



**PROPOSED RESIDENTIAL
DEVELOPMENT**

NCC (BCA) REPORT

32 Golf Ave MONA VALE NSW 2103

Ref: 24/0009

Version 2.0



BUILDING CODE OF AUSTRALIA 2022

Volume 1, Class 2-9 Building Deemed-To-Satisfy Assessment

Project Address:	32 Golf Ave MONA VALE, NSW 2103
Job Number:	24/0009
Date of Determination:	10/05/2025
Building Details	
Classification of Building or Part:	Class 2-Residential, Class 7a-Car park
Rise in Storeys:	Five (5)
No of Basement Levels:	Two (2)
Type of Construction:	Type A
Effective Height:	12.16m
Icons	
✓	The building complies with this clause, or can comply
■	The building does not comply with this clause
?	Further documentation required
□	Engineering details and/or design certification required
●	This clause is not applicable to this project
Note	Important
Note	General information

1.0 INTRODUCTION

In accordance with Section 6.7 of the Environmental Planning and Assessment Act and against the Deemed-to-Satisfy provisions of the National Construction Code the following assessment report is against the BCA 2022 excluding Section J of the code.

1.1 LIMITATIONS

Where non-compliance with deemed to satisfy provisions of NCC occur, which will be expected to be addressed by revising the proposed details to comply with DTS solution or by providing a Performance Solution in accordance with Part A of NCC

No assessment has been undertaken with respect to the *Disability Discrimination Act 1992* (DDA). The building owner should be satisfied that their obligations under the DDA have been addressed. In this instance, we note that an Access Consultant has been appointed to the project to advise further in this regard.

1.2 TERMINOLOGY

National Construction Code (NCC) - Document published by the Australian Building Codes Board (ABCB) on behalf of the Australian Government including all states and Territories. The NCC is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation and in QLD under the provisions of Building Act 1975, Planning Act 2016.

Fire Resistance Level (FRL) - means the grading periods in minutes for the following criteria -

- (a) structural adequacy; and
- (b) integrity; and
- (c) insulation,

and expressed in that order.

Fire Source Feature (FSF) - the far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.

Open space - means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.

Performance Requirements of the BCA - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the Deemed-to-Satisfy Provisions; or
- (b) formulating an Alternative Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
- (c) a combination of (a) and (b).

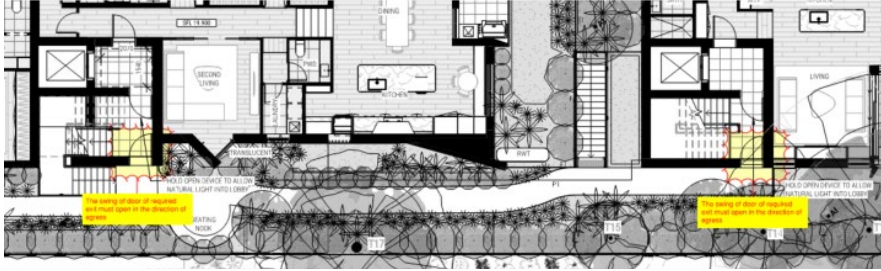
Sole occupancy unit - means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes a dwelling.

2.0 EXECUTIVE SUMMARY

This report provides a Building Code of Australia 2022 (BCA) assessment of the above development, to identify any non-compliances with the DTS- Performance Requirements.

The following items may form part of a Performance (Alternative) Solution (red) and Items that require, redesign or additional information (blue).

Note: All FRL's nominated are a minimum only the body of the report generally contains snips of the detailed area.

NCC/BCA Clause	Description
D3D25	<p>A swinging door in a required exit or forming part of a required exit. Therefore, the escape doors from both fire stairs on the ground floor must swing outward.</p>  <p>Redesign or a Performance Solution will be required</p>

CLAUSE BY CLAUSE ASSESSMENT NCC-BCA 2022 VOLUME 1

Icon		Clause	Comment
	SECTION A	GOVERNING REQUIREMENTS	
	PART A1 & PART A2	INTERPRETING THE NCC COMOLIANCE WITH THE NCC	
	A1.0	Interpreting the NCC	
	A2G1-A2G4	Compliance with NCC	
	Part A3	Application of the NCC	
	A3G1	State and Territory compliance	<i>NSW section</i>
	Part A4	NCC Referenced Documents	
	A4G1-AG3	Adoption of referenced documents	<i>For information</i>
	Part A5	Documentation of Design	
	A5G1-A5G8	Evidence of suitability	<i>For information</i>
	Part A6	Building Classification	
	A6G1-A6G11	Building classifications	<i>Class 2, & 7a</i>
	Part A7	United buildings	
	A7G1-A7G2	United buildings	<i>N/A</i>
	SECTION B	STRUCTURE	
	Part B1	Structural Provisions	
Note	B1D1-B1D5	Resistance to structural actions	<i>Engineer's report and plans required</i>
Note	B1D6	Construction in flood areas	<i>Not assessed if in a flood area</i>

	SECTION C	FIRE RESISTANCE	
	PART C1	FIRE RESITANCE	
	C1O1, C1F1, C1F2 & C1P1 to C1P9	Objective, functional and performance requirements	

Note	PART C2	FIRE RESISTANCE AND STABILITY	
Note	C2D1 (Previously C1.0)	Application of Part	<p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with—</p> <ul style="list-style-type: none"> • C2D2 to C2D15, C3D2 to C3D15 and C4D2 to C4D17; and • in a building containing an atrium, Part G3; and • for a building containing an occupiable outdoor area, Part G6; and • for additional requirements for Class 9b buildings, Part I1; and • for farm sheds, Part I3. <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
Note	C2D2 (Previously C1.1)	Type of Construction	A
Note	C2D3 (Previously C1.3)	Calculation of Rise in Storeys	4
Note	C2D4 (Previously C1.3)	Buildings of Multiple Classification	2 & 7a
—	C2D5 (Previously C1.4)	Mixed Types of Construction	N/A
—	C2D6 (Previously C1.5)	Two Storey Class 2 or 3 Buildings	N/A
—	C2D7 (Previously C1.6)	Class 4 Parts of Buildings	N/A
—	C2D8 (Previously C1.7)	Open Spectator Stands & Indoor Sports Stadiums	N/A
Note	C2D9 (Previously C1.8)	Lightweight Construction	If the fire-resisting covering of a steel column is lightweight construction, the construction must comply with Volume One C2D9 and C4D17.
Note	C2D10 (Previously C1.9)	Non-combustible building Elements	<ul style="list-style-type: none"> • External and common walls • Flooring and the floor framing of lift pits • A shaft being a lift, ventilating, pipe, garbage or similar shaft that is not for the discharge of hot products of combustion that is non-loadbearing must be non-combustible. • A loadbearing internal wall or a loadbearing fire wall including those that are part of loadbearing shaft, must comply with Specification 5
Note	C2D11 (Previously C1.10)	Early Fire Hazard Properties	Must comply with Specification 7
Note	C2D12 (Previously C1.11)	Performance of External Walls	Concrete external walls that could collapse as complete panels (e.g. tilt-up and pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification 8.
Note	C2D13 (Previously C1.13)	Fire-protected timber concession	<p>Fire-protected timber may be used wherever an element is required to be non-combustible, provide the building is—</p> <ul style="list-style-type: none"> • a separate building; or • a part of a building— • which only occupies part of a storey, and is separated from the remaining part by a fire wall; or • which is located above or below a part not containing fire-protected

			<p>timber and the floor between the adjoining parts is provided with an FRL not less than that prescribed for a fire wall for the lower storey; and</p> <ul style="list-style-type: none"> the building has an effective height of not more than 25 m; and the building has a sprinkler system (other than a FPAA101D or FPAA101H system) throughout complying with Specification 17; and any insulation installed in the cavity of the timber building element to have an FRL is non-combustible; and cavity barriers are provided in accordance with Specification 9.
Note	C2D14 (Previously C1.14)	Ancillary elements	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.
•	C2D15	Fixing of bonded laminated cladding panels	N/A
	Part C3	COMPARTMENTATION AND SEPARATION	
Note	C3D1 (Previously C2.0)	Deemed-to-Satisfy Provisions.	<p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with—</p> <p>(a) C2D2 to C2D15, C3D2 to C3D15 and C4D2 to C4D17; and</p> <p>(b) in a building containing an atrium, Part G3; and</p> <p>(c) for a building containing an occupiable outdoor area, Part G6; and</p> <p>(d) for additional requirements for Class 9b buildings, Part I1; and</p> <p>(e) for farm sheds, Part I3.</p> <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
Note	C3D2 (Previously C2.1)	Application	<p>C3D3, C3D4 and C3D5 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17, an open-deck carpark or an open spectator stand.</p> <p>(2) C3D13(1)(e) does not apply to a Class 8 electricity network substation</p>
•	C3D3 (Previously C2.2)	General Floor Area Limitations	N/A for residential
•	C3D4 (Previously C2.3)	Large Isolated Buildings	N/A
•	C3D5 (Previously C2.4)	Requirements for open space	N/A
•	C3D6 (Previously C2.5)	Class 9a Buildings	N/A
?	C3D7 (Previously C2.6)	Vertical separation of openings in external Walls	<p>If AS 2118.1 sprinkler system is proposed spandrel protection is not required.</p> <p>Please confirm</p>
?	C3D8 (Previously C2.7)	Separation by fire walls	Provide a wall and door schedule with FRL's prior to the issue of a CC.

•	C3D9 (Previously C2.8)	Separation of classifications in the same storey	N/A
?	C3D10 (Previously C2.9)	Separation of classifications in different storeys	<p>Type A Construction FRLs required, 7a basement and residential units over,</p> <p>Refer Table 3- TYPE A CONSTRUCTION: Minimum FRL of building elements.</p> <ul style="list-style-type: none"> Basement levels 120/120/120 All residential floors-90/90/90 with an acoustic rating of Rw+Ctr.50 <p>All FRL's to be noted onto a section or specification prior to the issue of a CC.</p>
?	C3D11 (Previously C2.10)	Separation of lift shafts	<p>Basement lift shaft walls may have a minimum FRL 60/60/60 if the carpark is provided with an AS 2118.1 sprinkler system, otherwise FRL 120/120/120</p> <p>Residential levels to have a minimum wall FRL of 90/90/90 loadbearing.</p> <p>Provide a wall schedule showing FRL's prior to the issue of a CC.</p>
•	C3D12 (Previously C2.11)	Stairways and lifts in One shaft	N/A
?	C3D13 (Previously C2.12)	Separation of equipment	<p>Any emergency equipment to be separated with a minimum FRL of 120/120/120.</p> <p>Provide a wall and door schedule with FRL's prior to the issue of a CC.</p>
?	C3D14 (Previously C2.13)	Electricity supply system	<p>Main switch board room is to be enclosed with walls with a minimum FRL of 120/120/120 and self-closing door with FRL of ~120/30 and smoke seals.</p> <p>Provide a wall and door schedule with FRL's prior to the issue of a CC.</p>
•	C3D15 (Previously C2.14)	Public corridors in Class 2 & 3 buildings	N/A
	PART C4	PROTECTION OF OPENINGS	
Note	C4D1 (Previously C3.0)	Deemed-to-Satisfy Provisions	<ul style="list-style-type: none"> Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with— C2D2 to C2D15, C3D2 to C3D15 and C4D2 to C4D17; and in a building containing an atrium, Part G3; and for a building containing an occupiable outdoor area, Part G6; and for additional requirements for Class 9b buildings, Part I1; and for farm sheds, Part I3. <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
Note	C4D2 (Previously C3.1)	Application of Part	For information

Note	C4D3 (Previously C3.2)	Protection of openings in external walls	<p>(1) Subject to (2), openings in an external wall that is required to have an FRL must be protected in accordance with C4D5, and if wall-wetting sprinklers are used, they must be located externally.</p> <p>(2) The requirements of (1) only apply if the distance between the opening and the fire-source feature to which it is exposed is less than—</p> <p>(a) 3 m from a side or rear boundary of the allotment; or</p> <p>(b) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or</p> <p>(c) 6 m from another building on the allotment that is not Class 10.</p> <p>(3) Openings required to be protected under (1), must not occupy more than 1/3 of the area of the external wall of the storey in which they are located unless they are in a Class 9b building used as an open spectator stand.</p>														
Note	C4D4 (Previously C3.3)	Separation of openings in different fire compartments	<p>The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C4D4, unless—</p> <p>(a) those parts of each wall have an FRL not less than 60/60/60; and</p> <p>(b) any openings are protected in accordance with C4D5.</p> <table><caption>Table C4D4: Distance between external walls and associated openings in different fire compartments</caption><thead><tr><th>Angle between walls</th><th>Minimum distance (m)</th></tr></thead><tbody><tr><td>0° (walls opposite)</td><td>6</td></tr><tr><td>more than 0° to 45°</td><td>5</td></tr><tr><td>more than 45° to 90°</td><td>4</td></tr><tr><td>more than 90° to 135°</td><td>3</td></tr><tr><td>more than 135° to less than 180°</td><td>2</td></tr><tr><td>180° or more</td><td>Nil</td></tr></tbody></table>	Angle between walls	Minimum distance (m)	0° (walls opposite)	6	more than 0° to 45°	5	more than 45° to 90°	4	more than 90° to 135°	3	more than 135° to less than 180°	2	180° or more	Nil
Angle between walls	Minimum distance (m)																
0° (walls opposite)	6																
more than 0° to 45°	5																
more than 45° to 90°	4																
more than 90° to 135°	3																
more than 135° to less than 180°	2																
180° or more	Nil																
Note	C4D5 (Previously C3.4)	Acceptable methods of protection	<p>(1) Where protection is required, doorways, windows and other openings must be protected as follows:</p> <p>(a) Doorways—</p> <p>(i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or</p> <p>(ii) –/60/30 fire doors that are self-closing or automatic closing.</p> <p>(b) Windows—</p> <p>(i) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(iii) –/60/– automatic closing fire shutters.</p> <p>(C) Other openings—</p> <p>excluding voids — internal or external wall-wetting sprinklers, as appropriate; or</p> <p>(ii) construction having an FRL not less than –/60/–.</p> <p>(2) Fire doors, fire windows and fire shutters must comply with Specification 12.</p>														
Note	C4D6 (Previously C3.5)	Doorways in fire walls	For information														

●	C4D7 (Previously C3.6)	Sliding fire doors	N/A
●	C4D8 (Previously C3.7)	Protection of doorways in horizontal exits	N/A
Note	C4D9 (Previously C3.8)	Openings in fire isolated exits	Doorways that open into a fire isolated stairway require automatic closing fire doors with a minimum FRL of -/60/30. Provide a door schedule with FRL's.
Note	C4D10 (Previously C3.9)	Service penetrations in fire Isolated exits	For information
Note	C4D11 (Previously C3.10)	Openings in fire isolated lift shafts	Must comply with AS1735.11
?	C4D12 (Previously C3.11)	Bounding construction Class 2, 3 and 4 buildings	All doors are to have self-closing fire doors with a minimum FRL of -/60/30. Provide a door schedule with FRL's prior to the issue of a CC.
Note	C4D13 (Previously C3.12)	Openings in floors for services	For information
Note	C4D14 (Previously C3.13)	Openings in shafts	For information
Note	C4D15 (Previously C3.15)	Openings for service installations	For information
Note	C4D16 (Previously C3.16)	Construction Joints	For information
●	C4D17 (Previously C3.17)	Columns protected with lightweight construction to achieve an FRL	N/A
	SPEC 5	FIRE RESISTING CONSTRUCTION	
Note	S5C1	Scope	This Specification contains requirements for the fire-resisting construction of building elements.
Note	S5C2	Exposure to fire source	For information
Note	S5C3	Fire protection for a support of another part	For information
Note	S5C4	Lintels	For information
Note	S5C5	Method of attachment not to reduce the fire-resistance of building elements	For information
●	S5C6	General concessions	N/A
●	S5C7	Mezzanine floors: concession	N/A
●	S5C8	Enclosure of shafts	N/A
●	S5C9	Car parks in Class 2 and 3 buildings	N/A
●	S5C10	Residential care building: concession	N/A
	S5C11	Type A Construction	

