

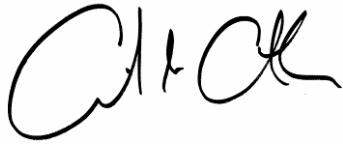


BUILDING CODE OF AUSTRALIA ASSESSMENT REPORT

(NATIONAL CONSTRUCTION CODE - BCA 2022)

COVERED FITNESS AREA, SWIMMING POOL & SHARED ACCESSWAY ONLY 8 FOREST ROAD, WARRIEWOOD

Assessment based on the architectural drawings prepared by ADS Architects, Project No. Pn_0800, Drawings No's A100.1 (Rev.12), A100.2 (Rev.12), A350 (Rev.01), A351 (Rev.01), A352 (Rev.01), A353 (Rev.01) & A354 (Rev.01) all dated 28 July 2023.

BCA Assessment Report	1	DA Issue (Section 4.56)	Grant McGrath / 4.04.24	
DOC. NAME	REV.	DESCRIPTION	PREPARED / DATE	SIGNED

INTRODUCTION

1.1 General

The following Building Code of Australia Assessment report has been prepared for Kuatro Build Pty Limited for the “Covered Fitness Area” building, the swimming pool, the shared accessway and all other associated structures proposed to be constructed at 8 Forest Road, Warriewood.

1.2 Purpose of the Report

The purpose of this report is to detail all relevant deemed-to-satisfy provisions of Volume 1 of the National Construction Code (BCA 2022) and to make recommendations to ensure compliance with these provisions.

1.3 Report Basis

This report is based on:

- i. The Building Code of Australia 2022, inclusive of NSW variations.
- ii. The architectural drawings prepared by ADS Architects as referenced above.

1.4 Exclusions

This report does not consider the following except where specifically mentioned:

- The Disability Discrimination Act 1992 (Commonwealth).
- The requirements of other service providers (i.e. Ausgrid, Sydney Water, Jemena, NBN Co. ...etc.)
- Fire engineering analysis of any matter found not to meet with the deemed-to-satisfy provisions of the BCA.
- Volume 3 of the National Construction Code (Plumbing Code of Australia).
- The planning requirements of Northern Beaches Council.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART A1 - INTERPRETING THE NCC				
Interpreting the NCC	A1G1 - A1G4	Noted.	DTS	Noted. No recommendations.
BCA PART A2 - COMPLIANCE WITH THE NCC				
Compliance with the NCC	A2G1 - A2G4	Noted.	DTS	Noted. No recommendations.
BCA PART A3 - APPLICATION OF THE NCC IN STATES AND TERRITORIES				
State and Territory Compliance	A3G1	Noted.	DTS	Noted. No recommendations.
BCA PART A4 - NCC REFERENCED DOCUMENTS				
NCC Referenced Documents	A4G1 - A4G3	Noted.	DTS	Noted. No recommendations.
BCA PART A5 - DOCUMENTATION OF DESIGN AND CONSTRUCTION				
Documentation of Design and Construction	A5G1 - A5G9	Noted.	DTS	Noted.
BCA PART A6 - BUILDING CLASSIFICATION				
Determining a Building Classification	A6G1 - A6G12	BCA Building Classifications.	DTS	Class 9b: Assembly building. Class 10a: Retaining walls. Class 10b: Swimming pool, fences and other ancillary structures.
BCA PART A7 - UNITED BUILDINGS				
When Buildings are United	A7G1	BCA provisions applicable to buildings connected through openings in the external walls dividing them.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Alterations in a United Building	A7G2	BCA requirements where buildings cease to be united buildings.	---	Not applicable.
SPECIFICATION 1 – (FIRE RESISTANCE OF BUILDING ELEMENTS)				
Fire Resistance of Building Elements	S1C1 - S1C6	This Specification sets out the procedures for determining the FRL of building elements.	DTS	Noted.
SPECIFICATION 2 – (DESCRIPTION OF ELEMENTS REFERRED TO IN SPECIFICATION 1)				
Description of Elements Referred to in Specification 1	S2C1 - S2C27	This Specification sets out the descriptions of elements referred to in Specification 1.	DTS	Noted.
SPECIFICATION 3 – (FIRE HAZARD PROPERTIES)				
Fire Hazard Properties	S3C1 - S3C6	This Specification sets out the procedures for determining the fire hazard properties of assemblies tested to AS/NZS 1530.3-1999.	DTS	Noted.
BCA PART B1 - STRUCTURAL PROVISIONS				
Deemed to Satisfy Provisions	B1D1	Specifies DTS means to satisfy Performance Requirements B1P1 - B1P4.	DTS	Building to Comply. 1) Where a deemed-to-satisfy solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 to B1D6. 2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Resistance to Actions	B1D2	Resistance to actions.	DTS	<p>Building to Comply.</p> <p>The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where –</p> <p>a) the most critical action effect on a building or structure is determined in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0-2002; and</p> <p>b) the resistance of a building or structure is determined in accordance with B1D4.</p> <p>All structural elements shall be designed and certified by a professional Structural Engineer (NER) in accordance with these BCA requirements.</p> <p>In addition, the professional Structural Engineer (NER) is to nominate the fire resistance level of all structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Determination of Individual Actions	B1D3	Determination of individual actions.	DTS	<p>Building to Comply.</p> <p>The magnitude of individual actions must be determined in accordance with the following:</p> <p>(a) Permanent actions:</p> <p>(i) the design or known dimensions of the building or structure; and</p> <p>(ii) the unit weight of the construction; and</p> <p>(iii) AS/NZS 1170.1-2002; and</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>(iv) for a Class 7b building, a notional additional permanent roof load of not less than 0.15 kPa to support the addition of solar photovoltaic panels.</p> <p>(b) Imposed actions:</p> <p>(i) the known loads that will be imposed during the occupation or use of the building or structure; and</p> <p>(ii) construction activity actions; and</p> <p>(iii) AS/NZS 1170.1-2002.</p> <p>(c) Wind, snow and ice and earthquake actions:</p> <p>(i) the applicable annual probability of design event for safety, determined by –</p> <p>(A) assigning the building or structure an Importance Level in accordance with Table B1D3a; and</p> <p>(B) determining the corresponding annual probability of exceedance in accordance with Table B1D3b; and</p> <p>(ii) AS/NZS 1170.2-2021; and</p> <p>(iii) AS/NZS 1170.3-2003 as appropriate; and</p> <p>(iv) AS 1170.4-2007 as appropriate; and</p> <p>(v) in cyclonic areas, metal roof cladding, its connections and immediate supporting members must comply with Specification 4; and</p> <p>(vi) for the purposes of (v), cyclonic areas are those determined as being located in wind regions C and D in accordance with AS/NZS 1170.2-2021.</p> <p>(d) Actions not covered in (a), (b) and (c) above:</p> <p>(i) the nature of the action; and</p> <p>(ii) the nature of the building or structure; &</p> <p>(iii) the Importance Level of the building or structure determined in accordance with Table B1D3a; and</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>(iv) AS/NZS 1170.1-2002.</p> <p>(e) For the purposes of (d) the actions include but are not limited to –</p> <ul style="list-style-type: none"> (i) liquid pressure action; and (ii) ground water action; and (iii) rainwater action (including ponding action); and (iv) earth pressure action; and (v) differential movement; and (vi) time dependent effects (including creep and shrinkage); and (vii) thermal effects; and (viii) ground movement caused by - <ul style="list-style-type: none"> (A) swelling, shrinkage or freezing of the subsoil; and (B) landslip or subsidence; and (C) siteworks associated with the building or structure; and (ix) construction activity actions. <p>All structural elements shall be designed and certified by a professional Structural Engineer (NER) in accordance with these BCA requirements.</p> <p>In addition, the professional Structural Engineer (NER) is to nominate the fire resistance level of all structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Determination of Structural Resistance of Materials and Forms of Construction	B1D4	Determination of structural resistance of materials and forms of construction.	DTS	<p>Building to Comply.</p> <p>The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate:</p> <ul style="list-style-type: none"> ▪ Masonry (including masonry-veneer, unreinforced masonry and reinforced masonry): AS 3700-2018 ▪ Concrete Construction (including reinforced and prestressed concrete): AS 3600-2018 (incorporating amendments 1 & 2) ▪ Steel Structures: AS 4100-2020 ▪ Cold Formed Steel Structures: AS/NZS 4600-2018 ▪ Piling: AS 2159-2009 (incorporating amendment 1) ▪ Glazed Assemblies: AS 2047-2014 (incorporating amendments 1 & 2) & AS 1288-2021 ▪ Termite Risk Management: AS 3660.1-2014 (incorporating amendment 1) <p><u>(A durable notice is to be provided in accordance with Clause B1D4(i)(ii) of the BCA)</u></p> <p>All structural elements shall be designed and certified by a professional Structural Engineer (NER) in accordance with these BCA requirements.</p> <p>In addition, the professional Structural Engineer (NER) is to nominate the fire resistance level of all structural elements in accordance with AS 3600-2018 (Concrete</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				Structures Code) & AS 3700-2018 (Masonry Structures Code). (See Specification 5 below) Full documentation is to be provided with the Construction Certificate application.
Structural Software	B1D5	Structural software limitations.	DTS	Building to Comply. (1) Structural software used in computer aided design of a building or structure, that uses design criteria based on the deemed-to-satisfy provisions of the BCA, including its referenced documents, for the design of steel or timber trussed roof and floor systems and framed building systems, must comply with the ABCB Protocol for Structural Software. (2) Structural software referred to in (1) above can only be used for buildings within the following geometric limits: (a) The distance from ground level to the underside of eaves must not exceed 6.0 metres. (b) The distance from ground level to the highest point of the roof, neglecting chimneys, must not exceed 8.5 metres. (c) The building width including roofed verandahs, excluding eaves, must not exceed 16.0 metres. (d) The building length must not exceed five times the building width. (e) The roof pitch must not exceed 35 degrees. (3) The requirements of (1) do not apply to design software for individual frame members such as electronic tables similar to those provided in – (a) AS 1684; or

