

SECTION-J REPORT

Proposed hotel Development

**Project: 42 North Steyne Manly NSW 2095
(Lot-1 DP 1034722)**

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LGA : NORTHERN BEACHES COUNCIL

DESIGN STATEMENT

Pursuant to NCC BCA A2.2; this report relies on supplied documentation for assessment in regards to adopting measures contributing to deemed-to-satisfy of designed and built deliverables. It is our opinion that the project can be constructed to satisfy the requirements of the BCA 2019 Ament-1.

This report prepared from supplied materials for DA and CC purposes according to <http://tinyurl.com/p4s7df6>.

Lighting and a/c designs have not been sighted for review.



Ved Baheti B. Arch, M. Arch(UNSW) JP
Managing director

ABSA Assessor # 20901 | BDAV Assessor # 131521 | ACTPLA Assessor # 2011248

Document Control:

Rev	Date	Description
A1	27/10/2021	Sec-J report prepared as per architectural drawings

Reference Document:

Issue	Date	Description
P5	21/10/2021	Architectural Drawing by: Squillace Architects 1/80 Albion Street, Surry Hills, NSW 2010 Job # IRI2014, Drawing status: DA

Summary Description of the development

The proposed development is for substantial alterations and additions (new building) to the site known as 75 The Corso and 42 North Steyne Manly, legally described as Lots 100, 101 and 102 in Deposited Plan 1069144 and Lot 1, DP 1034722. The works allow for the adaptive reuse of the existing buildings, with demolition of existing facade elements and internal elements, building services and amenities; construction of retail/office premises at the ground floor facing both the eastern and western exterior of the site, as well as construction of seven (7) apartments across four building levels, each containing four bedrooms, replacement of plant and installation of new plant on the rooftop. The proposal includes extension of the existing basement below 42 North Steyne into part of 75 The Corso for the purpose of augmented car parking and amenities.

Stratum and strata subdivision will be required.

[Note that at the time of writing, Northern Beaches Council is currently in the final stages of arranging consolidation of Lot 1, DP 1034722 with Lots 1, 2 and 3 DP 1042657. NBC Ref : DA2021/0532].

Detailed Description

Demolition

- Demolition of existing services located within the basement of 42 North Steyne and removal of part of the existing basement retention wall between 42 North Steyne and 75 The Corso, to allow for excavation for an extended basement
- Demolition of existing elements contained within part of 75 The Corso, being that portion of the site that is separate to the existing Steyne Hotel (the Steyne Cafe building), through all building levels.
- Demolition of existing internal walls, along with the eastern, southern and western wall of 42 (aside from the existing stair and lift walls in the centre of the building), noting the northern wall is to remain
- Minor demolition to existing lifts (2 of) and for creation of a new lift. Demolition of a minor portion within the Steyne Hotel for the purpose of accommodating new services
- Demolition of existing plant and equipment on the roof top level of both 42 North Steyne and the Steyne Cafe building
- Required temporary and staging works to maintain the structural integrity of Steyne Hotel, 42 North Steyne and neighbouring 46 North Steyne throughout the demolition phase
- Required temporary protection and staging works to maintain Steyne Hotel operational throughout the demolition phase

Construction

- Construction of a new lift pit and commercial bathrooms on the lower basement level
- Construction of a new wall below part of 75 The Corso, basement parking to accommodate 16 vehicles, including one disabled space, fire stairs, services, lift and accessible bathroom
- Construction of a new retail space (café) including Steyne hotel reception on the eastern side, with lobby adjacent on the northern side; office/retail on the western side, adjacent the northern boundary, to ensure activated presentation to both street frontages
- Construction of bathrooms to service ground floor uses (including the existing pub component of 75 The Corso), storage, garbage, lifts, back of house facilities, services and fire stairs
- Construction of a new lift within 75 the pub component of the Steyne Hotel, contained within 75 The Corso. Modifications to 2 other Steyne Hotel existing lifts
- Construction of two apartments per level, containing four bedrooms, on Levels 1-3
- Construction of one apartment of Level 4, containing four bedrooms, and building services
- Construction of lift overrun, minor services and air conditioning plant.
- Construction of new private open space areas to the eastern and western building elevations to service each apartment, as well as a green wall to the western elevation of No. 41 to improve the visual presentation of the existing form to the laneway
- Construction of a Green Wall on Henrietta Lane
- Required temporary and staging works to maintain the structural integrity of Steyne Hotel, 42 North Steyne and neighbouring 46 North Steyne throughout the basement excavation and subsequent construction phase
- Required temporary protection and staging works to maintain Steyne Hotel operational throughout the basement excavation and subsequent construction phase

Subdivision

- Stratum and strata subdivision as required.

Energy Efficiency

In response to concerns over global warming, the Australian Government announced in July 2000 that agreement had been reached with industry and State and Territory Governments to adopt a two-pronged approach to reducing greenhouse gas emissions from buildings. The first approach was the introduction of mandatory minimum energy performance requirements through the Building Code of Australia (BCA), and the second approach was the encouragement of best practice voluntary initiatives by industry. Industry was supportive of this two-pronged approach, taking the view that building-related matters should be consolidated in the BCA wherever possible.

Given the importance of the energy performance of buildings to overall national greenhouse gas emissions performance, the Australian Building Codes Board (ABCB) and the Australian Greenhouse Office signed a Memorandum of Understanding to jointly develop the BCA Energy Efficiency Provisions.

The Energy Efficiency Project was endorsed under the National Framework for Energy Efficiency (NFEE), an agreement between all Australian Governments established to improve energy efficiency. The objective of NFEE is to unlock the significant economic potential associated with increased implementation of energy efficiency technologies and processes to deliver a least cost approach to energy efficiency in Australia.

To enable the effective involvement of stakeholders in the development of the BCA Energy Efficiency Provisions, several committees and working groups comprising representatives from a range of government, industry and community organisations were developed.

At specific stages of the project, the ABCB sought the views of the wider community. This process was undertaken when the ABCB released the Directions Report on the Energy Efficiency Project (2001), and on the release of Regulation Documents (RDs) and Regulatory Impact Statements (RISs). Any proposed annual changes to the BCA are also made public prior to finalisation.

Energy efficiency requirements are now incorporated in the Building Code of Australia. In Volume 1, it is Section J, hence the "Section J Report".