		Fire resistance of building elements	<div>Table SSC11a: Type A construction: FRL of loadbearing parts of external walls</div> <table><tr><th rowspan="2">Distance from a fire-source feature</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Less than 1.5 m</td><td>90/90/90</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr><tr><td>1.5 to less than 3 m</td><td>90/60/60</td><td>120/90/90</td><td>180/180/120</td><td>240/240/180</td></tr><tr><td>3 m or more</td><td>90/60/30</td><td>120/60/30</td><td>180/120/90</td><td>240/180/90</td></tr></table> <div>Table SSC11b: Type A construction: FRL of non-loadbearing parts of external walls</div> <table><tr><th rowspan="2">Distance from a fire-source feature</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Less than 1.5 m</td><td>~90/90</td><td>~120/120</td><td>~180/180</td><td>~240/240</td></tr><tr><td>1.5 to less than 3 m</td><td>~80/60</td><td>~90/90</td><td>~180/120</td><td>~240/180</td></tr><tr><td>3 m or more</td><td>~80/60</td><td>~80/60</td><td>~180/120</td><td>~240/180</td></tr></table> <div>Table SSC11c: Type A construction: FRL of external columns not incorporated in an external wall</div> <table><tr><th rowspan="2">Column type</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Loadbearing</td><td>90/~/~</td><td>120/~/~</td><td>180/~/~</td><td>240/~/~</td></tr><tr><td>Non-loadbearing</td><td>~90/~/~</td><td>~120/~/~</td><td>~180/~/~</td><td>~240/~/~</td></tr></table> <div>Table SSC11d: Type A construction: FRL of common walls and fire walls</div> <table><tr><th rowspan="2">Wall type</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Loadbearing or non-loadbearing</td><td>90/90/90</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr></table> <div>Table SSC11e: Type A construction: FRL of loadbearing internal walls</div> <table><tr><th rowspan="2">Location</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Fire-resisting lift and stair shafts</td><td>90/90/90</td><td>120/120/120</td><td>180/120/120</td><td>240/120/120</td></tr><tr><td>Bounding public corridors, public lobbies and the like</td><td>90/90/90</td><td>120/~/~</td><td>180/~/~</td><td>240/~/~</td></tr><tr><td>Between or bounding sole-occupancy units</td><td>90/90/90</td><td>120/~/~</td><td>180/~/~</td><td>240/~/~</td></tr><tr><td>Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion</td><td>90/90/90</td><td>120/90/90</td><td>180/120/120</td><td>240/120/120</td></tr></table> <div>Table SSC11f: Type A construction: FRL of non-loadbearing internal walls</div> <table><tr><th rowspan="2">Location</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Fire-resisting lift and stair shafts</td><td>~90/90</td><td>~120/120</td><td>~120/120</td><td>~120/120</td></tr><tr><td>Bounding public corridors, public lobbies and the like</td><td>~80/60</td><td>~90/~/~</td><td>~180/~/~</td><td>~240/~/~</td></tr><tr><td>Between or bounding sole-occupancy units</td><td>~80/60</td><td>~90/~/~</td><td>~180/~/~</td><td>~240/~/~</td></tr><tr><td>Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion</td><td>~90/90</td><td>~90/90</td><td>~120/120</td><td>~120/120</td></tr></table> <div>Table SSC11g: Type A construction: FRL of other building elements not covered by Tables SSC11a to SSC11f</div> <table><tr><th rowspan="2">Building element</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Other loadbearing internal walls, internal beams, trusses and columns</td><td>90/~/~</td><td>120/~/~</td><td>180/~/~</td><td>240/~/~</td></tr><tr><td>Floors</td><td>90/90/90</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr><tr><td>Roofs</td><td>90/60/30</td><td>120/60/30</td><td>180/60/30</td><td>240/90/60</td></tr></table> <div>Wall and floor schedules to be provided prior to the issue of a CC.</div>	Distance from a fire-source feature	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240	1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180	3 m or more	90/60/30	120/60/30	180/120/90	240/180/90	Distance from a fire-source feature	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Less than 1.5 m	~90/90	~120/120	~180/180	~240/240	1.5 to less than 3 m	~80/60	~90/90	~180/120	~240/180	3 m or more	~80/60	~80/60	~180/120	~240/180	Column type	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Loadbearing	90/~/~	120/~/~	180/~/~	240/~/~	Non-loadbearing	~90/~/~	~120/~/~	~180/~/~	~240/~/~	Wall type	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Loadbearing or non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240	Location	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Fire-resisting lift and stair shafts	90/90/90	120/120/120	180/120/120	240/120/120	Bounding public corridors, public lobbies and the like	90/90/90	120/~/~	180/~/~	240/~/~	Between or bounding sole-occupancy units	90/90/90	120/~/~	180/~/~	240/~/~	Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120	Location	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Fire-resisting lift and stair shafts	~90/90	~120/120	~120/120	~120/120	Bounding public corridors, public lobbies and the like	~80/60	~90/~/~	~180/~/~	~240/~/~	Between or bounding sole-occupancy units	~80/60	~90/~/~	~180/~/~	~240/~/~	Ventilating, pipe, garbage, and like shafts not 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Note	S5C12	Concession for floors	For information																																																																																																																																																																			
●	S5C13	Concession Floor loading of Class 5 and 9b buildings	N/A																																																																																																																																																																			
Note	S5C14	Concession for roof superimposed on concrete slab	For information																																																																																																																																																																			
Note	S5C15	Roof concession	For information																																																																																																																																																																			
Note	S5C16	Roof lights	For information																																																																																																																																																																			
Note	S5C17	Internal walls and columns concession	For information																																																																																																																																																																			
●	S5C18	Concession for open spectator stands and indoor sports stadiums	N/A																																																																																																																																																																			
Note	S5C19	Car parks	For information																																																																																																																																																																			
●	S5C20	Class 2 and 3 buildings concession	N/A																																																																																																																																																																			
	S5C21	Type B Construction																																																																																																																																																																				
●	S5C22	Car parks	N/A																																																																																																																																																																			

●	S5C23	Class 2 and 3 building concession	N/A																								
	S5C24	Type C Construction																									
●	S5C25	Car parks	N/A																								
	SPEC 6	STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION																									
Note	S6C1	Scope	This Specification describes tests to be applied to and criteria to be satisfied by a wall system of lightweight construction.																								
Note	S6C2	Application	A wall system need not be tested in accordance with this Specification for static pressure or impact if it is designed and constructed in accordance with the Deemed-to-Satisfy Provisions of Part B1 to resist the appropriate pressures and impacts defined in this Specification.																								
●	S6C3	Walls of certain Class 9b buildings	N/A																								
Note	S6C4	Walls of shafts and fire isolated exits	For information																								
Note	S6C5	Additional requirements for lift shafts	For information																								
Note	S6C6	Walls generally	For information																								
Note	S6C7	General requirements for testing	For information																								
Note	S6C8	Testing in-situ	For information																								
Note	S6C9	Testing of specimens	For information																								
Note	S6C10	Test Methods	For information																								
Note	S6C11	Criteria for testing	For information																								
	SPEC 7	FIRE HAZARD PROPERTIES																									
Note	S7C1	Scope	This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in Class 2 to 9 buildings as set out in Table S7C2.																								
Note	S7C2	Application: Class 2 to 9 buildings General requirements	<table><tr><th colspan="2">Table S7C2: Fire hazard property requirements</th></tr><tr><th>Lining, material or assembly</th><th>Requirement</th></tr><tr><td>Floor linings and floor coverings</td><td>S7C3</td></tr><tr><td>Wall linings and ceiling linings</td><td>S7C4</td></tr><tr><td>Air handling ductwork</td><td>S7C5</td></tr><tr><td>Lift cars</td><td>S7C6</td></tr><tr><td>In fire control rooms subject to Specification 8 and fire isolated exits</td><td>S7C7</td></tr><tr><td>In Class 9b buildings used as a theatre, public hall or the like — fixed seating in the audience area or auditorium; and a proscenium curtain required by Specification 32</td><td>S7C7</td></tr><tr><td>Escalators, moving walkways and non-required non-fire-isolated stairways or pedestrian ramps subject to Specification 14</td><td>S7C7</td></tr><tr><td>Smoking-type material</td><td>S7C7</td></tr><tr><td>Attachments to internal floors, walls and ceilings</td><td>S7C7</td></tr><tr><td>Other materials including insulation</td><td>S7C7</td></tr></table>	Table S7C2: Fire hazard property requirements		Lining, material or assembly	Requirement	Floor linings and floor coverings	S7C3	Wall linings and ceiling linings	S7C4	Air handling ductwork	S7C5	Lift cars	S7C6	In fire control rooms subject to Specification 8 and fire isolated exits	S7C7	In Class 9b buildings used as a theatre, public hall or the like — fixed seating in the audience area or auditorium; and a proscenium curtain required by Specification 32	S7C7	Escalators, moving walkways and non-required non-fire-isolated stairways or pedestrian ramps subject to Specification 14	S7C7	Smoking-type material	S7C7	Attachments to internal floors, walls and ceilings	S7C7	Other materials including insulation	S7C7
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Note	S7C3	Floor linings & floor coverings	A floor lining or floor covering must have— (a)a critical radiant flux not less than that listed in Table S7C3; and (b)in a building not protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with																								

			<p>Specification 17, a maximum smoke development rate of 750 percent-minutes; and a group number complying with S7C6(b), for any portion of the floor covering that is continued more than 150mm up the wall</p> <table border="1"><caption>TABLE 3.7.1.2: CRITICAL RADIANT FLUX (kW/m²) OF FLOOR LININGS AND FLOOR COVERINGS</caption><thead><tr><th>Class of building</th><th>Building not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17</th><th>Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17</th><th>Fire-isolated exits and fire control rooms</th></tr></thead><tbody><tr><td>Class 2, 3, 5, 6, 7, 8 or 9b, excluding Class 3 accommodation for the aged and Class 9b as specified below</td><td>2.2 kW/m²</td><td>1.2 kW/m²</td><td>2.2 kW/m²</td></tr><tr><td>Class 3 accommodation for the aged</td><td>4.5 kW/m²</td><td>2.2 kW/m²</td><td>4.5 kW/m²</td></tr><tr><td>Class 9a patient care areas</td><td>4.5 kW/m²</td><td>2.2 kW/m²</td><td>4.5 kW/m²</td></tr><tr><td>Class 9a areas other than patient care areas</td><td>2.2 kW/m²</td><td>1.2 kW/m²</td><td>4.5 kW/m²</td></tr><tr><td>Class 9b auditorium or audience seating area used mainly for indoor swimming or ice skating</td><td>1.2 kW/m²</td><td>1.2 kW/m²</td><td>2.2 kW/m²</td></tr><tr><td>Class 9b auditorium or audience seating area used mainly for other sports or multi-purpose functions</td><td>2.2 kW/m²</td><td>1.2 kW/m²</td><td>2.2 kW/m²</td></tr><tr><td>Class 9c resident use area</td><td>N/A</td><td>2.2 kW/m²</td><td>4.5 kW/m²</td></tr><tr><td>Class 9c areas other than resident use areas</td><td>N/A</td><td>1.2 kW/m²</td><td>4.5 kW/m²</td></tr></tbody></table> <p>Details to be submitted prior to the issue of a CC.</p>	Class of building	Building not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17	Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17	Fire-isolated exits and fire control rooms	Class 2, 3, 5, 6, 7, 8 or 9b, excluding Class 3 accommodation for the aged and Class 9b as specified below	2.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²	Class 3 accommodation for the aged	4.5 kW/m ²	2.2 kW/m ²	4.5 kW/m ²	Class 9a patient care areas	4.5 kW/m ²	2.2 kW/m ²	4.5 kW/m ²	Class 9a areas other than patient care areas	2.2 kW/m ²	1.2 kW/m ²	4.5 kW/m ²	Class 9b auditorium or audience seating area used mainly for indoor swimming or ice skating	1.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²	Class 9b auditorium or audience seating area used mainly for other sports or multi-purpose functions	2.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²	Class 9c resident use area	N/A	2.2 kW/m ²	4.5 kW/m ²	Class 9c areas other than resident use areas	N/A	1.2 kW/m ²	4.5 kW/m ²																								
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?	S7C4	Wall & ceiling linings	<p>A wall or ceiling lining system must comply with the group number specified in Table S7C4 and for buildings not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 have—</p> <ul style="list-style-type: none">a smoke growth rate index not more than 100; or <p>an average specific extinction area less than 250 m²/kg.</p> <p>A group number of a wall or ceiling lining and the smoke growth rate index or average specific extinction area must be determined in accordance with AS 5637.1</p> <table border="1"><caption>Table S7C4: Wall and ceiling lining materials (material groups permitted)</caption><thead><tr><th>Class of building</th><th>Fire-isolated exits and fire control rooms</th><th>Public corridors</th><th>Specific areas</th><th>Other areas</th></tr></thead><tbody><tr><td>Class 2 or 3, unsprinklered, excluding accommodation for the aged, people with disabilities and children</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2 Ceilings: 1, 2</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr><tr><td>Class 2 or 3, sprinklered, excluding accommodation for the aged, people with disabilities and children</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr></tbody></table> <table border="1"><thead><tr><th>Class of building</th><th>Fire-isolated exits and fire control rooms</th><th>Public corridors</th><th>Specific areas</th><th>Other areas</th></tr></thead><tbody><tr><td>disabilities and children</td><td></td><td></td><td></td><td></td></tr><tr><td>Class 3 or 9a, unsprinklered, accommodation for the aged, people with a disability, children and health-care buildings</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2 Ceilings: 1, 2</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr><tr><td>Class 3 or 9a, sprinklered, accommodation for the aged, people with a disability, children and health-care buildings</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2 Ceilings: 1, 2</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr><tr><td>Class 5, 6, 7, 8 or 9b schools, unsprinklered</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2 Ceilings: 1, 2</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr><tr><td>Class 5, 6, 7, 8 or 9b schools, sprinklered</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr><tr><td>Class 9b other than schools, unsprinklered</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2 Ceilings: 1, 2</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr><tr><td>Class 9b other than schools, sprinklered</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2 Ceilings: 1, 2</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr><tr><td>Class 9c, sprinklered</td><td>Walls: 1 Ceilings: 1</td><td>Walls: 1, 2 Ceilings: 1, 2</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3 Ceilings: 1, 2, 3</td></tr></tbody></table> <p>Details to be submitted prior to the issue of a CC</p>	Class of building	Fire-isolated exits and fire control rooms	Public corridors	Specific areas	Other areas	Class 2 or 3, unsprinklered, excluding accommodation for the aged, people with disabilities and children	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Class 2 or 3, sprinklered, excluding accommodation for the aged, people with disabilities and children	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Class of building	Fire-isolated exits and fire control rooms	Public corridors	Specific areas	Other areas	disabilities and children					Class 3 or 9a, unsprinklered, accommodation for the aged, people with a disability, children and health-care buildings	Walls: 1 Ceilings: 1	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Class 3 or 9a, sprinklered, accommodation for the aged, people with a disability, children and health-care buildings	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Class 5, 6, 7, 8 or 9b schools, unsprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Class 5, 6, 7, 8 or 9b schools, sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Class 9b other than schools, unsprinklered	Walls: 1 Ceilings: 1	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Class 9b other than schools, sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Class 9c, sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class of building	Fire-isolated exits and fire control rooms	Public corridors	Specific areas	Other areas																																																											
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Class 9c, sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3																																																											
Note	S7C5	Air-handling ductwork	<p>Rigid and flexible ductwork in a Class 2 to 9 building must comply with the fire hazard properties set out in AS 4254.1 and AS 4254.2.</p>																																																												
?	S7C6	Lift cars	<p>Materials used as—</p> <ul style="list-style-type: none">floor linings and floor coverings must have a critical radiant flux not less than 2.2; and <p>wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with AS 5637.1</p> <p>Details to be submitted prior to the issue of a CC</p>																																																												

<div>?</div>	S7C7	Other materials	<div>Materials and assemblies not included in S7C3, S7C4, S7C5 or S7C6 must not exceed the indices set out in Table S7C7.</div> <div><table><tr><th colspan="4">Table S7C7: Other materials</th></tr><tr><th>Material or assembly location</th><th>Flammability Index</th><th>Spread-of-Flame Index</th><th>Smoke-Developed Index</th></tr><tr><td>Fire control rooms subject to Specification 19 and fire-isolated exits, other than a marking-type material used in a ceiling or used as an attachment or part of an attachment to a building element. ¹</td><td>N/A</td><td>0</td><td>2</td></tr><tr><td>Class 9b buildings used as a theatre, public hall or the like: Any part of fixed seating in the audience area or auditorium.</td><td>N/A</td><td>0</td><td>5</td></tr><tr><td>Class 9b buildings used as a theatre, public hall or the like: A proscenium curtain required by Specification 32.</td><td>N/A</td><td>0</td><td>3</td></tr><tr><td>Escalators, moving walkways or non-required non fire-isolated stairway or pedestrian ramps subject to Specification 14.</td><td>N/A</td><td>0</td><td>5</td></tr><tr><td>Marking-type materials: In a fire control room subject to Specification 19 or a fire-isolated exit or fire control room used in the form of an exposed wall or ceiling.</td><td>0</td><td>N/A</td><td>N/A</td></tr><tr><td>Marking-type materials: In other locations. ²</td><td>5</td><td>N/A</td><td>N/A</td></tr><tr><td>Other materials or locations and insulation materials other than marking-type material. ¹ ² ³</td><td>N/A</td><td>9</td><td>8 if the Spread-of-Flame index is more than 5</td></tr></table></div> <div>Details to be submitted prior to the issue of a CC</div>	Table S7C7: Other materials				Material or assembly location	Flammability Index	Spread-of-Flame Index	Smoke-Developed Index	Fire control rooms subject to Specification 19 and fire-isolated exits, other than a marking-type material used in a ceiling or used as an attachment or part of an attachment to a building element. ¹	N/A	0	2	Class 9b buildings used as a theatre, public hall or the like: Any part of fixed seating in the audience area or auditorium.	N/A	0	5	Class 9b buildings used as a theatre, public hall or the like: A proscenium curtain required by Specification 32.	N/A	0	3	Escalators, moving walkways or non-required non fire-isolated stairway or pedestrian ramps subject to Specification 14.	N/A	0	5	Marking-type materials: In a fire control room subject to Specification 19 or a fire-isolated exit or fire control room used in the form of an exposed wall or ceiling.	0	N/A	N/A	Marking-type materials: In other locations. ²	5	N/A	N/A	Other materials or locations and insulation materials other than marking-type material. ¹ ² ³	N/A	9	8 if the Spread-of-Flame index is more than 5
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	SPEC 8	PERFORMANCE OF EXTERNAL WALLS IN FIRE																																					
Note	S8C1	Scope	This Specification contains measures to minimise, in the event of fire, the likelihood of external walls covered by S8C2 collapsing outwards as complete panels and the likelihood of panels separating from supporting members.																																				
Note	S8C2	Application	<div>This Specification applies to buildings having a rise in storeys of not more than 2 with concrete external walls that could collapse as complete panels (e.g. tilt-up and precast concrete) which—</div> <div>(a) consist of either single or multiple panels attached by steel connections to lateral supporting members; and</div> <div>(b) depend on those connections to resist outward movement of the panels relative to the supporting members; and have height to thickness ratio not greater than 50.</div>																																				
Note	S8C3	General requirements for external wall panels	For information																																				
Note	S8C4	Additional requirements for vertically spanning external wall panels adjacent to columns	For information																																				
	SPEC 9	CAVITY BARRIERS FOR FIRE PROTECTED TIMBER																																					
Note	S9C1	Scope	For information																																				
Note	S9C2	Requirements	<div><table><tr><th colspan="3">Table S9C2: Cavity barrier requirements</th></tr><tr><th>System required FRL</th><th>--R60 or --R90</th><th>--R120/120, --R180/180 or --R240/240</th></tr><tr><td>Cavity barrier required FRL</td><td>45/45/30</td><td>45/45/30</td></tr><tr><td>Timber, required minimum thickness</td><td>45 mm</td><td>60 mm</td></tr></table></div> <div><div>Fire resistance</div><div>S9C2</div><table><tr><th>System required FRL</th><th>--R60 or --R90</th><th>--R120/120, --R180/180 or --R240/240</th></tr><tr><td>Mineral wool, required minimum thickness</td><td>45 mm</td><td>60 mm</td></tr></table><div>Table Notes</div><div>Minimum thicknesses are to be measured in the direction of heat flow.</div></div>	Table S9C2: Cavity barrier requirements			System required FRL	--R60 or --R90	--R120/120, --R180/180 or --R240/240	Cavity barrier required FRL	45/45/30	45/45/30	Timber, required minimum thickness	45 mm	60 mm	System required FRL	--R60 or --R90	--R120/120, --R180/180 or --R240/240	Mineral wool, required minimum thickness	45 mm	60 mm																		
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	SPEC 10	FIRE PROTECTED TIMBER																																					
Note	S10C1	Scope	This Specification sets out requirements for cavity barriers in fire-protected timber construction																																				