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>(b) NASH Standard Residential and Low-Rise Steel Framing Part 2.</p> <p>All structural elements shall be designed and certified by a professional Structural Engineer (NER) in accordance with these BCA requirements.</p> <p>In addition, the professional Structural Engineer (NER) is to nominate the fire resistance level of all structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Construction of Buildings in Flood Hazard Areas	B1D6	Construction of Buildings in Flood Hazard Areas (Class 2, 3, 4, 9a, 9c buildings)	---	Not applicable.
SPECIFICATION 4 – (DESIGN OF BUILDINGS IN CYCLONIC AREAS)				
Design of Buildings in Cyclonic Areas	S4C1- S4C2	This specification contains requirements for the design of buildings in cyclonic areas in addition to the requirements of AS/NZS 1170.2.	---	Not applicable.
BCA PART C1 - FIRE RESISTANCE				
Objectives, Functional Statements, Performance Requirements & Verification Methods	C101, C1F1 & C1F2 C1P1-C1P9 C1V1-C1V4	Specifies Objectives, Functional Statements, Performance Requirements & Verification Methods.	---	Noted. No recommendations.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART C2 - FIRE RESISTANCE & STABILITY				
Deemed to Satisfy Provisions	C2D1	Specifies DtS means to satisfy Performance Requirements C1P1 to C1P9.	---	Noted. No recommendations.
Type of Construction Required	C2D2	This Clause stipulates the "Type of Construction" required based on a buildings "Rise in Storeys". See also Clause C3D3 regarding maximum floor area limitation requirements.	DTS	Type A construction required.
Calculation of Rise in Storeys	C2D3	This Clause stipulates how you calculate a buildings "rise in storeys".	DTS	Rise in Storeys: Four (4) Storeys Contained: Four (4) Effective Height (EH): 14.5 metres <u>Note i: These structures are built over the Basement Level Carpark (in part) and thus form part of the base building structure.</u> <u>Note ii: The calculation of the building's effective height is as follows:</u> <u>a) Level 2 (Building C): RL 33.400</u> <u>b) Basement Level: RL 18.900</u> <u>Effective Height = 14.5 metres</u>
Buildings of Multiple Classification	C2D4	In a building of multiple classifications, the Type of Construction required for the building is the most fire resisting type resulting from the application of Table C2D2 on the basis that the classification applying to the top storey applies to all storeys.	DTS	Noted.
Mixed Types of Construction	C2D5	Allows mixed types of construction if parts are fire separated.	---	Not applicable.
Two Storey Class 2, 3 or 9c Buildings	C2D6	Gives concession for construction of certain residential buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Class 4 Parts of Building	C2D7	Specified FRLs and separation for Class 4 parts.	---	Not applicable.
Open Spectator Stands and Indoor Sports Stadiums	C2D8	Requirement for construction of spectator stands and stadiums.	---	Not applicable.
Lightweight Construction	C2D9	This Clause stipulates that "lightweight" construction must comply with Specification 6 if used.	---	Not applicable.
Non-combustible Building Elements	C2D10	The Clause outlines where non-combustible materials are to be used in buildings.	DTS	<p>Building to Comply.</p> <p>1) In buildings of this type, external walls (including all components incorporated in them including the facade covering, framing and insulation elements and their components) must be non-combustible.</p> <p>2) The requirements of (1) above do not apply to the following:</p> <ul style="list-style-type: none"> a) Gaskets. b) Caulking. c) Sealants. d) Termite management systems. e) Glass, including laminated glass, and associated adhesives, including tapes. f) Thermal breaks associated with - <ul style="list-style-type: none"> (i) glazing systems; or (ii) external wall systems, where the thermal breaks – <ul style="list-style-type: none"> A) are no larger than necessary to achieve thermal objectives; and B) do not extend beyond one storey; and C) do not extend beyond one fire compartment. g) Damp-proof courses. h) Compressible fillers and backing materials, including those associated with

