system	BCA 2019 ^{Amdt 1} Clause E1.3, AS2419.1-2005
6.	Fire seals protecting openings in fire resisting components of the building	BCA 2019 ^{Amdt 1} Clause C3.15, AS1530.4-2014
7.	<i>Lightweight Fire Rated Construction</i>	<i>BCA 2019^{Amdt 1} Clause C1.8 & Specification C1.8</i>
8.	Paths of travel, stairways, passageways or ramps	BCA 2019 ^{Amdt 1} Section D
9.	Portable fire extinguishers	BCA 2019 ^{Amdt 1} Clause E1.6, AS2444-2001
10.	Warning and operational signs	BCA 2019 ^{Amdt 1} Clause D2.23, EP&A Reg. 2000 Clause 183
11.	<i>Any proposed Fire Engineering Report.</i>	<i>Where applicable, to address the outcomes of a proposed fire engineered alternative solution report pursuant of the Construction Certificate stage.</i>

PART 4 FIRE RESISTANCE LEVELS

The following fire resistance levels (FRL's) required for the various structural elements of the building, with a fire source feature being the far boundary of a road adjoining the allotment, a side or rear boundary or an external wall of another building on the allotment except a Class 10 structure.

Type B Construction

Item	Class 5	Class 7b or 8
Loadbearing External Walls: <ul style="list-style-type: none"> less than 1.5m to a fire source feature 1.5 – 3m from fire source feature; 3 to less than 9 m from fire source feature; 9 to less than 18 m from fire source feature; 18 m or more from fire source feature; 	120/120/120 120/90/60 12/30/30 90/30/- -/-/	240/240/240 240/180/120 240/90/60 240/60/- -/-/
Non-Loadbearing External Walls: <ul style="list-style-type: none"> less than 1.5m to a fire source feature 1.5 – 3m from fire source feature; more than 3m from a fire source feature. 	-/120/120 -/90/60 -/-/	-/240/240 -/180/120 -/-/
External Columns <ul style="list-style-type: none"> Loadbearing Non-loadbearing 	120/-/ -/-/	240/-/ -/-/
Fire Walls	120/120/120	240/240/240
Stair and Lift Shafts <ul style="list-style-type: none"> Loadbearing Non loadbearing 	120/120/120 -/120/120	240/240/240 -/120/120
Internal walls bounding public corridors, hallways and the like: <ul style="list-style-type: none"> Loadbearing Non loadbearing 	120/-/ -/-/	120/-/ -/-/
Between or sole occupancy units <ul style="list-style-type: none"> Load bearing Non loadbearing 	120/-/ -/-/	240/-/ -/-/
Other loadbearing internal walls, and columns	120/-/	240/-/
Roofs	-/-/	-/-/

PART 5 MATTERS FOR FURTHER CONSIDERATION

5.1 General

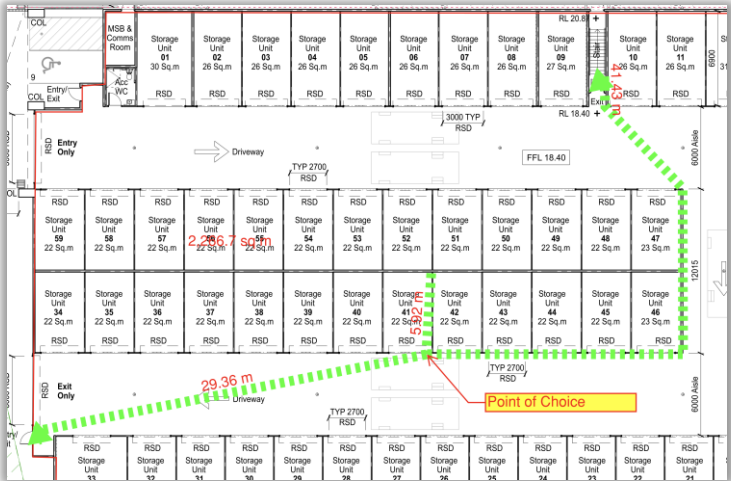
Assessment of the Architectural design documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia, 2019_{amdt 1} has revealed the following areas where compliance with the BCA may require further consideration and/or may involve assessment as Performance Based (Fire Engineered) Solutions. Any Performance Solutions would require special consideration that clearly indicates methodologies for achieving compliance with the relevant Performance Requirements.

Annexure B to this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA.

Note: It is important that Annexure B is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

5.2 Performance Based Design – Performance Solutions

There are specific areas throughout the development where Deemed-to-Satisfy BCA Compliance will not be achieved by the proposed design and site constraints. These matters may need to be addressed in a detailed Fire Safety Engineering Report to be prepared for this development separately:



Item	Description of Alternate Solution	DTS Provision
1.	<p>Distance Between Alternative Exits</p> <p>Alternative means of egress is in excess of permitted maximum allowable distance being approx. 72m in lieu of 60m.</p>  <p>Should a deemed-to-satisfy solution not be proposed, a Fire-Engineered Performance Solution is to be prepared by a C10 Accredited Fire Engineer at the Construction Certificate stage in order to justify the non-compliance and is to address the relevant Performance Requirements of the BCA accordingly.</p>	D1.5

5.3 Non-combustible building elements (Clause C1.9)

In a building required to be of Type A construction, the following building elements and their components must be non-combustible:

- a) **External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.**
- b) The flooring and floor framing of lift pits.
- c) Non-loadbearing internal walls where they are required to be fire-resisting.

Your attention is drawn to the proposed finishes schedule (extract below), whereby the properties for non-combustibility are to be clarified and confirmed pursuant of the Construction Certificate stage.

External Finishes	
	① Precast Concrete Panels Dulux - 'Monument'
	② Precast Concrete Panels and Selected Cladding Yellow

5.4 BCA Compliance Statement

The following BCA matters are to be addressed at the **Construction Certificate Stage**.

Architectural Design Certification:

1. The FRL's of the structural elements for the proposed works have been designed in accordance with Table 3 for a building of Type B Construction of Specification C1.1 of BCA 2019^{Amdt 1}.
2. Building elements and their components must be non-combustible for Type B construction as nominated in Clause C1.9 of BCA 2019^{Amdt 1}.
3. Materials, floor and wall linings/coverings, surface finishes and air-handling ductwork used in the works must comply with the fire hazard properties in accordance with Clause C1.10, and Specification C1.10 of BCA 2019^{Amdt 1}.
4. Ancillary elements fixed, installed or attached to the internal parts or external face of an external wall must comply with Clause C1.14 and Specification C1.10 of BCA 2019^{Amdt 1}.
5. Any electricity substation or any main switch room sustaining emergency equipment required operating in emergency mode, must be separating from the remaining building with construction having a FRL of 120/120/120 and provided with self-closing -/120/30 fire doors in accordance with Clause C2.13 of BCA 2019^{Amdt 1}.
6. Openings in the external walls that are required to have an FRL must be in located in accordance with Clause C3.2 and C3.3 of BCA 2019 or protected in accordance with Clause C3.4 of BCA 2019^{Amdt 1}.