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DESIGN CERTIFICATE TO THIS REPORT



SECTION J DESIGN CERTIFICATE

We certify that the design calculations contained in this report complies with BCA 2019 Ament-1

Project: Proposed hotel Development
42 North Steyne Manly NSW 2095
(Lot-1 DP 1034722)

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Managing director

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Section J review

Application

Hotel
Class 3

Section J affected

Climate Zone check



Climate Zones

	Zone 1		Zone 3		Zone 5		Zone 7
	Zone 2		Zone 4		Zone 6		Zone 8

Climate zone	5	Remarks
		Light green or white

Conditioned spaces (likely to be heated or cooled)

Space	Conditioned	Non-conditioned
Office / Retail lobby	X	-

Verification by Applicant to PCA

Show me, not tell me

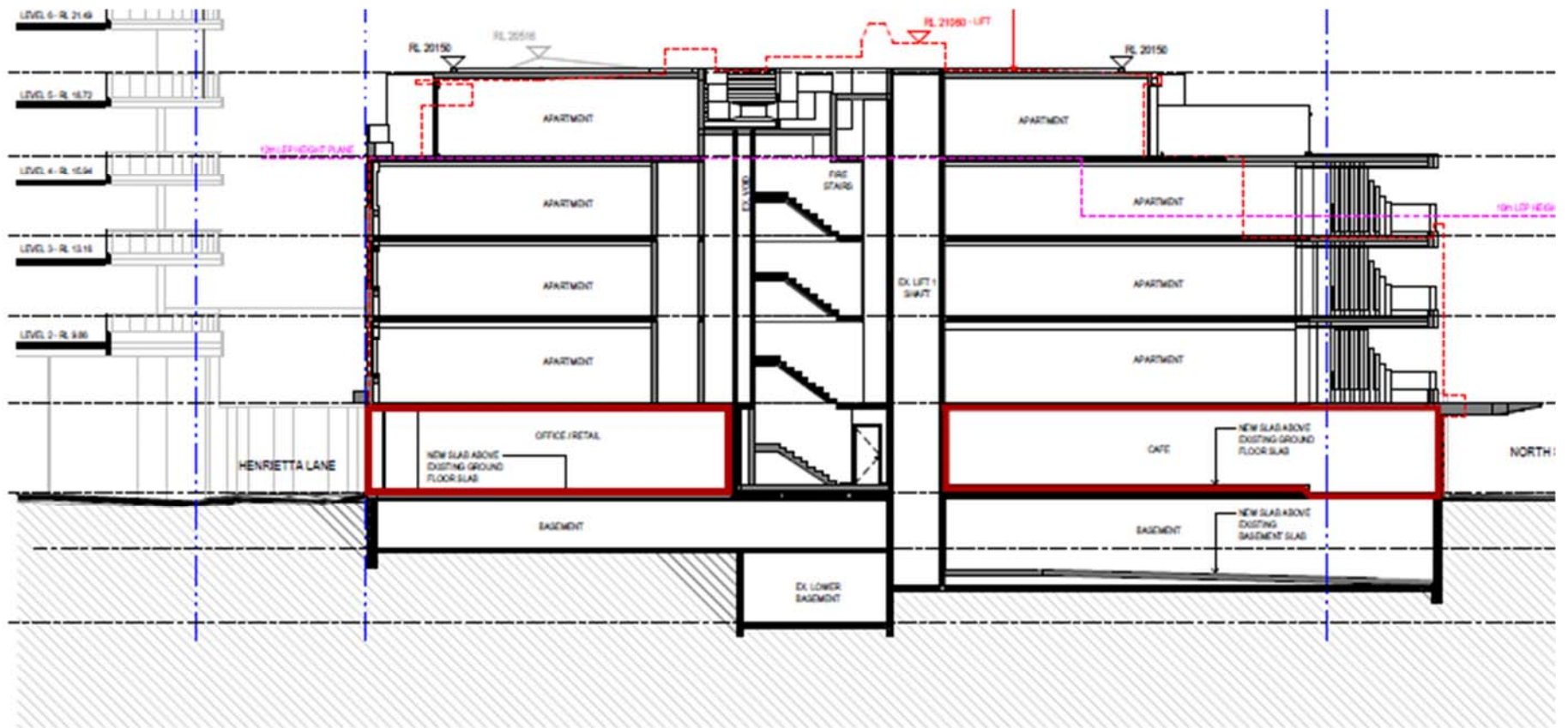
Satisfy as directed by PCA forms of verifications as evidence that as-built complies with this assessment

Forms of verification to enable PCA to form an opinion to certify

Electronic evidence must be file date stamped.

Forms as approved by PCA may take the forms of

- Site progress photographs
- Emails
- Completed window calculator showing green tick with U and SHGC values of installed manufacturer's windows
- Completed lighting calculator showing green tick.
- Detailed invoices [not purchase orders]
- Site inspections with PCA esp prior to cover up.
- Door blower test if requested by PCA
- And other evidence as requested by PCA