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>articulation joints, closing gaps not wider than 50 mm.</p> <p>i) Isolated –</p> <p>i) construction packers and shims; or</p> <p>ii) blocking for fixing fixtures; or</p> <p>iii) fixings, including fixing accessories; or</p> <p>iv) acoustic mounts.</p> <p>j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level.</p> <p>k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm.</p> <p>l) Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements.</p> <p>m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate and associated with masonry wall construction.</p> <p>n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout.</p> <p>o) A paint, lacquer or a similar finish or coating.</p> <p>p) Adhesives, including tapes, associated with stiffeners for cladding systems.</p> <p>q) Fire-protective materials and components required for the protection of penetrations.</p> <p>Full documentation (including fire test certification) is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Fire Hazard Properties	C2D11	Clause C2D11 requires materials and assemblies to comply with Fire Hazard Properties as outlined in Specification 7.	DTS	<p>Building to Comply.</p> <p>The fire hazard properties of all materials, assemblies, fixtures and linings are to comply with Clause C2D11 and Specification 7 of the BCA, as applicable.</p> <p>The following minimum requirements are applicable to this project:</p> <p>1) Class 9b Building (part)</p> <p>a) Wall & Ceiling Linings</p> <ul style="list-style-type: none"> i) Public Corridors Walls: Group No. 1 or 2 ii) Public Corridor Ceilings: Group No. 1 or 2 iii) Other Areas Ceilings: Group No 1, 2 or 3 iv) Other Areas Ceilings: Group No 1, 2 or 3 <p>b) Floor Coverings</p> <p>All Areas: <i>Critical Radiant Flux</i> of not less than 1.2 kW/m².</p> <p>2) Air-handling Ductwork</p> <p>Rigid and flexible ductwork is to comply with the fire hazard properties set out in AS 4254.1-2012 and AS 4254.2-2012.</p> <p>3) Sarking & Other Materials</p> <ul style="list-style-type: none"> i) Sarking: <i>Flammability Index</i> no greater than 5. ii) Insulation Materials: <i>Spread of Flame Index</i> not greater than 9 and a <i>Smoke Developed Index</i> not greater than 8 if the <i>Spread of Flame Index</i> is more than 5. <p><u>General Note:</u></p> <p><u>Note: The Class 9b building (part) is to be provided with an automatic sprinkler system, designed and installed in accordance with Clause E1D4 of BCA 2022 & AS 2118.1-2017.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				(See Clause E1D4 below) Full documentation (including fire test certification) is to be provided with the Construction Certificate application.
Performance of External Walls in Fire	C2D12	Requirements for tilt up walls and fixings.	---	Not applicable.
Fire-protected timber: Concession	C2D13	The clause outlines concessions for fire - protected timber in Class 2, 3 and 5 buildings.	---	Not applicable.
Ancillary Elements	C2D14	The Clause outlines permitted ancillary elements that may be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible.	DTS	Building to Comply. An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of elements listed in Clause C2D14(a) - C2D14(p) of the BCA. Full documentation (including fire test certification) is to be provided with the Construction Certificate application.
Fixing of Bonded Laminated Cladding Panels	C2D15	The clause outlines the requirements for mechanical fixing of externally located bonded laminated cladding panels in buildings of Type A & B construction.	DTS	Not applicable.
BCA PART C3 - COMPARTMENTATION & SEPARATION				
Deemed to Satisfy Provisions	C3D1	This Clause stipulates that the proposed development complies with BCA Section C Performance Requirements if the deem to satisfy provisions are met.	---	Noted. No recommendations.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Application of Part	C3D2	Fire compartment sizes and volumes do not apply to either a carpark provided with a sprinkler system, an open deck carpark or a spectator stand, or residential occupancies. All other classes of building to comply as required.	---	Noted. No recommendations.
General Floor Area & Volume Limitations	C3D3	This Clause stipulates the maximum floor areas and volumes for all classes of buildings and for each type of construction.	DTS	Complies.
Large Isolated Buildings	C3D4	Fire compartments can exceed specified areas and volumes under certain open space, fire protection and vehicular access conditions.	---	Not applicable.
Requirements for Open Spaces & Vehicular Access	C3D5	Conditions applying to vehicular access are required by Clause C3D5.	---	Not applicable.
Class 9 Buildings	C3D6	Additional fire and smoke compartmentation that is required for Class 9a Healthcare, 9b Early Childhood Centres and 9c Aged Care buildings.	---	Not applicable.
Vertical Separation of Openings in External Walls	C3D7	This Clause stipulates how vertical separation can be achieved for buildings of Type A Construction.	DTS	Complies.
Separation by Fire Walls	C3D8	This clause stipulates how you achieve fire separation.	DTS	Building to Comply. (See Clause C3D10 below)
Separation of Classifications in the Same Storey	C3D9	This clause stipulates how you can treat different classifications in the same storey.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Separation of Classifications in Different Storeys	C3D10	This Clause stipulates how you fire separate classifications in different storeys.	DTS	<p>Building to Comply.</p> <p>The reinforced concrete floor slab separating Basement Level Carpark from the Ground Floor Level "Covered Fitness Area" building structure is required to achieve an FRL of not less than 120/120/120. In addition, all supporting walls, beams and columns are required to achieve an FRL of not less than 120/--/--.</p> <p><u>General Notes:</u></p> <p><u>Note: A Registered Design Practitioner – (Structural Engineering) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</u></p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Separation of Lift Shafts	C3D11	Fire separation requirements for lift shafts (Type A and Type B construction).	---	Not applicable.
Stairways & Lifts in One Shaft	C3D12	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft	---	Not applicable.
Separation of Equipment	C3D13	Certain equipment (lift motors, lift control panels, emergency generators, central smoke control plant, boilers, and batteries) must be separated from the remainder of the building with construction achieving an FRL of not less than 120/120/120.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Electricity Supply System	C3D14	<p>Certain electricity supply equipment must be protected with construction of not less than 120/120/120 FRL. Equipment includes:</p> <ul style="list-style-type: none"> ▪ Electricity substations. ▪ Main switchboards "which sustain emergency equipment operating in emergency mode". ▪ Electricity conductors that supply main switchboard. ▪ Switchboards must also be segregated (where applicable) 	---	Not applicable.
Public Corridors in Class 2 & 3 Buildings	C3D15	In a Class 2 or 3 building a public corridor, if more than 40 metres in length must be divided at intervals of not more than 40 metres with smoke proof walls complying with Clause 2 of S11C2.	---	Not applicable.
BCA PART C4 - PROTECTION OF OPENINGS				
Deemed to Satisfy Provisions	C4D1	This Clause stipulates that the proposed development complies with BCA Section C Performance Requirements if the DTS provisions are met.	---	Noted. No recommendations.
Application of Part	C4D2	Exempts openings such as control joints, weep holes, non-combustible ventilators for sub floor or cavity ventilation, etc, are exempted from protection requirements.	---	Noted. No recommendations.
Protection of Openings in External Walls	C4D3	This Clause stipulates that openings less than 3.0 m from a side or rear boundary or 6.0 m from the far boundary of a road must be protected.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Separation of External Walls and Associated Openings in Different Fire Compartments	C4D4	Separation required between external openings in different fire compartments.	---	Not applicable.
Acceptable Methods of Protection	C4D5	Acceptable methods of protecting openings in external walls.	---	Not applicable.
Doorways in Fire Walls	C4D6	This stipulates how doorways in fire walls are to be constructed.	---	Not applicable.
Sliding Fire Doors	C4D7	Installation requirements for sliding fire doors.	---	Not applicable.
Protection of Doorways in Horizontal Exits	C4D8	This stipulates how horizontal exits are to be protected.	---	Not applicable.
Openings in Fire Isolated Exits	C4D9	Construction details of doorways leading into fire isolated exits.	---	Not applicable.
Service Penetrations in Fire Isolated Exits	C4D10	Services shall not be installed in fire isolated exits, except as permitted in this Clause.	---	Not applicable.
Openings in Fire Isolated Lift Shafts	C4D11	Construction details of doorways leading into fire isolated lift shafts and construction of lift indicator panels.	---	Not applicable.
Bounding Construction Class 2, 3, & 4 Buildings	C4D12	Stipulates how to protect openings in bounding construction (residential building / parts).	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Openings in Floors & Ceilings for Services	C4D13	Services where passing through fire rated floors and/or walls shall be suitably protected to maintain the FRL of the building element(s) either by the introduction of fire rated shafts and/ or fire stopping / sealing at the penetration.	DTS	Building to Comply. Any/all openings through the buildings fire rated floor that penetrate into the Basement Level Carpark below are to be protected in accordance with Clauses C4D13 and C4D15 of the BCA. Full documentation is to be provided with the Construction Certificate application.
Openings in Shafts	C4D14	Any openings into fire rated service shafts shall be protected in accordance with this Clause.	---	Not applicable.
Openings for Service Installations	C4D15	Services where passing through fire rated floor or walls shall be suitably protected to maintain the FRL of the building element(s).	---	Not applicable.
Construction Joints	C4D16	Construction joints shall achieve the same FRL as the building component in which it is installed.	DTS	Building to Comply. Construction joints between fire-rated building elements are to be "fire-stopped" by materials having the same fire resistance level as the element they are to be installed into. The method used is to be identical with an AS 1530.4-2014 tested prototype. Full documentation is to be provided with the Construction Certificate application.
Columns Protected with Lightweight Construction to achieve an FRL	C4D17	Any column protected with lightweight construction should maintain the fire integrity of a building element through which it passes.	---	Not applicable.
SPECIFICATION 5 - (FIRE-RESISTING CONSTRUCTION)				
Scope	S5C1	This Specification contains requirements for the fire-resisting construction of building elements.	DTS	Noted.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Exposure to Fire Source Features	S5C2	This Clause stipulates when a building element is exposed to a fire source feature.	---	Not applicable.
Fire Protection for a Support of Another Part	S5C3	The structural integrity of any part of a building required to have a particular FRL shall not be reduced or undermined by reason of it being supported by a part of the building that does not have at least the same FRL as the part it supports.	---	Not applicable.
Lintels	S5C4	Details where lintels over doorways or openings require an FRL.	---	Not applicable.
Method of Attachment not to Impair Fire Resistance	S5C5	This clause outlines how combustible elements can be attached to an element that is required to have an FRL.	DTS	Building to Comply. 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. Full documentation is to be provided with the Construction Certificate application.
General Concessions	S5C6	Outlines general FRL concessions that can be applied for various building components.	---	Not applicable.
Mezzanine Floors Concession	S5C7	Stipulates that a mezzanine and its supports do not need to achieve a fire rating provided other measures are adopted.	---	Not applicable.
Enclosure of Shafts	S5C8	This Clause stipulates how you enclose various shafts both at the top and the bottom.	---	Not applicable.
Carparks in Class 2 & 3 Buildings	S5C9	This Clause allows for a concession to fire rating to carparks in Class 2 and 3 buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Residential Aged Care Building: Concession	S5C10	Allows FRL concessions to sprinklered residential aged care buildings.	---	Not applicable.
Type A Fire Resisting Construction	S5C11 - S5C20	This Clause and Table outline the Fire Resistance Levels of various building elements for Type A Construction.	DTS	<p>Building to Comply.</p> <p>The BCA assigns the following fire ratings to the listed building elements:</p> <p>"Covered Fitness Area Building"</p> <ul style="list-style-type: none"> ▪ Floor (located between the Basement Level Carpark and the Ground Floor Level above): 120/120/120 FRL ▪ Loadbearing walls, beams and columns: (located within the Basement Level Carpark: 120/--/-- FRL ▪ External Walls: 3.0 m or more (to fire source feature): 120/60/30 FRL (loadbearing) & --/--/-- FRL (non loadbearing). ▪ Loadbearing internal walls, beams and columns: 120/--/-- FRL ▪ Roof: 120/120/120 FRL <p><u>General Notes:</u></p> <p><u>Note i: The "Wall Schedule" is to detail the building fire resistance levels (FRL's) as required by the BCA.</u></p> <p><u>Note ii: All structural elements are to be certified by a Registered Design Practitioner (Structural Engineering) as achieving the required fire resistance levels.</u></p> <p><u>Note iii: The concession provided under Clause S5C15 of Specification 5 of the BCA is not available to this structure as the roof's waterproofing membrane will not be of "non-combustible" construction as required.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Type B Fire Resisting Construction	S5C21 - S5C23	This Clause and Table outline the FRLs of various buildings elements for Type B construction.	DTS	Not applicable.
Type C Fire Resisting Construction	S5C24 - S5C25	This Clause and Table outlines the FRLs of various building elements for Type C construction.	---	Not applicable.
SPECIFICATION 6 – (STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION)				
Structural Tests for Lightweight Construction	S6C1 - S6C11	This Specification describes the tests to be applied to & criteria to be satisfied by a wall system of lightweight construction that has an FRL.	---	Not applicable.
SPECIFICATION 7 – (FIRE HAZARD PROPERTIES)				
Fire Hazard Properties	S7C1 - S7C7	This Specification sets out requirements in relation to the fire hazard properties of materials, linings, & surface finishes in buildings.	DTS	Building to Comply. All floor, wall and ceiling materials and other assemblies are to comply as required. (See Clause C2D11 above) Full documentation is to be provided with the Construction Certificate application.
SPECIFICATION 8 – (PERFORMANCE OF EXTERNAL WALLS IN FIRE)				
Performance of External Walls in Fire	S8C1 - S8C4	Design considerations for tilt up construction.	---	Not applicable.
SPECIFICATION 9 – (CAVITY BARRIERS FOR FIRE PROTECTED TIMBER)				
Cavity Barriers for Fire-Protected Timber	S9C1 - S9C2	Requirements for cavity barriers in fire-protected timber construction.	---	Not applicable.
SPECIFICATION 10 – (FIRE PROTECTED TIMBER)				
Fire-protected Timber	S10C1 - S10C6	Requirements for fire-protected timber.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
SPECIFICATION 11 – (SMOKE PROOF WALLS IN HEALTH CARE & RESIDENTIAL CARE BUILDINGS)				
Smoke-Proof Walls in Health Care & Residential Care Buildings	S11C1 - S11C4	Requirements for smoke-proof walls in Clause 9a and 9c buildings.	---	Not applicable.
SPECIFICATION 12 – (FIRE DOORS, SMOKE DOORS, FIRE WINDOW & SHUTTERS)				
Fire Doors, Smoke Doors, Fire Windows & Shutters	S12C1 - S12C6	This Specification sets out the requirements for the construction of fire doors, smoke doors, fire windows, and fire shutters.	---	Not applicable.
SPECIFICATION 13 – (PENETRATIONS OF WALLS, FLOORS & CEILINGS BY SERVICES)				
Penetration of Walls, Floors & Ceilings by Services	S13C1 - S13C7	This Specification sets out prescribed materials and methods of installation for services that penetrate walls, and floors that are required to have an FRL.	DTS	Building to Comply. Full documentation is to be provided with the Construction Certificate application.
BCA PART D1 - ACCESS & EGRESS				
Objectives, Functional Statements, Performance Requirements & Verification Methods	D101, D1F1 & D1F2 D1P1- D1P9 D1V1- D1V3	Specifies Objectives, Functional Statements, Performance Requirements & Verification Methods.	---	Noted. No recommendations.
BCA PART D2 - PROVISION FOR ESCAPE				
Deem to Satisfy Provisions	D2D1	The Clause stipulates that the proposed development complies with Section D Performance Requirements of the BCA if the deem to satisfy provisions are met.	---	Noted. No recommendations.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Application of Part	D2D2	This Clause stipulates that Part D of the BCA does not apply to the internal parts of a sole occupancy unit in a Class 2, 3, or 4 building (or part).	DTS	Noted.
Number of Exits Required	D2D3	This Clause outlines the number of exits required from each part of the building.	DTS	Complies.
When Fire Isolated Exits are Required	D2D4	This Clause outlines when fire isolated exits are required in buildings.	---	Not applicable.
Exit Travel Distances	D2D5	Travel distances to exits in various building types.	DTS	Complies.
Distances between Alternative Exits	D2D6	Distance between alternative exits to be a maximum of 45 m (Class 2, 3 buildings and Class 9a patient care areas) and 60 m (in all other cases)	---	Not applicable.
Heights of Exits, Paths of Travel to Exits & Doorways	D2D7	This Clause sets out the minimum height requirements for exits, paths of travel and doorways.	DTS	Building to Comply. In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2.0 metres, except the unobstructed height of any doorway may be reduced to not less than 1980 mm. Full documentation is to be provided with the Construction Certificate application.
Width of Exits & Paths of Travel to Exits	D2D8	This Clause sets out the minimum width of exits and paths of travel to exits.	DTS	Building to Comply. 1) In a required exit or path of travel to an exit the unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than 1000 mm. 2) In a required exit (or path of travel to a required exit) the minimum clear opening width of a doorway is to be 750 mm (except where it opens to a sanitary compartment or