7. Services penetrating elements required to possess a FRL including the floor slabs, walls, shafts, etc. must be protected in accordance with Clause C3.9, C3.12, C3.13 and C3.15 and Specification C3.15 of BCA 2019^{Amdt 1}.
8. Columns protected by lightweight construction must achieve an FRL not less than the FRL for the element it is penetrating, in accordance with Clause 3.17 of BCA 2019^{Amdt 1}.
9. A lintel must have the FRL required for the part of the building in which it is situated, unless it does not contribute to the support of a fire door, fire window or fire shutter, and it spans an opening in masonry which is not more than 150 mm thick and is not more than 3m wide if the masonry is non- loadbearing; or not more than 1.8m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall, or it spans an opening in a non-loadbearing wall of the Class 2 or 3 building, in accordance with Clause 2.3 of BCA 2019^{Amdt 1}.
10. All attachments to the external facade of the building must be of a non-combustible material in accordance with Clause 2.4 of Specification C1.1 of BCA 2019^{Amdt 1}.
11. Fire doors must comply with AS1905.1-2015^{amdt 1} and Specification C3.4 of BCA 2019^{Amdt 1}.
12. The number of exits provided to the building must be in accordance with Clause D1.2 of BCA 2019^{Amdt 1}.
13. Travel distances to exits must be in accordance with Clause D1.4 of BCA 2019^{Amdt 1}.
14. The alternative exits must be distributed uniformly around the storey and must not be less than 9m apart, and not more than 45m apart in the residential portion or 60m, in accordance with Clause D1.5 of BCA 2019^{Amdt 1}.
15. The dimensions of exits and paths of travel to exits must be provided in accordance with Clause D1.6 of BCA 2019^{Amdt 1}.
16. The discharge points of exits must be in accordance with Clause D1.10 of BCA 2019^{Amdt 1}.
17. The construction of EDB's must be in accordance with Clause D2.7 of BCA 2019^{Amdt1} with the enclosure bounded by a non-combustible or fire protective covering and smoke seals provided around the perimeter of the doors at each level.
18. Landings and door thresholds throughout the development must be provided in accordance with Clause D2.14 and D2.15 of BCA 2019^{Amdt 1}. Landings to have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 where the edge leads to a flight below.
19. Any fixed platform, walkway, stairway and ladder and any associated going and riser, landing, handrail, balustrade, located within the machinery room, boiler house, lift-machine room, plant-room, or non-habitable attic/storeroom within the sole occupancy unit must comply with AS1657-2018 in lieu of Clause D2.12, D2.14, D2.16 and D2.17 of BCA 2019^{Amdt 1}.
20. The doorways and doors must be in accordance with Clause D2.19, D2.19 and D2.20 of BCA 2019^{Amdt 1}.
21. The door latching mechanisms to the proposed required exit doors must be in accordance with Clause D2. 21 of BCA 2019^{Amdt 1}.

22. Signage must be provided on fire and smoke doors in accordance with Clause D2.23 of BCA 2019^{Amdt 1}.
23. The new works must be accessible in accordance with Clause D3.1 and Table D3.1, D3.2, D3.3 of BCA 2019^{Amdt 1}, and with AS1428.1-2009, with particular note to door circulation spaces, accessway widths, turning spaces and floor coverings, in accordance with Part D3 of BCA 2019^{Amdt 1}.
24. Accessible carparking must be in accordance with Clause D3.5, and Table D3.5 of BCA 2019^{Amdt 1}.
25. Braille and tactile signage must be in accordance with Clause D3.6, and specification D3.6 of BCA 2019^{Amdt 1}.
26. Tactile ground surface indicators must be provided in accordance with Clause D3.8 of BCA 2019^{Amdt 1} and AS 1428.4.1-2009.
27. Fire precautions whilst the building is under construction fire precautions must be in accordance with Clause E1.9 of BCA 2019^{Amdt 1}.
28. Non-illuminated exit signage must be installed in accordance with Clause E4.7, and of BCA 2019^{Amdt 1}.
29. External above ground waterproofing membranes must comply with AS 4654 Parts 1 and 2.
30. The new roof covering must be in accordance with Clause F1.5 of BCA 2019^{Amdt 1}.
31. Waterproofing of all wet areas to the building must be carried out in accordance with Clause F1.7 of BCA 2019^{Amdt 1} and AS3740.
32. Damp proofing of the proposed structure must be carried out in accordance with Clause F1.9 and F1.10 of BCA 2019^{Amdt 1}.
33. Floor wastes must be installed to bathrooms and laundries above sole occupancy units or public space in accordance with clause F1.11 of BCA 2019^{Amdt 1}.
34. All new glazing to be installed throughout the development must be in accordance with Clause F1.13 of BCA 2019^{Amdt 1} and AS1288 / AS2047.
35. Sanitary facilities must be provided in the building in accordance with Clause F2.1, Table F2.1, Clause F2.3 and Table F2.3 of BCA 2019^{Amdt 1}.
36. The construction of the sanitary facilities must be in accordance with Clause F2.5 of BCA 2019^{Amdt 1}.
37. Ceiling heights to the new areas must be in accordance with Clause F3.1 of BCA 2019^{Amdt 1}.
38. Natural light must be provided in accordance with Clause F4.1, F4.2, and F4.3 of BCA 2019^{Amdt 1}.
39. Natural ventilation must be provided in accordance with Clause F4.5, F4.6 and F4.7 of BCA 2019^{Amdt 1}.
40. The sanitary compartments must be either provided with mechanical exhaust ventilation or an airlock in accordance with Clause F4.9 of BCA 2019^{Amdt 1}.
41. Essential fire or other safety measures must be maintained and certified on an ongoing basis, in accordance with the provisions of the Environmental Planning and Assessment Regulation, 2000.

42. Glazing must be in accordance with Part J3.4 of BCA 2019^{Amdt 1}.
43. Facilities for Energy Monitoring must be provided in accordance with Clause J8.3 of BCA 2019^{Amdt 1}.

Electrical Services Design Certification:

44. A smoke detection and alarm system must be installed throughout the building in accordance with Table E2.2a, and Specification E2.2a of BCA 2019^{Amdt 1}.
45. Emergency lighting must be installed throughout the development in accordance with Clause E4.2, E4.4 of BCA 2019^{Amdt 1} and AS/NZS 2293.1 – 2018.
46. Exit signage must be installed in accordance with Clause E4.5, E4.7, and E4.8 of BCA 2019^{Amdt 1} and AS/NZS 2293.1-2018.
47. Artificial lighting must be installed throughout the development in accordance Clause F4.4 of BCA 2019^{Amdt 1} and AS/NZS 1680.0.
48. Artificial Lighting power and controls must be installed in accordance with Part J6 of BCA 2019^{Amdt 1}.

Hydraulic Services Design Certification:

49. Stormwater drainage must be provided in accordance with Clause F1.1 of BCA 2019^{Amdt 1} and AS3500.3-2018.
50. Fire hydrants must be installed in accordance with Clause E1.3 of BCA 2019^{Amdt 1} and AS2419.1-2005.
51. Fire hose reels must be installed in accordance with Clause E1.4 of BCA 2019^{Amdt 1} and AS2441-2005.
52. A sprinkler system may be installed throughout in accordance with Clause E1.5 of BCA 2019^{Amdt 1}, Specification E1.5 and AS2118.
53. Portable fire extinguishers must be installed in accordance with Clause E1.6 of BCA 2019^{Amdt 1} and AS2444-2005.
54. The heated water supply systems must be designed and installed to NCC Volume 3 – Plumbing code and Clause J7.2 of BCA 2019^{Amdt 1}.

Mechanical Services Design Certification:

55. An air-handling system, which does not form part of a smoke hazard management system, must be installed in accordance with Clause E2.2 of BCA 2019^{Amdt 1}, and AS/NZS 1668.1-2015
56. The building must be mechanically ventilated in accordance with Clause F4.5 of BCA 2019^{Amdt 1} and AS1668.2-2012.
57. Every storey of the car park must be mechanically ventilated in accordance with Clause F4.11 of BCA 2019^{Amdt 1} and AS1668.2-2012 as applicable.
58. The air-conditioning and ventilations systems must be designed and installed in accordance with Part J5 of BCA 2019^{Amdt 1}.

Structural Engineers Design Certification:

59. The material and forms of construction for the proposed works must be in accordance with Clause B1.2, B1.4 and B1.6 of BCA 2019^{Amdt 1} as follows:

- Dead and Live Loads – AS1170.1
 - Wind Loads – AS1170.2
 - Masonry – AS3700
 - Concrete Construction – AS3600
 - Steel Construction – AS4100
 - Aluminium Construction – AS/NZS1664.1 or 2
 - ABCB Standard for Construction of Buildings in Flood Hazard Areas.
60. The FRL's of the structural elements for the proposed works have been designed in accordance with Table 4 for a building of Type B Construction of Specification C1.1 of BCA 2019^{Amdt 1}.
 61. The lift shaft must have a FRL in accordance with Clause C2.10 and Specification C1.1 of BCA 2019^{Amdt 1}.
 62. Lightweight construction used to achieve required fire resistance levels must comply with Specification C1.8 of BCA 2019^{Amdt 1}.
 63. The construction joints to the structure must be in accordance with Clause C3.16 of BCA 2019^{Amdt 1} to maintain the FRL integrity of the element concerned.
 64. Upon completion of the works, a structural engineer must be able to certify that local failure must be in accordance with Clause D2.2 of BCA 2019^{Amdt 1} for the fire-isolated stairs.