1 SECTION A
1:100 @ A1

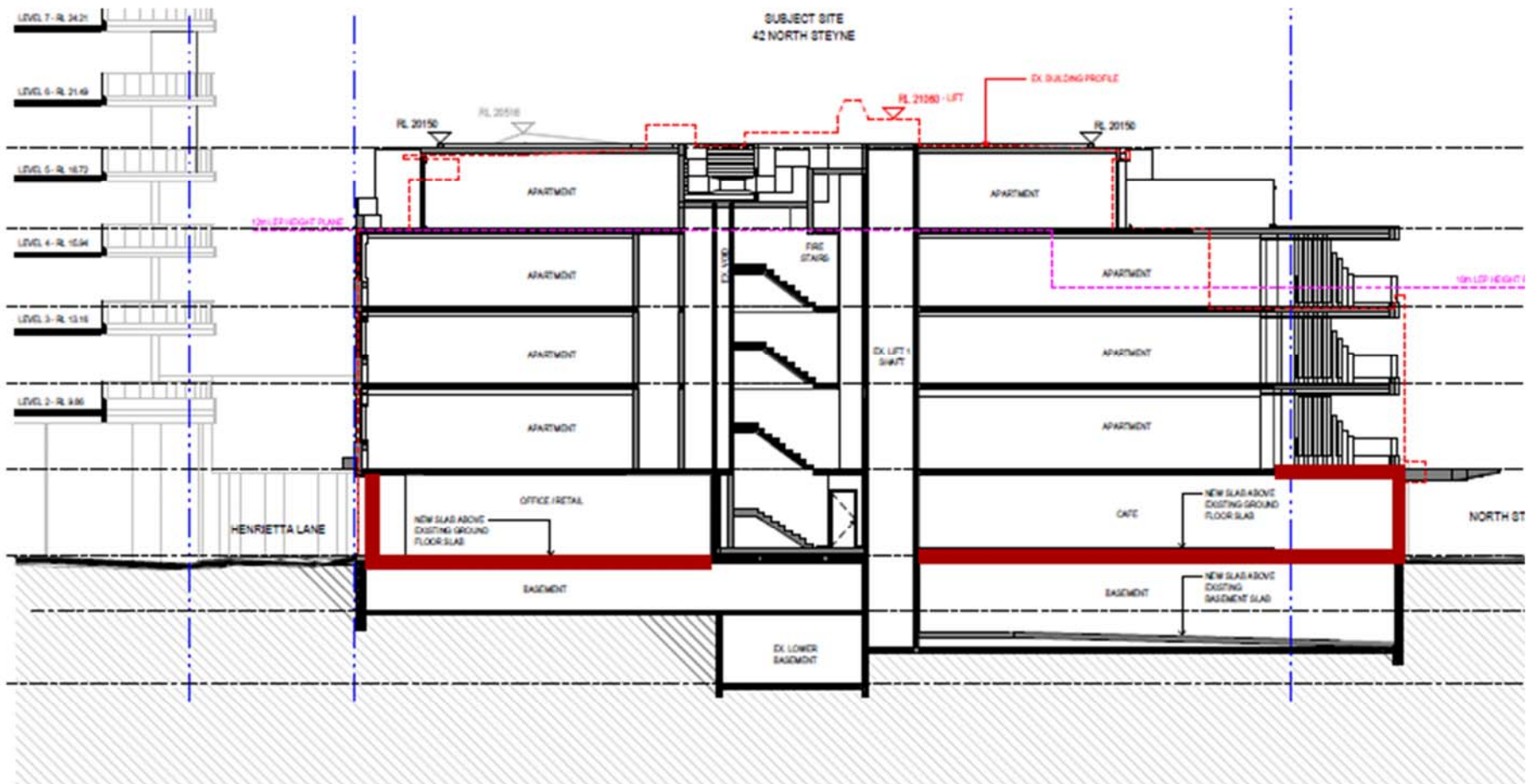
0. PART J0 ENERGY EFFICIENCY

	Requirements	Provide evidence to PCA	Certifier action
J0.1	Application of Section J	Applies	PCA must satisfy himself that the installation is compliant.
J0.2	Heating and cooling loads Class 2 or Class 4	Not applicable	Note
J0.3	Ceiling fans	<p>Applies IF INSTALLED.</p> <p>Provide</p> <ul style="list-style-type: none"> • permanent installation [hard wired] • speed controller • serve whole room <ul style="list-style-type: none"> ○ 900 mm dia per 15 m2 room ○ 1200 mm dia per 25 m2 room 	PCA must satisfy himself that the installation is compliant.
J0.4	Roof thermal breaks	<p>Applies WHERE METAL FRAMED</p> <p>R 0.2 minimum between metal framing and roofing.</p> <p>[Commercial thermal break tapes available in the marketplace.]</p>	PCA must satisfy himself that the installation is compliant.
J0.5	Wall thermal breaks	<p>Applies WHERE METAL FRAMED</p> <p>R 0.2 minimum between metal framing and cladding</p> <p>[Commercial thermal break tapes available in the marketplace.]</p>	PCA must satisfy himself that the installation is compliant.