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>bathroom).</p> <p>3) All doorways that are required to be accessible in accordance with Part D4 of the BCA are to have a minimum clear opening width of not less than 850 mm as required by AS 1428.1-2009.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Width of Doorways in Exits or Paths of Travel to Exits	D2D9	This Clause sets out the minimum width of doorways and paths of travel to exits.	DTS	<p>Building to Comply.</p> <p>In a required exit or path of travel to an exit the minimum width of a doorway (except where it opens to a sanitary compartment or bathroom) is to be no less than 750 mm (or 850 mm when required by Part D4 of the BCA and AS 1428.1-2009).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Exit Width not to Diminish in Direction of Travel	D2D10	This Clause sets out that the widths of exits must not reduce in the direction of travel to a road or open space.	DTS	Complies.
Determination & Measurement of Exits & Paths of Travel to Exits	D2D11	This Clause sets out the method of measurement of exits and paths of travel to exits.	DTS	Noted.
Travel via Fire Isolated Exits	D2D12	This Clause details connection into and discharge from fire isolated stairs / passageways.	---	Not applicable.
External Stairways or Ramps in Lieu of Fire Isolated Exits	D2D13	Use of an external stair or ramp instead of a fire isolated stair.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Travel by Non Fire Isolated Stairways or Ramps	D2D14	This Clause outlines how you can utilise an open stair for egress.	---	Not applicable.
Discharge from Exits	D2D15	Clear width and disposition of exit discharges.	DTS	Complies.
Horizontal Exits	D2D16	Use and construction of horizontal exits.	---	Not applicable.
Non-Required Stairways, Ramps or Escalators	D2D17	Non required stairways, ramps and escalators use and permissible storeys connected.	---	Not applicable.
Number of Persons Accommodated	D2D18	Calculation of the number of occupants in each part of a building based on floor area.	DTS	The deemed-to-satisfy building population numbers are: ➤ "Covered Fitness Area": 20 persons ➤ "Pool Plant Room": 1 person
Measurement of Distances	D2D19	Details how distances are measured in relation to egress design.	---	Noted.
Method of Measurement	D2D20	Details how distances are measured in relation to egress design.	---	Noted.
Plant Rooms and Lift Motor Rooms: Concession	D2D21	Egress dispensations in relation to Plant Rooms and Lift Motor Rooms.	---	Not applicable.
Access to Lift Pits	D2D22	Access requirements to lift pits.	---	Not applicable.
Egress from Primary Schools	D2D23	Egress requirements for primary schools.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART D3 - CONSTRUCTION OF EXITS				
Deem to Satisfy	D3D1	This Clause stipulates that the proposed development complies with Section D Performance Requirements of the BCA if the deem to satisfy provisions are met.	---	Noted. No recommendations.
Application of Part	D3D2	Except for D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D21, D3D22(5), D3D22(6), D3D23 and D3D29 the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.	---	Noted.
Fire Isolated Stairways & Ramps	D3D3	Structural design of fire isolated stair shafts.	---	Not applicable.
Non Fire Isolated Stairways & Ramps	D3D4	This Clause stipulates how you must construct required open stairs where the rise in storeys of the building exceeds 2.	---	Not applicable.
Separation of Rising & Descending Stair Flights	D3D5	Fire isolated stairways must not connect storeys both above and below street level.	---	Not applicable.
Open Access Ramps & Balconies	D3D6	Construction of open access ramps and balconies in lieu of pressurised stairs.	---	Not applicable.
Smoke Lobbies	D3D7	Construction of smoke lobbies required by D3D7.	---	Not applicable.
Installations in Exits & Paths of Travel	D3D8	Outlines where service installations can be accessed and suitable separation to be incorporated.	DTS	Building to Comply. Services or equipment comprising electricity meters, distribution boards or ducts, central telecommunication distribution boards/ equipment) that are to be installed in a path of travel to an exit, the equipment is to be enclosed in non-combustible construction