NSW Specification Design Certification:

65. Materials, floor and wall linings/coverings, surface finishes and air-handling ductwork used in the works must comply with the fire hazard properties in accordance with Clause C1.10, NSW Clause C1.10, Specification C1.10 and NSW Specification C1.10 of BCA 2019^{Amdt 1}.
66. Doorways and other openings in internal walls required to have an FRL must be protected in accordance with Clause C3.11, and NSW Clause C3.11 of BCA 2019^{Amdt 1}.
67. The number of exits provided to the building must be in accordance with Clause D1.2 and NSW Clause D1.2 of BCA 2019^{Amdt 1}.
68. The discharge points of exits must be in accordance with Clause D1.10, and NSW Clause D1.10 of BCA 2019^{Amdt 1}.
69. The dimensions of exits and paths of travel to exits must be provided in accordance with Clause D1.6, and NSW Clause D1.6 of BCA 2019^{Amdt 1}.
70. Landings and door thresholds throughout the development must be provided in accordance with Clause D2.14 and D2.15, and NSW Clause D2.15 of BCA 2019^{Amdt 1}. Landings to have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 where the edge leads to a flight below.
71. The handrails and balustrades to all stairs and throughout the building must be in accordance with Clause D2.16, NSW Clause D2.16 and D2.17 of BCA 2019^{Amdt 1}.
72. The doorways and doors must be in accordance with Clause D2.19, NSW Clause D2.19 and D2.20 of BCA 2019^{Amdt 1}.
73. The door latching mechanisms to the proposed required exit doors must be in accordance with Clause D2.21 and NSW Clause D2.21 of BCA 2019^{Amdt 1}.
74. Access for maintenance to all services and their components must be provided in accordance with Clause NSW J8.2 of BCA 2019.

75. A smoke detection and alarm system must be installed throughout the building in accordance with Table E2.2a, NSW Table E2.2a and Specification E2.2a of BCA 2019.
76. Exit signage must be installed in accordance with Clause E4.5, NSW Clause E4.6, E4.7, and E4.8 of BCA 2019 and AS2293.1.

PART 6 STATEMENT OF COMPLIANCE

The architectural design documentation as referred to in this report has been assessed against the applicable provisions of the Building Code of Australia, (BCA) and it is considered that such documentation **complies or is capable of complying** (as outlined in Annexure B) with that Code.

Although demonstrating compliance with the BCA at the DA assessment stage is not a principal consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979, Council has an obligation to consider whether the proposal, as lodged, is capable of complying with the BCA - without further modifications to those plans for which approval is sought.

In this instance we are confident that any modifications and advancement in the level of detailing required to the proposal in order to satisfy the requirements of the BCA (in force at the time the Construction Certificate application is lodged) will **not** necessitate any significant design changes that in turn would necessitate the submission of an application under Section 4.55 of the Environmental Planning and Assessment Act 1979.

Furthermore, we draw Council's attention to the requirements of clause 145 of the Environmental Planning & Assessment Regulation 2000 and suggest that detailed & specific BCA compliance matters shall be addressed to the satisfaction of the appointed Certifying Authority prior to the issue of the Construction Certificate. It is considered that this BCA review and the additional preparation of the required Construction Certificate documentation will be sufficient to ensure that the proposed design will achieve the necessary compliance with the BCA.

ANNEXURE A

DESIGN DOCUMENTATION

This report has been based on the following design documentation as received on 30 April 2021

Plan Title	Drawing No	Revision	Date
Site, Roof & Site Analysis Plan	DA 100	B	06/05/2021
Ground Floor Plan	DA 200	D	12/05/2021
Ground Mezzanine Floor Plan	DA 201	B	06/05/2021
Level 1 Floor Plan	DA 300	B	06/05/2021
Level 1 Mezzanine Floor Plan	DA 301	B	06/05/2021
Elevations	DA 500	B	06/05/2021
Elevations	DA 501	B	06/05/2021
Sections	DA 600	B	06/05/2021

ANNEXURE B

DETAILED ASSESSMENT OF THE DEEMED-TO-SATISFY PROVISIONS OF BCA 2019^{Amdt 1}

BUILDING ASSESSMENT

Outlined below is a detailed assessment of the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) including the State variations where applicable.

All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause.

The abbreviations outlined below have been used in the following tables.

N/A	-	Not Applicable. The Deemed-to-Satisfy clause does not apply to the subject building.
Complies	-	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA	-	<p>'COMPLIANCE READILY ACHIEVABLE'. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.</p> <p>This information may be included in other documentation, which was not forwarded to this office for assessment, such as door schedules, electrical, mechanical and hydraulic design documentation or architectural specifications.</p>
FI	-	Further Information is necessary to determine the compliance potential of the building design.
PS	-	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	-	Does Not Comply
Noted	-	BCA Clause simply provides a statement not requiring specific design comment or confirmation

DEEMED-TO-SATISFY CLAUSE ASSESSMENT SUMMARY

Clause	Comment	Status
SECTION B: STRUCTURE		
PART B1 – STRUCTURAL PROVISIONS		
B1.0: Deemed-to-Satisfy Provisions	Noted	-
B1.1: Resistance to Actions	For Information Only – Structural Engineer to certify at CC stage.	CRA
B1.2: Determination of Individual Actions	No details of loads imposed upon the building – Structural Engineer to certify at CC stage.	CRA
B1.4: Determination of Structural Resistance of Materials and Forms of Construction	No details of materials and forms of construction – Structural Engineer, Architect and Manufacturers to certify at CC stage.	CRA
B1.5 Structural Software	Structural software used in computer-aided design of a building or structure within the geometrical limits of (b) of this Clause must comply with the ABCB Protocol for Structural Software. Structural Engineer to certify.	CRA
B1.6 Construction of Buildings in Flood Hazard Areas	A Class 2 or 3 building, Class 9a health care building, Class 9c aged-care building or Class 4 part of a building must comply the ABCB Standard for Construction of Buildings in Flood Hazard Areas.	N/A
SECTION C: FIRE RESISTANCE		
PART C1 – FIRE RESISTANCE AND STABILITY		
C1.0: Deemed-to-Satisfy Provisions	Noted	-
C1.1: Type of Construction Required	The building is to be of Type B Construction.	CRA
C1.2: Calculation of Rise in Storeys	The proposed building has a rise in storeys of Three (3) .	Noted
C1.3: Buildings of Multiple Classification	The building is to be of Type B Construction.	CRA
C1.4: Mixed Types of Construction	The building is to be of Type B Construction.	CRA
C1.5: Two Storey Class 2, 3 or 9c Buildings	Not applicable	N/A
C1.6: Class 4 Parts of Buildings	Not applicable	N/A
C1.7: Open Spectator Stands and Indoor Sports Stadiums	Not applicable	N/A
C1.8: Lightweight Construction	Lightweight construction may be used to achieve required fire resistance levels. Should lightweight construction be proposed it is to comply with Specification C1.8.	CRA
C1.9: Non-combustible building elements	<p>a) <u>In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible:</u></p> <ul style="list-style-type: none"> i. External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. ii. The flooring and floor framing of lift pits. iii. Non-loadbearing internal walls where they are required to be fire-resisting. <p>b) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in—</p> <ul style="list-style-type: none"> i. a building required to be of Type A construction; and ii. a building required to be of Type B construction, subject to C2.10, in <ul style="list-style-type: none"> A. a class 2, 3 or 9 building; and B. a class 5, 6, 7 or 8 building if the shaft connects more than 2 storeys. <p>c) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification C1.1.</p> <p>d) The requirements of (a) and (b) do not apply to gaskets, caulking, sealants and damp-proof courses.</p> <p>e) The following materials may be used wherever a non-combustible material is required:</p> <ul style="list-style-type: none"> i. Plasterboard. ii. Perforated gypsum lath with a normal paper finish. iii. Fibrous-plaster sheet. iv. Fibre-reinforced cement sheeting. 	FI (CC Stage)