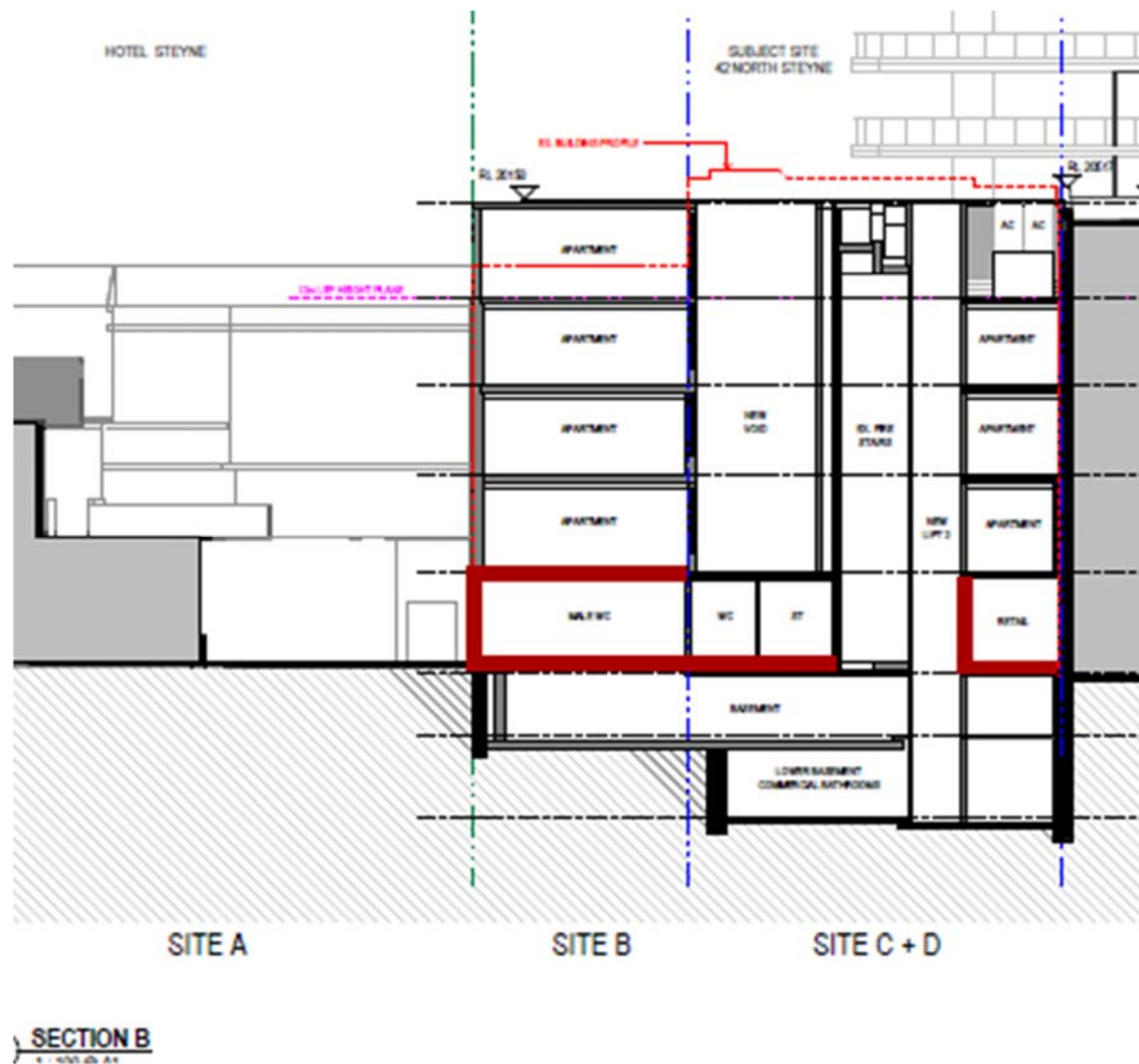
1. PART J1 BUILDING FABRIC

	Requirements	Provide evidence to PCA	Certifier action
J1.1	BUILDING FABRIC Including Building Classes 2 and 4 Note: Section J complements BASIX	Applies	Note
J1.2	THERMAL CONSTRUCTION — GENERAL	Applies	
(a)	Compliance with AS/NZS 4859.1 Including that product branded with thermal performance	Applies	PCA must satisfy himself that the installation is compliant.
	abut or overlap adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member	Applies	PCA must satisfy himself that the installation is compliant.
	Form a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier	Applies	PCA must satisfy himself that the installation is compliant.
	Installation does not affect the safe or effective operation of a service or fitting	Applies	PCA must satisfy himself that the installation is compliant.
(b)	Air space next to reflective surface	Applies if selected	PCA must satisfy himself that the installation is compliant.
reflective insulation	Fit closely against any door or window opening Overlaps not less than 50 mm Tape all joins for air tightness	Applies	PCA must satisfy himself that the installation is compliant.
(c) Bulk insulation	Install to maintain position and thickness other than where it is compressed between cladding and	Applies	PCA must satisfy himself that the installation is compliant.

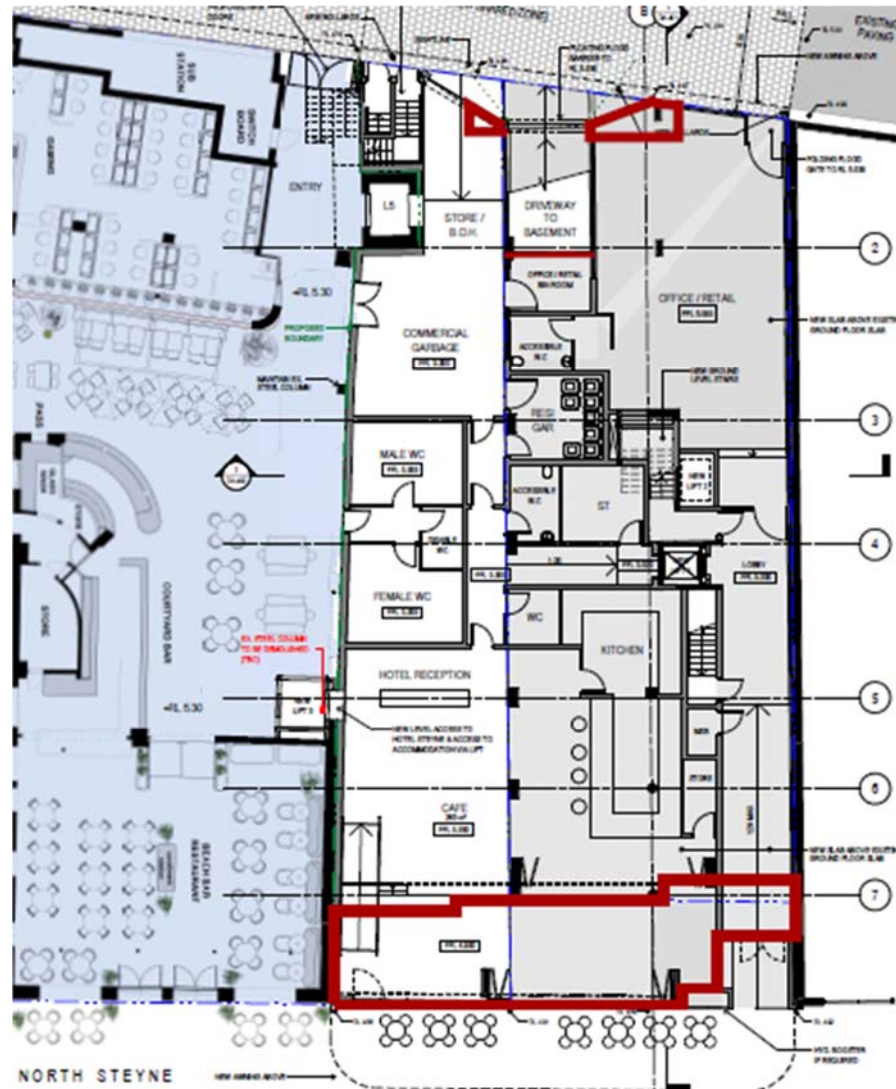
	Requirements	Provide evidence to PCA	Certifier action
	<p>supporting members, water pipes, electrical cabling or the like</p> <p>In a ceiling, where there is no bulk insulation or reflective <i>insulation</i> in the wall beneath, it overlaps the wall by not less than 50 mm</p>		
(d)	Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification J1.2	Applies	PCA must satisfy himself that the installation is compliant.
(e)	<p>The <i>required Total R-Value</i> and <i>Total System U-Value</i>, including allowance for thermal bridging, must be</p> <p>calculated in accordance with AS/NZS 4859.2 for a roof or floor; or</p> <p>determined in accordance with Specification J1.5a for <i>wall-glazing construction</i>, or</p> <p>determined in accordance with Specification J1.6 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.</p>	Applies	PCA must satisfy himself that the installation is compliant.