Note	S10C2	General requirements	<i>For information</i>
Note	S10C3	Massive timber	<i>For information</i>
Note	S10C4	Form of test	<i>For information</i>
Note	S10C5	Smaller specimen permitted	<i>For information</i>
Note	S10C6	Acceptance criteria	<i>For information</i>
	SPEC 11	SMOKE PROOF WALLS IN HEALTH CARE AND RESIDENTIAL CARE BUILDINGS	
●	S11C1	Scope	<i>This Specification sets out requirements for the construction of smoke-proof walls in Class 9a health-care buildings and Class 9c buildings. Smoke proof walls required to have an FRL are to be in accordance with A5G5.</i>
●	S11C2	Class 9a health care buildings	<i>N/A</i>
●	S11C3	Class 9c buildings	<i>N/A</i>
●	S11C4	Doorways in smoke proof walls	<i>N/A</i>
	SPEC 12	FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS	
Note	S12C1	Scope	<i>This Specification sets out requirements for the construction of fire doors, smoke doors, fire windows and fire shutters.</i>
Note	S12C2	Fire Doors	<i>A required fire door must—</i> <ul style="list-style-type: none"> <i>comply with AS 1905.1; and</i> <i>not fail by radiation through any glazed part during the period specified for integrity in the required FRL.</i>
●	S12C3	General requirements for smoke doors	<i>N/A</i>
●	S12C4	Construction DtS for smoke doors	<i>N/A</i>
●	S12C5	Fire shutters	<i>N/A</i>
●	S12C6	Fire windows	<i>N/A</i>
	SPEC 13	PENETRATIONS OF WALLS, FLOORS AND CEILINGS BY SERVICES	
Note	S13C1	Scope	<i>This Specification prescribes materials and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL.</i>
Note	S13C2	Application	<ul style="list-style-type: none"> <i>This Specification applies to installations permitted under the Deemed-to-Satisfy Provisions of the NCC as alternatives to systems that have been demonstrated by test to fulfil the requirements of C4D15(2)(a).</i> <i>This Specification does not apply to installations in ceilings required to</i>


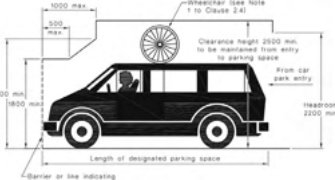
			<p>have a resistance to the incipient spread of fire nor to the installation of piping that contains or is intended to contain a flammable liquid or gas.</p> <ul style="list-style-type: none"> •
Note	S13C3	Metal pipe systems	For information
Note	S13C4	Pipes penetrating sanitary compartments	For information
Note	S13C5	Wires and cables	For information
Note	S13C6	Electrical switches and outlets	For information
Note	S13C7	Fire stopping	For information
	SECTION D	ACCESS AND EGRESS	
	PART D1	ACCESS AND EGRESS	Performance and Verification Methods
	PART D2	PROVISION FOR ESCAPE	
Note	D2D1 (Previously D1.0)	Deemed to satisfy provisions	<p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with—</p> <ul style="list-style-type: none"> • D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and • in a building containing an atrium, Part G3; and • in a building in an alpine area, Part G4; and • for a building containing an occupiable outdoor area, Part G6; and • for additional requirements for Class 9b buildings, Part I1; and • for public transport buildings, Part I2; and • for farm sheds, Part I3. <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</p>
Note	D2D2 (Previously D1.1)	Application of Part	The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building.
✓	D2D3 (Previously D1.2)	Number of exits required	2 exits are required from the basement car park.
Note	D2D4 (Previously D1.3)	When fire isolated stairs and ramps are required	<p>(1) Class 2 and 3 buildings — The following applies:</p> <p>(a) Subject to (b), every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through or passes by not more than—</p> <p>(i) 3 consecutive storeys in a Class 2 building; or</p> <p>(ii) 2 consecutive storeys in a Class 3 building.</p>

			<p>(b)Notwithstanding (a), one extra storey of any classification may be included if—</p> <p>(i)it is only for the accommodation of motor vehicles or for other ancillary purposes; or</p> <p>(ii) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or</p> <p>(iii)the required exit does not provide access to or egress for, and is separated from, the extra storey by</p> <p>construction having—</p> <p>(A)an FRL of –/60/60, if non-loadbearing; and</p> <p>(B) an FRL of 90/90/90, if loadbearing; and</p> <p>(C) no opening that could permit the passage of fire or smoke.</p>
✓	D2D5 (Previously D1.4)	Exit travel distances	Complies
✓	D2D6 (Previously D1.5)	Distance between alternate exits	Complies
?	D2D7 (Previously D1.6(a))	Heights of exits, paths of travel to exits and doorways	<p>In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.</p> <p>Details to be submitted prior to the issue of a CC.</p>
?	D2D8 (Previously D1.6(b), (c), (d) and (e))	Widths of exits and paths of travel	<p>(1) The unobstructed width of each required exit or path of travel to an exit, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than—</p> <p>(a) 1 m; or</p> <p>(b) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area or ward area; and</p> <p>(c) in a public corridor in a Class 9c aged care building, notwithstanding (2) and (3)—</p> <p>(i) 1.5 m; and</p> <p>(ii) 1.8 m for the full width of the doorway, providing access into a sole-occupancy unit or communal bathroom.</p> <p>Details to be submitted prior to the issue of a CC.</p>
?	D2D9 (Previously D1.6(f))	Width of doorways in exits or paths of travel to exits	<p>in resident use areas the minimum unobstructed width must be 870 mm; and for doorways leading from a public corridor to a sole-occupancy unit the minimum unobstructed width must be 1070 mm.</p> <p>Door schedule to be submitted prior to the issue of a CC.</p>
Note	D2D10 (Previously D1.6(g))	Exit width not to diminish in direction of travel	For information
Note	D2D11 (Previously D1.6(h) & (i))	Determination and measurement of exits and paths of travel to exits	For information

? Note	D2D12 (Previously D1.7)	Travel via fire isolated exits	Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, the following applies: (a) That part of the wall must have— (i) an FRL of not less than 60/60/60; and (ii) any openings protected internally in accordance with C4D5; and (b) The protection required by (a) must extend for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.
•	D2D13 (Previously D1.8)	External stairs and ramps in lieu of fire isolated exits	N/A
•	D2D14 (Previously D1.9)	Travel by non-fire isolated stairs or ramps	N/A
Note	D2D15 (Previously D1.10)	Discharge from exits	For information
•	D2D16 (Previously D1.11)	Horizontal exits	N/A
•	D2D17 (Previously D1.12)	Non required stairs, ramps and escalators	N/A
Note	D2D18 (Previously D1.13)	Number of persons accommodated	For information
Note	D2D19 (Previously D1.14)	Measurement of distances	For information
Note	D2D20 (Previously D1.15)	Method of measurement	For information
Note	D2D21 (Previously D1.16)	Plant rooms, lift machine rooms, and electricity network substations: concession	For information
Note	D2D22 (Previously D1.17)	Access to lift pits	For information
•	D2D23 (Previously D1.18)	Egress from primary schools	N/A
	PART D3	CONSTRUCTION OF EXITS	
Note	D3D1 (Previously D2.0)	Deemed-to-Satisfy Provisions	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with— <ul style="list-style-type: none"> • D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and • in a building containing an atrium, Part G3; and • in a building in an alpine area, Part G4; and • for a building containing an occupiable outdoor area, Part G6; and • for additional requirements for Class 9b buildings, Part I1; and • for public transport buildings, Part I2; and • for farm buildings and farm sheds, Part I3. Where a Performance Solution is proposed the

			<p>relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p> <p>Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</p>
Note	D3D2 (Previously D2.1)	Application of Part	<p>Except for—</p> <ul style="list-style-type: none"> D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D21, D3D22(5), D3D22(6), D3D26 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 3 building; and 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.
Note	D3D3 (Previously D2.2)	Fire-Isolated stairways & ramps	For information
Note	D3D4 (Previously D2.3)	Non-Fire-Isolated stairways and ramps	For information
Note	D5D5 (Previously D2.4)	Separation of rising and descending stair flights	For information
Note	D3D6 (Previously D2.5)	Open access ramps and balconies	For information
●	D3D7 (Previously D.6)	Smoke lobbies	N/A
Note	D3D8 (Previously D2.7)	Installations in exits and paths of travel	For information
Note	D3D9 (Previously D2.8)	Enclosure of space under stairs and ramps	<p>Non-Fire isolated stairs-</p> <p>If enclosed storage is proposed under the stairs.</p> <p>The construction must have a FRL of 60/60/60 with a self-closing fire door with a FRL of - /60/30,</p> <p>Fire Isolated-Stairs</p> <p>Must not be enclosed</p>
Note	D3D10 (Previously D2.9)	Width of stairways and ramps	For information
Note	D3D11 (Previously D2.10)	Pedestrian ramps	For information
●	D3D12 (Previously D2.11)	Fire Isolated passageways	N/A
●	D3D13 (Previously D2.12)	Roof as open space	N/A
Note	D3D14 (Previously D2.13)	Goings and risers	Must comply with AS 4586 and Table D3D14
Note	D3D15 (Previously D2.14)	Landings	Must have slip rating in accordance with table D3D15
Note	D3D16 (Previously D2.15)	Thresholds	Any adaptable unit doorway must comply with AS 1428.1

Note	D3D17 (Previously D2.16(a), (b) and (c))	Balustrades	All balconies will require balustrades, or where a fall of more than 1.0m exists.
Note	D3D18 (Previously Table D2.16a)	Height of barriers	<p>The height of a barrier required by D3D17 must be not less than the following:</p> <ul style="list-style-type: none"> For stairways or ramps with a gradient of 1:20 or steeper — 865 mm. For landings to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length — 865 mm. For all other locations — 1m. Barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair treads; and a transition zone may be incorporated where the barrier height changes from 865 mm on a stair flight or ramp to 1 m at a landing or floor.
Note	D3D19 (Previously Table D2.16a)	Openings in barriers	For information
Note	D3D20 (Previously Table D2.16a)	Barrier climbability	For information
Note	D3D21 (Previously D2.16(d))	Wire barriers	For information
?	D3D22 (Previously D2.17)	Handrails	<p>All areas that have a fall of more than 1.0m will require a handrail, including any glass balustrading.</p> <p><i>Provide a detailed cross section for assessment of all areas prior to the issue of a CC.</i></p>
—	D3D23 (Previously D2.18)	Fixed platforms, walkways stairways and ladders	N/A
Note	D3D24 (Previously D2.19)	Doorways and doors	For information
■	D3D25 (Previously D2.20)	Swinging doors	<p>(1) A swinging door in a required exit or forming part of a required exit—</p> <p>(a) must not encroach—</p> <p>(i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or passageway if it is likely to impede the path of travel of the people already using the exit; and</p> <p>(ii) when fully open, by more than 100 mm on the required width of the required exit; and</p> <p>(b) must swing in the direction of egress unless—</p> <p>(i) it serves a building or part with a floor area not more than 200 m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or</p> <p>(ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and</p> <p>(c) must not otherwise impede the path or direction of egress.</p>

			<p>(2) The measurement of encroachment referred to in (1)(a) in each case is to include door handles or other furniture or attachments to the door</p> <p><i>The swinging door in a required exit must impede in the direction of egress.</i></p>  <p><i>Required redesign</i></p>
Note	D3D26 (Previously D2.21)	Operation of latch	All accessible areas, the door handles must comply with this clause and AS1428.1 Including the main entry door and all internal doors, excluding storerooms
Note	D3D27 (Previously D2.22)	Re-entry from fire isolated exits	N/A
Note	D3D28 (Previously D2.23)	Signs on doors	Must comply with this clause
Note	D3D29 (Previously D2.24)	Protection of openable windows	All bedroom windows must be restricted, max 125mm if above 4.0m from ground level. The lower edge of the window is lower than 1.7m above the floor. Any window above 4m from ground level must have a barrier not less than 865mm above floor level or restricted as above.
•	D3D30 (Previously D2.25)	Timber stairways: concession	N/A
	PART D4	ACCESS FOR PEOPLE WITH DISABILITIES	
Note	D4D1	Deemed-to-Satisfy Provisions	For information
Note	D4D2	General building access requirements	Must be provided, to and within all areas used by the occupants
Note	D4D3	Access to buildings	All entry doors must comply with AS 1428.1, fire stair egress not required to comply
Note	D4D4	Parts of building to be accessible, must comply with AS1428.1, 1428.2 & 4299	Refer to Access Report
Note	D4D5	Exemptions	Service areas
Note	D4D6	Accessible car-parking	<p>Must comply with AS/NZS 2890.6</p> <p>Note: minimum of 2.5m required above car and shared zones</p> 

Note	D4D7	Signage	<i>Must comply with Specification 15</i>
•	D4D8	Hearing augmentation	<i>N/A</i>
Note	D4D9	Tactile Indicators	<i>Refer to Access Report</i>
•	D4D10	Wheelchair seating spaces in Class 9b assembly buildings	<i>N/A</i>
•	D4D11	Swimming pools	<i>N/A</i>
•	D4D12	Ramps	<i>N/A</i>
Note	D4D13	Glazing on an accessway	<i>For information</i>
	SPEC 14	NON-REQUIRED STAIRWAYS RAMPS AND ESCALATORS	
•	S14C1	Scope	<i>N/A</i>
•	S14C2	Requirements	<i>N/A</i>
	SPEC 15	BRILLE AND TACTILE SIGNS	
Note	S15C1	Scope	<i>This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D3D26, D4D7 and Specification 27.</i>
Note	S15C2	Location of braille and tactile signs	<i>For information</i>
Note	S15C3	Braille and tactile sign specification	<i>For information</i>
Note	S15C4	Luminance contrast	<i>For information</i>
Note	S15C5	Lighting	<i>For information</i>
Note	S15C6	Braille	<i>For information</i>
	SPEC 16	ACCESSIBLE WATER ENTRY/EXIT FROM SWIMMING POOLS	
•	S16C1	Scope	<i>N/A</i>
•	S16C2	Fixed or moveable ramp	<i>N/A</i>
•	S16C3	Zero depth entry	<i>N/A</i>
•	S16C4	Platform swimming pool lift	<i>N/A</i>
•	S16C5	Sling style swimming pool lift	<i>N/A</i>
•	S16C6	Aquatic wheelchair	<i>N/A</i>
	SECTION E	SERVICES AND EQUIPMENT	

	PART E1	FIRE FIGHTING EQUIPMENT	
Note	E1D1 (Previously E1.0)	Deemed-to-Satisfy Provisions	For information
?	E1D2 (Previously E1.3)	Fire Hydrants	<p>Ensure installation and coverage is in accordance with AS 2419.1 requirements.</p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
?	E1D3 (Previously E1.4)	Hose Reels	<p>Ensure hose reels are installed in accordance with AS 2441, located within 4m of an exit and provide full coverage of the floor areas of the basement carpark levels.</p> <p>Hose reels are not required on the residential levels.</p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
?	E1D4 (Previously E1.5)	Sprinklers	<p>A sprinkler system must—</p> <ul style="list-style-type: none"> • be installed in a building or part of a building when required by E1D5 to E1D13 as applicable; and <p>comply with Specification 17 and Specification 18 as applicable.</p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
Note	E1D5 (Previously Table E1.5)	Where sprinklers are required: all classifications	<p>Sprinklers are required throughout the whole building if any part of the building has an effective height of more than 25 m—</p> <ul style="list-style-type: none"> • including an open-deck carpark within a multi-classified building; but excluding— • an open-deck carpark being a separate building; and <p>a Class 8 electricity network substation, with a floor area not more than 200 m², located within a multi-classified building.</p>
•	E1D6 (Previously Table E1.5)	Where sprinklers are required Class 2 and 3 buildings other than residential care buildings	<p>In a Class 2 or 3 building, or any multi-classified building containing a Class 2 or 3 part, sprinklers are required throughout the whole building if any part of the building has—</p> <ul style="list-style-type: none"> • a rise in storeys of 4 or more; and • an effective height of not more than 25 m. <p>The requirements of the above do not apply to a residential care building.</p>
•	E1D7 (Previously Table E1.5)	Where sprinklers are required: Class 3 building used as a residential care building	N/A
•	E1D8 (Previously Table E1.5)	Where sprinklers are required: Class 6 building	N/A
Note	E1D9 (Previously Table E1.5)	Where sprinklers are required: Class 7a building other than an open deck carpark	In a Class 7a building, other than an open-deck carpark, sprinklers are required in fire compartments where more than 40 vehicles are accommodated.
•	E1D11 (Previously Table E1.5)	Where sprinklers are required: Class 9b buildings	N/A
•	E1D12 (Previously Table E1.5)	Where sprinklers are required: additional requirements	N/A

•	E1D13 (Previously Table E1.5 (Note 4))	Where sprinklers are required: occupancies of excessive hazards	N/A
Note	E1D14 (Previously E1.6 and Table E1.6)	Portable Extinguishers Table E1.6	No fire extinguishers detailed on the plans, required to be installed in accordance with AS 2444, required to all levels and all areas. To be checked at OC inspection stage
•	E1D15 (Previously E1.8)	Fire Control Centres	N/A
Note	E1D16 (Previously E1.9)	Fire precautions during construction	Required
•	E1D17 (Previously E1.10)	Provision for special hazards	N/A
	SPEC 17	FIRE SPRINKLER SYSTEM	
Note	S17C1	Scope	This Specification sets out requirements for the design and installation of fire sprinkler systems.
Note	S17C2	Application of automatic fire sprinkler standards	<p>Subject to this Specification, an automatic fire sprinkler system must comply with—</p> <ul style="list-style-type: none"> • for all building classifications: AS 2118.1; or • for a Class 2 or 3 building with an effective height of not more than 25 m and a rise in storeys of 4 or more: Specification 18 and the relevant provisions of this Specification as applicable; or • for Class 5, 6, 7, 8, 9a (other than a residential care building) or 9b (other than a Class 9b early childhood centre) parts of a building with an effective height not more than 25 m, which also contains Class 2 or 3 parts: a sprinkler system in accordance with Specification 18 as for a Class 2 or 3 building and the relevant provisions of this Specification except <ul style="list-style-type: none"> • a FPAA101D sprinkler system cannot be used where the Class 5, 6, 7, 8, 9a or 9b parts (other than a residential care building) contain more than 2 storeys; or • are more than 25% of the total floor area of the building; or • are located above the fourth storey; and deck carpark) accommodates more than 40 vehicles; or • a FPAA101D or FPAA101H sprinkler system cannot be used where the Class 7a part (other than an open-deck car park) • for a combined sprinkler and fire hydrant system: AS 2118.6; or for a Class 9a health-care building used as a residential care building: AS 2118.4 as applicable; or <p>for a Class 2, 3 or 9c building: AS 2118.4 as applicable.</p>
Note	S17C3	Separation of sprinklered and non-sprinklered areas	<p>Where a part of a building is not protected with sprinklers, the sprinklered and non-sprinklered parts must be fire-separated with a wall or floor which must—</p> <ul style="list-style-type: none"> • comply with any specific requirement of the Deemed-to-Satisfy Provisions of the BCA; or <p>where there is no specific requirement, comply with the relevant part of AS 2118, FPAA101D or</p>