SECTION C: FIRE RESISTANCE		
	<p>v. Pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thickness and where the Spread-of-Flame Index of the product is not greater than 0.</p> <p>vi. Bonded laminated materials where—</p> <p>A. each lamina, including any core, is non-combustible; and</p> <p>B. each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and</p> <p>C. the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.</p> <p>Details confirming compliance are to be submitted to the satisfaction of the PCA at Construction Certificate Stage.</p>	
C1.10: Fire Hazard Properties	No details have been submitted of the fire hazard properties of the materials and assemblies in the proposed building. Fire hazard indices to comply with Specification C1.10.	CRA
C1.11: Performance of External Walls in Fire	Where tilt-up or precast concrete panels are proposed in the structural design, structural engineers' certification prior to the issue of the Construction Certificate will be required to ensure compliance with BCA Clause C1.11 & Specification C1.11.	CRA
C1.13 Fire-protected timber: Concession	Assumed N/A unless advised otherwise	N/A
C1.14 Ancillary elements	<p>An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:</p> <p>a) An ancillary element that is non-combustible.</p> <p>b) A gutter, downpipe or other plumbing fixture or fitting.</p> <p>c) A flashing.</p> <p>d) A grate or grille not more than 2 m² in area associated with a building service.</p> <p>e) An electrical switch, socket-outlet, cover plate or the like.</p> <p>f) A light fitting.</p> <p>g) A required sign.</p> <p>h) A sign other than one provided under (a) or (g) that—</p> <p>i. achieves a group number of 1 or 2; and</p> <p>ii. does not extend beyond one storey; and</p> <p>iii. does not extend beyond one fire compartment; and</p> <p>iv. is separated vertically from other signs permitted under (h) by at least 2 storeys.</p> <p>i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that—</p> <p>i. meets the requirements of Table 4 of Specification C1.10 as for an internal element; and</p> <p>ii. serves a storey—</p> <p style="padding-left: 40px;">A. at ground level; or</p> <p style="padding-left: 40px;">B. immediately above a storey at ground level; and</p> <p>iii. does not serve an exit, where it would render the exit unusable in a fire.</p> <p>j) A part of a security, intercom or announcement system.</p> <p>k) Wiring.</p> <p>l) A paint, lacquer or a similar finish.</p> <p>m) A gasket, caulking, sealant or adhesive directly associated with (a) to (k).</p> <p>Details confirming compliance are to be submitted to the satisfaction of the PCA at Construction Certificate Stage.</p>	<p>FI (CC Stage)</p>
PART C2 - COMPARTMENTATION AND SEPARATION		
C2.0: Deemed-to-Satisfy Provisions	Noted	-
C2.1: Application of Part	Noted	-
C2.2: General Floor Area and Volume Limitations	The Class 7b, 8 & 5 parts of the proposal does not exceed the area and volume limitations of C2.2	CRA
C2.3: Large Isolated Buildings	Not Applicable	N/A
C2.4: Requirements for Open Spaces and Vehicular Access	Not Applicable	N/A
C2.5: Class 9a and 9c Buildings	Not applicable	N/A


SECTION C: FIRE RESISTANCE		
C2.6: Vertical Separation of Openings in External Walls	Not applicable on the basis that there that the development is TYPE B Construction.	N/A
C2.7: Separation by Fire Walls	The proposal does not appear to accommodate any fire walls.	N/A
C2.8: Separation of Classifications in the Same Storey	<p>Where applicable, fire-rated walls are to comply with this clause.</p> <p>If a building has parts of different classifications located alongside one another in the same storey -</p> <ul style="list-style-type: none"> a) each building element in that storey must have the higher FRL prescribed in Specification C1.1 for that element for the classifications concerned; or b) the parts must be separated in that storey by a fire wall having— <ul style="list-style-type: none"> i. the higher FRL prescribed in Table 3 or 4; or ii. the FRL prescribed in Table 5, of Specification C1.1 as applicable, for that element for the Type of construction and the classifications concerned; or <p>where one part is a carpark complying with Table 3.9, 4.2 or 5.2 of Specification C1.1, the parts may be separated by a fire wall complying with the appropriate Table.</p> <p>Fire compartments are to be fire separated as acknowledged in Part 2.7 and Part 4 of this report. Rationalising fire compartments can be considered further to the satisfaction of the PCA at the Construction Certificate Stage.</p>	FI CC Stage
C2.9: Separation of Classifications in Different Storeys	<p>The floors between parts of different classifications must have an FRL of not less than that prescribed in Specification C1.1 for the classification of the lower storey. Please refer to part 4 of this report for details on FRL's.</p> <p>Fire compartments are to be fire separated as acknowledged in Part 2.7 and Part 4 of this report. Rationalising fire compartments can be considered further to the satisfaction of the PCA at the Construction Certificate Stage.</p>	FI CC Stage
C2.10: Separation of Lift Shafts	Not applicable	N/A
C2.11: Stairways and Lifts in One Shaft	Not applicable	N/A
C2.12: Separation of Equipment	<p>Equipment including lift motor rooms, emergency generators sustaining emergency equipment operating in emergency mode, central smoke control plant, boilers or battery areas with a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours are required to be fire separated from the remainder of the building in accordance with this clause.</p> <p>Separating construction must not be less than FRL 120/120/120 and have any doorway protected with a self-closing fire door having an FRL of not less than -/120/30.</p> <p>Details to be finalised at the Construction Certificate stage.</p>	CRA
C2.13: Electricity Supply System	<p>Any electricity substation and main switchboard located within the building which sustains emergency equipment operating in the emergency mode must—</p> <ul style="list-style-type: none"> (i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (ii) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than -/120/30. 	CRA
C2.14: Public Corridors in Class 2 and 3 Buildings	Not applicable	N/A
PART C3 – PROTECTION OF OPENINGS		
C3.0: Deemed-to-Satisfy Provisions	Noted	-
C3.1: Application of Part	Noted	-

SECTION C: FIRE RESISTANCE		
C3.2: Protection of Openings in External Walls	<p>Protection of Openings in External Walls</p> <p>There does not appear to be openings within 3m of a fire source feature.</p> <p><i>Note: It is the authors opinion that the proposal is considered as 'One Building' for the purposes of this assessment. Rationalising fire compartments or fire source features can be considered further by the PCA at the Construction Certificate Stage.</i></p>	Noted
C3.3: Separation of External Walls and Associated Openings in Different Fire Compartments	<p>It is the authors opinion that the proposal is 'One Building' for the purposes of this assessment. Rationalising fire compartments or fire source features can be considered further by the PCA at the Construction Certificate Stage.</p>	Noted
C3.4: Acceptable Methods of Protection	<p>Where applicable to any relevant opening, compliance with this clause is required in conjunction with clause C3.2 of the BCA.</p> <p>Typical compliance methods for openings:</p> <ul style="list-style-type: none"> • Doorways— (A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (B) –/60/30 fire doors that are self-closing or automatic closing. • Windows— (A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (B) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (C) –/60/– automatic closing fire shutters. <p>Subject to clause C3.2 above.</p>	N/A
C3.5: Doorways in Fire Walls	There does not appear to be any doorways in fire walls.	N/A
C3.6: Sliding Fire Doors	There does not appear to be any sliding fire doors proposed.	N/A
C3.7: Protection of Doorways in Horizontal Exits	Not applicable	N/A
C3.8: Openings in Fire-isolated Exits	The proposal does not appear to contain any fire isolated exits	N/A
C3.9: Service Penetrations in Fire-isolated Exits	The proposal does not appear to contain any fire isolated exits	N/A
C3.10: Openings in Fire-isolated Lift Shafts	Not applicable	N/A
C3.11: Bounding Construction: Class 2, 3 and 4 Buildings	Not applicable	N/A
C3.12: Openings in Floors and Ceilings for Services	Noted	Noted
C3.13: Openings in Shafts	Not applicable	N/A
C3.15: Openings for Service Installations	Installations through fire rated walls, floors and other elements are to be protected via a method having an FRL relative to the wall they are penetrating.	CRA
C3.16: Construction Joints	Joints are to have the required FRL with respect to integrity and insulation relative to the building element they are joining.	CRA
C3.17: Columns Protected with Lightweight Construction to Achieve an FRL	It is considered that all columns will be of concrete construction and therefore will have sufficient fire resistance without the need for light weight construction to provide a FRL.	Noted
SPECIFICATION C1.1 – FIRE-RESISTING CONSTRUCTION		
2.0: General Requirements	Noted	-
2.1: Exposure to Fire-Source Features	<p>Where openings are identified that are likely to be exposed to fire-source-features.</p> <p>Please confirm each in turn, mindful that there is no 'exposure' by another part of the building if there is an obstruction that —</p> <p>(i) has an FRL of not less than 30/–/–; and</p> <p>(ii) is neither transparent nor translucent.</p>	Noted