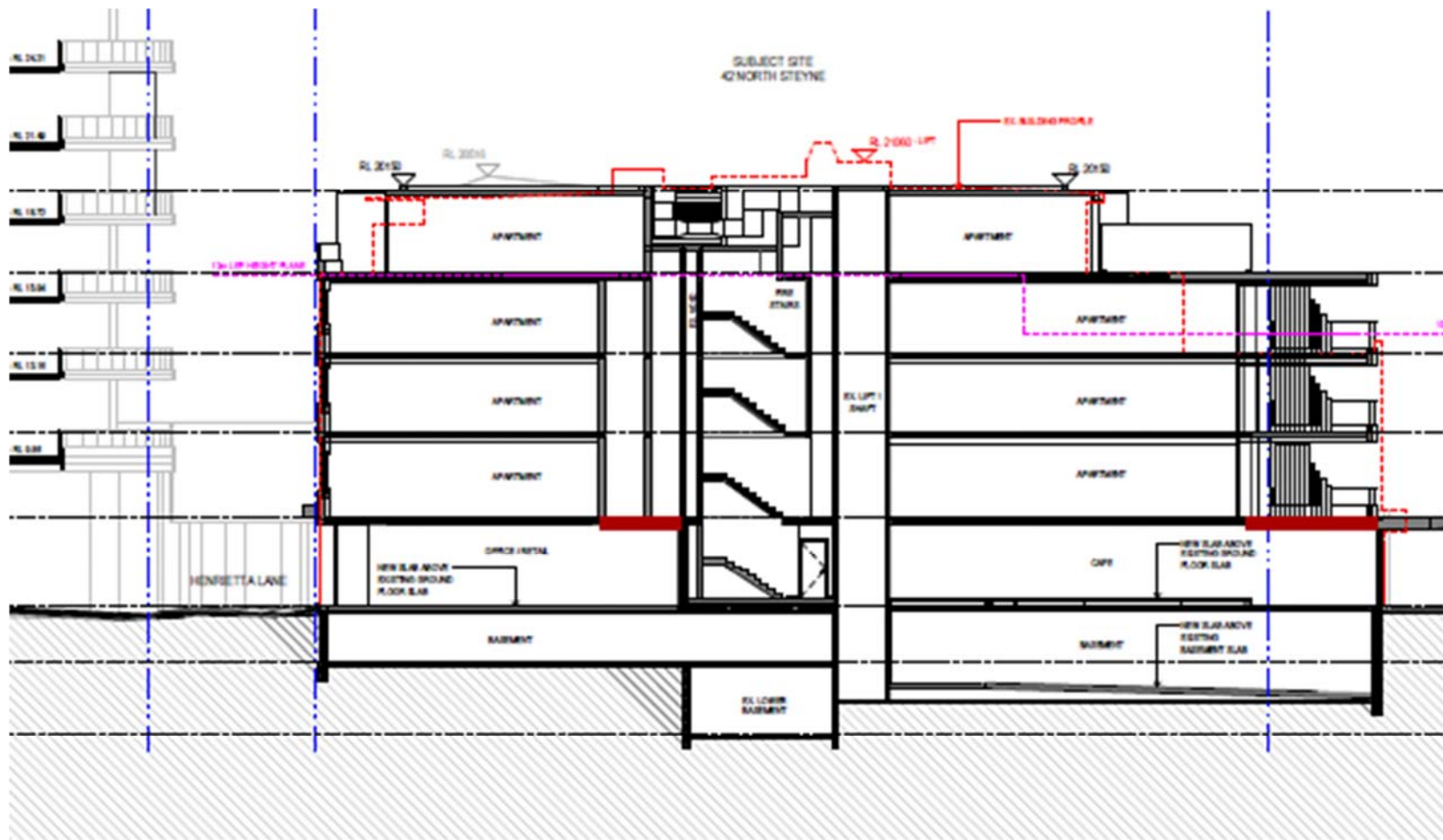


1 SECTION A
1:100 @ A1



	Requirements	Provide evidence to PCA	Certifier action
J1.3	ROOF AND CEILING CONSTRUCTION		
(a) Climate zone 5:	achieve a Total R-Value greater than or equal to R 3.7 downward heat flow Tiled and metal roofing R 0.56	Provide R 3.5 between roofing and ceiling	PCA must satisfy himself that the installation is compliant.
Climate zone 6:	achieve a Total R-Value greater than or equal to R 3.2 downward heat flow Tiled and metal roofing R 0.56	Not applicable	Note
(b) Climate zone 6	Solar absorptance of the upper surface of a roof must be not more than 0.45.	Not applicable	Note





SECTION A
 4 - 100% A0 2.4

		Provide evidence to PCA	Certifier action
J1.4	ROOF LIGHTS		
(a)	not more than 5% of the floor area of the room or space served	Not applicable	Note
(b)	< 3% floor area Light shaft index <1.0: SHGC <0.45 U<3.9 Light shaft index 1.0<2.5: SHGC <0.51 U<3.9 Light shaft index >2.5: SHGC <0.76 U<3.9	Not applicable	Note
	3%<5% floor area Light shaft index <1.0: SHGC <0.29 U<3.9 Light shaft index 1.0<2.5: SHGC <0.33 U<3.9 Light shaft index >2.5: SHGC <0.49 U<3.9	Not applicable	Note
		Provide evidence to PCA	Certifier action
J1.5	WALLS AND GLAZING		
(a)	Total System U-Value of wall-glazing construction		
	Class 2 common area, a Class 5, 6, 7, 8 or 9b building or a Class 9a building <U-2	Not applicable	Note

		Provide evidence to PCA	Certifier action
Climate Zone 5	for a Class 3 or 9c building or a Class 9a ward area U-2.0	Refer calculations below	PCA must satisfy himself that the installation is compliant.
Climate Zone 6	for a Class 3 or 9c building or a Class 9a ward area <U-1.1	Not applicable	Note
(b)	Display glazing <U-5.8 shopfronts	Not applicable	Note
(c)	Total System U-Value of wall-glazing construction must be calculated in accordance with Specification J1.5a	Refer calculations below	PCA must satisfy himself that the installation is compliant.
(d) Climate zone 5	Wall area >80% or more of wall-glazing construction area Class 2 common area, Class 5, 6, 7, 8 or 9b building or a Class 9a building wall Total R-Value >R-1.4	Refer calculations below	PCA must satisfy himself that the installation is compliant.
Climate zone 5	Wall area >80% or more of wall-glazing construction area Class 3 or 9c building or Class 9a ward area wall Total R-Value >R-1.4	Refer calculations below	PCA must satisfy himself that the installation is compliant.
(d)	Wall area >80% or more of wall-glazing construction area	Not applicable	Note