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				with any access panel/door suitably smoke sealed against smoke spreading from the enclosure. Full documentation is to be provided with the Construction Certificate application.
Enclosure of Space Under Stairs & Ramps	D3D9	This Clause highlights how you can store under an open stair. Storage under fire isolated stairs is not permissible.	---	Not applicable.
Width of Required Stairways & Ramps	D3D10	This Clause stipulates how stair widths and heights are measured.	---	Noted.
Pedestrian Ramps	D3D11	Stipulates how a pedestrian ramp can serve as a required exit.	---	Not applicable.
Fire-Isolated Passageways	D3D12	Fire isolated passageways to have an FRL of 60/60/60 or that of the fire isolated stair from which is extends.	---	Not applicable.
Roof as Open Space	D3D13	If the roof is considered "open space" then the slab must have an FRL of 120/120/120, and rooflights and the like must be located not less than 3 m from path of travel.	---	Not applicable.
Goings & Risers	D3D14	This Clause stipulates construction of stair treads and risers.	DTS	Building to Comply. All stairways are to comply as required. All stairways are to have a non-slip surface or a non-slip nosing strip in accordance with Table D2.14 of the BCA and AS 4586-2013. General stairways serving the building are to be constructed in accordance with Clause 11, Clause 12 and Figures 26, 27 and 28 of AS 1428.1-2009. <u>General Note:</u> <u>Note: Drawing details for all stairways are to be provided demonstrating full compliance with Clause D3D14 of the BCA & AS 1428.1-</u>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>2009. Handrails are to be provided on both sides of all stairways in accordance with Clause 12 and Figure 26 of AS 1428.1-2009.</u></p> <p>(See also Part D4 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Landings	D3D15	This Clause stipulates construction of landings.	DTS	<p>Building to Comply.</p> <p>All landings are to have a non-slip surface or a non-slip nosing strip in accordance with Table D2D15 of the BCA and AS 4586-2013.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Thresholds	D3D16	This Clause stipulates construction of thresholds to doorways.	DTS	<p>Building to Comply.</p> <p>In buildings of this type, the threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Barriers to Prevent Falls	D3D17	This Clause sets out the required location for balustrades and barriers.	---	Not applicable.
Height of Barriers	D3D18	This Clause sets out the minimum heights of required balustrades and barriers.	---	Not applicable.
Openings in Barriers	D3D19	This Clause sets out the maximum openings through required balustrades and barriers.	---	Not applicable.
Barrier Climbability	D3D20	This Clause sets out the requirements in relation to the climbability of balustrades and barriers.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Wire Barriers	D3D21	This Clause sets out the requirements for wire balustrades and wire barriers.	---	Not applicable.
Handrails	D3D22	Details where handrails need to be incorporated along stairways.	DTS	Building to Comply. The external stairway are to be provided with handrails on both sides in accordance with Clause 12 and Figures 26, 27 & 28 of AS 1428.1-2009. Full documentation is to be provided with the Construction Certificate application.
Fixed Platforms, Walkways, Stairways, & Ladders	D3D23	Details compliance with AS 1657 in respect to walkways, stairways and ladders serving machinery rooms, boiler houses, lift motor rooms, plant rooms, and the like.	---	Not applicable.
Doorways & Doors	D3D24	Details how doors serving as required exits are to operate.	DTS	Complies.
Swinging Doors	D3D25	Swing doors serving as required exits must swing in the direction of travel, <u>unless</u> it serves a building or part less than 200 m².	DTS	Complies.
Operation of Latch	D3D26	This Clause details hardware / operating requirements for doors in a required exit, forming part of a required exit or in the path of travel to a required exit.	DTS	Building to Comply. The BCA requires that all exit doors and doors in the path of travel to an exit are to be fitted with single handed action (downward) door hardware positioned at a height of between 900 mm – 1100 mm above finished floor level. In addition, door hardware levers are to: a) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and b) have a clearance between the handle and the back of the plate or door face at the centre of the grip section of the handle

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				of not less than 35 mm and not more than 45 mm. Full documentation is to be provided with the Construction Certificate application.
Re-entry from Fire Isolated Exits	D3D27	Stipulates whether you can lock a fire stair entry door from the inside.	---	Not applicable.
Signs on Doors	D3D28	Appropriate signage is required to exit doors opening to fire isolated passageways, and stairways.	---	Not applicable.
Protection of Openable Windows	D3D29	This Clause requires protection of window opening.	---	Not applicable.
Timber stairways: Concession	D3D30	This Clause provides concessions for fire-isolated stairways and passageways constructed from fire-protected timbers.	---	Not applicable.

BCA PART D4 - ACCESS FOR PEOPLE WITH DISABILITIES - (Clauses D4D1 - D4D13 & F4D5 of the BCA)

Building to Comply.

Disabled access and facilities are required to serve the building as follows:

1) The "Shared Access Path 4m Wide" is to be designed and constructed in accordance with AS 1428.1-2009.

Note i: Details (including a long section through this accessway) are to be provided for the "Shared Access Path 4m Wide" to ensure that the gradients and positioning of the intermediate landings comply with Clause 10.2(b) of AS 1428.1-2009.

Note ii: Walkways shall be provided with landings, as specified in Clause 10.8 of AS 1428.1-2009, at intervals not exceeding the following:

i) For walkway gradients of 1:33, at intervals no greater than 25.0 metres.

ii) For walkway gradients of 1:20, at intervals no greater than 15.0 metres.

iii) For walkway gradients between 1:20 to 1:33, at intervals that shall be obtained by linear interpolation.

2) Access is required to be provided to the "Covered Fitness Area" building (part) from the adjoining "Shared Access Path 4m Wide" in accordance with AS 1428.1-2009.

3) Access is required to be provided to the "Shared Access Path 4m Wide" from the adjoining Class 2 residential buildings and Townhouses in accordance with AS 1428.1-2009.

4) Access is required to be provided to the unisex accessible sanitary facility located within the "Covered Fitness Area" building (part) from the adjoining "Shared Access Path 4m Wide" in accordance with AS 1428.1-2009.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
--------------------------	--	---------------------------------------	---	----------

5) All access ramps are to be detailed on the construction certificate drawings as being fully compliant with AS 1428.1-2009.

Note: The current design drawings fail to demonstrate fully compliant access ramps in accordance with AS 1428.1-2009. The drawings are to be amended and detailed accordingly.

6) On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with Clause D4D13 of the BCA and AS 1428.1-2009.

7) Turning spaces and passing spaces for persons in a wheelchair are to be provided throughout the development in accordance with Clause D4D4 of the BCA and AS 1428.1-2009.

8) All stairways are to be detailed on the Construction Certificate drawings as complying with Clause 11, Clause 12 and Figure 26 of AS 1428.1-2009.

9) Braille & tactile signage (i.e. sanitary facilities signage & "EXIT" signage) is required to serve the "Covered Fitness Area" building (part) in accordance with Clause D4D7 and Specification 15 of the BCA.

10) All switches and controls serving the "Covered Fitness Area" building (part) are to be located not less than 900 mm or more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners in accordance with Clause 14.1 & Figure 37 of AS 1428.1-2009.

11) Where carpet is to be installed to serve the "Covered Fitness Area" building (part), the pile height shall not exceed 11 mm and the carpet backing shall not exceed 4 mm.

12) All switches and controls (other than GPO's) proposed to serve the "Covered Fitness Area" building (part) are to be located not less than 900 mm and not more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners in accordance with Clause 14.1 & Figure 37 of AS 1428.1-2009.

13) Rocker action and toggle switches are to be provided proposed to serve the "Covered Fitness Area" building (part) are to have minimum dimensions of 30 mm × 30 mm. Push-pad switches shall have a minimum dimension of 25 mm in diameter.

14) General purpose outlets (GPO's) to be provided throughout the "Covered Fitness Area" building (part) are to be located not less than 600 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.

15) The doors providing access into the "Covered Fitness Area" building (part) as well as into the associated unisex accessible sanitary facility are to have a clear opening width of not less than 850 mm. In addition, circulation space is to be provided on both sides of these doorways in accordance with AS 1428.1-2009.

16) All stormwater drainage pits are to be located outside all required accessways. Where this is not the case, the grates to these drainage pits and the associated slope of the adjoining accessways are to be fully compliant with Clause 7.5 of AS 1428.1-2009.

17) Tactile ground surface indicators (TGSIs) are required to be provided to serve the external ramps and stairways in accordance with Clause D4D9 of the BCA and Sections 1 and 2 of AS/NZS 1428.4.1-2009.

18) The swimming pool is to be provided with access and services in accordance with Clause D4D11 and Specification 16 of the BCA.

Note i: Details for compliant access to and within the swimming pool are to be provided on the drawings demonstrating compliance with Clause D4D11 and Specification 16 of the BCA.

Note ii: The total aggregate perimeter of the swimming exceeds 40.0 metres but not more than 70.0 metres (i.e. measured as being approximately 49.5 metres).

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
--------------------------	--	---------------------------------------	---	----------

Note iii: Compliant circulation space is to be provided on both sides of the main entry gate to the swimming pool enclosure. This gate is to have a clear opening width of not less than 850 mm in accordance with AS 1428.1-2009. The handrails serving the adjoining ramp are not permitted to encroach on the swimming pool gate circulation space as required by AS 1428.1-2009. The drawings are to be amended accordingly.

19) All doors are to have a 30% luminance contrast to the surrounding walls in accordance with AS 1428.1-2009.

20) All accessway floor surfaces are to be non-slip in accordance with AS 1428.1-2009 and AS 4586-2013.

General Notes:

Note i: A report is to be prepared by an ACAA Accredited Access Consultant for issue with the Construction Certificate application detailing all works required to be carried out to the building to ensure compliance with Part D4 of the BCA.