SECTION C: FIRE RESISTANCE		
2.2: Fire Protection for a Support of Another Part	<p>Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must have an FRL not less than that required by other provisions of this Specification; and if located within the same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required for the supporting part itself and for the part it supports.</p> <p>BCG Comment: Fire compartments are assumed in Part 2 of this report. If columns depend on beams for lateral support, the beams/floor will require to achieve FRL's requirements as noted in Part 4 of this Report.</p> <p>Rationalising of FRL's can be considered further to the satisfaction of the PCA at the Construction Certificate Stage.</p>	FI CC Stage
2.3: Lintels	Any new lintels must have the FRL required for the part of the building in which it is situated, unless it does not contribute to the support of a fire door, fire window or fire shutter, and it spans an opening in masonry which is not more than 150 mm thick and is not more than 3m wide if the masonry is non- loadbearing; or not more than 1.8m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall or is located in a non-loadbearing part of the Class 2 portion of the building.	Noted
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.	CRA
2.5: General Concessions	Concessions noted.	Noted
2.6: Mezzanine Floors: Concession	It is acknowledged that Level 1 has been labelled as a 'Mezzanine' However for the purposes of this assessment the offices are not considered to be a true 'Mezzanine'.	Noted
2.7: Enclosure of Shafts	Fire rated shafts are required to be enclosed, at the top and bottom, with construction having an FRL required for the walls of a non-load-bearing shaft in the same building, unless the shaft extends beyond the roof covering, with the exception of fire isolated stair and lift shafts that are to have lids with a FRL regardless.	CRA
2.8: Carparks in Class 2 and 3 Buildings	Not applicable	N/A
2.9: Residential Care Building: Concession	Not applicable	N/A
3.0: Type B Fire-resisting Construction	Noted	-
4.1: Fire-resistance of Building Elements	The FRL's of all elements are to be in accordance with the FRL's detailed in the Table contained within Part 4.0 of this report	CRA
4.2: Carparks	Not applicable	N/A
4.3: Class 2 and 3 Buildings Concession	Not applicable	N/A
SPECIFICATION C1.8 - STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION		
1. Scope	Noted	-
SPECIFICATION C1.10 - FIRE HAZARD PROPERTIES		
1. Scope	Noted	-
2. Application	For Information Only	Noted
3. Floor linings and floor coverings	No details of Fire Hazard Indices of floor lining and floor covering materials have been submitted.	CRA
4. Wall and ceiling linings	No details of Fire Hazard Indices of wall and ceiling lining materials have been submitted.	CRA
5. Air-handling Ductwork	No details of Fire Hazard Indices of ductwork have been submitted.	CRA
6. Lift Cars	No details of Fire Hazard Indices of Lift Car linings have been submitted.	CRA
7. Other materials	No details of Fire Hazard Indices of all materials have been submitted.	CRA
SPECIFICATION C1.13 - CAVITY BARRIERS FOR FIRE-PROTECTED TIMBER		

SECTION C: FIRE RESISTANCE		
1. Scope	Noted	-
2. Requirements	Not Applicable.	N/A
SPECIFICATION C3.4 – FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS		
1. Scope	Noted	-
2. Fire Doors	Fire doors to comply with this clause and AS1905.1.	CRA
3. Smoke Doors	Smoke doors to comply with this clause as applicable.	CRA
4. Fire Shutters	Where required, to comply with this clause.	CRA
5. Fire Windows	Where required, to comply with this clause.	CRA
SPECIFICATION C3.15 – PENETRATION OF WALLS, FLOORS AND CEILINGS BY SERVICES		
1. Scope	Noted	-
2. Application	Penetrations to be in accordance with this clause.	CRA
3. Metal Pipe Systems	Penetrations to be in accordance with this clause.	CRA
4. Pipes Penetrating Sanitary Compartments	Penetrations to be in accordance with this clause.	CRA
5. Wires and Cables	Penetrations to be in accordance with this clause.	CRA
6. Electrical Switches and Outlets	Penetrations to be in accordance with this clause.	CRA
7. Fire-stopping	Penetrations to be in accordance with this clause.	CRA

SECTION D: ACCESS AND EGRESS		
PART D1 – PROVISION FOR ESCAPE		
D1.0: Deemed-to-Satisfy Provisions	Noted	-
D1.1: Application of Part	Noted	-
D1.2: Number of Exits Required	The number of exits proposed appear to comply with the provisions of this clause.	CRA
D1.3: When Fire-Isolated Stairways and Ramps are Required	Not applicable	N/A
D1.4: Exit Travel Distances	<p>Class 5, 6, 7, 8 or 9 buildings</p> <p>(i) no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m; and</p> <p>(ii) 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 30 m</p> <p>BCG Comment: Exit travel distances appear to comply.</p>	CRA
D1.5: Distance Between Alternative Exits	<p>Exits that are required as alternative means of egress must be—</p> <p>a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and</p> <p>b) not less than 9m apart; and</p> <p>c) not more than - in a Class 2 or 3 building — 45m apart; or in all other cases — 60m apart; and</p> <p>d) located so that alternative paths of travel do not converge such that they become <u>less than 6m apart</u>.</p>	<p>PS Refer to part 5 of this Report</p>

SECTION D: ACCESS AND EGRESS		
	<p>BCG Comment: Alternative means of egress is in excess of permitted maximum allowable distance being approx. 72m in lieu of 60m.</p>  <p>Should a deemed-to-satisfy solution not be proposed, a Fire-Engineered Performance Solution is to be prepared by a C10 Accredited Fire Engineer at the Construction Certificate stage in order to justify the non-compliance and is to address the relevant Performance Requirements of the BCA accordingly.</p>	
<p>D1.6: Dimensions of Exits and Paths of Travel to Exits</p>	<p>In a required exit or path of travel, the unobstructed height throughout must be not less than 2m, except the unobstructed height of any doorway must be reduced to not less than 1980mm. The unobstructed width of each exit or path of travel to an exit except a doorway must not be less than 1m.</p> <p>The unobstructed width must be measured clear of all obstructions such as handrails, projecting parts of balustrades or other barriers and the like.</p>	<p>CRA</p>
<p>D1.7: Travel via Fire-Isolated Exits</p>	<p>Not applicable</p>	<p>N/A</p>
<p>D1.8: External Stairways or Ramps In lieu of Fire-Isolated Exits</p>	<p>Not applicable</p>	<p>N/A</p>
<p>D1.9: Travel by Non-Fire-Isolated Stairways or Ramps</p>	<p>(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.</p> <p>(b) 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 80 m.</p> <p>(c) 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 than—</p> <ol style="list-style-type: none"> i. 20 m 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 ii. 40 m 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>BCG Comment Compliance appears to be achieved with respect to the above clause.</p>	<p>CRA</p>
<p>D1.10: Discharge from Exits</p>	<p>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>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</p>	<p>FI CC Stage</p>

SECTION D: ACCESS AND EGRESS		
	<p>to the road must be by 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 Deemed-to-Satisfy Provisions of Part D3 or a stairway complying with the Deemed-to-Satisfy Provisions of the BCA.</p> <p>BCG Comment The discharge exit point of each warehouse tenancy should incorporate a bollard to prevent vehicles inadvertently blocking the exit.</p> <p>Additional details to be submitted at the Construction Certificate Stage.</p>	
D1.11: Horizontal Exits	Not applicable	N/A
D1.12: Non-Required Stairways, Ramps or Escalators	Not applicable	N/A
D1.13: Number of Persons Accommodated	Noted	Noted
D1.14: Measurement of Distances	Information only.	Noted
D1.15: Method of Measurement	Information only.	Noted
D1.16: Plant Rooms, Lift Motor Rooms and electricity network substations: Concession	An AS1657 ladder may be used to serve such rooms in lieu of a stairway to form part of a path of travel discharging into a storey.	CRA
D1.17: Access to Lift Pits	Access to the lift pit is assumed to be through the bottom landing doors as the pit is assumed to be less than 3m deep.	CRA
PART D2 – CONSTRUCTION OF EXITS		
D2.0: Deemed-to-Satisfy Provisions	Noted	-
D2.1: Application of Part	Noted	-
D2.2: Fire-Isolated Stairways and Ramps	Not applicable	N/A
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> <p>(b) steel in no part less than 6 mm thick; or</p> <p>(c) timber that—</p> <p style="margin-left: 20px;">i. has a finished thickness of not less than 44 mm; and</p> <p style="margin-left: 20px;">ii. has an average density of not less than 800 kg/m³ at a moisture content of 12%; and</p> <p style="margin-left: 20px;">iii. has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.</p>	CRA
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	<p>(a) Access to service shafts and services, other than to fire-fighting or detection equipment as permitted in the Deemed-to-Satisfy Provisions of Section E, must not be provided from a fire-isolated stairway.</p> <p>(d) Services or equipment comprising—</p> <p style="margin-left: 20px;">(i) electricity meters, distribution boards or ducts; or</p> <p style="margin-left: 20px;">(ii) central telecommunications distribution boards or equipment; or</p> <p style="margin-left: 20px;">(iii) electrical motors or other motors serving equipment in the building,</p> <p>may be installed in—</p>	CRA