		Provide evidence to PCA	Certifier action
Climate zone 6	Class 2 common area, Class 5, 6, 7, 8 or 9b building or a Class 9a building wall Total R-Value >R-1.4		
Climate zone 6	Class 3 or 9c building or Class 9a ward area wall Total R-Value >R-2.8	Not applicable	Note
(e) Climate zones 5 and 6	Wall area <80% or more of wall-glazing construction area Class 2 common area, Class 5, 6, 7, 8 or 9b building or a Class 9a building wall Total R-Value >R-0.13	Refer calculations below	PCA must satisfy himself that the installation is compliant.
(e) Climate zone 5	Wall area <80% or more of wall-glazing construction area Class 3 or 9b building or Class 9a ward area wall Total R-Value R-0.10	Refer calculations below	PCA must satisfy himself that the installation is compliant.
(e) Climate zone 6	Wall area <80% or more of wall-glazing construction area Class 3 or 9b building or Class 9a ward area wall Total R-Value R-0.07	Not applicable	Note

WINDOW SELECTION

DEEMED TO SATISFY WITH

	+/- 10% RULE TO WINDOW SELECTIONS Does not apply to Section J
U-7.0	
SHGC- 0.24 max figure	Variation subject to separate assessment Consult us.

WINDOW SELECTION TO SATISFY PCA

Always select from

<https://awawers.net/res>

or <https://awawers.net/en/commercial>

OR use their search engine

<https://awawers.net/ressearch/search/nsw>

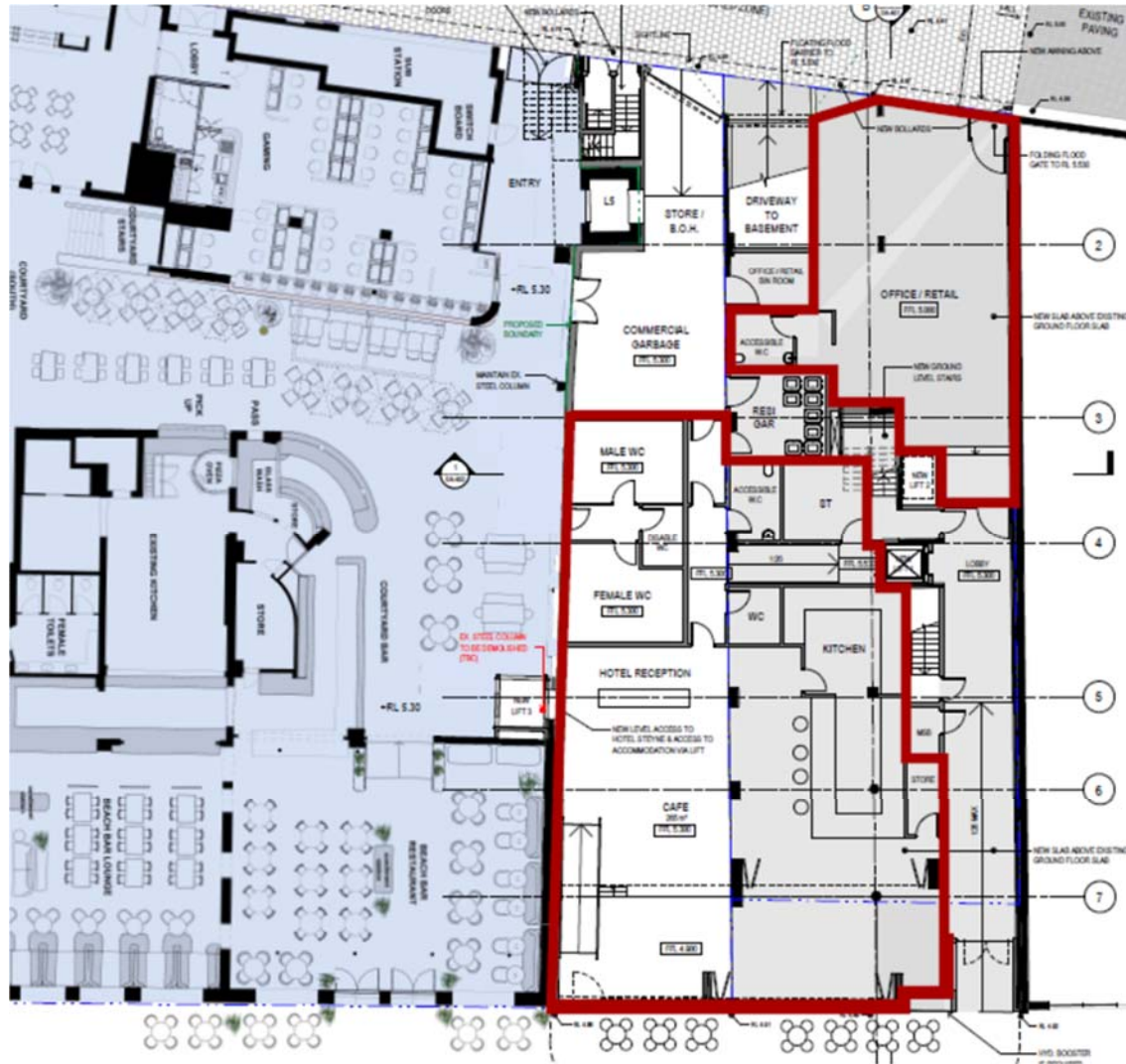
or <https://awawers.net/comsearch/search/nsw>

HEBEL WALL + R 2.0 insulation

		R	Remarks
1	outside air	0.04	
2	75 Hebel	0.52	
3	Cavity	0.17	
4	Building Wrap	0.00	
5	insulation	2.00	In 76 min stud frame
6	plasterboard	0.06	
7	Inside air	0.12	
	TOTAL WALL R-VALUE	2.91	