Note ii: Where compliance is not achieved in accordance with the deemed-to-satisfy provisions of the BCA, a Performance Solution Report is to be prepared by an ACAA Accredited Access Consultant demonstrating compliance with the Performance Requirements of the BCA.

Note iii: The parties are advised of the need to comply with the requirements of the Disability Discrimination Act 1992 (Commonwealth).

Full documentation is to be provided with the Construction Certificate application.

SPECIFICATION 14 – (NON REQUIRED STAIRWAYS, RAMPS & ESCALATORS)

Non-required Stairways, Ramps & Escalators	S14C1 & S14C2	This Specification contains the requirements to allow non-required stairways, ramps or escalators to connect any number of storeys in a Class 5 or 6 building.	---	Not applicable.
--	---------------	--	-----	-----------------

SPECIFICATION 15 – (BRAILLE & TACTILE EXIT SIGNS)

Braille & Tactile Exit Signs	S15C1 & S15C6	This Specification sets out the requirements for the design and installation of braille and tactile signage.	DTS	Building to Comply. Full documentation is to be provided with the Construction Certificate application.
------------------------------	---------------	--	-----	---

SPECIFICATION 16 – (ACCESSIBLE WATER ENTRY / EXIT FROM SWIMMING POOLS)

Accessible Water Entry / Exit from Swimming Pools	S16C1 – S16C6	This Specification sets out the requirements for types of accessible water entry/exit for swimming pools.	DTS	Building to Comply. (See Part D4 above) Full documentation is to be provided with the Construction Certificate application.
---	---------------	---	-----	---

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART E1 - FIRE FIGHTING EQUIPMENT				
Deemed to Satisfy Provisions	E1D1	This Clause stipulates that the proposed development complies with Section E Performance Requirements of the BCA if the Deemed to Satisfy Provisions are met.	---	Noted.
Hydrants	E1D2	This Clause stipulates when fire hydrants are required.	Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)	<p>Building to Comply.</p> <p>Buildings of this type are required to be served by a fire hydrant system in accordance with Clause E1D2 of the BCA and AS 2419.1-2021.</p> <p>The fire hydrant system is to be designed and certified by an FPAS Accredited Fire Systems Designer as complying with Clause E1D2 of the BCA and AS 2419.1-2021.</p> <p><u>Note: A Performance Solution Report is to be prepared by a Registered Design Practitioner – (Fire Safety Engineering) demonstrated that the existing AS 2419.1-2005 fire hydrant system that currently serves the development is capable of achieving compliance with Performance Requirement E1P3 of the BCA in-lieu of being served by an AS 2419.1-2021 compliant fire hydrant system.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Fire Hose Reels	E1D3	This Clause stipulates when fire hose reels are required.	DTS	<p>Building to Comply.</p> <p>A fire hose reel system is required to be provided to serve the "Covered Fitness Area" building in accordance with Clause E1D3 of the BCA and AS 2441-2005.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>The fire hose reel system is to be designed and certified by a Registered Design Practitioner – Fire Services (Fire Hydrant & Fire Hose Reel).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Sprinklers	E1D4	This Clause stipulates when sprinklers are required.	DTS	<p>Building to Comply.</p> <p>A sprinkler system is required to be provided to serve the "Covered Fitness Area" building in accordance with Clause C3D7 and Specification 17 of the BCA and AS 2118.1-2017, AS 2118.6-2012 or AS 2118.4-2012.</p> <p>The buildings sprinkler system is to be designed and certified by a Registered Design Practitioner – Fire Services (Sprinklers).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Where Sprinklers are Required: All Classifications	E1D5	This Clause stipulates where sprinklers are required generally.	---	Not applicable.
Where Sprinklers are Required: Class 2 & 3 Buildings other than Residential Care Buildings	E1D6	This Clause stipulates where sprinklers are required in Class 2 & 3 buildings (other than Residential Care buildings).	---	Not applicable.
Where Sprinklers are Required: Class 3 Buildings used as Residential Care Buildings	E1D7	This Clause stipulates where sprinklers are required in Class 3 Residential Care buildings.	---	Not applicable.
Where Sprinklers are Required: Class 6 Buildings	E1D8	This Clause stipulates where sprinklers are required in Class 6 buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Where Sprinklers are Required: Class 7a Buildings, other than an Open Deck Carparks	E1D9	This Clause stipulates where sprinklers are required in Class 7a building, other than an open deck carpark.	---	Not applicable.
Where Sprinklers are Required: Class 9a Health Care Building used as a Residential Care Building & Class 9c Buildings	E1D10	This Clause stipulates where sprinklers are required in a Class 9a health care building used as a residential care building & Class 9c buildings.	---	Not applicable.
Where Sprinklers are Required: Class 9b Buildings	E1D11	This Clause stipulates where sprinklers are required in 9b Buildings.	---	Not applicable.
Where Sprinklers are Required: Additional Requirements	E1D12	This Clause stipulates where sprinklers are required in atriums & large isolated buildings.	---	Not applicable.
Where Sprinklers are Required: Occupancies of Excessive Hazard	E1D13	This Clause stipulates where sprinklers are required in buildings with occupancies of excessive hazard.	---	Not applicable.
Portable Fire Extinguishers	E1D14	This Clause stipulates where extinguishers need to be installed.	DTS	Building to Comply. Portable fire extinguishers are to be provided to serve the "Covered Fitness Area" building in accordance with Clause E1D14 of the BCA and AS 2444-2001. Full documentation is to be provided with the Construction Certificate application.
Fire Control Centres	E1D15	This Clause stipulates when a fire control centre is required.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Fire Precautions during Construction	E1D16	Fire services must be provided and be operational during the construction phase in accordance with Clause E1D16.	DTS	Building to Comply. Not less than one (1) portable fire extinguisher to suit Class A, B & C fires and electrical fires is to be provided at all times on each storey of the building adjacent to each exit or temporary stairway or exit. Full documentation is to be provided with the Construction Certificate application.
Provision for Special Hazards	E1D17	Outlines where special provisions are required certain hazards.	---	Noted. No recommendations.
BCA PART E2 - SMOKE HAZARD MANAGEMENT				
Deemed to Satisfy Provisions	E2D1	This Clause stipulates that the proposed development complies with Section E Performance Requirements of the BCA if the Deemed to Satisfy Provisions are met.	---	Noted. No recommendations.
Application of Part	E2D2	Stipulates where Smoke Hazard Management provisions do not apply.	---	Noted. No recommendations.
General Requirements	E2D3	Details how compliance is achieved with both Smoke Hazard Management Provisions including treatment of systems that may not be part of the overall Smoke Hazard Management System.	---	Not applicable.
Fire Isolated Exits	E2D4	This Clause stipulates when exits are required to be air pressurised or provided with open access ramps or balconies.	---	Not applicable.
Buildings more than 25 metres Effective Height: Class 2 & 3 Buildings & Class 4 part of Building	E2D5	This Clause stipulates smoke hazard management requirements for Class 2, 3 and 4 buildings greater than 25 m effective height.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Buildings more than 25 metres Effective Height: Class 5, 6, 7b, 8 & 9b Buildings	E2D6	This Clause stipulates smoke hazard management requirements for Class 5, 6, 7b, 8 & 9b buildings greater than 25 m effective height.	---	Not applicable.
Buildings more than 25 metres Effective Height: Class 9c Buildings	E2D7	This Clause stipulates smoke hazard management requirements for Class 9c buildings greater than 25 m effective height.	---	Not applicable.
Buildings not more than 25 metres Effective Height: Class 2 & 3 Buildings & Class 4 part of Building	E2D8	This Clause stipulates smoke hazard management requirements for Class 2, 3 and 4 buildings less than 25 m effective height.	---	Not applicable.
Buildings not more than 25 metres Effective Height: Class 5, 6, 7b, 8 & 9b Buildings	E2D9	This Clause stipulates smoke hazard management requirements for Class 5, 6, 7b, 8 & 9b buildings less than 25 m effective height.	DTS	<p>Building to Comply.</p> <p>The "Covered Fitness Area" building (part) is required to be provided with an automatic fire detection and alarm system in accordance with Clauses S20C4 and S20C7 of Specification 20 of the BCA and AS 1670.1-2018.</p> <p>The buildings fire alarm system is to be designed and certified by a Registered Design Practitioner – Fire Systems (Detection & Alarm Systems).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Buildings not more than 25 metres Effective Height: Large Isolated Buildings Subject to C3D4	NSW E2D10	This Clause stipulates smoke hazard management requirements for large isolated buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Buildings not more than 25 metres Effective Height: Class 9a & 9c Buildings	E2D11	This Clause stipulates smoke hazard management requirements for Class 9a & 9c buildings less than 25 m effective height.	---	Not applicable.
Class 7a Buildings	E2D12	This Clause stipulates smoke hazard management requirements for Class 7a buildings.	---	Not applicable.
Basements (other than Class 7a Buildings)	E2D13	This Clause stipulates smoke hazard management requirements for Basements (other than Class 7a buildings).	---	Not applicable.
Class 6 buildings – In Fire Compartments more than 2000 m2: Class 6 Building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	E2D14	This Clause stipulates additional smoke hazard management requirements for Class 6 buildings (not containing an enclosed walkway or mall).	---	Not applicable.
Class 6 buildings – In Fire Compartments more than 2000 m2: Class 6 Building (containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	E2D15	This Clause stipulates additional smoke hazard management requirements for Class 6 buildings (containing an enclosed walkway or mall).	---	Not applicable.
Class 9b – All Assembly Buildings:	NSW E2D16	This Clause stipulates additional smoke hazard management requirements for all Class 9b buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Class 9b - Assembly Buildings: Assembly Buildings: Night Clubs, Discotheques and the like	NSW E2D17	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (Night Clubs, Discotheques and the like).	---	Not applicable.
Class 9b - Assembly Buildings: Exhibition Halls, Museums and Art Galleries	NSW E2D18	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (Exhibition Halls, Museums and Art Galleries).	---	Not applicable.
Class 9b - Assembly Buildings: Other Assembly Buildings (not listed in NSW E2D16 to E2D18)	NSW E2D19	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (not listed in NSW E2D16 to E2D18).	---	Not applicable.
Class 9b - Assembly Buildings: Other Assembly Buildings (not listed in E2D16 to E2D19)	NSW E2D20	This Clause is not applicable in NSW.	---	---
Provision for Special Hazards	E2D21	Outlines where special provisions are required certain hazards.	---	Not applicable.
BCA PART E3 - LIFT INSTALLATIONS				
Lift Installations	E3D1 - E3D12	These Clauses detail construction and design of lift installations.	---	Not applicable.
BCA PART E4 - VISIBILITY IN AN EMERGENCY, EXIT SIGNS & WARNING SYSTEMS				
Deemed to Satisfy Provisions	E4D1	Specifies DTS means to satisfy performance requirements E4P1, E4P2 & E4P3.	---	Noted. No recommendations.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Emergency Lighting Requirements	E4D2	Design and installation requirements for emergency lighting.	DTS	<p>Building to Comply.</p> <p>Emergency lighting is to be provided throughout the "Covered Fitness Area" in accordance with Clauses E4D2 and E4D4 of the BCA and AS/NZS 2293.1-2018.</p> <p>The buildings emergency lighting system is to be designed and certified by a professional Electrical Engineer or other a competent fire systems designer.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Measurement of Distance	E4D3	Method of measurement.	DTS	<p>Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.</p>
Design & Operation of Emergency Lighting	E4D4	Standard applicable to emergency lighting and exit signs.	DTS	<p>Building to Comply.</p> <p>Every required emergency lighting system must comply with AS/NZS 2293.1-2018.</p>
Exit & Direction Signs	E4D5 & E4D6	Design and installation requirements for exit signs & direction signs.	DTS	<p>Building to Comply</p> <p>Exit and directional signs are required to be provided throughout the "Covered Fitness Area" in accordance with Clauses E4D5, NSW E4D6 and E4D8 of the BCA and AS/NZS 2293.1-2018.</p> <p>In addition, Braille and tactile "EXIT" signage is required to serve the building in accordance with Clause D4D7(1)(a)(ii) and Specification 15 of the BCA.</p> <p>The buildings emergency lighting system is to be designed and certified by a professional Electrical Engineer or other a competent fire systems designer.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				Full documentation is to be provided with the Construction Certificate application.
Class 2 & 3 Buildings and Class 4 parts: Exemptions	E4D7	Exemptions permitted for 2 & 3 buildings and Class 4 (parts).	---	Not applicable.
Design & Operation of Exit Signs	E4D8	Standards applicable to illuminated exit signs and to photoluminescent exit signs.	DTS	Building to Comply. Every required exit sign system must comply with AS/NZS 2293.1-2018.
Early Warning & Intercommunication System (EWIS)	E4D8	This Clause details where an EWIS system is required.	---	Not applicable.
SPECIFICATION 17 – (FIRE SPRINKLER SYSTEMS)				
Fire Sprinkler Systems	S17C1 - S17C14	This Specification sets out requirements for the design and installation of fire sprinkler systems.	DTS	Building to Comply. (See Clause E1D4 above)
SPECIFICATION 18 – (CLASS 2 & 3 BUILDINGS NOT MORE THAN 25 METRES EFFECTIVE HEIGHT)				
Class 2 & 3 Buildings not more than 25.0 metres Effective Height	S18C1 - S18C4	This Specification sets out requirements for the design and installation of fire sprinkler systems.	---	Not applicable.
SPECIFICATION 19 – (FIRE CONTROL CENTRES)				
Fire Control Centres	S19C1 - S18C13	This Specification describes the construction & content of required Fire Control Centres or Rooms.	---	Not applicable.
SPECIFICATION 20 – (SMOKE DETECTION & ALARM SYSTEMS)				
Smoke Detection & Alarm Systems	S20C1 – S20C8	This Specification outlines the design of various smoke detection and alarm systems.	DTS	Building to Comply. (See Clause E2D9 above)