SECTION D: ACCESS AND EGRESS		
	(iv) a required exit, except for fire-isolated exits specified in (a); or (v) in any corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.	
D2.8: Enclosure of Space Under Stairs and Ramps	Non-fire-isolated stairways and ramps — The space below a required non fire-isolated must not be enclosed to form a cupboard or other enclosed space unless— i. the enclosing walls and ceilings have an FRL of not less than 60/60/60; and ii. any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.	CRA
D2.9: Width of Stairways and Ramps	Not applicable	N/A
D2.10: Pedestrian Ramps	Not Applicable	N/A
D2.11: Fire-Isolated Passageways	Not applicable	N/A
D2.12: Roof as Open Space	Not applicable.	N/A
D2.13: Goings and Risers	Stair geometry to all stairs throughout the development is to comply with Table D2.13. Stair treads are to have a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 or a nosing strip with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586.	CRA
D2.14: Landings	Landings to have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586 where the edge leads to a flight below.	CRA
D2.15: Thresholds	Threshold ramps and step ramps in a building are required to be accessible in accordance with Part D3.	CRA
D2.16: Barriers to prevent falls	Balustrades are required to be 1m above the floor of any balcony, path or the like; also, barriers to windows where a change in level of 4m occurs are to be provided. Details of the dimensions of the balustrading to the stairways, balconies and windows have not been supplied at this stage.	CRA
D2.17: Handrails	Compliance with this clause is required as applicable. A required exit (fire isolated or non-fire isolated) serving an area required to be accessible must be fitted with handrails in accordance with Clause 12 of AS1428.1-2009. Your attention is drawn to all stairways. Furthermore, your attention is also drawn to the need to achieve compliance with subsections (d) and (e) of clause 12 of AS1428.1-2009, see below example:	CRA

SECTION D: ACCESS AND EGRESS		
	<p>(a) Plan</p>	
D2.18: Fixed Platforms, Walkways Stairways and Ladders	<p>A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail, balustrade or other barrier attached thereto may comply with AS 1657 in lieu of D2.13, D2.14, D2.16 and D2.17 if it only serves:</p> <ul style="list-style-type: none"> (a) machinery rooms, boiler houses, lift-machine rooms, plant-rooms, and the like; or (b) non-habitable rooms, such as attics, storerooms and the like that are not used on a frequent or daily basis in the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building. 	CRA
D2.19: Doorways and Doors	<p>A doorway serving as a required exit or forming part of a required exit must not be fitted with a sliding door unless it leads directly to a road or open space; and the door is able to be opened manually under a force of not more than 110 N. If fitted with a door which is power-operated, it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.</p> <p>A power-operated door in a path of travel to a required exit must be able to be opened manually under a force of not more than 110N if there is a malfunction or failure of the power source.</p> <p>A doorway serving as a required exit or forming part of a required exit,—</p> <ul style="list-style-type: none"> i. must not be fitted with a revolving door; and ii. must not be fitted with a roller shutter or tilt-up door unless— <ul style="list-style-type: none"> A. it serves a Class 6, 7 or 8 building or part with a floor area not more than 200m²; and B. the doorway is the only required exit from the building or part; and C. it is held in the open position while the building or part is lawfully occupied. 	CRA
D2.20: Swinging Doors	<p>A swinging door in a required exit or forming part of a required exit must not encroach on any part of its swing more than 500mm on the required width of the exit and must swing in the direction of egress.</p>	CRA
D2.21: Operation of Latch	<p>Lever action door handles are to have an end return to prevent a person who cannot grip the handle from slipping off during operation. All clearances to be maintained between 35-45mm measured from the door face to the centre grip section of the handle.</p> <p>Details of latch handles have not been supplied at this stage.</p>	CRA
D2.22: Re-entry from Fire-Isolated Exits	Not Applicable	N/A
D2.23: Signs on Doors	Required signage is to be located on all fire and smoke doors stating "Fire Safety Door, Do Not Obstruct, Do Not Keep Open"	CRA

SECTION D: ACCESS AND EGRESS		
	and the discharge door from the fire isolated stairways are to state "Fire Safety Door – Do Not Obstruct" in capital letters not less than 20mm in height.	
D2.24: Protection of Openable Windows	Not applicable	N/A
D2.25 Timber stairways: Concession	Not applicable	N/A
NSW D2.101: Doors in Path of Travel in a Place of Public Entertainment	Not applicable	N/A

PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY
<i>See separate Accessibility Report prepared by Building Control Group No assessment of access for people with a disability has been carried out as part of this report.</i>

SECTION E: SERVICES AND EQUIPMENT		
PART E1 – FIRE FIGHTING EQUIPMENT		
E1.0: Deemed-to-Satisfy Provisions	Noted	-
E1.3: Fire Hydrants	<p>The building is required to be provided a fire hydrant system complying with AS2419.1-2005.</p> <p>The location of the fire hydrant booster assembly has not been nominated on the plans. Notwithstanding, please be mindful of the following requirements of with clause 7.3 of AS2419.1-2005 when and if an area is elected:</p> <p>Please be mindful of the following provisions from AS2419.1-2005:</p> <ul style="list-style-type: none"> i) If it is likely to be positioned within or affixed to the external wall of the building, it must be: <ul style="list-style-type: none"> operable by fire brigade pumping appliances located within 8m ii) within sight of the main entrance of the building; and iv) separated from the building by a construction with a fire resistance rating of not less than FRL 90/90/90 for a distance of not less than 2m each side of and 3m above the upper hose connections in the booster assembly (BCA Clause E1.3 b) (B) Fire Rating Concession is noted) v) Be at least 10m away from any substation <p>Additional details are to be submitted at the Construction Certificate Stage to the satisfaction of the PCA.</p>	FI (CC stage)
E1.4: Fire Hose Reels	<p>The building is to be provided with a fire hose reel system complying with the 2019 Amdt 1 version of the BCA and AS2441-2005.</p> <p>Additional details are to be submitted at the Construction Certificate Stage to the satisfaction of the PCA.</p>	FI (CC stage)
E1.5: Sprinklers	Not Applicable	N/A
E1.6: Portable Fire Extinguishers	<p>The building is to be provided with extinguishers in accordance with this clause and AS2444.</p> <p>Portable fire extinguishers must be—</p> <ul style="list-style-type: none"> i. provided as listed in Table E1.6; and ii. for a Class 2 or 3 building or Class 4 part of a building, provided— <ul style="list-style-type: none"> (A) to serve the whole Class 2 or 3 building or Class 4 part of a building where one or more internal fire hydrants are installed; or (B) where internal fire hydrants are not installed, to serve any fire compartment with a floor area 	CRA (CC stage)