			FPAA101H.
Note	S17C4	Protection of openings	<i>Any openings, including those for service penetrations, in construction separating sprinklered and non-sprinklered parts of a building, including the construction separating the areas nominated for omitted protection in AS 2118.1, must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4.</i>
Note	S17C5	Quick response sprinklers	<i>Quick response sprinklers may be installed only if they are suitable for the type of application proposed and it is demonstrated that the sprinkler system is designed to accommodate their use</i>
Note	S17C6	Sprinkler valve enclosures	<ul style="list-style-type: none"> • <i>Sprinkler alarm valves must be located in a secure room or enclosure which has direct egress to a road or open space.</i> • <i>All sprinkler valve rooms and enclosures must be secured with a system suitable for use by the fire brigade.</i>
Note	S17C7	Water supply	For information
Note	S17C8	Building occupant warning system	<i>A required sprinkler system, except a FPAA101D sprinkler system, must be connected to and activate a building occupant warning system complying with S20C7.</i>
Note	S17C9	Connection to other systems	<i>Where a smoke hazard management system is installed and is actuated by smoke detectors, the sprinkler system must, wherever practicable, be arranged to also activate the smoke hazard management system.</i>
Note	S17C10	Anti tamper devices	<p><i>Where a sprinkler system is installed—</i></p> <ul style="list-style-type: none"> • <i>over any stage area in a theatre, public hall or the like, visual and audible status indication of sprinkler valves must be provided at the location normally used by the stage manager; or</i> • <i>in a space housing lift electrical and control equipment (including machine rooms, secondary floors and sheaverooms), any valves provided to control sprinklers in these spaces must be located adjacent to the space.</i> <p><i>Any valves provided to control sprinklers required by above must be fitted with anti-tamper monitoring devices connected to a monitoring panel.</i></p>
Note	S17C11	Sprinkler systems in carpark	<p><i>A sprinkler system protecting a carpark complying with S5C19(3) in a multi-classified building must—</i></p> <ul style="list-style-type: none"> • <i>be independent of the sprinkler system protecting any part of the building not used as a carpark; or</i> <p><i>if forming part of a sprinkler system protecting a part of the building not used as a carpark, be designed such that the section protecting the non-carpark part can be isolated without interrupting the water supply or otherwise affecting the effective operation of the section protecting the carpark.</i></p>

•	S17C12	Residential care buildings	N/A
Note	S17C13	Sprinkler systems in lift installations	<p>Where sprinklers are installed in a space housing lift electrical and control equipment, including machine rooms, secondary floors and sheave rooms, sprinklers in these spaces must—</p> <ul style="list-style-type: none"> • have heads protected from accidental damage by way of a guard that will not impair the performance of the head; and • be capable of being isolated and drained, either separately or collectively, without isolating any other sprinklers within the building. <p>Valves provided to control sprinklers referred to above must be installed in accordance with S17C10(2).</p>
•	S17C14	Early childhood centres	N/A
	SPEC 18	CLASS 2 AND 3 BUILDINGS NOT MORE THAN 25M IN EFFECTIVE HEIGHT	
Note	S18C1	Scope	<i>This Specification sets out requirements for the design and installation of fire sprinkler systems, and concessions for Class 2 and 3 buildings not more than 25 m in effective height with a rise in storeys of 4 or more.</i>
Note	S18C2	Application	<i>The Deemed-to-Satisfy Provisions of this Specification take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections C, D and E.</i>
Note	S18C3	System requirements	For information
Note	S18C4	Permitted concessions	For information
	SPEC 19	FIRE CONTROL CENTRES	
•	S19C1	Scope	N/A
•	S19C2	Application	N/A
•	S19C3	Purpose and content of fire control centre	N/A
•	S19C4	Location of fire control centre	N/A
•	S19C5	Equipment not permitted within a fire control centre	N/A
•	S19C6	Ambient sound level for a fire control centre	N/A
•	S19C7	Construction of a fire control centre	N/A
•	S19C8	Protection of openings in fire control room	N/A
•	S19C9	Doors to a fire control room	N/A

•	S19C10	Size and contents of a fire control room	N/A
•	S19C11	Ventilation and power supply to fire control room	N/A
•	S19C12	Sign for a fire control room	N/A
•	S19C13	Lighting for a fire control room	N/A
	PART E2	SMOKE HAZARD MANAGEMENT	
Note	E2D1 (Previously E2.0)	Deemed-to-Satisfy Provisions	<p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E2P1 and E2P2 are satisfied by complying with—</p> <p>(a)E2D2 to E2D21; and</p> <ul style="list-style-type: none"> • in a building containing an atrium, Part G3; and • in a building in an alpine area, Part G4; and <p>for additional requirements for Class 9b buildings, Part I1.</p> <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
Note	E2D2 (Previously E2.1)	Application of Part	<p>The Deemed-to-Satisfy Provisions of this Part do not apply to—</p> <ul style="list-style-type: none"> • an open-deck carpark; or • an open spectator stand; or <p>a Class 8 electricity network substation with a floor area not more than 200 m², located within a multi-classified building.</p>
Note	E2D3 (Previously E2.2)	General requirements	For information
•	E2D4 (Previously Table E2.2a)	Fire isolated exits	N/A
•	E2D5 (Previously Table E2.2a)	Buildings more than 25 m effective height: Class 2 and 3 and Class 4 part of a building	N/A
•	E2D6 (Previously Table E2.2a)	Building more than 25 m effective height: Class 5,6,7b, 8 or 9b buildings	N/A
•	E2D7 (Previously Table E2.2a)	Buildings more than 25 m in effective height: Class 9a buildings	N/A
Note	E2D8 (Previously Table E2.2a)	Buildings not more than 25m effective height: Class 2 and 3 and Class 4 part of a building	In a Class 2 and 3 building or part of a building, or Class 4 part of a building, if the building is not more than 25 m in effective height— it must be provided with an automatic smoke detection and alarm system complying with Specification 20
•	E2D9 (Previously Table E2.2a)	Building not more than 25 m effective height: Class 5,6,7b, 8 or 9b buildings	N/A
•	E2D10 (Previously Table E2.2a)	Building not more than 25 m in effective height: large - isolated buildings subject to C3D4	N/A
•	E2D11 (Previously Table E2.2a)	Buildings not more than 25 m effective height: Class 9a and 9c buildings	N/A
•	E2D12 (Previously Table E2.2a)	Class 7a buildings	N/A

•	E2D13 (Previously Table E2.2a)	Basements (other than Class 7a buildings)	N/A
•	E2D14 (Previously Table E2.2b)	Class 6 buildings – fire compartments more than 2000 m ² : Class 6 building (not containing an enclosed walkway or mall serving more than one Class 6 sole occupancy unit)	N/A
•	E2D15 (Previously Table E2.2b)	Class 6 buildings – fire compartments more than 2000 m ² : Class 6 building (containing an enclosed walkway or mall serving more than one Class 6 sole occupancy unit)	N/A
•	E2D16 (Previously Table E2.2b)	Class 9b - assembly buildings nightclubs and discotheques and the like	N/A
•	E2D17 (Previously Table E2.2b)	Class 9b - assembly buildings exhibition halls	N/A
•	E2D18 (Previously Table E2.2b)	Class 9b - assembly buildings theatres and public halls	N/A
•	E2D19 (Previously Table E2.2b)	Class 9b - assembly buildings theatres and public halls (not listed in E2D18) including lecture theatres and cinema/ auditorium complexes	N/A
•	E2D20 (Previously E2.2b)	Class 9b - assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	N/A
Note	E2D21	Provision for special hazards	For information
	SPEC 20	SMOKE DETECTION AND ALARM SYSTEMS	
Note	S20C1	Scope	<i>This Specification describes the installation and operation of automatic smoke detection and alarm systems.</i>
Note	S20C2	Type of system	<i>A required automatic smoke detection and alarm system must be provided in accordance with the following:</i> <i>Class 2 buildings and Class 4 parts of a building—</i> <ul style="list-style-type: none"> • <i>a smoke alarm system complying with S20C3; or</i> • <i>a smoke detection system complying with S20C4; or</i> • <i>a combination of a smoke alarm system and a smoke detection system complying with S20C5.</i>
Note	S20C3	Smoke alarm system	For information
Note	S20C4	Smoke detection system	For information
Note	S20C5	Combined smoke alarm and smoke detection system	For information
Note	S20C6	Smoke detection for smoke control systems	For information
Note	S20C7	Building occupant warning system	For information
Note	S20C8	System monitoring	For information
	SPEC 21	SMOKE EXHAUST SYSTEMS	

Note	S21C1	Scope	<i>This Specification describes the requirements for mechanical smoke exhaust systems.</i>
Note	S21C2	Smoke exhaust capacity	For information
Note	S21C3	Smoke exhaust fans	For information
Note	S21C4	Smoke reservoirs	For information
Note	S21C5	Smoke exhaust fan and vent location	For information
Note	S21C6	Make-up air	For information
Note	S21C7	Smoke exhaust system control	For information
Note	S21C8	Smoke detection	For information
	SPEC 22	SMOKE AND HEAT VENTS	
Note	S22C1	Scope	<i>This Specification contains requirements for automatic smoke-and-heat vents.</i>
Note	S22C2	Adoption of AS2665	For information
Note	S22C3	Controls	For information
	SPEC23	RESIDENTIAL FIRE SAFETY SYSTEMS	
Note	S23C1	Scope	<i>This Specification describes the requirements for residential fire safety systems referenced in Specification 18.</i>
Note	S23C2	Application	<p><i>Clauses S23C3 to S23C7—apply to Class 3 residential care buildings; and cover installation requirements for local fire indicator panels (or alarm panels) that provide information to staff when a fire alarm is activated.</i></p> <p><i>Clauses S23C8 and S23C9 describe requirements for connecting residential sprinkler systems in Class 2 and 3 buildings, or a residential care building, to a fire station or other approved monitoring service.</i></p>
Note	S23C3	General Requirements	For information
Note	S23C4	Local fire indicator	For information
Note	S23C5	Smoke alarms	For information
Note	S23C6	Signal isolation interface units	For information
Note	S23C7	Wiring	For information
Note	S23C8	Connection to monitoring service	For information

Note	S23C9	Indication at the fire indicator panel	For information
	PART E3	LIFT INSTALLATIONS	
Note	E3D1 (Previously E3.0)	Deemed-to-Satisfy Provisions	<p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E3P1 to E3P4 are satisfied by complying with—</p> <ul style="list-style-type: none"> E3D2 to E3D12; and for a building containing an occupiable outdoor area, Part G6; and <p>for public transport buildings, Part I2. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
Note	E3D2 (Previously E3.1)	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.
?	E3D3 (Previously E3.2)	Stretcher facility in lifts	<p>(1) A stretcher facility in accordance with (2) must be provided—</p> <p>(a) in at least one emergency lift required by E3D5; or</p> <p>(b) where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12 m, in at least one of those lifts to serve each floor served by the lifts.</p> <p>(2) A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level.</p>
Note	E3D4 (Previously E3.3)	Warning against use of lifts in fire	For information
Note	E3D5 (Previously E3.4)	Emergency lifts	For information
Note	E3D6 (Previously E3.5)	Landings	For information
Note	E3D7 (Previously E3.6, Table E3.6a, Table E3.6b)	Passenger lift and their limitations	For information
Note	E3D8 (Previously Table E3.6a, Table E3.6b)	Accessible features required for passenger lifts	For information
Note	E3D9 (Previously E3.7)	Fire service controls	<p>Where lifts serve any storey above an effective height of 12 m, the following must be provided:</p> <p>(a) A fire service recall control switch complying with E3D11 for—</p> <p>(i) a group of lifts; or</p> <p>(ii) a single lift not in a group that serves the storey.</p> <p>(b) A lift car fire service drive control switch complying with E3D12 for every lift.</p>
•	E3D10 (Previously E3.8)	Residential care buildings (RCB)	N/A
Note	E3D11 (Previously E3.9)	Fire service recall control switch	For information

Note	E3D12 (Previously E3.10)	Lift car fire service drive control switch	For information
	PART E4	VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS	
Note	E4D1 (Previously E4.0)	Deemed-to-Satisfy Provisions	<p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E4P1 to E4P3 are satisfied by complying with—</p> <ul style="list-style-type: none"> • E4D2 to E4D9; and • in a building containing an atrium, Part G3; and • in a building in an alpine area, Part G4; and • for a building containing an occupiable outdoor area, Part G6; and • for additional requirements for Class 9b buildings, Part I1; and • for farm buildings and farm sheds, Part I3. <p>Where a Performance Solution is proposed, the relevant Performance Requirements must</p> <ul style="list-style-type: none"> • be determined in accordance with A2G2(3) and A2G4(3) as applicable.
?	E4D2 (Previously E4.2)	Emergency Lighting requirements	<p>Required to be installed in accordance with AS2293.1.</p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
Note	E4D3 (Previously E4.3)	Measurement of distances	For information
Note	E4D4 (Previously E4.4)	Design and operation of emergency lighting	Required in accordance with AS2293.1 Emergency lighting must be provided above all stair ways.
?	E4D5 (Previously E4.5)	Exit signs	<p>Electrical plans required or notate onto the plans.</p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
Note	E4D6 (Previously E4.6)	Direction signs	As required
—	E4D7 (Previously E4.7)	Class 2 and 3 Buildings and Class 4 parts exemptions	N/A
Note	E4D8 (Previously E4.8)	Design and operation of exit signs	Must comply with AS2293.1
Note	Spec 25	Spec for photoluminescent exit signs	Must comply with AS2293.1
—	E4D9 (Previously E4.9)	EWIS System	N/A
	SECTION F	HEALTH AND AMENITY	
	PART F1	SURFACE WATER MANAGEMENT, RISING DAMP AND EXTERNAL WEATHER PROOFING	
Note	F1D1 (Previously F1.0)	Deemed-to-Satisfy Provisions	<ul style="list-style-type: none"> • Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F1P1 to F1P4 are satisfied by complying with F1D2 to F1D8. • Where a Performance Solution is

			<p><i>proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</i></p> <ul style="list-style-type: none"> •
Note	F1D2	Application of Part	<ul style="list-style-type: none"> • <i>F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d).</i> • <i>F1D3 to F1D5 do not apply to a balcony, podium or similar horizontal surface part of a building—where the flooring is of timber decking or other perforated flooring; or which is located directly above ground.</i>
Note	F1D3 (Previously F1.1)	Stormwater drainage	<i>Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3</i>
Note	F1D4	Exposed joints	<i>Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must—be protected in accordance with Section 2.9 of AS 4654.2; and not be located beneath or run through a planter box, water feature or similar part of the building.</i>
?	F1D5 (Previously F1.4)	External waterproofing membrane	<p><i>A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane—</i></p> <ul style="list-style-type: none"> • <i>consisting of materials complying with AS 4654.1; and</i> <p><i>designed and installed in accordance with AS 4654.2.</i></p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
?	F1D6 (Previously F1.9)	Damp-proofing	<p><i>For information</i></p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
?	F1D7 (Previously F1.10)	Damp-proofing of floors on the ground.	<p><i>For information</i></p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
Note	F1D8 (Previously F1.12)	Sub-floor ventilation	<i>N/A</i>
	PART F2	WET AREAS AND OVERFLOW PROTECTION	
Note	F2D1	Deemed to satisfy provisions	<ul style="list-style-type: none"> • <i>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F2P1 and F2P2 are satisfied by complying with F2D2 to F2D4.</i> • <i>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</i>
?	F2D2 (Previously F1.7)	Wet area construction	<p><i>Must be in accordance with Specification 26 and AS 3740</i></p> <p><i>Details to be provided prior to the issue of a CC.</i></p>
Note	F2D3 (Previously F1.7(b) and (c))	Room containing urinals	<i>For information</i>

?	F2D4 (Previously F1.11)	Floor wastes	<p><i>In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste.</i></p> <p><i>Where a floor waste is installed—</i></p> <ul style="list-style-type: none"> <i>the minimum continuous fall of a floor plane to the waste must be 1:80; and</i> <i>the maximum continuous fall of a floor plane to the waste must be 1:50.</i> <p><i>Details to be provided prior to the issue of a CC.</i></p>
	PART F3	ROOF AND WALL CLADDING	
Note	F3D1	Deemed-to-Satisfy Provisions	<ul style="list-style-type: none"> <i>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F3P1 is satisfied by complying with F3D2 to F3D5.</i> <i>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</i>
Note	F3D2 (Previously F1.5)	Roof coverings	<p><i>A roof must be covered with—</i></p> <ul style="list-style-type: none"> <i>roof tiles complying with AS 2049, fixed in accordance with AS 2050; or</i> <i>metal sheet roofing complying with AS 1562.1; or</i> <i>plastic sheet roofing designed and installed in accordance with AS 1562.3; or</i> <i>terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or an external waterproofing membrane complying with F1D5.</i>
Note	F3D3 (Previously F1.6)	Sarking	<i>For information</i>
Note	F3D4 (Previously F1.13)	Glazed assemblies	<i>For information</i>
Note	F3D5	Wall cladding	<i>For information</i>
	PART F4	SANITARY AND OTHER FACILITIES	
Note	F4D1 (Previously F2.0)	Deemed-to-Satisfy Provisions	<i>For information</i>
—	F4D2 (Previously F2.1)	Facilities in residential buildings	<i>N/A</i>
—	F4D3 (Previously F2.2)	Calculations of number of occupants and facilities	<i>N/A</i>
—	F4D4 (Previously F2.3)	Facilities in Class 3 to 9 Buildings	<i>N/A</i>
Note	F4D5 (Previously F2.4)	Accessible sanitary facilities	<i>At each bank of toilets where there is one or more toilets in addition to an accessible unisex compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability.</i>
Note	F4D6 (Previously Table F2.4a)	Accessible unisex sanitary compartments	<i>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building.</i>