NCC 2019 Facade calculator										V2.3-20210601								
Project Name		Deemed to satisfy with U-any figure SHGC-0.24 max figure								Wall R-value								
Building Class		6	Class 2,3,5,6,7,8,9a, 9c, ward								total A		total A x Rt	R_avg				
Climate Zone		5	Storey		ground				N		0	0	0.00					
Wall+glazing U-value max limit		2.0									E		11.5	33.465	2.91			
		N	E	S	W									S		213	615.57	2.89
Solar Admittance max limit		0.13	0.13	0.13	0.13									W		0.7	2.037	2.91
Proposed wall R-value		0.00	2.91	2.89	2.91													
		Method 1				Method 2						Glazing	Wall-glazing					
		N	E	S	W	Combined					total A	total A						
Wall+glazing area		0.0	47.6	213.0	27.2	287.8					N	0.0	0.0					
Glazing area		0.0	36.1	0.0	26.5	62.6					E	36.1	47.6					
percentage		0%	76%	0%	97%	22%					S	0.0	213.0					
Proposed Wall U-value		0.00	0.34	0.35	0.34	0.35					W	26.5	27.2					
Proposed Wall+Glazing U-value		0.00	5.39	0.35	6.83		1.79											
Proposed Wall+Glazing Solar Admit		0.000	0.064	0.000	0.234													
		Reference combined SHGC Energy Value					16.83											
		Proposed combined SHGC Energy Value					16.35											
Element		Facing	Height	Width	Area	U-value	SHGC	P (device or int)	H	INPUT Wall components only - Area and R- value for each wall type on each façade								
W01 GF		E	2.80	5.67	15.9	7.00	0.24	3.6	2.8	Wall elements	Face	A	Rt	A				
W02 GF		E	2.80	7.22	20.2	7.00	0.24	3.6	2.8	Hebel	N		0.00	2.91				
W04 GF		W	3.00	1.51	4.5	7.00	0.24			Hebel	E		11.50	2.91				
W05 GF		W	3.00	3.70	11.1	7.00	0.24			Hebel	S		0.00	2.91				
W06 GF		W	2.95	3.69	10.9	7.00	0.24			Hebel	W		0.70	2.91				
					0.0					Block	N		0.00	2.89				
					0.0					Block	E		0.00	2.89				
					0.0					Block	S		213.00	2.89				
					0.0					Block	W		0.00	2.89				
					0.0													





Block Wall

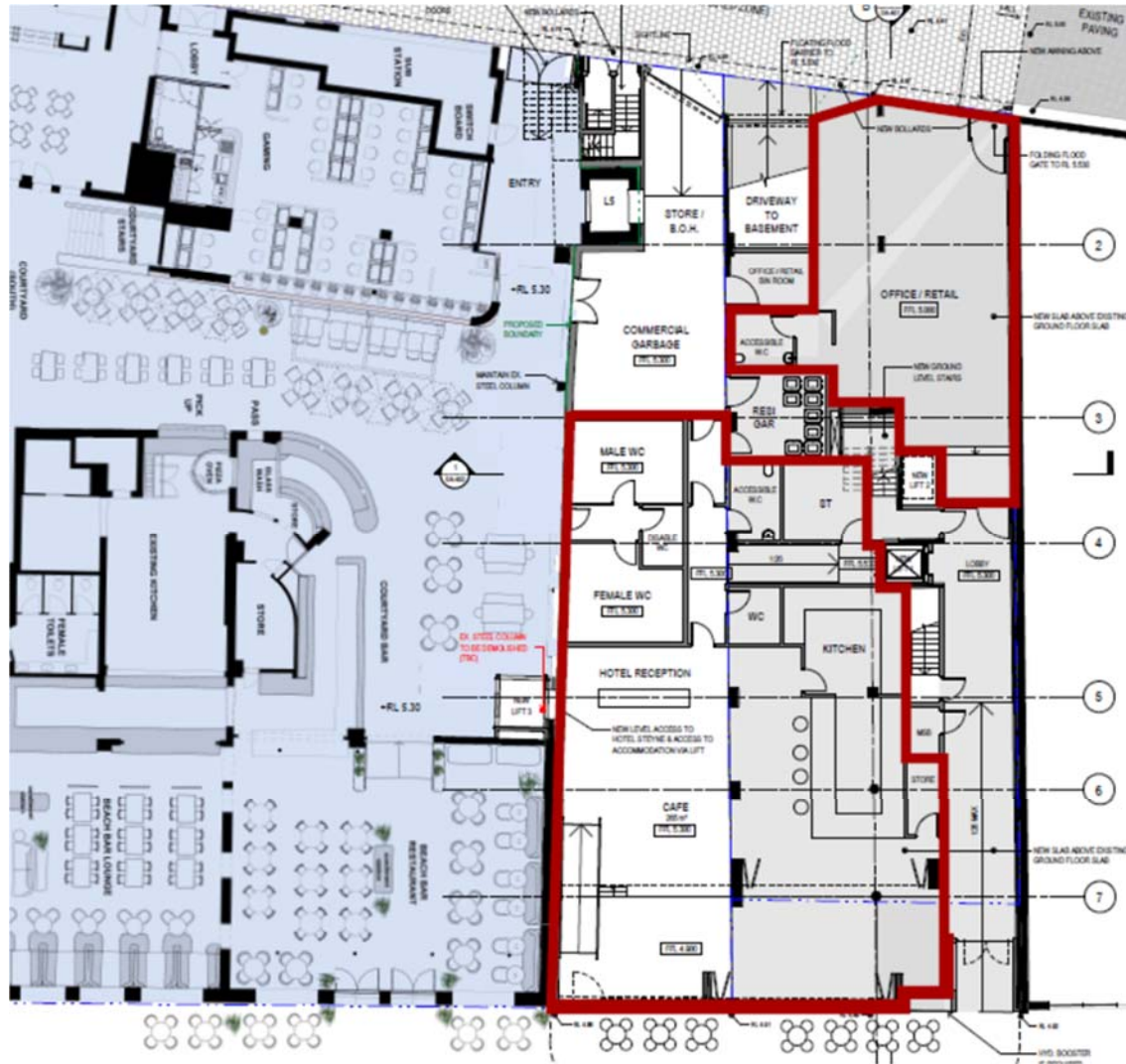
Extend to underside floor soffit or roofing.

Variation requires separate calculation for approval.

Allow for any required egress width if affected.