SECTION E: SERVICES AND EQUIPMENT		
	greater than 500m ² , and for the purposes of this clause, a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building is considered to be a fire compartment; and	
	iii. Subject to below, selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444.	
E1.8: Fire Control Centres	Not Applicable	N/A
E1.9: Fire Precautions During Construction	Information only. Whilst the building is under construction there is to be not less than one fire extinguisher provided at all times to each storey. Once the building has reached an effective height of over 12m the hydrants and hose reels and booster connections must be operational to all levels except the 2 uppermost storeys under construction.	Noted
PART E2 – SMOKE HAZARD MANAGEMENT		
E2.0: Deemed-to-Satisfy Provisions	Noted	-
E2.1: Application of Part	Noted	-
E2.2: General Requirements (including Tables E2.2a and E2.2b)	<p>In a—</p> <p>(a) Class 5 or 9b school building or part of a building having a rise in storeys of more than 3; or</p> <p>(b) Class 6, 7b, 8 or 9b building (other than a school) or part of a building having a rise in storeys of more than 2; or</p> <p>(c) building having a rise in storeys of more than 2 and containing—</p> <p style="margin-left: 20px;">i. a Class 5 or 9b school part; and</p> <p style="margin-left: 20px;">ii. a Class 6, 7b, 8 or 9b (other than a school) part, the building must be provided with—</p> <p>(d) in each required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or</p> <p>(e) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building has more than one fire compartment; or</p> <p>(f) an automatic smoke detection and alarm system complying with Specification E2.2a; or</p> <p>(g) a sprinkler system (other than a FPA101D or FPA101H system) complying with Specification E1.5.</p> <p>BCG Comment For the purposes for this assessment it is assumed that this proposal will be provided with a smoke detection and alarm system complying with Specification E2.2a as outlined above.</p>	CRA
E2.3: Provisions for Special Hazards	Not Applicable	N/A
PART E3 – LIFT INSTALLATIONS		
E3.0: Deemed-to-Satisfy Provisions	Noted	-
E3.1: Lift Installations	Not Applicable	N/A
E3.2: Stretcher Facility in Lifts	Not Applicable	N/A
E3.3: Warning Against Use of Lifts in Fire	Not Applicable	N/A
E3.4: Emergency Lifts	Not Applicable	N/A
E3.5: Landings	Not Applicable	N/A
E3.6: Passenger Lifts	Not Applicable	N/A
E3.7: Fire Service Controls	Not Applicable	N/A
E3.8: Residential Care Buildings	Not applicable	N/A

SECTION E: SERVICES AND EQUIPMENT		
E3.9: Fire Service Recall Operation Switch	Not Applicable	N/A
E3.10: Lift Car Service Drive Control Switch	Not Applicable	N/A
SPECIFICATION E3.1 – LIFT INSTALLATIONS		
1. Scope	Noted	-
2. Lift Cars Exposed	Not Applicable	N/A
3. Lift Car Emergency Lighting	Not Applicable	N/A
4. Cooling of Lift Shaft	Not Applicable	N/A
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: Deemed-to-Satisfy Provisions	Noted	-
E4.2: Emergency Lighting Requirements	Emergency lighting is to be installed in the fire-isolated exit, each floor level, non-isolated stairway, common corridor and the like throughout the building.	CRA
E4.3: Measurement of Distance	Information Only	
E4.4: Design and Operation of Emergency Lighting	To comply with AS 2293.1-2018.	CRA
E4.5: Exit Signs	Exits signs are to be provided above or adjacent to a door providing egress as well as directional signage throughout the entire development where necessary.	CRA
E4.6: Direction Signs	Where an exit is not readily apparent a directional sign is to be installed indicating the direction of egress being primarily within the carpark areas.	CRA
E4.7: Class 2 and 3 Buildings and Class 4 Parts: Exemptions	For Information Only	Noted
E4.8: Design and Operation of Exit Signs	To comply with AS/NZS 2293.1-2018 and/or Specification E4.8.	CRA
E4.9: Sound Systems and Intercom Systems for Emergency Purposes	Noted	-
SPECIFICATION E4.8 – Photoluminescent Exit Signs		
1. Scope	Noted	-
2. Application	If used, photoluminescent exit signs are to comply with this clause.	CRA
3. Illumination	If used, photoluminescent exit signs are to comply with this clause.	CRA
4. Pictorial Elements	If used, photoluminescent exit signs are to comply with this clause.	CRA
5. Viewing Distance	If used, photoluminescent exit signs are to comply with this clause.	CRA
6. Smoke Control Systems	If used, photoluminescent exit signs are to comply with this clause.	CRA
SECTION F: HEALTH AND AMENITY		
PART F1 – DAMP AND WEATHERPROOFING		
F1.0: Deemed-to-Satisfy Provisions	Noted	-
F1.1: Stormwater Drainage	Stormwater drainage to comply with AS 3500.3-2018	CRA
F1.4: External Above Ground Membranes	Waterproofing membranes for external above ground use to comply with AS 4654 Parts 1 and 2.	CRA
F1.5: Roof Coverings	Roof coverings to comply with this clause.	CRA
F1.6: Sarking	The sarking is to comply with AS 4200.	CRA
F1.7: Water Proofing of Wet Areas in Buildings	Waterproofing to wet areas to comply with AS 3740.	CRA
F1.9: Damp-proofing	Not applicable	N/A
F1.10: Damp-proofing of Floors on the Ground	Not applicable	N/A

SECTION F: HEALTH AND AMENITY		
F1.11: Provision of Floor Wastes	In Class 2 or 3 buildings or Class 4 part of a building, a bathroom or laundry is to have a floor waste where the floor is graded to the floor waste to permit the drainage of water.	CRA
F1.12: Sub-floor Ventilation	Not applicable	N/A
F1.13: Glazed Assemblies	Glazed assemblies are to comply with AS 2047 and AS 1288.	CRA
PART F2 – SANITARY AND OTHER FACILITIES		
F2.0: Deemed-to-Satisfy Provisions	Noted	-
F2.1: Facilities in Residential Buildings (including Table F2.1)	Not applicable	N/A
F2.2: Calculation of Number of Occupants and Facilities	In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex.	Noted
F2.3: Facilities in Class 3 to 9 Buildings (including Table F2.3)	Sanitary facilities must be provided in accordance with this clause and Table F2.3.	CRA
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<i>See separate Accessibility Report prepared by others</i>	Note
F2.5: Construction of Sanitary Compartments	Where the pans to the bathroom areas are within 1.2m of the doorway with the doorway swinging inwards. In these instances, the doors are to be removable from outside the bathroom. Sanitary compartments must have doors and partitions that separate adjacent compartments and extend— (i) from floor level to the ceiling in the case of a unisex facility; or (ii) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or (iii) 1.8 m above the floor in all other cases.	CRA
F2.6: Interpretation: Urinals and Washbasins	Noted	
F2.8: Waste Management	Not applicable	N/A
F2.9: Accessible Adult Change Facilities	Not applicable	N/A
PART F3 – ROOM SIZES		
F3.0: Deemed-to-Satisfy Provisions	Noted	-
F3.1: Height of Rooms and Other Spaces	In the Class 5, 6, 7 building— (i) except as allowed in (ii) and (f) of this clause -2.4 m; and (ii) a corridor, passageway, or the like — 2.1 m; In any building— (i) a bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (ii) a commercial kitchen — 2.4 m; and (iv) above a stairway, ramp, landing or the like — 2m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like.	CRA
PART F4 – LIGHT AND VENTILATION		
F4.0: Deemed-to-Satisfy Provisions	Noted	Noted
F4.1: Provision of Natural Light	Noted	Noted
F4.2: Methods and Extent of Natural Lighting	Noted	Noted
F4.3: Natural Light Borrowed from Adjoining Room	Noted	Noted
F4.4: Artificial Lighting	Lighting to all areas is to comply with AS1680.0.	CRA
F4.5: Ventilation of Rooms	Natural or mechanical ventilation, complying with AS1668.1, will be provided.	CRA
F4.6: Natural Ventilation	Natural ventilation provided in accordance with clause F4.5(a) of the BCA must consist of permanent openings, windows, doors or other devices which can be opened with an aggregate opening or openable size not less than 5% of the floor area of the room required to be ventilated; and open to a suitably sized court, or space open to the sky; or an open verandah or an adjoining room in accordance with F4.7.	CRA