Note	F4D7 (Previously Table F2.4b)	Accessible unisex showers	For information
Note	F4D8 (Previously F2.5)	Construction of sanitary compartments	For information
Note	F4D9 (Previously F2.6)	Interpretation: Urinals and washbasins	For information
Note	F4D10 (Previously F2.7)	Microbial (Legionella) control	For information
Note	F4D11 (Previously F2.8)	Waste management	For information
Note	F4D12 (Previously F2.9)	Accessible adult change facilities	For information
	PART F5	ROOM HEIGHTS	
Note	F5D1 (Previously F3.0)	Deemed-to-Satisfy Provisions	<p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F5P1 is satisfied by complying with—</p> <ul style="list-style-type: none"> • F5D2; and • for farm sheds, Part I3. <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
✓	F5D2 (Previously F3.2)	Height of rooms and other spaces	Complies
	PART F6	LIGHT AND VENTILATION	
Note	F6D1 (Previously F4.0)	Deemed-to-Satisfy Provisions	<ul style="list-style-type: none"> • Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F6P1 to F6P5 are satisfied by complying with— F6D2 to F6D12; and • for a building containing an occupiable outdoor area, Part G6; and • for farm buildings and farm sheds, Part I3. <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
Note	F6D2 (Previously F4.1)	Provision of Natural light	<p>Natural light must be provided in:</p> <ul style="list-style-type: none"> • A Class 2 building and a Class 4 part of a building — to all habitable rooms. • A Class 3 building — to all bedrooms and dormitories. • Class 9a and 9c buildings — to all rooms used for sleeping purposes. <p>A Class 9b building — to all general-purpose classrooms in primary or secondary schools and all playrooms or the like for the use of children in an early childhood centre.</p>
Note	F6D3 (Previously F4.2)	Methods and extent of natural lighting	<p>Required natural light must be provided by— windows, excluding roof lights, that—</p> <ul style="list-style-type: none"> • have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and • are open to the sky or face a court

			<p>or other space open to the sky or an open verandah, carport or the like; or</p> <p>roof lights, that—</p> <ul style="list-style-type: none"> • have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and • are open to the sky; or <p>a proportional combination of windows and roof lights required by (a) and (b).</p>
Note	F6D4 (Previously F4.3)	Natural light borrowed from adjoining room	For information
Note	F6D5 (Previously F4.4)	Artificial lighting	Required to all areas of office in accordance with AS1680.0
Note	F6D6 (Previously F4.5)	Ventilation of rooms	Must have a mechanical ventilation system to all areas in accordance with AS 1668.2 and AS 3666.1
Note	F6D7 (Previously F4.6)	Natural ventilation	For information
Note	F6D8 (Previously F4.7)	Ventilation borrowed from adjoining rooms	For information
Note	F6D9 (Previously F4.8)	Restriction on location of sanitary compartments	For information
Note	F6D10 (Previously F4.9)	Airlocks	For information
Note	F6D11 (Previously F4.11)	Carparks	Every storey of a carpark, except an open-deck carpark, must have— (a) a system of mechanical ventilation complying with AS 1668.2, or a system of natural ventilation complying with Section 4 of AS 1668.4
Note	F6D12 (Previously F4.12)	Kitchen local exhaust ventilation	For information
	PART F7	SOUND TRANSMISSION AND INSULATION	
Note	F7D1 (Previously F5.0)	Deemed-to-Satisfy Provisions	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F7P1 to F7P4 are satisfied by complying with F7D2 to F7D8. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
Note	F7D2 (Previously F5.1)	Application of Part	The Deemed-to-Satisfy Provisions of this part apply to Class 2, 3 and 9c buildings
Note	F7D3 (Previously F5.2)	Determination of airborne sound insulation ratings	For information
Note	F7D4 (Previously F5.3)	Determination of impact sound insulation ratings	For information
Note	F7D5 (Previously F5.4)	Sound insulation ratings of floors	For information
Note	F7D6 (Previously F5.5)	Sound insulation ratings of walls	For information
Note	F7D7 (Previously F5.6)	Sound insulation ratings of internal services	For information

Note	F7D8 (Previously F5.7)	Sound isolation of pumps	<i>For information</i>
	PART F7	CONDENSATION MANAGEMENT	
Note	F8D1	Deemed-to-Satisfy Provisions	<i>Compliance with Performance Requirement F8P1 is satisfied by complying with Deemed-to-Satisfy Provisions F8D2 to F8D5. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</i>
Note	F8D2	Application of Part	<i>The Deemed-to-Satisfy Provisions of this part apply to Class 2, 3 and a class 4 part of a building.</i>
Note	F8D3	External wall construction	<i>Must comply with AS 4200, Parts 1 & 2</i>
Note	F8D4	Exhaust Systems	<i>For information</i>
Note	F8D5	Ventilation of roof spaces	<i>For information</i>
	SECTION G	ANCILLARY PROVISIONS	
	PART G1	Minor structures and components	
Note	G1D1	Deemed-to-Satisfy Provisions	<i>Performance Requirement G1P1 must be complied with. Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements G1P2 to G1P5 are satisfied by complying with G1D2 to G1D4. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</i>
•	G1D2	Swimming pools	N/A
•	G1D3	Refrigerated chambers, strong-rooms and vaults	N/A
•	G1D4	Outdoor play spaces	N/A
	PART G2	Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues	
•	G2D1 (Previously G2.0)	Deemed-to-Satisfy Provisions	<i>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements G2P1 and G2P2 are satisfied by complying with G2D2 to G2D4. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</i>
•	G2D2 (Previously G2.2)	Installation of appliances	N/A
•	G2D3 (Previously G2.3)	Open fireplaces	N/A
•	G2D4 (Previously G2.4)	Incinerator rooms	N/A

	PART G3	ATRIUM CONSTRUCTION	
•	G3D1	Application of this part	<p><i>This Part does not apply to an atrium which—</i></p> <ul style="list-style-type: none"> <i>connects only 2 storeys; or</i> <i>connects only 3 storeys if—</i> <ul style="list-style-type: none"> <i>(i) each storey is provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 throughout; and</i> <i>one of those storeys is situated at a level at which there is direct egress to a road or open space</i>
•	G3D2	Dimensions of atrium wells	N/A
•	G3D3	Separation of atrium by bounding walls	N/A
•	G3D4	Construction of bounding walls	N/A
•	G3D5	Construction at balconies	N/A
•	G3D6	Separation at roof	N/A
•	G3D7	Means of egress	N/A
•	G3D8	Fire & smoke control systems	N/A
	PART G4	CONSTRUCTION IN ALPINE AREA	
•	G4D1	Deemed-to-Satisfy Provisions	<p><i>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements G4P1 to G4P4 are satisfied by complying with—</i></p> <ul style="list-style-type: none"> <i>G4D2 to G4D8; and</i> <i>for a building containing an occupiable outdoor area, Part G6.</i> <p><i>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</i></p>
•	G4D2	Application of part	N/A
•	G4D3	External doors	N/A
•	G4D4	Emergency lighting	N/A
•	G4D5	External Trafficable structures	N/A
•	G4D6	Clear space around buildings	N/A
•	G4D7	Fire-fighting services and equipment	N/A
•	G4D8	Fire orders	N/A
	PART G5	Construction in bushfire prone areas	

–	G5D1	Deemed-to-Satisfy Provisions	<p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements G5P1 and subject to G5D2, G5P2, are satisfied by complying with G5D3 and G5D4.</p> <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
–	G5D2	Application of Part	<p>The Deemed-to-Satisfy Provisions of this Part apply in a designated bushfire prone area to—</p> <ul style="list-style-type: none"> • a Class 2 or 3 building; or • a building located in an area subject to a Bushfire Attack Level (BAL) not exceeding BAL—12.5, determined in accordance with AS 3959 that is— a Class 9a health-care building; or a Class 9b— • an early childhood centre • primary or secondary school; or • a Class 9c residential care building; or • a Class 10a building or deck immediately adjacent or connected to a Class 2 or 3 building; or a building of a type listed in (b).
–	G5D3 (NSW)	Protection – Residential Buildings	NSW - Protection (Class 2 or 3 buildings)
–	G5D4	Protection of certain Class 9 buildings	Specification 43 – Class 9a, 9b and 9c
	PART G6	OCCUPIABLE OUTDOOR AREAS	
Note	G6D1 (Previously G6.1)	Application of Part	<ul style="list-style-type: none"> • The Deemed-to-Satisfy Provisions of this Part apply to buildings containing an occupiable outdoor area in addition to the other Deemed-to-Satisfy Provisions of NCC Volume One. • The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections C, D, E, F and G. • Except for G6D2, the Deemed-to-Satisfy Provisions of this Part do not apply to— • an occupiable outdoor area of a sole- occupancy unit in a Class 2 or 3 building, Class 9c building or Class 4 part of a building; or <p>an occupiable outdoor area with an area less than 10m².</p>
Note	G6D2 (Previously G6.2)	Fire hazard properties	For information
Note	G6D3 (Previously G6.3)	Fire separation	For information
Note	G6D4 (Previously G6.4)	Provision of escape	For information
Note	G6D5 (Previously G6.5)	Construction of exits	For information
Note	G6D6 (Previously G6.6)	Fire-fighting equipment	For information
Note	G6D7 (Previously G6.7)	Lift installations	For information

Note	G6D8 (Previously G6.8)	Visibility in an emergency, exit signs and warning systems	<i>For information</i>
Note	G6D9 (Previously G6.9)	Light and ventilation	<i>For information</i>
Note	G6D10 (Previously G6.10)	Fire orders	<i>For information</i>
	PART G7	LIVABLE HOUSING DESIGN	
•	G7D1	Deemed-to-Satisfy Provisions	N/A
•	G7D2	Liveable housing design	N/A
	SECTION I	SPECIAL USE BUILDINGS	
	PART I1	CLASS 9b BUILDINGS	
•	I1D1	Application of Part	<p><i>The Deemed-to-Satisfy Provisions of this Part apply to every enclosed Class 9b building or part of a building which—</i></p> <ul style="list-style-type: none"> <i>is a school assembly, church or community hall with a stage and any backstage area with a total floor area of more than 300 m²; or</i> <i>otherwise, has a stage and any backstage area with a total floor area of more than 200 m²; or</i> <i>has a stage with an associated rigging loft.</i> <p><i>Notwithstanding (1)—</i></p> <ul style="list-style-type: none"> <i>I1D4 applies to every open or enclosed Class 9b building; and I1D7 applies to every enclosed Class 9b building.</i>
•	I1D2	Separation	N/A
•	I1D3	Proscenium Wall Construction	N/A
•	I1D4	Seating area	N/A
•	I1D5	Exits from stages	N/A
•	I1D6	Access to platforms and lofts	N/A
•	I1D7	Aisle lights	N/A
	Part I2	PUBLIC TRANSPORT BUILDINGS	
Note	I2D1	Application of Part	<p><i>The Deemed-to-Satisfy Provisions of this Part apply to the passenger use areas of a Class 9b or Class 10 building used for public transport.</i></p> <p><i>The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Parts D4, E3 and F4.</i></p> <p><i>For an airport that does not accept regular public transport services, as defined in the Disability Standards for Accessible Public Transport 2002,</i></p>

			only I2D8, I2D9, I2D10, I2D11, and I2D13 of this Part apply. Exemption (1) to A6G1(1) does not apply to this Part.
•	I2D2	Accessways	N/A
•	I2D3	Ramps	N/A
•	I2D4	Handrails and grabrails	N/A
•	I2D5	Doorways and doors	N/A
•	I2D6	Lifts	N/A
•	I2D7	Stairways	N/A
•	I2D8	Unisex accessible toilet	N/A
•	I2D9	Location of accessible toilets	N/A
•	I2D10	Symbols and signs	N/A
•	I2D11	Tactile ground surface indicators (TGSi)	N/A
•	I2D12	Lighting	N/A
•	I2D13	Hearing augmentation	N/A
•	I2D14	Emergency warning systems	N/A
•	I2D15	Controls	N/A
	PART I3	FARM BUILDINGS and FARM SHEDS	
Note	I3D1	Application of part	<ul style="list-style-type: none"> • The Deemed-to-Satisfy Provisions of this Part apply to farm buildings and farm sheds. • The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections C, D, E, and F. • I3D1 to I3D5, I3D8 and I3D11 to I3D18 apply to a farm shed. • I3D1, I3D3, I3D5 to I3D7, I3D9 to I3D12, I3D14, I3D15 and I3D18 apply to a farm building.
•	I3D2	Fire resistance and separation	N/A
•	I3D3	Provision of escape	N/A
•	I3D4	Construction of exits	N/A

•	I3D5	Fixed platforms, walkways, stairways and ladders	N/A
•	I3D6	Thresholds	N/A
•	I3D7	Swinging doors	N/A
•	I3D8	Firefighting equipment	N/A
•	I3D9	Fire hydrants and water supplies	N/A
•	I3D10	Fire hose reels	N/A
•	I3D11	Portable fire extinguishers	N/A
•	I3D12	Emergency lighting requirements	N/A
•	I3D13	Exit signs	N/A
•	I3D14	Direction signs	N/A
•	I3D15	Design and operation of exit signs	N/A
•	I3D16	Sanitary facilities	N/A
•	I3D17	Height of rooms and other spaces	N/A
•	I3D18	Artificial lighting	N/A

Plans use in this assessment:

Drawn by- Walsh Architects

Plan Nos:

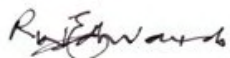
Architectural Plan			
Drawing Number	Revision	Date	Title
DA000	A	09/04/2025	Cover Sheet
DA010	A	09/04/2025	Existing Site Plan
DA020	A	09/04/2025	Site Analysis
DA030	A	09/04/2025	Demolition Plan
DA040	A	09/04/2025	Proposed Site Plan
DA100	A	09/04/2025	Basement 2 Plan
DA101	A	09/04/2025	Basement 1 Plan
DA102	A	09/04/2025	Ground Floor Plan
DA103	A	09/04/2025	Level 1 Plan
DA104	A	09/04/2025	Level 2 Plan
DA105	A	09/04/2025	Level 3 Plan
DA106	A	09/04/2025	Roof Terrace Plan
DA107	A	09/04/2025	Upper Roof Plan
DA201	A	09/04/2025	Long Section A-A
DA202	A	09/04/2025	Long Section B-B
DA203	A	09/04/2025	Cross Sections
DA204	A	09/04/2025	Cross Sections
DA205	A	09/04/2025	Cross Sections
DA300	A	09/04/2025	Elevations
DA301	A	09/04/2025	Elevations
DA302	A	09/04/2025	Elevations

Note:

The above assessment has been done under the Deemed-to-Satisfy provisions of the NCC/BCA 2022, unless noted otherwise.

Although building access is assessed under this assessment, it may not include all accessible issues,

Signature:



Rod Edwards

Registered Certifier

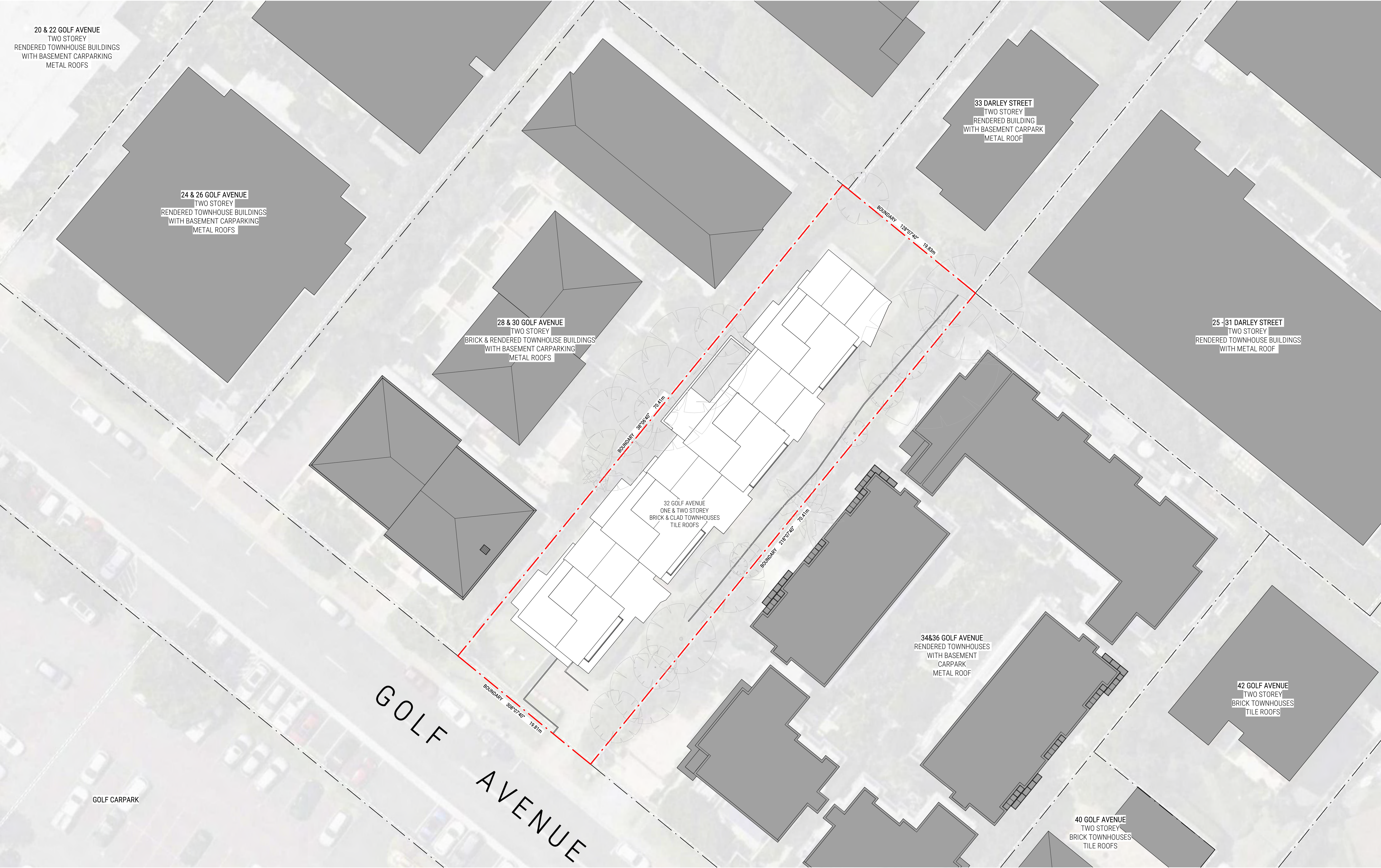


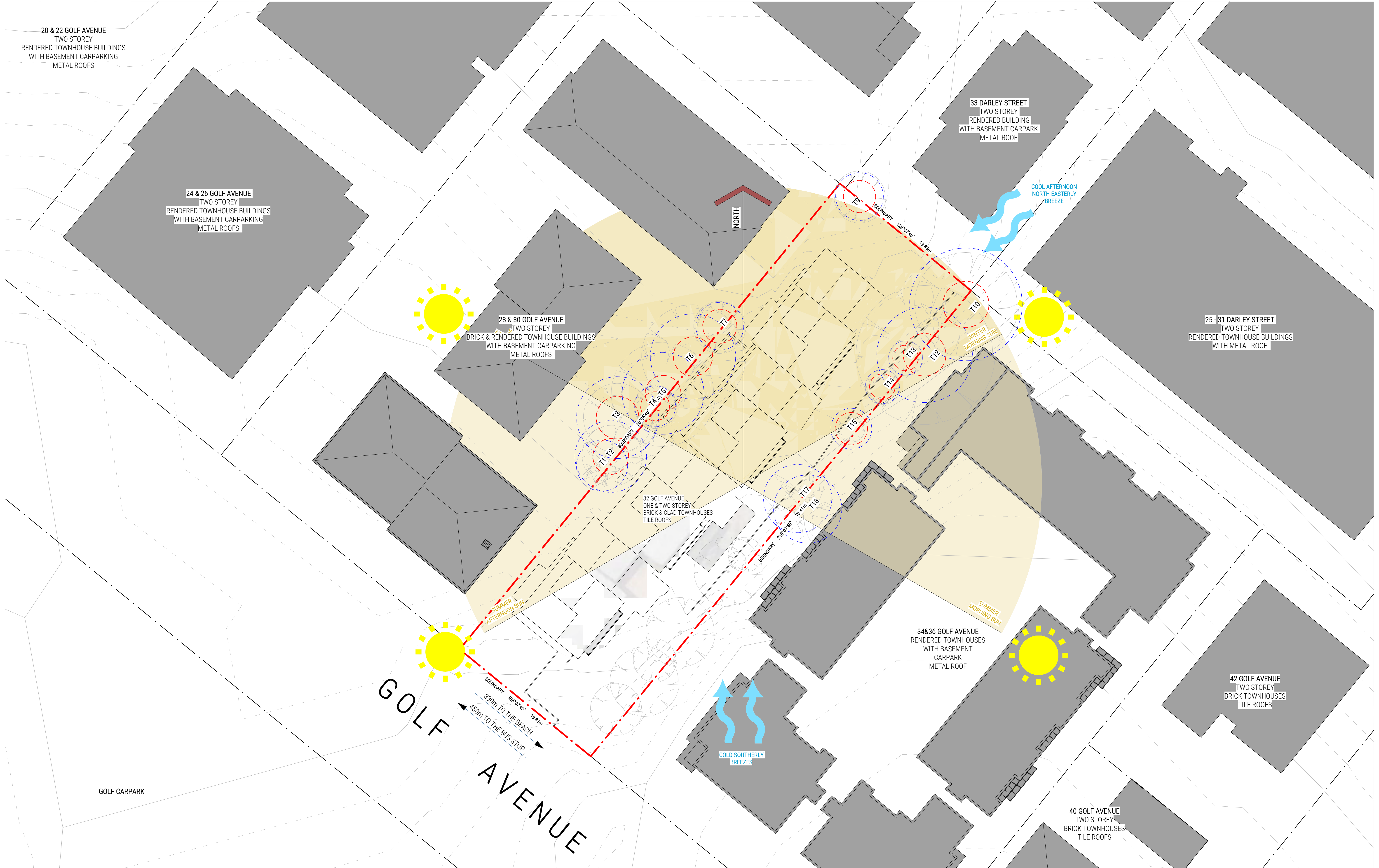
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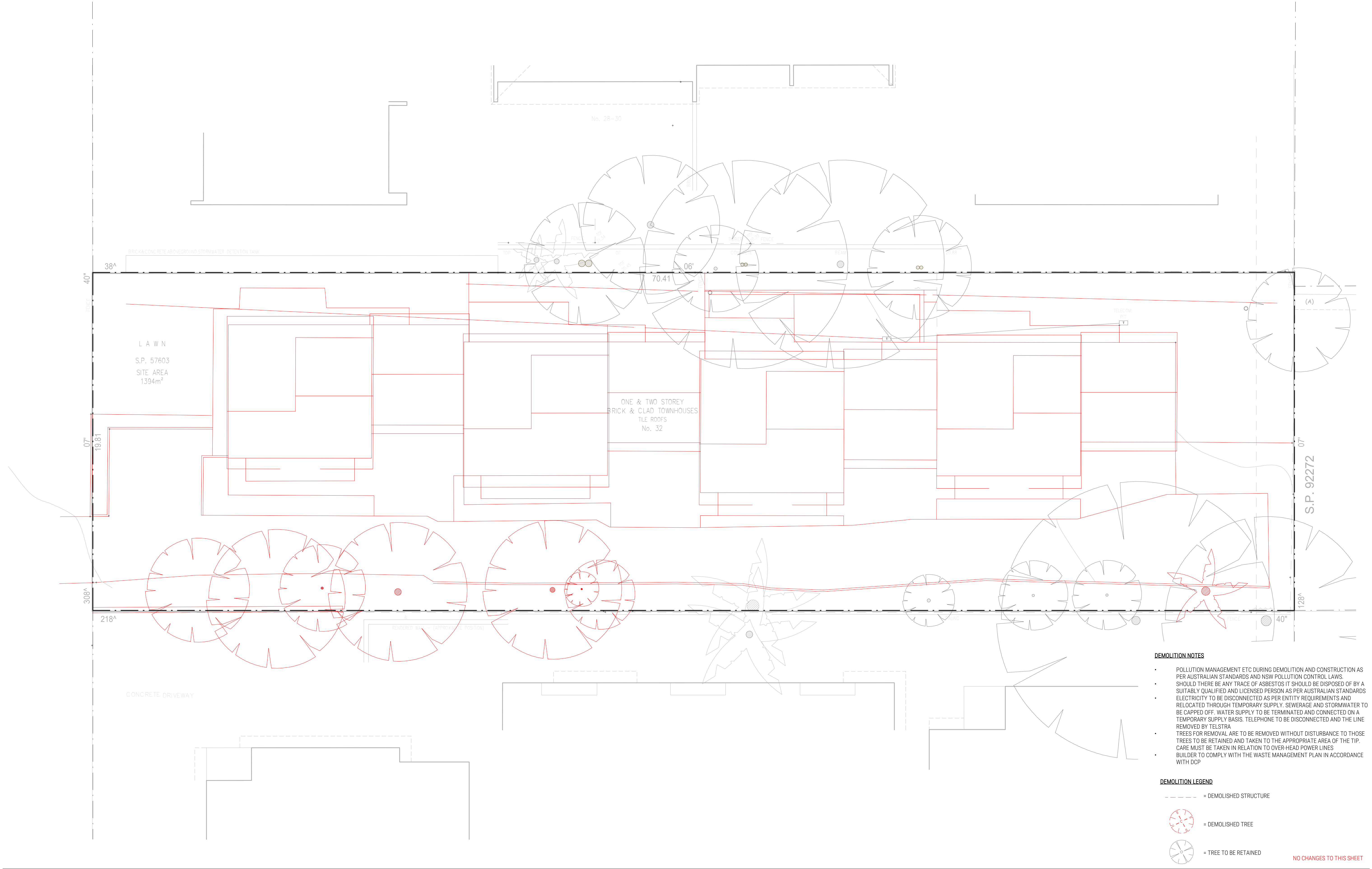
32 GOLF AVENUE, MONA VALE


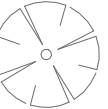
ISSUE FOR DEVELOPMENT APPLICATION

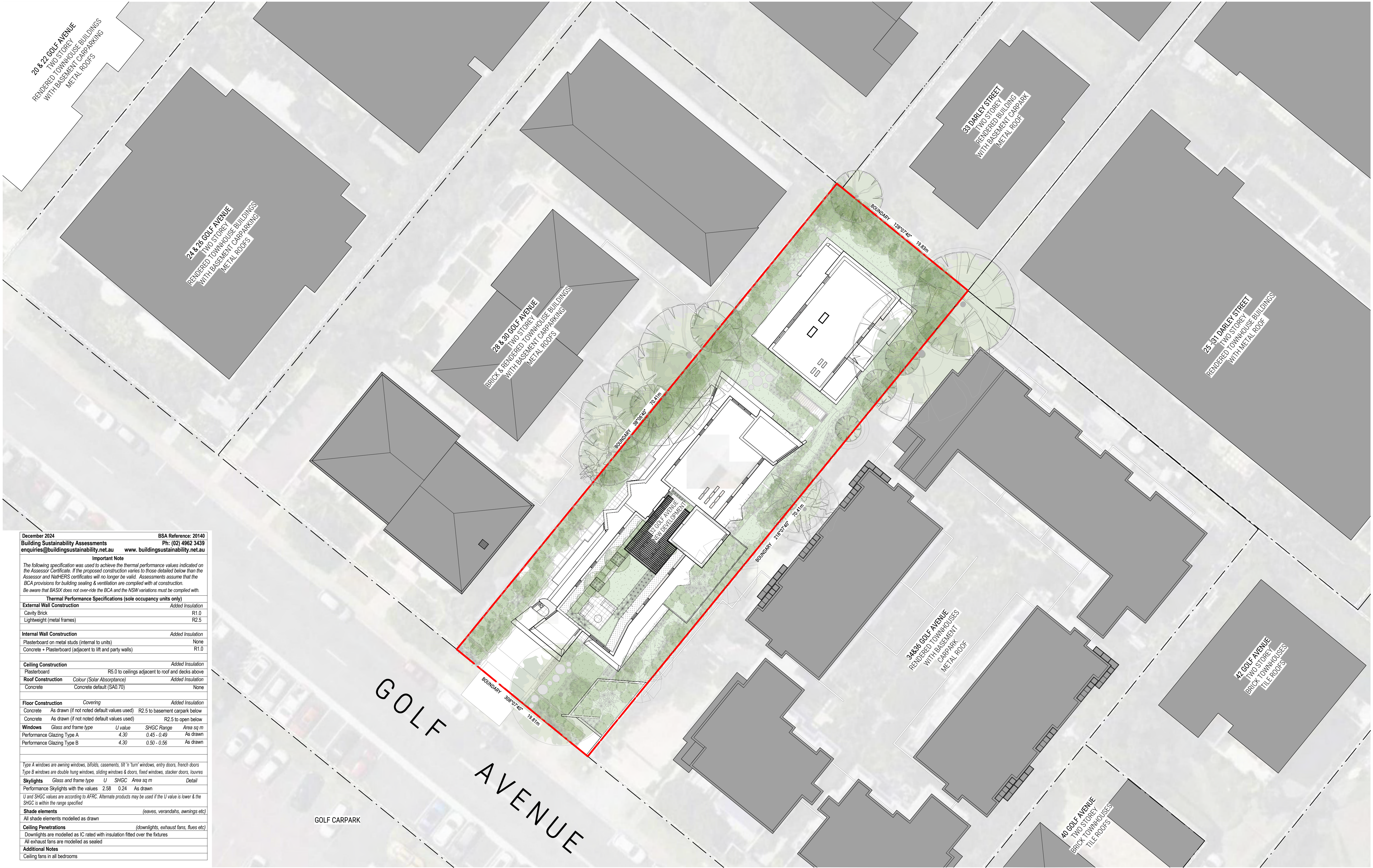
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	A
DA010	EXISTING SITE PLAN	A
DA020	SITE ANALYSIS	A
DA030	DEMOLITION PLAN	A
DA040	PROPOSED SITE PLAN	A
DA100	BASEMENT 2 PLAN	A
DA101	BASEMENT 1 PLAN	A
DA102	GROUND FLOOR PLAN	A
DA103	LEVEL 1 PLAN	A
DA104	LEVEL 2 PLAN	A
DA105	LEVEL 3 PLAN	A
DA106	ROOF TERRACE PLAN	A
DA107	UPPER ROOF PLAN	A
DA201	LONG SECTION A-A	A
DA202	LONG SECTION B-B	A
DA203	CROSS SECTIONS	A
DA204	CROSS SECTIONS	A
DA205	CROSS SECTIONS	A
DA300	ELEVATIONS	A
DA301	ELEVATIONS	A
DA302	ELEVATIONS	A
DA400	AREA CALCULATIONS	A
DA401	AREA CALCULATIONS GFA	A
DA501	SHADOW DIAGRAMS - 9AM JUNE 21ST	A
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	A
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	A
DA600	VIEWS FROM SUN - JUNE 21ST	A
DA601	VIEWS FROM SUN - JUNE 21ST	A
DA602	VIEWS FROM SUN - JUNE 21ST	A



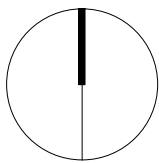


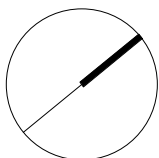
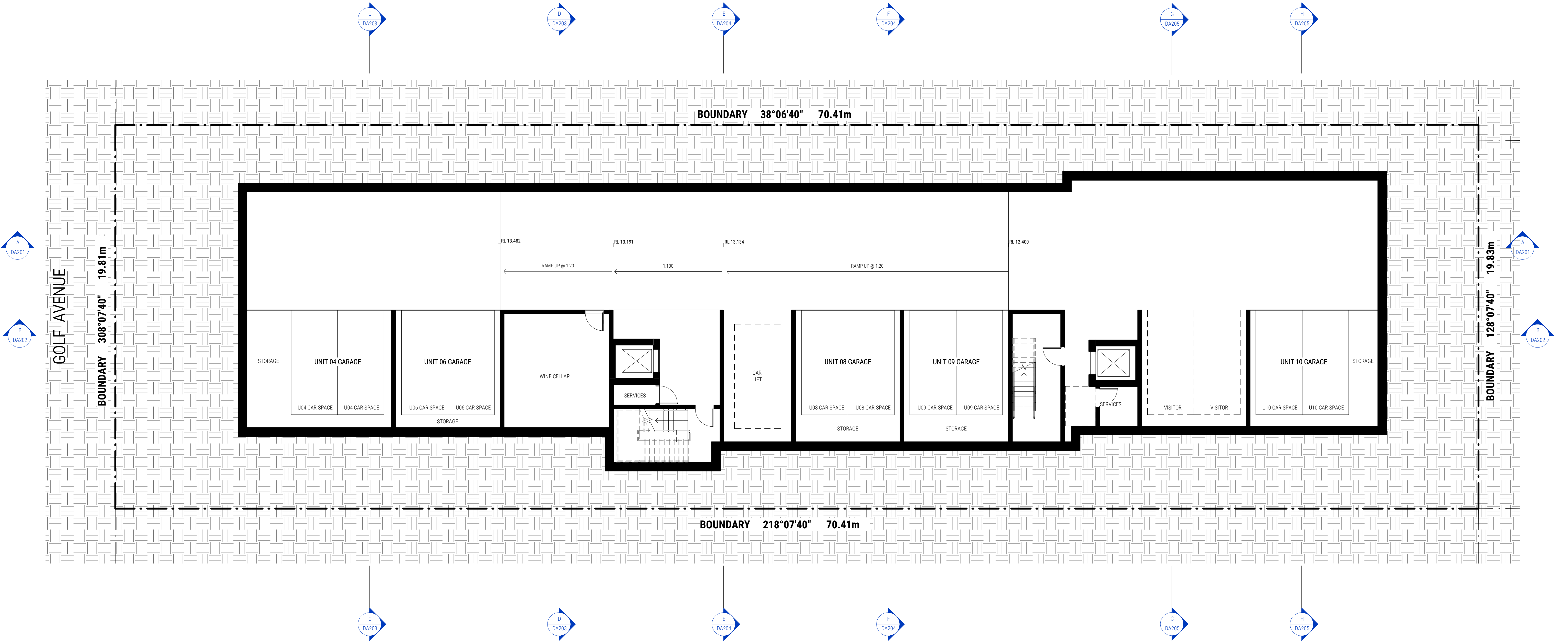


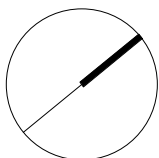
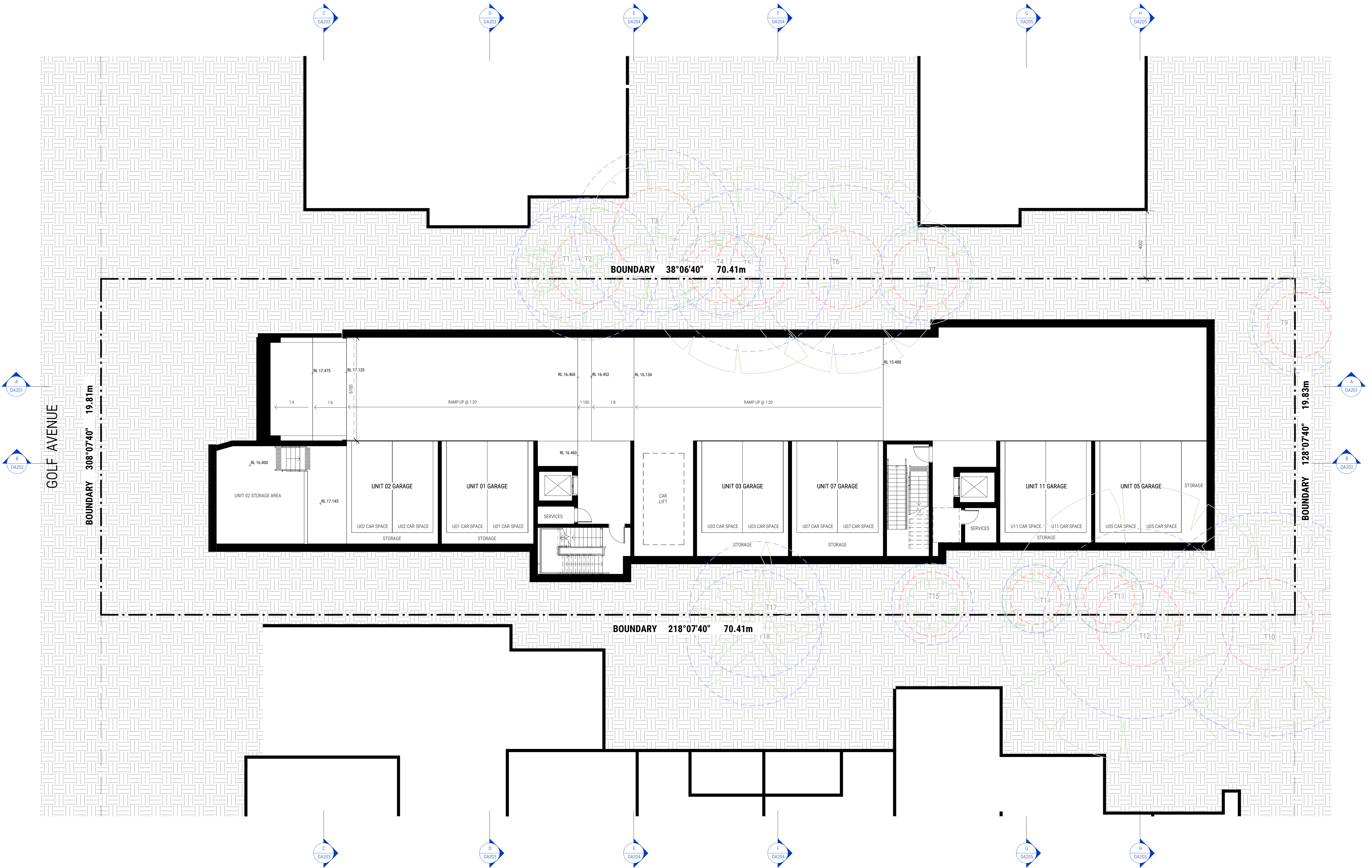
- DEMOLITION NOTES**
- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
 - SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
 - ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
 - TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
 - BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH DCP
- DEMOLITION LEGEND**
- = DEMOLISHED STRUCTURE
 -  = DEMOLISHED TREE
 -  = TREE TO BE RETAINED
- NO CHANGES TO THIS SHEET