		R	
1	Outside air	0.04	
2	Block wall	0.15	
3	Cavity air	0.17	Furring channel for services
4	Insulated plasterboard	2.41	e.g. 60 mm Kingspan K18 or K17
5	Internal lining	0.00	R 0.06 included in insulated plasterboard
6	Inside air	0.12	
	TOTAL	2.89	

		Provide evidence to PCA	Certifier action
J1.6 (a) Climate zones 5 and 6	Floor insulation. Total floor R 2.0 required RC floor R 0.3	Provide R 1.7 insulation	Certify that the installation is deemed to satisfy



2. PART J2 – not used

3. PART J3 BUILDING SEALING

		Provide evidence to PCA	Certifier action
J3.1	Note: includes Building Class 2	Applies	Note.
J3.2	CHIMNEYS AND FLUES		Note
	chimney or flue of an open solid-fuel burning appliance provide a damper or flap that can be closed to seal the chimney or flue.	Not applicable	Note
J3.3 (a)	ROOF LIGHTS sealed, or capable of being sealed	Not applicable	Note
(b) Climates zones 5 and 6	Construct with— an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or a weatherproof seal; or a shutter system readily operated either manually, mechanically or electronically by the occupant.	Applies	Certify that the installation is deemed to satisfy

		Provide evidence to PCA	Certifier action
J3.4 (a) And (b)	<p>WINDOWS AND DOORS</p> <p>Climate zones 5 and 6 must be sealed</p> <p>except</p> <p>windows and doors to AS 2017</p> <p>fire door</p> <p>smoke door</p> <p>roller shutter door – out of hours</p> <p>shutter grille – out of hours</p> <p>other security door or device – out of hours</p>	Applies	Certify that the installation is deemed to satisfy
(c)	<p>seal to restrict air infiltration</p> <p>bottom edge of a door, must have a draft protection device;</p>	Applies	Certify that the installation is deemed to satisfy
(d)	Provide self-closing doors to entrances	Applies	Certify that the installation is deemed to satisfy
J3.5	<p>Windows and doors</p> <p>Exhaust fans</p> <p>Fit with a sealing device such as a self-closing damper</p>	Applies	Certify that the installation is deemed to satisfy
J3.6	<p>Construction of ceilings, walls and floors</p> <p>Ceilings, walls, floors and any opening such as a <i>window</i> frame, door frame, <i>roof light</i> frame or the like must be constructed to minimise air leakage in accordance with (b) when forming part of—</p> <p>(i)the <i>envelope</i>; or</p> <p>(ii)in <i>climate zones</i> 4, 5, 6, 7 or 8.</p>	Show construction details and as installed evidences	Certify that the installation is deemed to satisfy

		Provide evidence to PCA	Certifier action
	<p>Construction <i>required</i> by must be— (i)enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or (ii)sealed at junctions and penetrations with— (A)close fitting architrave, skirting or cornice; or (B)expanding foam, rubber compressible strip, caulking or the like.</p>		
J3.7	Evaporative coolers	Not applicable	Note

4. PART J4 – not used

		Provide evidence to PCA	Certifier action
J4.0		None	Note

5. PART J5 AIR CONDITIONING

		Action by a/c designer at CC and thereafter	Certifier action
J5.1	Note: includes Building Class 2	Applies	Note
J5.2	When not occupied <ul style="list-style-type: none"> • Capable of being deactivated. • Dampers close when a/c deactivated. • Ductwork sealed and insulated. • Capable of controlling temperature during sleeping periods. • Fan power to Table J5.2. 	Applies	Refer separate report by a/c designer Certify that the installation is deemed to satisfy
J5.3	Time Switch	Applies	Refer separate report by a/c designer Certify that the installation is deemed to satisfy
5.4	Applies if Heating And Cooling System installed	Applies	Refer separate report by a/c designer Certify that the installation is deemed to satisfy
5.5	Applies if Miscellaneous Exhaust Systems installed	Applies	Refer separate report by a/c designer Certify that the installation is deemed to satisfy

6. PART J6 ARTIFICIAL LIGHTING AND POWER

		Provide evidence to PCA	Certifier action
6		Applies	<p>Certify that the installation is deemed to satisfy</p> <p>Refer also lighting designer certifications for compliance with Illumination code Part F4.</p>
6.2		<p>Submit to BCA, completed calculations from the following spreadsheet http://www.abcb.gov.au/Resources/Tools-Calculators/Lighting-Calculator</p>	<p>Refer separate report by lighting designer</p> <p>Certify that the installation is deemed to satisfy</p>
6.3	<p>Room or space</p> <p>Provide individually operated switch or other device control unless SOU for people with disability or aged.</p> <p>Locate</p>	Applies	<p>Refer separate report by lighting designer</p> <p>Certify that the installation is deemed to satisfy</p>
	<p>Switch controls location</p> <p>In visible position in room serviced or adjacent room.</p>	Applies	
	<p>Time switch</p> <p>To Specification J6</p>	Applies	<p>Refer separate report by lighting designer</p> <p>Certify that the installation is deemed to satisfy</p>
6.4	<p>Interior Decorative & Display Lighting</p>	Applies	<p>Refer separate report by lighting designer</p> <p>Certify that the installation is deemed to satisfy</p>
6.5	<p>Perimeter lighting</p> <p>Control by a</p>	Applies	Refer separate report by lighting designer

		Provide evidence to PCA	Certifier action
	<ul style="list-style-type: none"> daylight sensor or a programmable time switch. 		Certify that the installation is deemed to satisfy
	<p>When the perimeter lighting load exceeds 100W</p> <p>the light source efficacy must not be less than 60 Lumens/W or</p> <p>Controlled by a motion detector in accordance with Specification J6</p>	Applies	<p>Refer separate report by lighting designer</p> <p>Certify that the installation is deemed to satisfy</p>
	Decorative lighting	Applies	<p>Refer separate report by lighting designer</p> <p>Certify that the installation is deemed to satisfy</p>
6.6	Boiling Water and chilled water storage units	Applies	<p>Refer separate report by lighting designer</p> <p>Certify that the installation is deemed to satisfy</p>

7. PART J7 HEATED WATER SUPPLY AND SWIMMING POOL AND SPA POOL PLANT

		Provide evidence to PCA	Certifier action
7.2	<p>Note: Includes Building Class 2</p> <p>Design and install in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.</p>	Applies	Refer separate report by Hydraulic and Electrical consultants

8. PART J8 ACCESS FOR MAINTENANCE

		Provide evidence to PCA	Certifier action
8.2	Note: includes Building Class 2 Provide access to any operable controls.	Inclusions Times switches Thermostats Air dampers Light fittings Heat transfer equipment	Certify that respective controls are in place.

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