SECTION F: HEALTH AND AMENITY		
F4.7: Ventilation Borrowed from Adjoining Room	Natural ventilation to a room may come through a <u>window, opening, door or other device from an adjoining room (including an enclosed verandah)</u> if both rooms are within the same sole-occupancy unit and in a Class 2 building or part of a building, the window, opening, door or other device has a ventilating area of not less than 5% of the floor area of the room to be ventilated; and the adjoining room has a window, opening, door or other device with a ventilating area of not less than 5% of the combined floor areas of both rooms.	CRA
F4.8: Restriction on Position of Water Closets and Urinals	It is assumed that all bathrooms, ensuites and WC's will be mechanically exhausted. Please advise to the contrary.	CRA
F4.9: Airlocks	It is assumed that all bathrooms, ensuites and WC's will be mechanically exhausted. Please advise to the contrary.	CRA
F4.11: Carparks	Mechanical Ventilation complying with AS 1668.2-2012 or Natural Ventilation complying with AS 1668.4-2012 is to be provided to the carpark.	N/A
F4.12: Kitchen Local Exhaust Ventilation	Not applicable	N/A
PART F5 – SOUND TRANSMISSION AND INSULATION		
F5.0: Deemed-to-Satisfy Provisions	Noted	-
F5.1: Application of Part	Noted	-
F5.2: Determination of Airborne Sound Insulation Ratings	For Information Only	Noted
F5.3: Determination of Impact Sound Insulation Ratings	For Information Only	Noted
F5.4: Sound Insulation Rating of Floors	Not Applicable	N/A
F5.5: Sound Insulation Rating of Walls	Not Applicable	N/A
F5.6: Sound Insulation Rating of Services	Not Applicable	N/A
F5.7: Sound Isolation of Pumps	For information only.	-
SPECIFICATION F5.2 – SOUND INSULATION FOR BUILDING ELEMENTS		
1. Scope	Noted	-
2. Construction Deemed-to-Satisfy	Information only.	Noted
SPECIFICATION F5.5 – IMPACT SOUND – TEST OF EQUIVALENCE		
1. Scope	Noted	-
2. Construction to be Tested	Information only.	Noted
3. Method	Information only.	Noted
PART F6 – CONDENSATION MANAGEMENT		
F6.1: Application of Part	Only applies to a Sole Occupancy Unit of a Class 2 building and class 4 part.	Noted
F6.2: Pliable building membrane	Not Applicable	N/A
F6.3: Flow Rate and Discharge of exhaust systems	Not Applicable	N/A
F6.4: Ventilation of roof spaces	Not Applicable	N/A
SECTION G: ANCILLARY PROVISIONS		
PART G1 - MINOR STRUCTURES AND COMPONENTS		
G1.0: Deemed-to-Satisfy Provisions	Noted	-
G1.1: Swimming Pools	Not Applicable	N/A
G1.2: Refrigerated Chambers, Strong-Rooms and Vaults	Not applicable	N/A
G1.3 Outdoor Play Spaces	Not applicable	N/A
NSW G1.101: Provision for Cleaning of Windows	Not applicable	N/A
PART G3 – ATRIUM CONSTRUCTION		
G3.1: Atriums Affected by this Part	No atriums are proposed with this development	N/A

SECTION G: ANCILLARY PROVISIONS		
PART G5 – CONSTRUCTION IN BUSHFIRE PRONE AREAS		
G5.0: Deemed-to-Satisfy Provisions	Noted	-
G5.1: Application of Part	Noted	-
NSW G5.2: Protection	Not applicable	N/A
PART G6 – OCCUPIABLE OUTDOOR AREAS		
G6.1: Application of Part	Noted	-
G6.2: Fire Hazzard Properties	Not applicable	Noted
G6.3: Fire Separation	Not applicable	Noted
G6.4: Provision for escape	Not applicable	Noted
G6.5: Construction of exits	Not applicable	Noted
G6.6: Fire fighting equipment	Not applicable	Noted
G6.7: Lift Installation	Not applicable	Noted
G6.7: Visibility in an emergency, exit signs and warning systems	Not applicable	Noted
G6.9: Light and ventilation	Not applicable	Noted
G6.10: Fire orders	For the purposes of the Deemed-to-Satisfy Provisions of G4.9, a reference to a storey includes an occupiable outdoor area	Noted

SECTION J: ENERGY EFFICIENCY (Class 3 and Class 5 to 9 buildings)		
PART J1 – BUILDING FABRIC		
J1.0: Deemed-to-Satisfy Provisions	Noted	-
J1.1: Application of Part	Applies to the parts of the subject building forming the envelope.	Noted
J1.2: Thermal Construction General	Where required insulation is to comply with AS/NZS4859.1 and be installed in accordance with this clause.	Noted
J1.3: Roof and Ceiling Construction	The roof or ceiling that is part of the envelope is to achieve an R-value in accordance with this clause which requires R-values dependant on location and construction, with additional insulation required where there are uninsulated areas of the ceiling or roof.	Noted
J1.4: Roof Lights	Noted	Noted
J1.5: Walls and glazing	Noted	Noted
J1.6: Floors	Noted	Noted
PART J3 – BUILDING SEALING		
J3.0: Deemed-to-Satisfy Provisions	Noted	-
J3.1: Application of Part	Noted including NSW J3.1(d) variation.	Noted
J3.2: Chimneys and Flues	Noted	Noted
J3.3: Roof Lights	Noted	Noted
J3.4: Windows and Doors	Noted	Noted
J3.5: Exhaust Fans	Noted	Noted
J3.6: Construction of Ceilings, Walls and Floors	Noted	Noted
J3.7: Evaporative Coolers	Noted	Noted
PART J5 – AIR-CONDITION AND VENTILATION SYSTEMS		
J5.0: Deemed-to-Satisfy Provisions	Noted	-
J5.2: Air-conditioning system control	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.3: Mechanical ventilation system control	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.4: Fan systems	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.5: Ductwork insulation	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.6: Ductwork sealing	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.7: Pump Systems	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.8: Pipework Insulation	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.9: Space heating	Compliance required, design certification to be provided by Mechanical Engineer.	CRA

SECTION J: ENERGY EFFICIENCY (Class 3 and Class 5 to 9 buildings)		
J5.10: Refrigerant chilling	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.11: Unitary air-conditioning equipment	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
J5.12: Heat rejection equipment	Compliance required, design certification to be provided by Mechanical Engineer.	CRA
PART J6 – ARTIFICIAL LIGHTING AND POWER		
J6.0: Deemed-to-Satisfy Provisions	Noted	-
J6.1: Application of Part	Applies to all buildings except a Class 8 electricity network substation.	CRA
J6.2: Artificial Lighting	Artificial lighting to comply with this clause, design certification to be provided by the electrical designer.	CRA
J6.3: Interior Artificial Lighting and Power Control	Lighting controls are to be in accordance with this clause, which sets requirements on location of switching and sets limits on floor areas controlled by a switch.	CRA
J6.4: Interior Decorative and Display Lighting	Lighting falling under this clause is to be separately switched from other lighting, be under a manual switch and controlled with a time switch.	CRA
J6.5: Artificial Lighting Around the Perimeter of a Building	Perimeter lighting is to be controlled by a daylight sensor or time switch and where it exceeds 100W have an average light source density of 60 Lumens/W or be controlled by a motion sensor complying with Specification J6.	CRA
J6.6: Boiling Water and Chilled Water Storage Units	The power supply to a fixed boiling water or chilled water storage unit must be controlled by a time switch in accordance with Specification J6.	CRA
J6.7: Lifts	Compliance required, design certification to be provided by Lift contractor.	CRA
PART J7 – HEATED WATER SUPPLY		
J7.0: Deemed-to-Satisfy Provisions	Noted	-
J7.2: Heated Water Supply	The hot water supply systems must be designed and installed in accordance with Section 8 of AS3500.4.	CRA
J7.3: Swimming Pool Heating and Pumping	Not applicable	N/A
J7.4: Spa Pool Heating and Pumping	Not applicable	N/A
PART J8 – ACCESS FOR MAINTENANCE AND FACILITIES FOR MONITORING		
J8.0: Deemed-to-Satisfy Provisions	Noted	-
J8.1: Application of Part	Applies to all buildings except within a SOU of a Class 2 or 4 building and a Class 8 electricity network substation.	CRA
J8.3: Facilities for Energy Monitoring	<p>A building with a floor area of more than 500m² must have an energy monitoring facility to record the consumption of gas and electricity.</p> <p>A building with a floor area of more than 2500m² must have the facility to individually record the consumption of air conditioning plant, artificial lighting, appliance power, central hot water supply, lifts, escalators and other ancillary plant.</p>	CRA