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
SPECIFICATION 21 – (SMOKE EXHAUST SYSTEMS)				
Smoke Exhaust Systems	S21C1 – S21C8	This Specification highlights the requirements for mechanical smoke exhaust and zone smoke control systems.	---	Not applicable.
SPECIFICATION 22 – (SMOKE & HEAT VENTS)				
Smoke & Heat Vents	S22C1 – S22C3	Details use and construction of smoke and heat vents.	---	Not applicable.
SPECIFICATION 23 – (RESIDENTIAL FIRE SAFETY SYSTEMS)				
Residential Fire Safety Systems	S23C1 – S23C9	Details the use of use of Residential Fire Safety Systems referenced in Specification E1.5a of the BCA.	DTS	Building to Comply. <i>(Base building issue)</i>
SPECIFICATION 24 – (LIFT INSTALLATIONS)				
Lift Installations	S24C1 – S24C6	This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift installations.	DTS	Building to Comply. <i>(See also Part D4 above)</i>
SPECIFICATION 25 – (PHOTOLUMINESCENT EXIT SIGNS)				
Photoluminescent Exit Signs	S25C1 – S25C6	This Specification contains requirements for photoluminescent exit signs.	---	Not applicable.
BCA SECTION F – HEALTH & AMENITY				
Surface Water Management, Rising Damp & External Waterproofing	F1D1 - F1D8	Prevention of external and internal water / moisture accumulation.	DTS	Building to Comply. 1) Stormwater drainage is to comply with AS/NZS 3500.3-2018. The buildings stormwater system is to be designed and certified by a Registered Design Practitioner – (Civil Engineering). 2) Waterproofing of the buildings wet areas is to comply with Clause F2D2 of the BCA.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>3) Damp-proofing of the building is to comply with Clauses F1D6 and F1D7 of the BCA.</p> <p>4) All sanitary compartments are to be provided with a floor waste. All floors are to be graded and drained to the floor waste to prevent the ponding of water.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Wet Areas & Overflow Protection	F2D1 - F2D4	Requirements for wet areas & overflow protection.	DTS	<p>Building to Comply.</p> <p>1) Waterproofing of the buildings wet area is to comply with Clause F2D2 and Specification 26 of the BCA.</p> <p>2) Where a floor waste is installed—</p> <p>a) the minimum continuous fall of a floor plane to the waste must be 1: 80; and</p> <p>b) the maximum continuous fall of a floor plane to the waste must be 1: 50.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Roof & Wall Cladding	F3D1 - F3D5	Requirements for external roof & wall cladding.	DTS and a Performance Solution Report by a Registered Design Practitioner – (Façade)	<p>Building to Comply.</p> <p>1) Glazed assemblies are to comply with Clause F3D4 of the BCA, AS 2047-2014 and AS 1288-2021.</p> <p>2) The roof of the "Covered Fitness Area" building (part) is to be treated with a waterproofing membrane in accordance with Clause F3D2 of the BCA and AS 4654.1-2012 and AS 4654.2-2012.</p> <p><u>Note: A Performance Solution Report is to be prepared by a Registered Design Practitioner – (Façade) demonstrating compliance with Performance Requirements F3P1 of the BCA.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				Full documentation is to be provided with the Construction Certificate application.
Sanitary and Other Facilities	F4D1 – F4D12	Provisions of sanitary, washing facilities and control of micro-organisms.	DTS	<p>Building to Comply.</p> <p>The unisex accessible sanitary facility proposed to serve the "Covered Fitness Area" building (part) is to be designed and constructed in accordance with AS 1428.1-2009.</p> <p><u>General Notes:</u></p> <p><u>Note i: Detailed floor plans and four (4) x internal elevations of the unisex accessible sanitary facility are to be provided on the Construction Certificate drawings.</u></p> <p><u>Note ii: The accessible unisex accessible sanitary compartment is to be provided with a WC, handbasin, a shelf and all associated fittings and fixtures in accordance with AS 1428.1-2009.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Room Heights	F5D1 & F5D2	Requirements for minimum room height.	DTS	<p>Complies.</p> <p>1) The minimum ceiling height within the "Covered Fitness Area" building (part) is to be 2.4 m – (complies)</p> <p>2) The minimum ceiling height within the unisex accessible sanitary facility located within the "Covered Fitness Area" building (part) is to be 2.1 m – (complies)</p> <p>3) The minimum ceiling height within the "Pool Plant Room" located within the "Covered Fitness Area" building (part) is to be 2.1 m – (complies)</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Light and Ventilation	F6D1 & F6D12	Requirements for light and ventilation.	DTS	Complies. Natural Ventilation is required to be provided to "Covered Fitness Area" building (part) by windows, doors or other devices which can be opened with an aggregate opening or openable size of not less than 5% of the floor area of the room required to be ventilated – (complies) Full documentation is to be provided with the Construction Certificate application.
Sound Transmission & Insulation	F7D1 & F7D8	Requirements for sound transmission in Class 2 and 3 buildings.	---	Not applicable.
Condensation Management	F8D1 & F8D5	Requirements for the control of condensation in Class 2 and 4 buildings.	---	Not applicable.
SPECIFICATION 26 – (WATERPROOFING & WATER-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS)				
Waterproofing & Water-resistance Requirements for Building Elements in Wet Areas	S26C1 – S26C6	This Specification sets out requirements for building elements in wet areas that are required to be Water resistant or waterproof.	DTS	Building to Comply. (See Clause F2D1 - F2D4 above)
SPECIFICATION 27 – (ACCESSIBLE ADULT CHANGE FACILITIES)				
Accessible Adult Change Facilities	S27C1 – S27C11	This Specification contains the requirements for accessible adult change facilities.	---	Not applicable.
SPECIFICATION 28 – (SOUND INSULATION FOR BUILDING ELEMENTS)				
Sound Insulation for Building Elements	S28C1 – S28C10	This Specification lists the weighted sound reduction index RW for some common forms of construction.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
SPECIFICATION 29 – (IMPACT SOUND - TEST OF EQUIVALENCE)				
Impact Sound-Test of Equivalence	S29C1 – S29C3	This Specification lists the weighted sound reduction index RW for some common forms of construction.	---	Not applicable.
BCA PART G – ANCILLARY PROVISIONS				
Swimming Pools	NSW G1D1	Safety requirements for spa pools and swimming pools to prevent injury to persons.	DTS	<p>Building to Comply.</p> <p>1) A swimming pool with a depth of water more than 300 mm and which is associated with a Class 2 building, must have suitable barriers to restrict access by young children to the immediate pool surrounds in accordance with AS 1926.1-2007.</p> <p>2) A water recirculation system in a swimming pool with a depth of water more than 300 mm must comply with AS 1926.3-2010.</p> <p><u>Note i: The swimming pool is to be provided with access and services in accordance with Clause D4D11 and Specification 16 of the BCA. Details for compliance with Clause D4D11& Specification 16 of the BCA are to be documented on the Construction Certificate drawings.</u></p> <p><u>Note ii: The total aggregate perimeter of the swimming exceeds 40.0 metres but not more than 70.0 metres (i.e. measured as being approximately 49.5 metres).</u></p> <p><u>Note iii: The NSW Swimming Pools Act 1992 and the NSW Swimming Pools Regulation 2018 are applicable to swimming pools in New South Wales with a depth of water of more than 300 mm.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>Note iv: The requirements of the NSW Swimming Pools Act 1992 and the NSW Swimming Pools Regulation 2018 take precedence over the BCA in the case of any inconsistency.</u></p> <p><u>Note v: An AS 1926.1-2007 swimming pool barrier is to fully surround the swimming pool on all sides and is to be designed, constructed and certified as complying with AS 1926.1-2007.</u></p> <p><u>Note vi: All gates are required to open outwards from the swimming pool enclosure as required by AS 1926.1-2007. The drawings are to be amended accordingly.</u></p> <p><u>Note vii: A resuscitation sign is to be provided within the swimming enclosure in accordance with Part 3 of the Swimming Pools Regulation 2018.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Refrigerated Chambers, Strong Rooms and Vaults	G1D2	Requirements for the safety of persons inside Coolrooms, Strong Rooms and Vaults.	---	Not applicable.
Outdoor Play Spaces	G1D4	Details the requirements for the fencing of outdoor play spaces in Early Childhood Centres to provide for the safety of children.	---	Not applicable.
Provisions for Cleaning Windows	NSW G1D5	Details the requirements for the cleaning of windows located three (3) or more storeys above the ground.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Boilers, Pressure Vessels, Heating Appliances, Fireplaces, Chimneys and Flues	G2D1 – G2D4	Details the requirements for the installation of boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues.	---	Not applicable.
Atrium Construction	G3D1 – G3D8	Details additional requirements for buildings with atriums.	---	Not applicable.
Construction in Alpine Areas	G4D1 – G4D8	Details additional requirements for buildings constructed in designated alpine areas.	---	Not applicable.
Construction in Bushfire Prone Areas	G5D1 & NSW G5D2 – NSW G5D4	Details additional requirements for Class 2 and 3 buildings (and associated Class 10a structures) located in designated bushfire prone areas.	Development Consent Conditions	Building to Comply. The drawings are to be detailed demonstrating full compliance with the conditions of the Development Consent.
Occupiable Outdoor Areas	G6D1 - G6D10	Details additional requirements for "occupiable outdoor areas" as defined by the BCA.	---	Not applicable.
SPECIFICATION 30 – (INSTALLATION OF BOILERS & PRESSURE VESSELS)				
Installation of Boilers & Pressure Vessels	S30C1 – S30C4	This Specification sets out the requirements for the installation of boilers and pressure vessels in buildings.	---	Not applicable.
SPECIFICATION 31 – (FIRE & SMOKE CONTROL SYSTEMS IN BUILDINGS CONTAINING ATRIUMS)				
Fire & Smoke Control Systems in Buildings Containing Atriums	S31C1 – S31C21	This Specification sets out the requirements for the design and operation of systems of fire and smoke control in buildings containing an atrium.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
--------------------------	--	---------------------------------------	---	----------