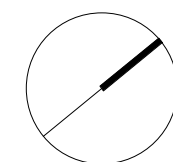


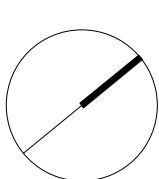
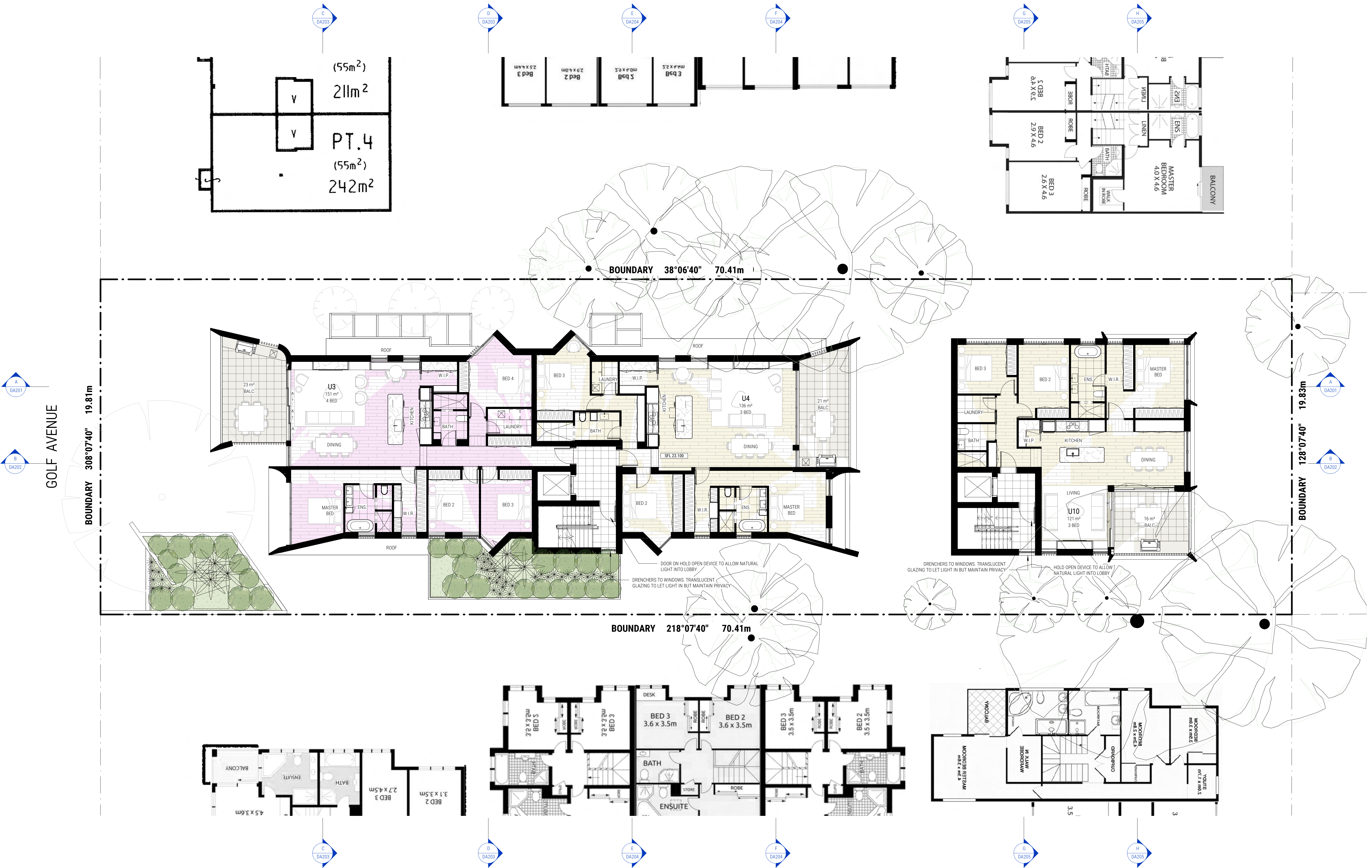
December 2024		BSA Reference: 20140	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NATHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.			
Thermal Performance Specifications (sole occupancy units only)			
External Wall Construction		Added Insulation	
Cavity Brick		R1.0	
Lightweight (metal frames)		R2.5	
Internal Wall Construction		Added Insulation	
Plasterboard on metal studs (internal to units)		None	
Concrete + Plasterboard (adjacent to lift and party walls)		R1.0	
Ceiling Construction		Added Insulation	
Plasterboard		R5.0 to ceilings adjacent to roof and decks above	
Roof Construction		Colour (Solar Absorbance)	
Concrete		Concrete default (SA0.70)	
Floor Construction		Covering	
Concrete		As drawn (if not noted default values used)	
Concrete		R2.5 to basement carpark below	
Concrete		R2.5 to open below	
Windows		Glass and frame type	
Performance Glazing Type A		U value SHGC Range Area sq m	
Performance Glazing Type B		4.30 0.50 - 0.49 As drawn	
Performance Glazing Type B		4.30 0.50 - 0.56 As drawn	
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows, doors, fixed windows, slacker doors, louvers			
Skylights		Glass and frame type U SHGC Area sq m Detail	
Performance Skylights with the valves		2.58 0.24 As drawn	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified			
Shade elements		(eaves, verandahs, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
Downlights are modelled as IC rated with insulation fitted over the fixtures			
All exhaust fans are modelled as sealed			
Additional Notes			
Ceiling fans in all bedrooms			

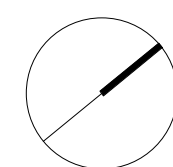
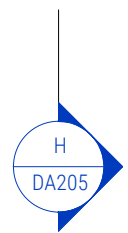
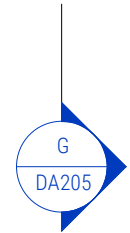
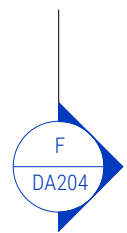
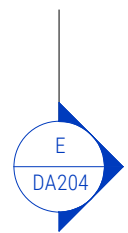
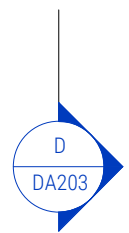
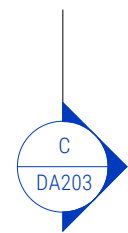


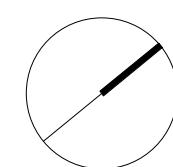
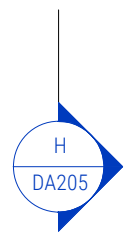
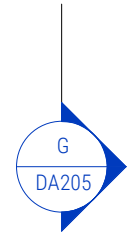
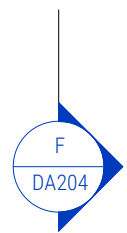
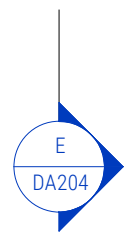
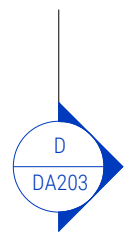
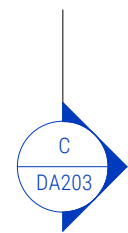


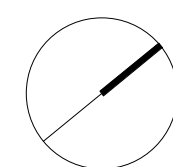
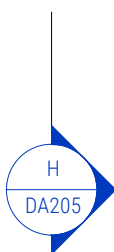
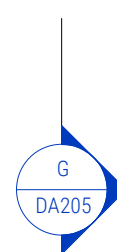
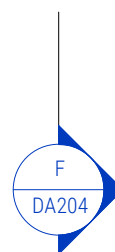
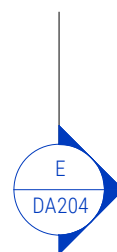
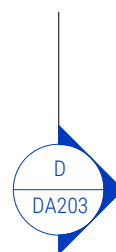


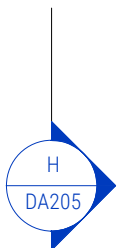
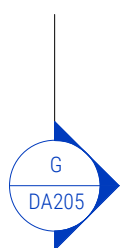
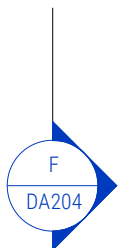
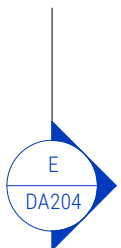
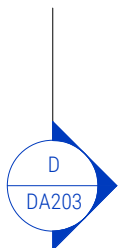
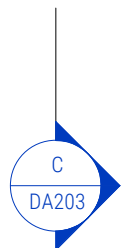




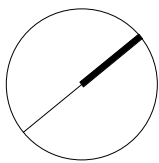








T4, 5 Geelong Street,
Fyshwick ACT 2609
E: scott@walsharchitects.com.au
P: 0466 049 880
Nominated Architect - Scott Walsh
ACT 2624



REV NO.
A

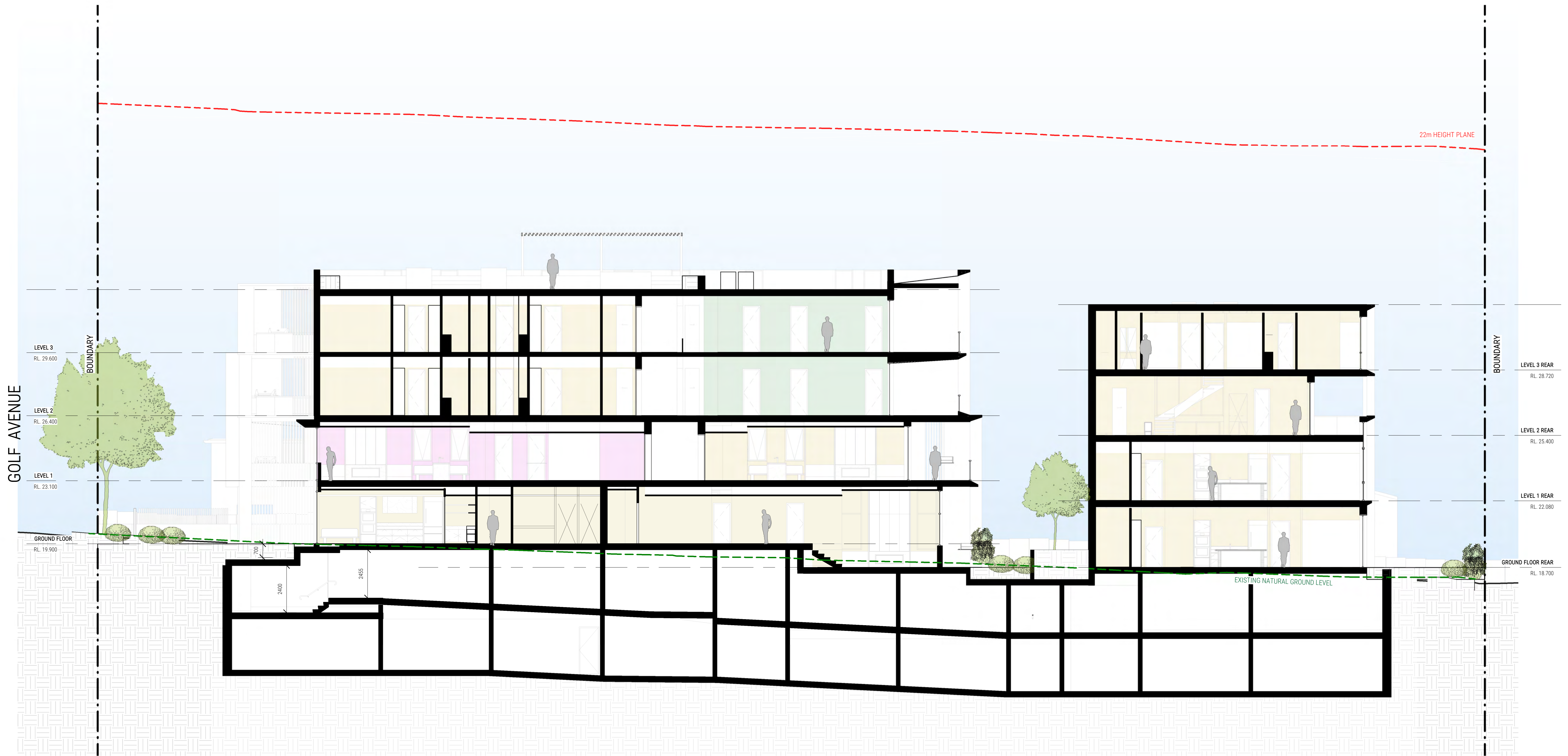
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FOR DA APPROVAL

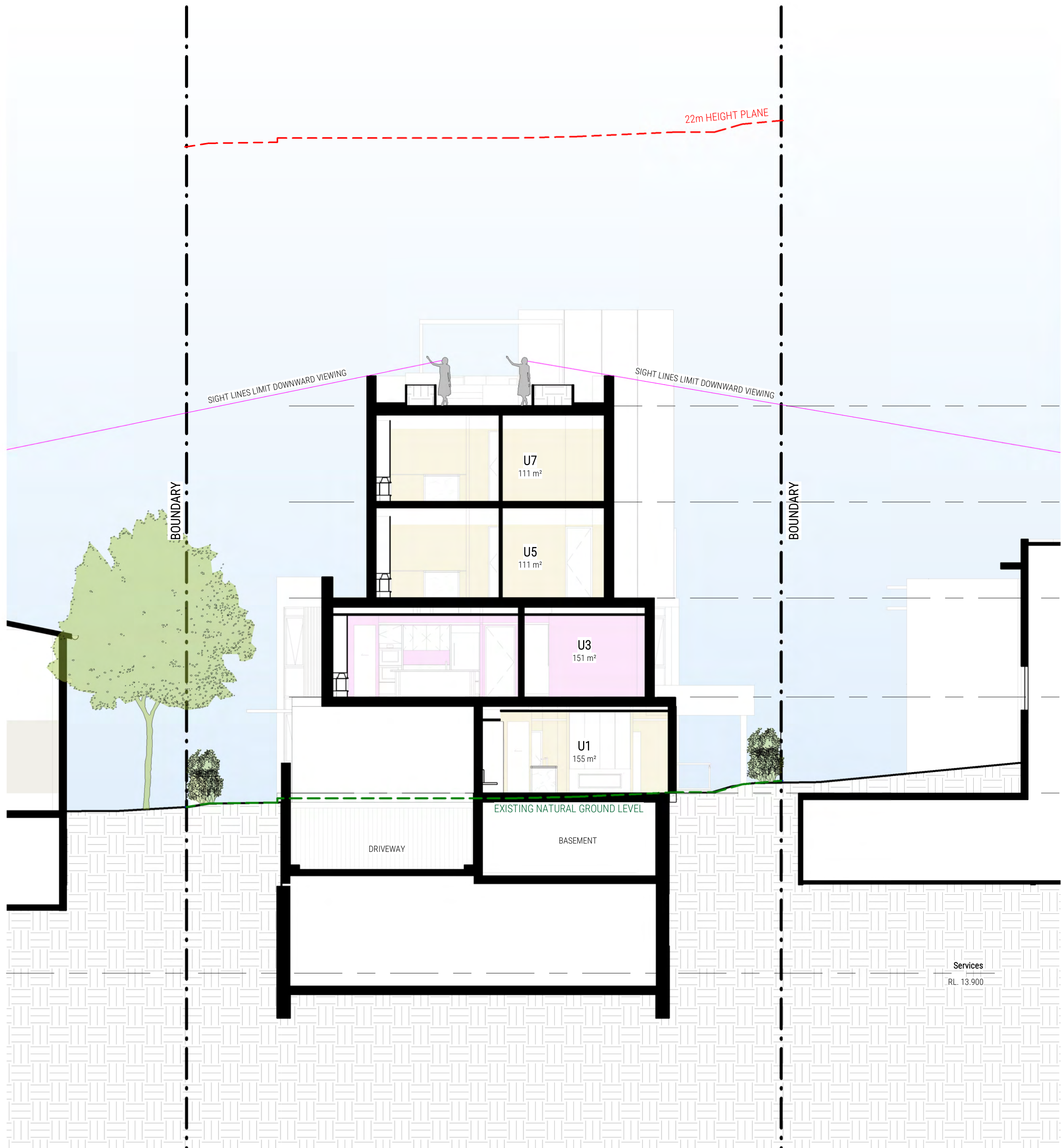
REV DATE
09.04.25

UPPER ROOF PLAN
DA107
REVISION
A
SCALE @ A1
1 : 100
32 GOLF AVENUE MONA VALE

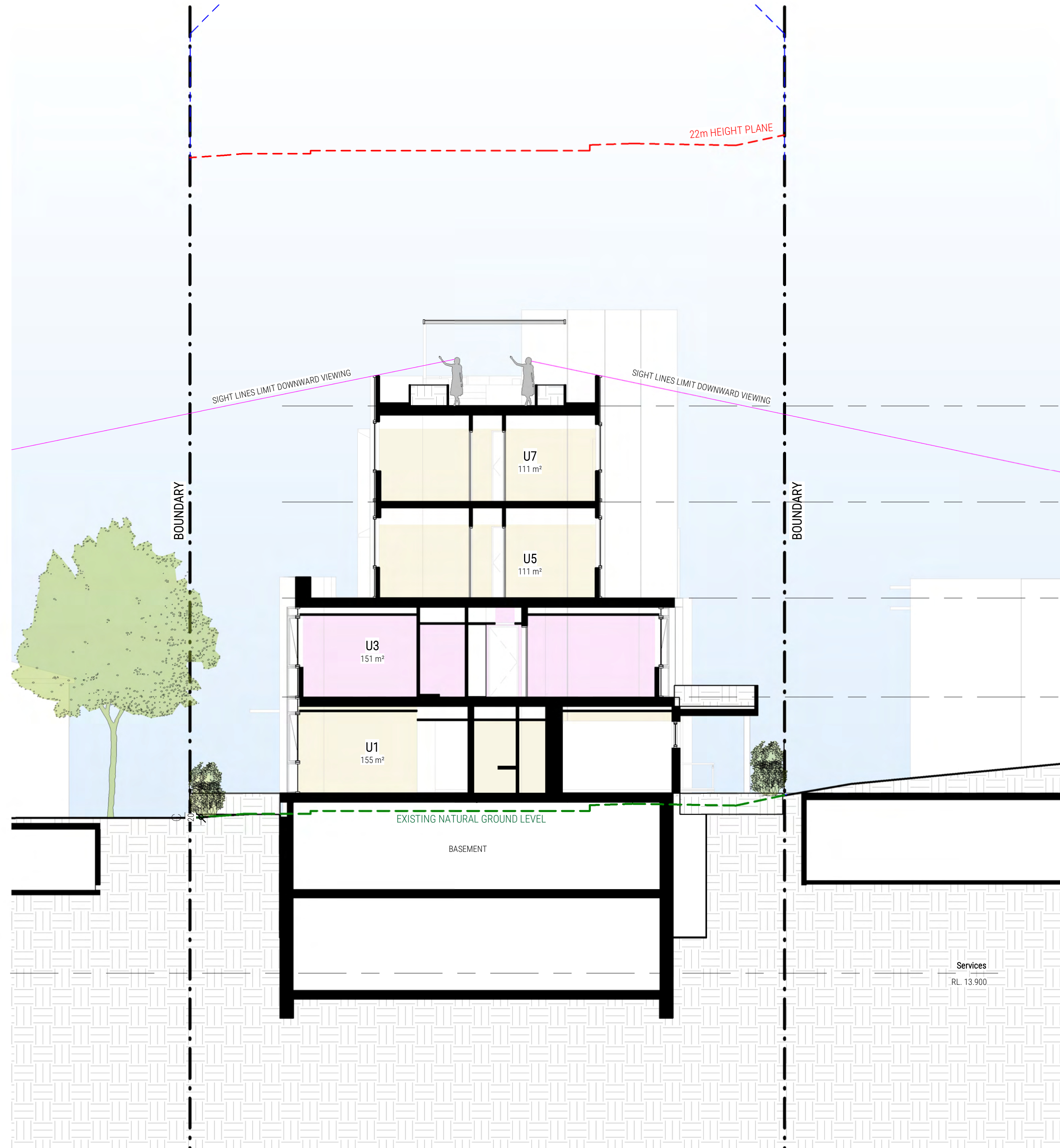


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DA201 1:100 @ A1

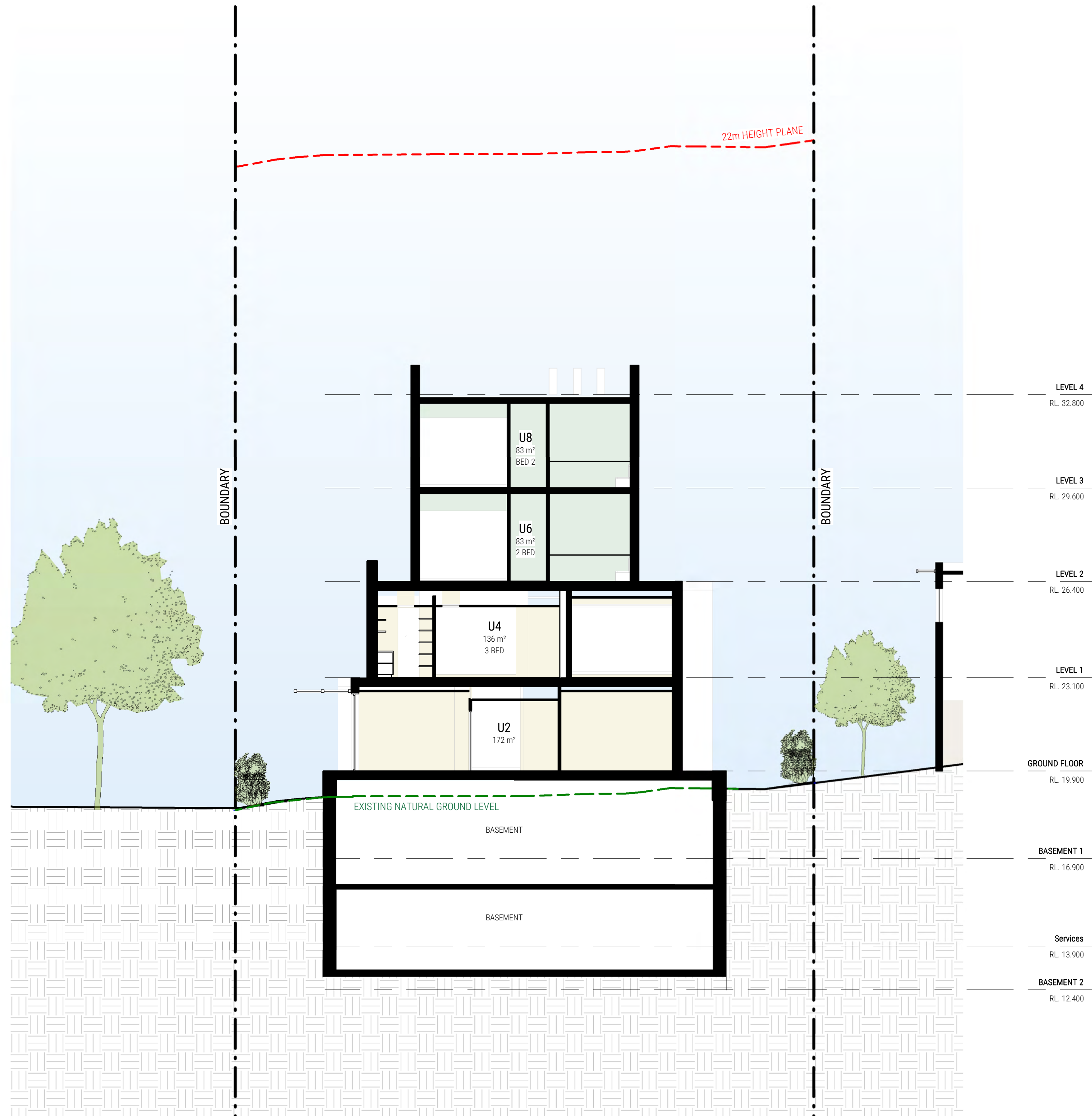




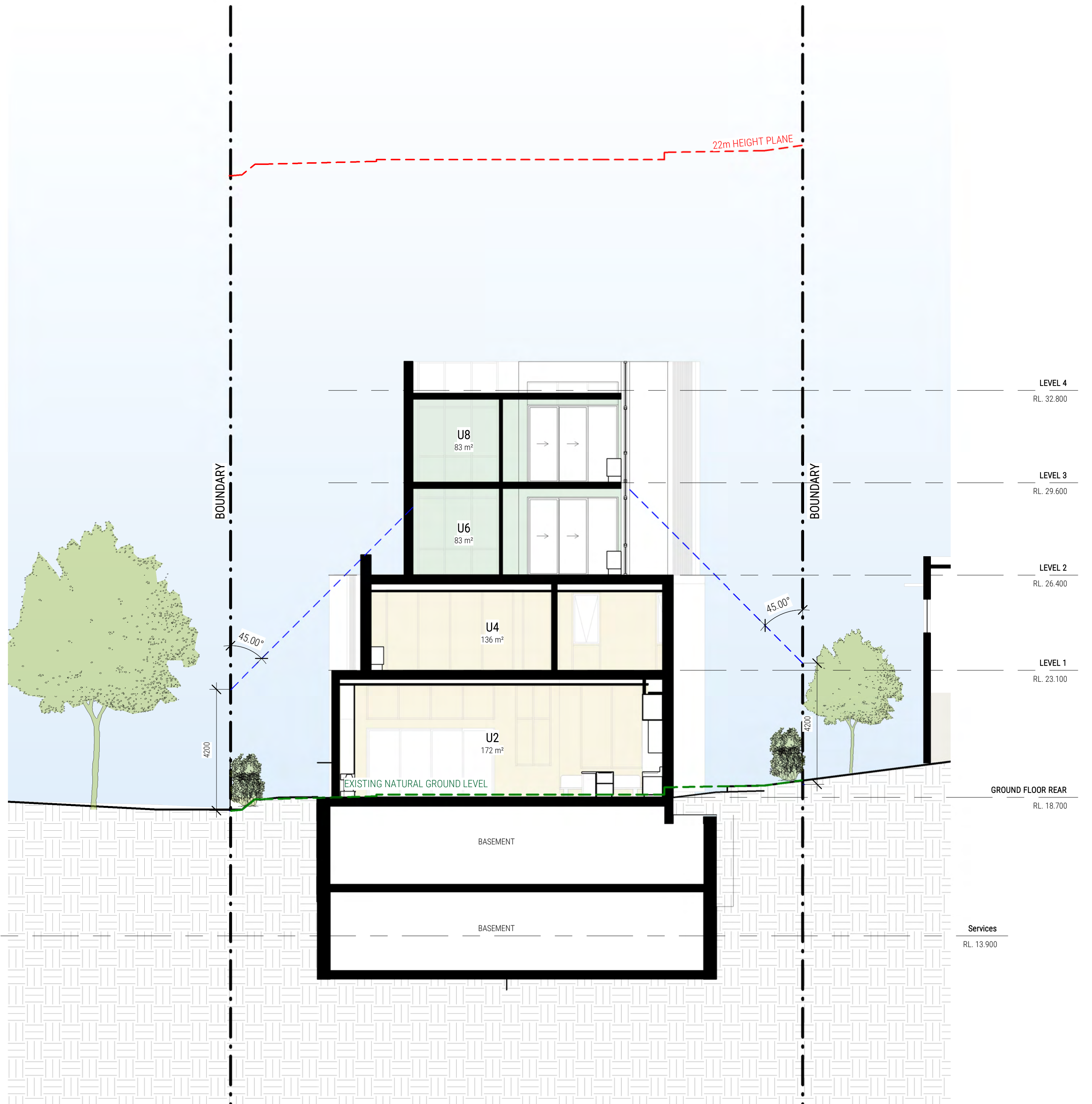
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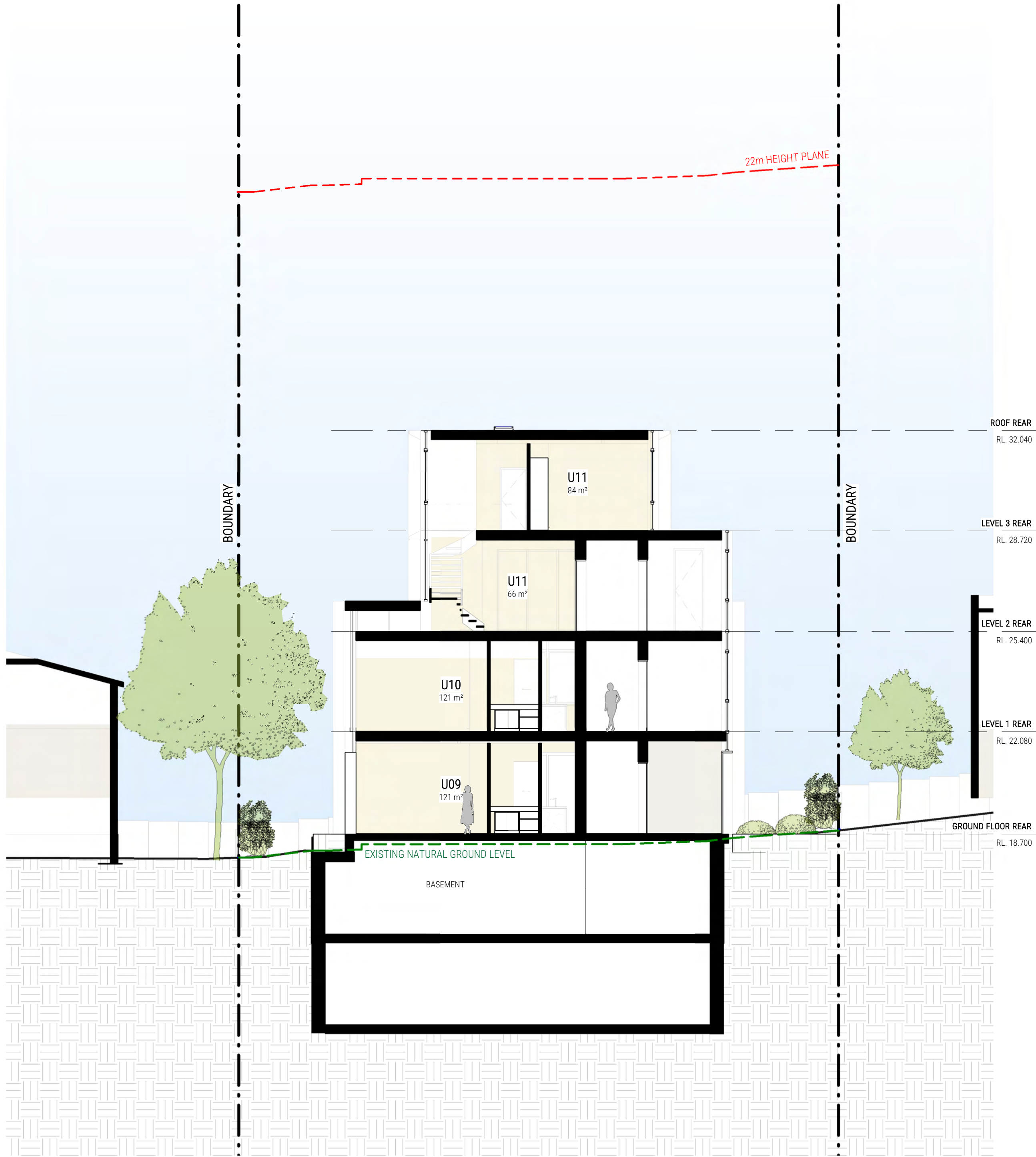
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DA203 1:100 @ A1



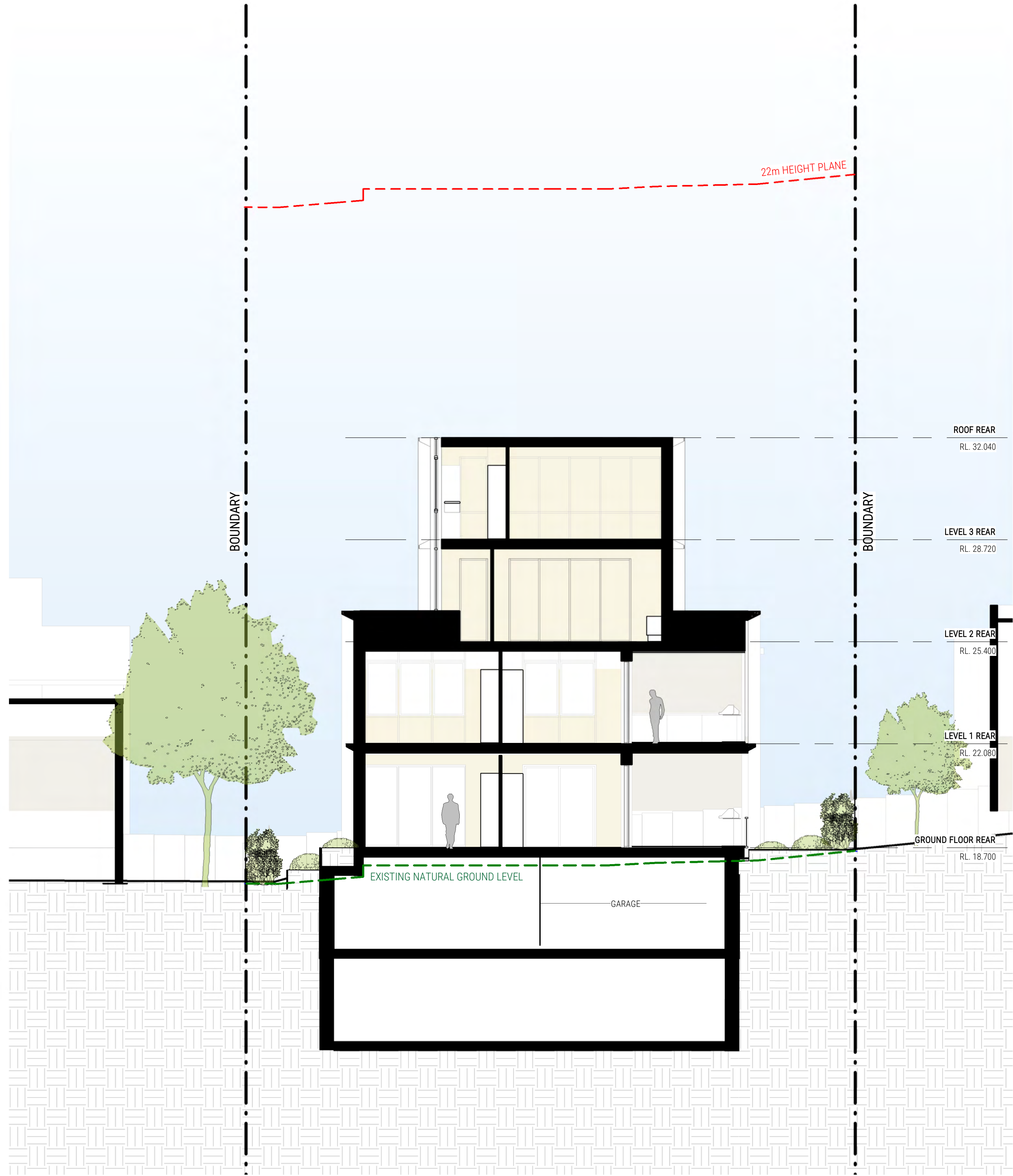
E SECTION E-E
DA204 1:100 @ A1



F SECTION F-F
DA204 1:100 @ A1



G SECTION G-G
DA205 1:100 @ A1



H SECTION H-H
DA205 1:100 @ A1



SCHEDULE OF FINISHES

FN:01 - CONCRETE LOOK FINISH
FN:02 - MASONRY BRICKS SIMILAR TO BLANCO LINEAR
FN:03 - METALWORK FINISHED IN BRONZE COLOURING
FN:04 - BIRCH PLYWOOD LOOK SOFFITS
FN:05 - GLASS TO MEET BASIX REQUIREMENTS



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FN:04 - BIRCH PLYWOOD LOOK SOFFITS
FN:05 - GLASS TO MEET BASIX REQUIREMENTS



LEVEL 4
RL. 32.800

LEVEL 3
RL. 29.600

LEVEL 2
RL. 26.400

LEVEL 1
RL. 23.100

GROUND FLOOR
RL. 19.900

2 SOUTH-WEST ELEVATION
DA302 1:100 @ A1



ROOF REAR
RL. 32.040

LEVEL 3 REAR
RL. 28.720

LEVEL 2 REAR
RL. 25.400

LEVEL 1 REAR
RL. 22.080

GROUND FLOOR REAR
RL. 18.700

1 NORTH-EAST ELEVATION
DA302 1:100 @ A1

SCHEDULE OF FINISHES

FN:01 - CONCRETE LOOK FINISH
FN:02 - MASONRY BRICKS SIMILAR TO BLANCO LINEAR
FN:03 - METALWORK FINISHED IN BRONZE COLOURING
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