BCA PART I4 – ENTERTAINMENT VENUES OTHER THAN TEMPORARY STRUCTURES & DRIVE-IN THEATRES

Class 9b Buildings	NSW I1D1 I1D4 & I1D7	Additional provisions for Class 9b buildings in NSW that are not an "Entertainment Venue".	---	Not applicable.
Public Transport Buildings	I2D1 – I2D15	Additional provisions for public transport buildings.	---	Not applicable.
Farm Buildings & Farm Sheds	I3D1 – I3D18	Additional provisions for farm buildings & farm sheds.	---	Not applicable.

SPECIFICATION 32 – (CONSTRUCTION OF PROSCENIUM WALLS)

Construction of Proscenium Walls	S32C1 – S32C6	This Specification sets out the requirements for the design of proscenium walls in theatres, public halls (or the like).	---	Not applicable.
----------------------------------	---------------	--	-----	-----------------

SPECIFICATION 43 – (BUSHFIRE PROTECTION FOR CERTAIN CLASS 9 BUILDINGS)

Bushfire Protection for Certain Class 9 Buildings	S43C1 – S43C14	This Specification sets out bushfire protection measures for buildings described in G5D4.	---	Not applicable.
---	----------------	---	-----	-----------------

BCA SECTION J – ENERGY EFFICIENCY

Building to Comply.

1) The energy efficiency provisions of the NSW Part J1 of the BCA are applicable to the Class 9b "Covered Fitness Area" building (part) as well as to the Class 10b swimming pool.

2) The building is located within Climate Zone 5.

A report is to be prepared by an ABSA Accredited Assessor detailing all works required to be carried out to the buildings envelope and systems to ensure compliance with these requirements. All works listed in the report of the ABSA Accredited Assessor are to be incorporated into the building design and services documentation.

Full documentation is to be provided with the Construction Certificate application.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
--------------------------	--	---------------------------------------	---	----------

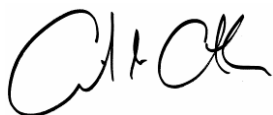
OTHER CONSIDERATIONS

The development is to be sited on a single parcel of land (e.g. Lot 1 in DP 123456).

Note: Where the development site consists of multiple allotments, the development site is to be consolidated into a single parcel of land with a new deposited plan number prior to the issue of the Construction Certificate.

Full documentation is to be provided with the Construction Certificate application.

Report prepared by:



Grant McGrath
B.App.Sci (Env. Health) AMAAC
Principal Building Surveyor
Building Code Professionals Pty Limited

Report reviewed by:



Erol Urludag
M.App.Sc (Fire Safety Engineering) MAIBS
Senior Building Compliance Consultant
Building Surveyor – Unrestricted (Rego No. BDC0418)

